



VILLAGE OF RIVER FOREST VILLAGE BOARD MEETING

Monday, August 17th, 2026 – 7:00 PM
Trinity High School - 7574 Division Street - Fox Auditorium
– River Forest, IL 60305

AGENDA

You may submit written public comments in advance of the meeting by emailing them to vbot@vrf.us. If you wish to speak during Citizen Comments, please email lmaseella@vrf.us by 5:00 p.m. on Monday, August 17th, 2026. Please note that only those attending the meeting in person will be able to provide Citizen Comments. The meeting will be available for listening only through Zoom at <https://us02web.zoom.us/j/82063676956> or by phone at 312-626-6799 using Meeting ID: 820 6367 6956. To access meeting materials or watch the YouTube livestream, please visit the Village website at: <https://www.vrf.us/events/event/3001>

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
5. Consent Agenda
 - a. Contract Approval – Village Hall Flooring – SMB Contracting Inc. – \$55,000.00
 - b. Authorization to Donate Excess Electronic Property
 - c. Contract Approval – Fire Bay Apparatus Floor Resurfacing – Futurity19, Inc – \$42,200.00
 - d. Contract Approval – FY 2027 Tree and Stump Removal – Homer Tree Care, Inc – \$44,000.00
 - e. Accounts Payable – July 2026 – \$1,980,013.36
 - f. July 2026 Financial Report
 - g. Administration Department Report
 - h. Monthly Department Reports
 - i. Village Board of Trustees Meeting Minutes – July 20th, 2026
 - j. Village Board of Trustees Executive Session Meeting Minutes – July 20th, 2026
6. Consent Agenda Items for Separate Consideration
7. Recommendations of Boards, Commissions, and Committees
 - a. Historic Preservation Commissions
 - i. Appointment of John Forehand to serve as Chair – Term ending 4/30/27
 - ii. Appointment of Dave Franek as Member following service as Chair – Term ending 4/30/27
 - b. Development Review Board
 - i. An Ordinance Granting a Planned Development Permit for the Madison Street Development (7620 Madison Street) and Authorizing the Execution of a Redevelopment Agreement for the Project in the Village of River Forest, Cook County, Illinois
8. Unfinished Business
9. New Business
10. Executive Session
11. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village at least 24 hours in advance of the scheduled meeting in person at Village Hall by telephone at 708.366.8500 or by email: publiccomment@vrf.us. Every effort will be made to allow for meeting participation.



RIVER FOREST POLICE DEPARTMENT

400 Park Avenue • River Forest, IL 60305 • 708-366-8500 • Fax 708-366-3702

JAMES GREENWOOD

Chief of Police

Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Matthew Walsh - Village Administrator
FROM: James Greenwood - Chief of Police
DATE: August 17, 2026
SUBJECT: Authorization for Purchase and Installation of New Flooring Throughout the Village Hall

Issue:

The Village Hall and Police Department facility was constructed in 1998. Since that time, several areas of the building have retained their original flooring, including the existing vinyl flooring. These areas experience daily use by Village staff, Police Department personnel, and members of the public conducting business at Village Hall. After more than 25 years of service, the flooring has reached the end of its useful life.

Analysis:

The existing flooring throughout multiple areas of the building has exceeded its expected useful life. The worn and damaged surfaces are an opportunity to refresh and enhance the facility's look, creating a more inviting, professional, and safe environment for everyone who visits or works at Village Hall. Upgrading these areas will not only improve the building's appearance but also reinforce a positive, welcoming atmosphere that reflects well on the organization.

The proposed flooring renovation will include approximately 2,700 square feet in the following areas:

- Front lobby
- Stairwells
- Hallways
- Police Department common areas

The scope of work includes:

- Removal and disposal of existing flooring
- Installation of commercial-grade SPC waterproof flooring
- Installation of new vinyl baseboards

Costs:

SMB Contracting Inc. has been selected to complete the project. The company has been thoroughly vetted and has successfully completed numerous municipal renovation projects. SMB Contracting was also awarded the FY27 Men's Locker Room renovation after submitting the most competitive proposal while meeting all project requirements, including prevailing wage compliance.

The total cost of the flooring renovation is \$52,253.00, which includes all labor, materials, delivery, and installation.

Funding for this project will be provided through savings realized from the FY27 Men's Locker Room Capital Improvement Project. Staff achieved more than \$62,000 in savings from the originally approved project budget. The flooring replacement had originally been planned for consideration as part of the FY28 Capital Improvement Program.

Recommendation:

Motion to approve the purchase and installation of new flooring for the Village Hall and Police Department from SMB Contracting Inc. in an amount not to exceed \$55,000.

Attachment:

SMB Contracting Inc. Proposal.



695 Executive Dr, Willowbrook, IL 60527

PROPOSAL

Project:

River Forest Police Department

Prepared For:

Michael Swierczynski

Prepared By:

Mufaddal Gadly

mgadly@contractingsmb.com | (773) 540-3053



Date	Customer Proposal
07/24/2026	Flooring

Proposal

Item #	Description	Price
1	First Floor Area Area includes first floor, upstairs hallway, and 2 nd floor Total area for flooring = 595 SF Total LF for Vinyl Baseboard = 238 LF	\$11,570
2	Main Floor Area includes hallway, conference room and basement hallway Total SF = 1345 SF Total LF for Vinyl Baseboard = 580 LF	\$25,751
3	Control Room Area includes control room, interview room 2, corridor, Juvenile holding. Total SF = 785 SF Total LF for Vinyl Baseboard = 230 LF Includes 4 Rubber	\$14,932
Subtotal		\$52,253
Tax		-
Total		\$52,253



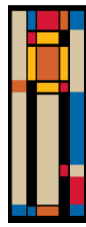
General Notes:

- ❖ Pricing Valid for thirty (30) days. All prices subject to change without notice.
- ❖ All necessary permits and inspections are the responsibility of the client unless otherwise stated.
- ❖ Any work aside from the specs listed in the agreement will be addressed as a change order. Extra unforeseen work will be discussed prior to moving forward and be billed on a time and material basis.
- ❖ Project start and completion dates are subject to change based on weather conditions, material availability, and other unforeseen circumstances.
- ❖ All workmanship is guaranteed for 12 months from the date of completion. Manufacturer warranties apply to all materials used.
- ❖ The client agrees to provide reasonable access to the site during working hours.
- ❖ This proposal does not include unforeseen structural issues, hazardous material removal, or work not explicitly mentioned.

Why Choose Us?

- ❖ **Local, family-owned excellence:** Rooted in the Chicago area and run with neighborly care.
- ❖ **Full-service expertise:** Commercial renovations, residential projects, property flips, and more.
- ❖ **Flexible & scalable:** Seamlessly subs in on major works or takes the lead as General Contractor.
- ❖ **Built for minimal disruption:** Projects executed on your timeline—even after hours.
- ❖ **Craftsmanship-first approach:** Over a decade of quality-driven, client-focused work
- ❖ **Proven satisfaction:** Projects completed on time, on budget, and beyond client expectations.
- ❖ **Credentialed & certified:** MBE, WBE, DBE, and Section 3-certified and ready for diverse opportunities.





RIVER FOREST

Proud Heritage • Bright Future

MEMORANDUM

DATE: August 17, 2026
TO: Matt Walsh, Village Administrator
FROM: Jessica Spencer, Assistant Village Administrator
SUBJECT: Authorization to Donate Excess Electronic Property

Issue: The Village has a significant accumulation of electronic property which is no longer of use or value to its staff. Staff have identified a not-for-profit organization to accept and repurpose this property at no cost to the Village.

Analysis: The Village routinely procures and deploys a wide range of electronic equipment essential to daily operations, including desktop computers, laptops, printers, monitors, keyboards, mice, and various accessories such as docking stations and cables. In doing so, the Village also maintains a strict obligation to safeguard confidential information contained on these devices and to ensure its secure destruction when appropriate approvals have been obtained.

A few years ago, the nonprofit organization, PCs for People, contacted the Village to request consideration for equipment donations. PCs for People's mission includes providing refurbished computers to eligible individuals at affordable prices. After conducting internal due diligence, including consultation with other local governments that have successfully partnered with this nonprofit, the Village proceeded with a donation and was highly satisfied with the service and support provided.

Based on this positive experience, staff now seeks authorization to donate the current inventory of decommissioned electronic devices and accessories to PCs for People. Consistent with existing security practices, the Village will continue to remove hard drives from all computers and laptops prior to donation. These drives, which may contain sensitive information, will be destroyed and disposed of separately. PCs for People will then collect the remaining devices and accessories from Village Hall for sorting, refurbishment, and distribution. The nonprofit will provide the Village with a certificate of destruction for its records.

Budget Implications: There is no cost to the Village for this process.

Board Action:

If the Village Board wishes to approve the authorization to donate, the following motion would be appropriate:

Motion to approve an ordinance authorizing the donation of certain electronic devices and accessories on the attached inventory list to PCs for People.

Attachments

- Ordinance
- Inventory of items to be donated

ORDINANCE NO. ____

**AN ORDINANCE AUTHORIZING THE DONATION OF
MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST**

WHEREAS, in the opinion of a majority of the Corporate Authorities of the Village of River Forest, it is no longer necessary or useful to or for the best interests of the Village of River Forest to retain ownership or custody of the surplus property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of River Forest on August 17, 2026, to donate said municipal property.

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: Pursuant to Illinois Compiled Statutes, Chapter 65, Section 5/11-76-4, the President and Board of Trustees of the Village of River Forest find that the following described property described on page one of the Village of River Forest inventory list dated August 2026 (attached) now in the custody of the Village of River Forest is no longer necessary or useful to the Village of River Forest and the best interests of the Village will be served by its donation to PCs for People located at 4535 SW Hwy, in Oak Lawn, IL.

Section 2: Pursuant to said Section 5/11-76-4, the Village Administrator or his designee is hereby authorized and directed to donate the aforementioned surplus property, now in the custody of the Village of River Forest.

Section 3: The Village Administrator or his designee shall cause to be transferred any titles or other legal documents pursuant to the donation.

Section 4: This Ordinance shall be in full force and effect from and after its passage, by a vote of a majority of the Corporate Authorities, approval and publication in pamphlet form as provided by law.

Passed on a roll call vote of the Corporate Authorities on the 17th day of August 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

Village Clerk

APPROVED by me this on the 17th day of August 2026.

Village President

APPROVED and FILED in my office this 17th day of August 2026 and published in pamphlet form in the Village of River Forest, Cook County, Illinois

INVENTORY

DT 300 Series Business Phones – 50 units



MEMORANDUM

DATE: August 17, 2026

TO: Matthew Walsh
Village Administrator

FROM: Thomas Gaertner
Fire Chief

SUBJECT: Apparatus Floor Resurfacing – Estimate #2366

Issue: The apparatus floor in the main garage and hose tower, installed in the mid-1990s, has significantly deteriorated and is in need of repair and resurfacing. The floor surface has developed numerous cracks, and the existing sealer is peeling away in many areas. When wet, the floor becomes very slippery, creating a slip hazard for personnel working around apparatus.

Analysis: Staff solicited and obtained three competitive proposals for this work: Futurity19, Inc. (\$42,200.00), Broadleaf, Inc. (\$58,154.00), and CCI Flooring, Inc. (\$59,000.00). All three proposals cover removal or preparation of the existing floor coating and installation of a new epoxy/quartz flooring system with cove base and re-striping. The Futurity19 proposal is the lowest of the three and includes full removal of the existing quartz floor from the main garage and hose tower floor, installation of a new MPE primer with tint and full flakes, an additional coat of MPE with full flakes, a wear coat, and a top coat of Elladur 5, along with new epoxy cove base along the block walls and new metal paint on floor drains and covers. The final epoxy and flake color will be selected by the Fire Chief. This work will eliminate the cracking and peeling sealer and restore a durable, slip-resistant surface throughout the apparatus floor.

Costs: Per Estimate #2366 from Futurity19, Inc., dated April 29, 2026, the total cost for the apparatus floor resurfacing project is **\$42,200.00**, which is the lowest of the three quotes received (Broadleaf, Inc. – \$58,154.00; CCI Flooring, Inc. – \$59,000.00). This project is included in the FY 2027 Capital Improvement Plan.

Recommendation: Motion to approve Estimate #2366 from Futurity19, Inc. for the resurfacing of the Fire Department apparatus floor, not to exceed **\$42,200.00**.

Attachments: Estimate #2366 from Futurity19, Inc., dated 04/29/2026.

Estimate #22900 from Broadleaf, Inc., dated 10/15/2025.

Proposal from CCI Flooring, Inc., dated 05/19/2026.

ESTIMATE

Futurity19, Inc.
3 Grant Sq #310
Hinsdale, IL 60521

jason@futurity19.com
+1 (630) 708-6160
<https://www.futurity19.com/>



Bill to

Village Of River Forest - Fire Dept
400 Park Ave
River Forest
IL

Ship to

Village Of River Forest - Fire Dept
400 Park Ave
River Forest
IL

Estimate details

Estimate no.: 2366
Estimate date: 04/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales	EPOXY FLOOR	1	\$0.00	\$0.00
2.	General Conditions	NOTE: We will also require staff to remove all items in the garage and hose tower to be moved. Any item bolted to the floor can stay, everything else needs to be moved. Epoxy floor will need 24 hours for full cure for foot traffic and 3-4 days for full cure before trucks can be driven across it.	1	\$0.00	\$0.00
3.	Epoxy	Full remove the existing quartz floor from the main garage and hose tower floor. Install new MPE primer to the floor in the main garage, hose tower, and office hallways with tint and full flakes. Apply another coat of MPE with full flakes floor to the entire floors. Apply new wear coat of 3746 over top of the 2nd layer of flakes. Apply new top coat of Elladur 5 Apply new epoxy cove up the block walls like existing. Apply new metal paint to the floor drains, covers, and any metal covers in the floor. Final sweep clean and haul away debris. NOTE: Final epoxy and full flake color to be chosen by chief.	4000	\$5.60	\$22,400.00
4.	Materials - Flooring	MPE, flakes, 3746, top coat, drain paint, cove, joint sealant, epoxy crack repair, and	4000	\$4.95	\$19,800.00

shop supplies.

Total	\$42,200.00
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Accepted date

Accepted by



BROADLEAF^{INC}

1220 Bristol Ave
Westchester, IL 60154

Estimate

Date	Estimate #
10/15/2025	22900

Name / Address
Village of River Forest Fire Department 400 Park Ave. River Forest, IL 60305

We are pleased to submit the following bid for the Flooring System listed below.	Sales Rep	Project
	DS	Apparatus - Option 2

Item	Description	Qty	U/M	Total
QF-08	Apparatus Bay - Option 2:			
Additional Broadcast	Installation of Gray Glacier - Quartz Flooring - QF08	3,378	sq/ft	43,914.00
Urethanes - FINIS...	Installation of additional broadcast of media - total thickness 1/8"	3,378	sq/ft	0.00
	Urethane Installation: GLOSS, SEMI GLOSS, MATTE FINISH TBD	3,378	sq/ft	0.00
	- Note: Application of Urethane will have a strong odor that dissipates in 24-48 hours - With Aluminum Oxide Slip Resistance			
Paint Removal - He...	Heavy Paint and/or Coatings Removal	3,378	sq/ft	3,500.00
Joint Fill in - Repair	Joint Fill in with Epoxy Repair material	110	ln/ft	660.00
Pits & Divots	Cracks, Pits & Divots	100	sq/ft	1,500.00
Striping - 4"	Installation of 4" Yellow Striping - Single Line	160	ln/ft	960.00
Footings - Tall	Installation of product to Footings - Greater than 6"	172	ln/ft	2,000.00
QF - Cove - 6"	Installation of Quartz Cove Base - 6"	85	ln/ft	680.00
Step - Concrete	Installation of product to Step - Concrete- With Aluminum Oxide Slip Resistance	3	ea	200.00
Landing	Installation of product to Landing - With Aluminum Oxide Slip Resistance	12	sq/ft	60.00
	SUBTOTAL			53,474.00
QF-08	Mop Room, Back Room & Tool Room:			
Additional Broadcast	Installation of Gray Glacier - Quartz Flooring - QF08	210	sq/ft	2,730.00
Urethanes - FINIS...	Installation of additional broadcast of media - total thickness 1/8"	210	sq/ft	0.00
	Urethane Installation: GLOSS, SEMI GLOSS, MATTE FINISH TBD	210	sq/ft	0.00
	- Note: Application of Urethane will have a strong odor that dissipates in 24-48 hours - With Aluminum Oxide Slip Resistance			
Paint Removal - He...	Heavy Paint and/or Coatings Removal	210	sq/ft	350.00
QF - Cove - 6"	Installation of Quartz Cove Base - 6"	75	ln/ft	750.00
Pits & Divots	Random Repairs, Pits & Divots Repair	25	sq/ft	100.00
	SUBTOTAL			3,930.00
Split Install Fee	Split Installation Fee	1	ea	750.00
	SUBTOTAL			750.00
Total				

We propose to furnish material and labor - complete in accordance with the above specifications for the Total sum listed. Installation will vary depending on concrete condition, with a cure time of 24 to 48 hrs.

TERMS: 50% down upon acceptance – Balance due upon completion.

The Total Price, Specifications, and attached Terms and Conditions herein are satisfactory and hereby accepted. You are hereby authorized to do the work as specified. Payment will be made as outlined above, and any changes involving extra costs will become an extra charge over and above the estimates. Proposal expires 30 days after date submitted.

Signature

Date of Acceptance



Estimate

Name / Address
Village of River Forest Fire Department 400 Park Ave. River Forest, IL 60305

We propose to furnish material and labor - complete in accordance with the above specifications for the Total sum listed. Installation will vary depending on concrete condition, with a cure time of 24 to 48 hrs.

TERMS: 50% down upon acceptance – Balance due upon completion.

The Total Price, Specifications, and attached Terms and Conditions herein are satisfactory and hereby accepted. You are hereby authorized to do the work as specified. Payment will be made as outlined above, and any changes involving extra costs will become an extra charge over and above the estimates. Proposal expires 30 days after date submitted.

Signature	Date of Acceptance
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941 Sak Drive
Crest Hill, IL 60403

www.ccifloors.com



Office: 888.765.6427
Fax: 888.765.6428

Bob Bauer
Cell: 708.878.2017
bob@ccifloors.com

5-19-26

Project: River Forest FD 400 Park Avenue, River Forest IL 60305

Epoxy Flooring Rooms Bid: Apparatus Bay and attached rooms per pics

Size: Up to 4,000sq.ft. and 200LF Perimeter cove

Scope of Work: Install SW Shopfloor SB Flooring

- **Grind all existing surfaces for suitable adhesion**
- **Areas with visible cracks in coating will be chased open and sealed**
- **Install SW Shopfloor SB Flooring**
- **Replace all striping in caution yellow**

Site Specific:

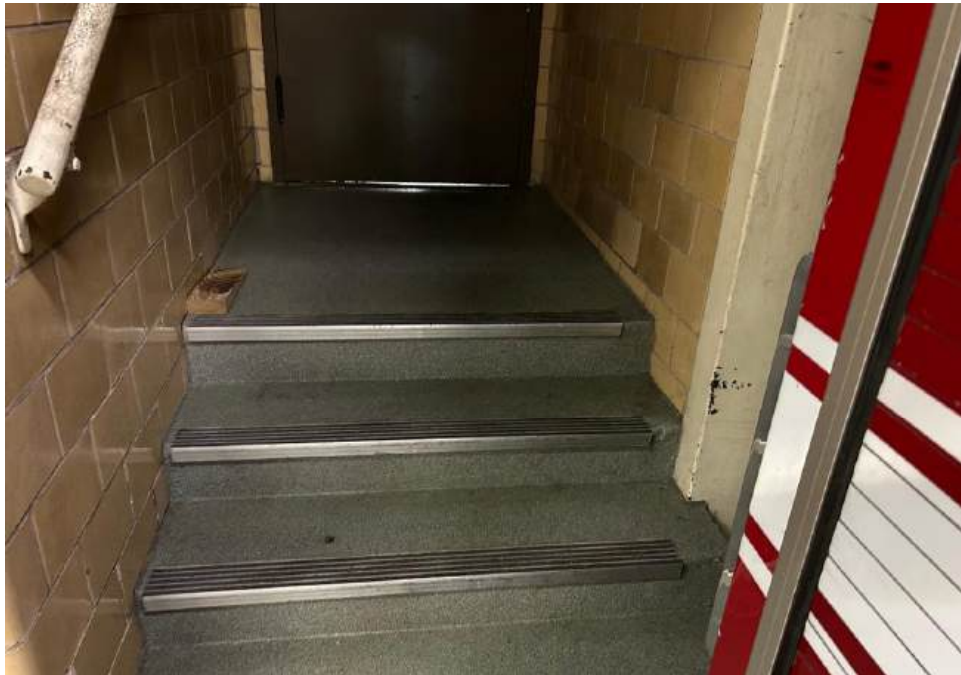
- **CCI will provide generator**
- **Install duration: 6-8 Days**
- **Includes up to 2 phases working all areas per phase simultaneously**
- **CCI will include a generator**

CCI Flooring General Job Requirements and Exclusions: Unless Noted in Scope of Work

- CCI installs many types of specialty flooring, not all our requirements or exclusions will apply to every project.
- Pricing based on M-F, 6-2:30pm work hours, no premium hours are included in our proposal.
- CCI installs per OSHA standards, no dust prevention or ventilation is included in our proposal.
- CCI's proposal is based on installing entire scope of work simultaneously, unless noted above.
- All areas must be free and clear of other trades. Pricing is based on like new concrete conditions, no removal, patching, pitching or any other substrate corrective measures included in our proposal. Fluid applied flooring will follow the contour of the existing concrete.
No mitigation, water proofing, fiberglass scrim or crack membrane system included in our proposal.
- We will require specific power of 480volt 3phase 50amp power, we will provide pigtail to be wired by others. We will also need access to typical 110 wall outlets.
- We will require a dumpster for debris, climate-controlled installation area, overhead lighting, mix station and water source adjacent to the area CCI is installing. All equipment and materials will be delivered and remain on site until completion.
- CCI will need access to an elevator, no hoisting is included in our proposal.
- No mockups included, we can provide physical samples for color and texture for epoxy or terrazzo jobs.
- ALL PRICING IS VALID 30 DAYS, UNLESS PRODUCT SURCHARGES ARE IMPOSED AND/OR NEW PRICING PROVIDED BY MANUFACTURE OUTSIDE YEARLY PRICE ADJUSTMENT

Installed Cost: \$59,000.00

"The Next Generation of Concrete"









MEMORANDUM

DATE: August 17, 2026

TO: Matt Walsh, Village Administrator

FROM: Jack Bielak, Director of Public Works & Engineering
Seth Jansen, Assistant to the Director of Public Works
Brian Skoczek, Superintendent of Operations

SUBJECT: Award of Contract – FY 2027 Tree and Stump Removal Program

Issue: Staff is seeking the award of a contract for the Fiscal Year 2027 Tree and Stump Removal Program.

Analysis: As part of managing the Village's parkway trees, staff periodically assess the condition of each individual tree to determine its overall health. If a tree is found to be dead or dying, the tree and stump will be removed. Each removal is completed as soon as practical for the health of the urban forest and for the safety of the public. The Public Works Department utilizes contractual assistance to supplement in-house crews. For the past several years, the Village has contracted out certain tree removal services as a cost-effective method of ensuring that needed removals are performed on a continuous basis.

The FY27 budget includes \$44,000 for contract tree removal services. Last year's bid included an option to renew the removal contract for up to three additional years. This would be the first renewal of that contract. Staff reached out to last year's vendor, Homer Tree Care, Inc. (Homer), to confirm whether they would be willing to hold unit prices, and they agreed to maintain their pricing from last year. This approach mirrors the process used for both tree trimming and tree removal contracts in recent years; in FY2021 and FY2018, the Village and Homer agreed to extensions utilizing unit pricing from FY2020 and FY2017, respectively.

Staff are satisfied with the contractor's performance for tree and stump removals, including work completed in FY2017 through FY2023, FY2025, and FY2026. The 2026 bid provided very competitive pricing, and it is staff's intention to increase the scope of work to utilize the full amount budgeted for FY27.

Recommendation: Motion to award a contract to Homer Tree Care, Inc. in the amount not to exceed \$44,000 for the Fiscal Year 2027 Tree and Stump Removal Program and authorize the Village Administrator to execute the contract agreement.

Attachments: FY 27 Removal Contract
Unit Pricing Letter from Homer Tree Care

PROPOSAL

FOR

**FY 2027 TREE REMOVAL PROGRAM
VARIOUS LOCATIONS**

VILLAGE OF RIVER FOREST, ILLINOIS

TO THE PRESIDENT AND
BOARD OF TRUSTEES
VILLAGE OF RIVER FOREST
400 Park Avenue
River Forest, Illinois 60305

Date: _____

1. The undersigned _____
(Name of Bidder)

(Address of Bidder)

by _____, as _____
(Officer, Attorney, Manager, Secretary)

hereby proposes to furnish all labor, materials, and equipment to perform all work necessary for the improvements described in the Specifications, and in accordance with the Project's Plans, Specifications and Bid Proposal.

2. The Project's Plans and Specifications are those prepared by The Village of River Forest, 400 Park Ave, River Forest, Illinois 60305, telephone 708-366-8500. The Specifications herein referred to are the applicable Specifications for this Work.
3. The undersigned agrees that the Village reserves the right in receiving these Proposals to waive technicalities and reject any or all Proposals, and to select such Proposal as may be for the best interest of the Village, and yet be in conformity with the Law.
4. In submitting this Proposal, the undersigned further agrees to deposit with this Proposal a bid bond, cashier's check, or certified check in the amount of not less than ten percent (10%) of the total amount of the Bid; said bond or check to be forfeited to the Village if a Contract is awarded and the Contractor does not furnish a satisfactory surety bond for the completion of the work, and sign the Contract therefore within ten (10) days after the award of a Contract.
5. In submitting this Proposal, the undersigned further agrees that they and their surety will execute and present within Ten (10) Days after the date of receipt of the Contract from the

Village, a performance bond and a labor and material payment bond satisfactory to and in the form prescribed by the Village, in the penal sum of the full amount of the Contract, guaranteeing the faithful performance of work in accordance with the terms of the Contract.

6. In submitting this Proposal, the undersigned declares that the only persons or parties interested in the Proposal as principals are those named herein; and that the Proposal is made without collusion with any other person, firm, or corporation.
7. The undersigned further declares that they have carefully examined the Plans, Specifications and Bid Proposal and that they have inspected, in detail, the site of the proposed Work, and that they have familiarized themselves with all of the local conditions affecting the Contract and the detailed requirements of construction and understands that in submitting this Proposal they waive all right to plead any misunderstanding regarding the same.
8. The undersigned further understands and agrees that if this Proposal is accepted, they are to furnish and provide all necessary machinery, tools, apparatus, and other means of construction, and to do all of the Work, and to furnish all of the materials specified in the Contract, in the manner and at the time therein prescribed, and in accordance with the requirements set forth.
9. The undersigned declares that they understand that the quantities mentioned are approximate only and that they are subject to increase or decrease; that they will take in full payment therefore the amount and the summation of the actual quantities, as finally determined, multiplied by the unit prices shown in the Schedule of Prices contained herein.
10. The undersigned further agrees that the unit prices submitted herewith are for the purpose of obtaining a gross sum, and for use in computing the value of extras and deductions; that if there is a discrepancy between the gross sum bid and that resulting from the summation of the quantities multiplied by their respective unit prices, the latter shall apply.
11. The undersigned further agrees that if the Village decides to extend or shorten the Improvement, or otherwise alter it by extras or deductions, including the elimination of any one or more of the items, as provided in the Specifications, they will perform the Work as altered, increased, or decreased at the Contract unit prices.
12. The undersigned further agrees that the Village may, at any time during the progress of the Work covered by this Contract, order other Work or materials incidental thereto and that all such Work and materials as do not appear in the Proposal or Contract as a specific item accompanied by a unit price, and which are not included under the bid price for other items in this Contract, shall be performed as extra Work, and that they will accept as full compensation the actual cost as determined in the Specifications.
13. The undersigned further agrees to execute a Contract for this Work and present the same to the Village within Ten (10) Days from the date of receipt of the Contract from the Village.

14. The undersigned further agrees to carry the necessary Public Liability Worker's Compensation Insurance to protect the and such others as may be cited in the Specifications, from any claims that may arise in connection with the construction of said Work and furnish a Certificate of Insurance naming said parties as Additional Insureds.
15. The undersigned further agrees to submit a work schedule to the Village not later than Ten (10) Days after the execution and approval of the Contract and Contract bond, unless otherwise provided, and to prosecute the Work in such manner and with sufficient materials, equipment, and labor and will insure its completion within the time limit specified herein, it being understood and agreed that the undersigned agrees **start the Work no sooner than May 1, 2026 and complete the Work by April 30, 2027**, to unless additional time is granted, in writing, by the Village in accordance with the provisions of the Specifications. In case of failure to complete the Work by the completion date set herein or within such extra time as may have been allowed by extensions, the undersigned agrees that the Village shall withhold from such sums as may be due to the Contractor under the terms of this Contract, the costs as set forth in Art. 108.09 of the SSRBC. These costs will be considered and be treated not as a penalty but as damages due the Village from the undersigned by reasons of inconvenience and added costs to the Village resulting from the failure of the undersigned to complete the Work within the time specified in the Contract.
16. The undersigned further understands that payment for this Work is to be made in cash and that they are to look to the Village for said payment upon presentation of Waivers of Liens.
17. The undersigned further understands that, pursuant to Village Ordinance No. 3962, use of gas-powered leaf blowers is prohibited between May 15 and September 15 and that any work commencing prior to September 15th, 2026, shall not include the use of gas-powered leaf blowers.
18. The undersigned further understands that the Village shall make payments to the Contractor on the Engineer's Estimate only, at intervals of not less than once a month, and at such other times as the Engineer may submit them, for work performed, or for substantial amounts of material delivered to the improvement site, with a deducted reserve of Ten Percent (10%) to be held until completion of the Contract. No payments will be made until presentation of a duly executed waiver, or waivers of lien, equal to the amount of Engineer's Estimate and the final payment shall be made only upon the Engineer's Final Estimate and presentation of final waiver for material and labor furnished together with the Contractor's sworn statement.
19. The undersigned further agrees that Work performed under this contract shall be in accordance with Illinois Prevailing Wage Act (Illinois Compiled Statutes, Ch. 820, Act 130, Sections 1-12), Employment of Illinois Workers on Public Works Act (Illinois Compiled Statutes, Ch. 30, Act 570, Sections 1-7), Drug Free Workplace Act (Illinois Compiled Statutes, Ch. 30, Act 580, Sections 1-11).

20. The undersigned submits herewith their Schedule of Prices covering the work to be performed under this Contract; they understand that they must show in the Schedule the unit prices for which they propose to perform each item of work, that the extensions must be made by them, and that if not so done, their Proposal may be rejected as irregular.
21. Owner reserves the right, but shall be under no obligation, to offer to renew this Contract with Contractor for up to ~~two~~ three additional project years (FY ~~2027~~, 2028, 2029) on an annual basis. Owner shall notify Contractor of his desire to renew the Contract for an additional project year on or about April 1st of the preceding year. Contractor shall notify Owner not later than April 15th whether or not he will enter into a renewal of the Contract with Owner at the adjusted Unit Prices for that year. Note quantities will vary each year. The Village expects to be able to provide the total project budget in the renewal letter. A renewal of the contract will require Contractor renewal of insurances, bonds, and obtaining permits. All requirements of the contract are still in effect. Contractor must pay the current prevailing wage.

SCHEDULE OF PRICES

Classification	DBH Range	Total inches per DBH Range (estimated)	Unit Price per inch (\$)	Total Cost (price per inch x total inches per DBH range)
Tree Removal - 1	Up to 25"	450	\$31	
Tree Removal - 2	Over 25"	500	\$39	
		Quantity	Unit Price per stump (\$)	Total Cost (price per stump x Quantity)
Stump Removal	N/A	40	\$200	
Total Cost (Class 1 +Class 2 + Stumps) =				

All Bids shall be F.O.B. River Forest, Illinois.

Company Name: _____

Address: _____

Contact Phone: _____

Authorized Signature: _____

Title: _____

(Corporate Seal)

SIGNATURES

(If a Corporation)

Corporate Name: _____

By: _____
Party of the Second Part

Business Address:

(If a Co-Partnership)

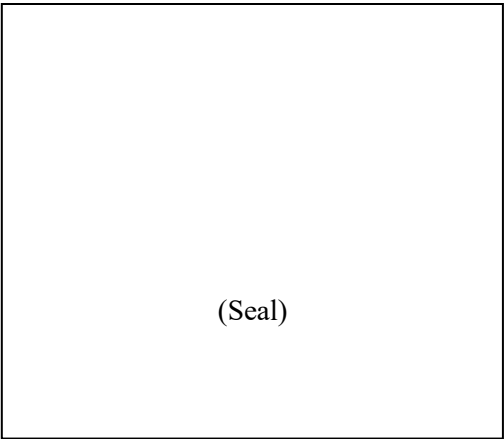
By: _____

Partners doing business under the firm name of:

Party of the Second Part

(If an Individual)

By: _____
Party of the Second Part



Attest: _____
Secretary

SUBCONTRACTORS LIST

The Bidder hereby states the following items of work will not be performed by its organization.
(List items to be subcontracted as well as the names, addresses and phone numbers of the subcontractors.)

1) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

2) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

3) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

4) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

5) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

6) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

7) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

8) _____ Type of Work _____

Addr _____ City _____ State _____ Zip _____

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE

As used in this certificate the term "subcontract" includes the term "purchase order" and all other agreements effectuating purchase of supplies or services. If this certificate is submitted as part of a bid or proposal the term "Seller" shall be deemed to refer to the Bidder or Offeror, or Subcontractor or Supplier. This certificate shall be renewed annually. Notwithstanding the foregoing, the certifications made herein shall remain applicable until completion of all nonexempt contracts/subcontracts awarded while this certificate is in effect. The undersigned Seller certifies the following to the Village of RIVER FOREST hereinafter referred to as Buyer:

- A. **REPORTS**: Within thirty (30) days after Buyer's award to Seller of any contract/subcontract and prior to each March 31 thereafter during the performance of work under said subcontract, the Seller shall file Standard Form 100, entitled "Equal Employment Opportunity Employer Information Report EEO-1" in accordance with instructions contained therein unless Seller has either filed such report within 12 months preceding the date of the award or is not otherwise required by law or regulation to file such report.
- B. **PRIOR REPORTS**: Seller, if it has participated in previous contract or subcontract subject to the Equal Opportunity Clause (41 C.F.R. Sec. 60-1.4 (a) (1) through (7), or the clause originally contained in Section 301 of Executive Order No. 10925, or the clause contained in section 201 of Executive Order No. 11114, has filed all required compliance reports. Seller shall obtain similar representations indicating submission of all required compliance reports, signed by proposed subcontractors, prior to awarding subcontracts not exempt from Equal Opportunity Clause.
- C. **CERTIFICATION OF NON SEGREGATED FACILITIES**: Seller certifies that it does not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not permit its employees to perform their services at any location, under its control where segregated facilities are maintained. Contractor certifies further that it will not maintain or provide for its employees any segregated facilities at any of its establishments and that it will not permit its employees to perform their services at any location, under its control where segregated facilities are maintained. Seller agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this certificate. As used in this certification, the term "segregated facilities" means any waiting rooms, work area, rest rooms, wash rooms, restaurants and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom or otherwise.

C. CERTIFICATION OF NONSEGREGATED FACILITIES: (Cont'd.)

Contractor further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that it will retain such certifications in its files; and that it will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods): NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATIONS OF NONSEGREGATED FACILITIES. A certification on Nonsegregated Facilities, as required by Section 60-1.8 of Title 41 of the Code of Federal Regulations, must be submitted prior to the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Opportunity Clause. (Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001).

D. AFFIRMATIVE ACTION COMPLIANCE PROGRAM: Prior to 120 days after receipt of any subcontract in the amount of \$50,000 or more from Buyer, if it has 50 or more employees and it is not otherwise exempt under 41 C.F.R. Part 60-1, shall have developed for each of their establishments a written affirmative action compliance program as called for in 41 C.F.R. Sec. 60-1.40. Seller will also require its lower-tier subcontractors who have 50 or more employees and receive a subcontract of \$50,000 or more and who are not otherwise exempt under 41 C.F.R. Part 60-1 to establish written affirmative action compliance programs in accordance with 41 C.F.R. Sec. 60-1.40.

E. Seller certifies that it is not currently in receipt of any outstanding letters of deficiencies, show cause, probable cause, or other such notification of noncompliance with EEO regulations.

Executed this ____ day of _____ 20__ by:

Firm name

By: _____

Title

(Seller)

STATE OF ILLINOIS
DRUG FREE WORKPLACE CERTIFICATION

This certification is required by the Drug Free Workplace Act (30 ILCS 580/1 et seq.). The Drug Free Workplace Act, effective January 1, 1992, requires that no grantee or contractor shall receive a grant or be considered for the purposes of being awarded a contract for the procurement of any property or services from the State unless that grantee or contractor has certified to the State that the grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of the contract or grant and debarment of contracting or grant opportunities with the State for at least one (1) year but not more than five (5) years.

For the purpose of this certification, “grantee” or “contractor” means a corporation, partnership, or other entity with twenty-five (25) or more employees at the time of issuing the grant, or a department, division, or other unit thereof, directly responsible for the specific performance under a contract or grant of \$5,000 or more from the State.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

(a) Publishing a statement:

- (1) notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee’s or contractor’s workplace.
- (2) specifying the actions that will be taken against employees for violations of such prohibition.
- (3) notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (A) abide by the terms of the statement; and
 - (B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

- (1) the dangers of drug abuse in the workplace;
- (2) the grantee’s or contractor’s policy of maintaining a drug free workplace;
- (3) any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) the penalties that may be imposed upon an employee for drug violations.

- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.
- (g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

THE UNDERSIGNED AFFIRMS, UNDER PENALTIES OF PERJURY, THAT THEY ARE AUTHORIZED TO EXECUTE THIS CERTIFICATION ON BEHALF OF THE DESIGNATED ORGANIZATION.

Printed Name of Organization

Signature of Authorized Representative

Printed Name and Title

Date

**CERTIFICATION THAT CONTRACTOR IS NOT BARRED FROM
PUBLIC CONTRACTING DUE TO BID-RIGGING OR
BID ROTATING CONVICTIONS**

WHEREAS, a conviction for the offense of bid-rigging or bid rotating bars a person or entity from bidding on public contracts (720 ILCS 5/33E-3 and 33E-4), and

WHEREAS, Section 33E-11 of the Criminal Code (720 ILCS 5/33E-11) requires bidders and contractors to certify on a form provided by the unit of local government or school district that they are not barred from public contracting due to bid-rigging or bid rotating convictions.

NOW THEREFORE, IT IS HEREBY CERTIFIED THAT the undersigned,

(individual, firm, corporation or other entity)

is not barred from bidding on or entering into public contracts due to having been convicted of bid-rigging or bid rotating under paragraphs 33E-3 or 33E-4 of the Illinois Criminal Code. The undersigned also certifies that no officers or employees of the bidder or the contractor have been so convicted and that the bidder or contractor is not the successor company or a new company created by the officers or owners of one so convicted. It is further certified that any such conviction occurring after the date of this certification will be reported to the above public body in writing, within seven (7) days of such conviction, if it occurs during any bidding process, contract term or otherwise prior to the entering into any contract therewith.

DATE: _____

By:

ATTEST:

(SEAL)

CERTIFICATION OF COMPLIANCE
WITH STATE OF ILLINOIS PREVAILING WAGE RATES

_____ hereby certifies that said contractor/subcontractor, to the extent that the Illinois Prevail Wage Act implies, will pay all laborers, workers and mechanics performing under this contract not less than the most recent prevailing wage rates as determined by the Illinois Department of Labor (IDOL). A list of the most recent prevailing wage rates can be obtained on the IDOL website: <http://www.state.il.us/agency/idol/rates/rates.HTM>. If these wage rates are revised by IDOL during the duration of this contract, the revised rate shall apply to the contract.

The undersigned will take all necessary action and be responsible for full compliance with the State of Illinois laws and Illinois Department of Transportation Special Provision with regard to this issue. The Special Provision is included in these documents for your information. If contractor believes that Act does not apply to it, then in lieu of certified payroll, Contractor will provide a certified statement, in letter form, setting forth the basis upon which it has concluded the Act does not apply.

Submission of detailed time and wage records will not be required by the Village of River Forest.

Contractor/Subcontract
or:

Name of Authorized Representative:

Signature of Authorized Representative:

Title of Authorized Representative:

Address:

Date:

Subscribed and sworn to before me

this _____ day of _____, 20__

Notary Public

CONTRACTOR CERTIFICATION
SEXUAL HARASSMENT POLICY

_____ (“Contractor”), having submitted a bid to the Village of River Forest, hereby certifies that said Contractor has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

(Corporate
Seal)

Signed by:

Title:

Name & Address

of Contractor
or Vendor

Subscribed and sworn to before me

this _____ day of _____, 20__

Notary Public

CONTRACTOR CERTIFICATION
VENDOR INFORMATION REPORTING

The Contractor, and any proposed subcontractors certify to the Village of River Forest, pursuant to 35 ILCS 200/18-50.2, as amended:

1. The Contractor is a:

☐ minority-owned,

☐ women-owned, and / or

☐ veteran-owned business,

Either ☐ as defined in the Illinois Business Enterprise for Minorities, Women, and Persons With Disabilities Act, or ☐ by self-certification.

2. ☐ The Contractor is **not** a minority-owned, women-owned, or veteran-owned business, as defined in the Illinois Business Enterprise for Minorities, Women, and Persons With Disabilities Act.

3. One or more of the proposed Subcontractors are:

☐ minority-owned,

☐ women-owned, and / or

☐ veteran-owned businesses,

Either ☐ as defined in the Illinois Business Enterprise for Minorities, Women, and Persons With Disabilities Act, or ☐ by self-certification, as follows (explain which subcontractors are within each category and whether or not they are self-certified):

4. ☐ None of the proposed Subcontractors are minority-owned, women-owned, or veteran-owned businesses, as defined in the Illinois Business Enterprise for Minorities, Women, and Persons With Disabilities Act.

Subscribed and sworn to before me

this _____ day of _____, 20__

Notary Public

REFERENCES

1. Project Location: _____ Project Owner:

Project

Description:

Owner's Representative: _____ Phone:

Awarded Contract Cost \$ _____ Final Project Cost \$

2. Project Location: _____ Project Owner:

Project

Description:

Owner's Representative: _____ Phone:

Awarded Contract Cost \$ _____ Final Project Cost \$

3. Project Location: _____ Project Owner:

Project

Description:

Owner's Representative: _____ Phone:

Awarded Contract Cost \$ _____ Final Project Cost \$

4. Project Location: _____ Project Owner:

Project

Description:

Owner's Representative: _____ Phone:

Awarded Contract Cost \$ _____ Final Project Cost \$

5. Project Location: _____ Project Owner:

Project Description:

Owner's Representative: _____ Phone: _____

Awarded Contract Cost \$ _____ Final Project Cost \$



PHONE 815-838-0320 • FAX 815-838-0375 • www.homertree.com

August 7, 2026

Mr. Brian Skoczek, Superintendent of Operations
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Dear Mr. Skoczek,

This letter is to notify you Homer Tree Care, Inc. will accept the FY27 extension of the current contract for the Village of River Forest's Tree Removal Program at the current rates.

Best Regards,

Jim Reiter | Homer Tree Care Inc.
14000 S. Archer Ave Lockport, IL 60441
jimreiter@homertree.com
Phone: 815-838-0320
Fax: 815-838-0375

14000 S. ARCHER AVENUE, LOCKPORT, IL 60441



MEMORANDUM

Date: August 17, 2026

To: Matt Walsh, Village Administrator

From: Rosey McAdams, Director of Finance

Subject: Expenditures – July 2026

Attached for your review and approval is a list of payments made to vendors by account number for the period from July 1-31, 2026. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED JULY 31, 2026

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	\$ 862,931.71	\$ 571,854.86	\$ 1,434,786.57
Water & Sewer Fund	02	297,273.17	52,627.34	349,900.51
Motor Fuel Tax	03	55,299.32	-	55,299.32
Debt Service	05	-	-	-
Capital Equip Replacement	13	77,449.00	-	77,449.00
Capital Improvement Fund	14	45,595.29	-	45,595.29
TIF-Madison	31	16,082.67	-	16,082.67
TIF-North	32	-	-	-
Infrastructure Imp Fund	35	900.00	-	900.00
Total Village Expenditures		\$ 1,355,531.16	\$ 624,482.20	\$ 1,980,013.36

Requested Board Actions:

1. Motion to Approve the July 2026 Accounts Payable and Payroll transactions totaling \$1,980,013.36.

Accounts Payable

Transactions by Account

User: rmcadams
 Printed: 08/03/2026 - 9:08AM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0010	Al Warren Oil Co Inc	FUEL	07/15/2026	0	3,641.10	
01-00-00-17-0010	Al Warren Oil Co Inc	FUEL	07/15/2026	0	12,956.30	
Vendor Subtotal:					16,597.40	
01-00-00-17-0025	MIP V Onion Parent LLC	REFUSE STICKERS (2000)	07/31/2026	0	7,200.00	
Vendor Subtotal:					7,200.00	
01-00-00-21-0015	State Treasurer	PR Batch 00015.07.2026 State Income	07/15/2026	101100	16,737.48	
01-00-00-21-0015	State Treasurer	PR Batch 00031.07.2026 State Income	07/31/2026	101109	16,927.68	
Vendor Subtotal:					33,665.16	
01-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Federal Inco	07/15/2026	101101	47,668.36	
01-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Medicare En	07/15/2026	101101	5,490.53	
01-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 FICA Emplo	07/15/2026	101101	6,137.13	
01-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 FICA Emplo	07/15/2026	101101	6,137.13	
01-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Medicare En	07/15/2026	101101	5,490.53	
01-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Medicare En	07/31/2026	101110	5,567.25	
01-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Medicare En	07/31/2026	101110	5,567.25	
01-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 FICA Emplo	07/31/2026	101110	5,816.35	
01-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 FICA Emplo	07/31/2026	101110	5,816.35	
01-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Federal Inco	07/31/2026	101110	48,654.14	
Vendor Subtotal:					142,345.02	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	2,523.84	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	4,519.10	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	2,705.30	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF-Volun	07/15/2026	101106	1,740.88	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Emplc	07/15/2026	101106	1,332.07	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF-Volun	07/15/2026	101106	579.06	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF-Volun	07/31/2026	101106	1,708.92	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Emplc	07/31/2026	101106	2,473.02	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Emplc	07/31/2026	101106	1,304.44	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Emplc	07/31/2026	101106	2,506.48	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Emplc	07/31/2026	101106	4,174.93	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF-Volun	07/31/2026	101106	579.54	
Vendor Subtotal:					26,147.58	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.07.2026 ICMA Emplc	07/15/2026	101099	281.26	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.07.2026 ICMA	07/15/2026	101099	1,586.84	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.07.2026 ICMA	07/15/2026	101099	4,776.00	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.07.2026 ICMA Emplc	07/31/2026	101105	281.26	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.07.2026 ICMA	07/31/2026	101105	4,776.00	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.07.2026 ICMA	07/31/2026	101105	1,732.08	
Vendor Subtotal:					13,433.44	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA Flat	07/15/2026	101098	1,690.83	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA Roth	07/15/2026	101098	665.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA %	07/15/2026	101098	1,960.39	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA Roth %	07/15/2026	101098	1,671.78	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA Flat	07/31/2026	101104	2,490.83	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA %	07/31/2026	101104	1,715.02	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA Roth	07/31/2026	101104	665.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA Roth %	07/31/2026	101104	1,549.62	
Vendor Subtotal:					12,408.47	
01-00-00-21-0043	WEX Health, Inc	PR Batch 00015.07.2026 VEBA-SICK	07/15/2026	101102	21,508.28	
01-00-00-21-0043	WEX Health, Inc	PR Batch 00015.07.2026 VEBA Contr	07/15/2026	101102	4,288.64	
01-00-00-21-0043	WEX Health, Inc	PR Batch 00031.07.2026 VEBA Contr	07/31/2026	101111	4,312.60	
Vendor Subtotal:					30,109.52	
01-00-00-21-0050	Illinois Fraternal Order of Police Lat	PR Batch 00031.07.2026 Police Union	07/31/2026	1616	1,458.00	
Vendor Subtotal:					1,458.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0050	IL State Disbursement Unit	PR Batch 00015.07.2026 S Fisher- 18	07/15/2026	6812	375.00	
01-00-00-21-0050	IL State Disbursement Unit	PR Batch 00031.07.2026 S Fisher- 18	07/31/2026	1615	375.00	
Vendor Subtotal:					750.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	35.71	
01-00-00-21-0050	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	9,662.23	
01-00-00-21-0050	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	1,592.85	
Vendor Subtotal:					11,290.79	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.07.2026 Public Work:	07/15/2026	101107	353.54	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.07.2026 Public Work:	07/31/2026	101107	331.67	
Vendor Subtotal:					685.21	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.07.2026 Public Work:	07/15/2026	101108	66.05	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.07.2026 Public Work:	07/31/2026	101108	62.32	
Vendor Subtotal:					128.37	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.07.2026 Supplementa	07/15/2026	1617	36.80	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.07.2026 Supplementa	07/31/2026	1617	36.80	
Vendor Subtotal:					73.60	
01-00-00-23-0060	Illinois Municipal Retirement Fund		07/01/2026	101103	73.16	
01-00-00-23-0060	Illinois Municipal Retirement Fund		07/31/2026	101113	7,836.37	
Vendor Subtotal:					7,909.53	
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	07/31/2026	0	4,024.44	
Vendor Subtotal:					4,024.44	
01-00-00-25-0021	Kyle Coltri	RETURN OF DUMPSTER DEPOSIT	07/31/2026	59590	350.00	
Vendor Subtotal:					350.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-25-0021	Nikola Krcmarevic	DEPOSIT RETURN	07/31/2026	59609	350.00	
		Vendor Subtotal:			350.00	
01-00-00-25-0021	Total Construction Services Inc	RETURN OF DUMPSTER DEPOSIT	07/31/2026	59629	350.00	
		Vendor Subtotal:			350.00	
01-00-00-42-2120	Frank Lesniak	REFUND FOR NEW CAR VEHICLE	07/15/2026	59558	42.50	
		Vendor Subtotal:			42.50	
01-00-00-42-2120	Daniel/ Mary Roberts	PURCHASED ON ACCIDENT	07/15/2026	59569	45.00	
		Vendor Subtotal:			45.00	
01-00-00-42-2360	Lindsey Cortese	PERMIT NO LONGER REQUIRED	07/31/2026	59593	200.00	
		Vendor Subtotal:			200.00	
01-00-00-42-2360	Novak Construction Company	WHOLE FOODS PERMIT REFUND:	07/31/2026	59612	4,480.57	
		Vendor Subtotal:			4,480.57	
01-00-00-44-4230	Norma Garbutt	TICKET CLOSED OUT ON 07/08/20	07/15/2026	59548	150.00	
		Vendor Subtotal:			150.00	
01-00-00-46-6532	State of Illinois-Organized Retail Cri	REFUND OF UNUSED AG ORC GR	07/31/2026	59627	2,550.00	
		Vendor Subtotal:			2,550.00	
01-10-00-52-0350	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	4.17	
		Vendor Subtotal:			4.17	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.29	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.90	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	10,724.18	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.29	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-0.02	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.90	
Vendor Subtotal:					10,726.54	
01-10-00-52-0420	Bestco HARTFORD	RETIREE HEALTH INS	07/15/2026	59534	1,097.50	
Vendor Subtotal:					1,097.50	
01-10-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	75.73	
01-10-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	15.99	
01-10-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	919.93	
Vendor Subtotal:					1,011.65	
01-10-00-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	335.04	
Vendor Subtotal:					335.04	
01-10-00-53-0200	AT&T	VILLAGE HALL PHONE	07/15/2026	59531	245.03	
Vendor Subtotal:					245.03	
01-10-00-53-0200	AT&T	ELEVATOR PHONE	07/31/2026	59582	73.29	
Vendor Subtotal:					73.29	
01-10-00-53-0200	AT&T	VH INTERNET	07/31/2026	59583	574.05	
Vendor Subtotal:					574.05	
01-10-00-53-0200	Fifth Third Bank	CC JUNE	07/31/2026	162333	204.25	
01-10-00-53-0200	Fifth Third Bank	VH COMCAST	07/31/2026	162333	406.99	
Vendor Subtotal:					611.24	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0200	Verizon Wireless	VERIZON DATA-MAY	07/15/2026	0	108.03	
01-10-00-53-0200	Verizon Wireless	VERIZON DATA-JUNE	07/15/2026	0	108.03	
01-10-00-53-0200	Verizon Wireless	VERIZON DATA-JUNE	07/15/2026	0	36.01	
Vendor Subtotal:					252.07	
01-10-00-53-0380	Allegra Marketing Print and Mail	POST CARDS	07/31/2026	59580	3,283.79	
Vendor Subtotal:					3,283.79	
01-10-00-53-0380	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	399.57	
Vendor Subtotal:					399.57	
01-10-00-53-0380	Prescott Group LLC	GOVERNMENT RELATION SERVIC	07/31/2026	0	1,625.00	
01-10-00-53-0380	Prescott Group LLC	GOVERNMENT RELATION SERVIC	07/31/2026	0	1,625.00	
01-10-00-53-0380	Prescott Group LLC	GOVERNMENT RELATION SERVIC	07/31/2026	0	1,625.00	
Vendor Subtotal:					4,875.00	
01-10-00-53-0380	Vicarious Productions Inc	AUGUST 2026-MONTHLY RETAIN	07/15/2026	0	5,500.00	
Vendor Subtotal:					5,500.00	
01-10-00-53-0410	Absolute Software, Inc.	ABSOLUTE SERVICES	07/15/2026	59527	180.00	
Vendor Subtotal:					180.00	
01-10-00-53-0410	DeKind Computer Consultants	TRIP CHARGED JUNE	07/15/2026	0	256.00	
01-10-00-53-0410	DeKind Computer Consultants	SENTINEL ONE-ANNUAL	07/15/2026	0	5,309.66	
01-10-00-53-0410	DeKind Computer Consultants	APC BACKUPS	07/15/2026	0	151.99	
01-10-00-53-0410	DeKind Computer Consultants	AUGUST HOURS	07/15/2026	0	12,603.75	
Vendor Subtotal:					18,321.40	
01-10-00-53-0410	Fifth Third Bank	CLOUD FLARE SUB	07/31/2026	162333	20.00	
01-10-00-53-0410	Fifth Third Bank	AZURE	07/31/2026	162333	148.07	
01-10-00-53-0410	Fifth Third Bank	YOUTUBE SUB	07/31/2026	162333	15.99	
01-10-00-53-0410	Fifth Third Bank	AWS	07/31/2026	162333	49.35	
01-10-00-53-0410	Fifth Third Bank	AZURE	07/31/2026	162333	892.79	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					1,126.20	
01-10-00-53-0410	Spinutech	ADA RESEARCH	07/15/2026	0	262.50	
01-10-00-53-0410	Spinutech	MONTHLY HOSTING	07/15/2026	0	250.00	
Vendor Subtotal:					512.50	
01-10-00-53-1100	SAFEbuilt LLC Lockbox #88135	JUNE 2026 HEALTH INSPECTIONS	07/31/2026	59621	1,426.00	
01-10-00-53-1100	SAFEbuilt LLC Lockbox #88135	MAY 2026 HEALTH INSPECTIONS	07/31/2026	59621	926.90	
Vendor Subtotal:					2,352.90	
01-10-00-53-3300	Fifth Third Bank	FUSES	07/31/2026	162333	106.33	
Vendor Subtotal:					106.33	
01-10-00-53-3300	Quadient Inc	POSTAGE METER LEASE 04/17/26-	07/15/2026	0	207.51	
Vendor Subtotal:					207.51	
01-10-00-53-4250	Jack Bielak	ALL AMERICAN CITY AWARD-LO	07/15/2026	0	781.32	
Vendor Subtotal:					781.32	
01-10-00-53-4250	Fifth Third Bank	LMASELLA STAY AACA	07/31/2026	162333	1,041.76	
01-10-00-53-4250	Fifth Third Bank	MWALSH STAY AACA	07/31/2026	162333	1,041.76	
01-10-00-53-4250	Fifth Third Bank	ALL AM CITY AWARD	07/31/2026	162333	248.40	
01-10-00-53-4250	Fifth Third Bank	ALL AM AWARD	07/31/2026	162333	220.29	
01-10-00-53-4250	Fifth Third Bank	AACA REGISTRATIONS	07/31/2026	162333	1,707.75	
01-10-00-53-4250	Fifth Third Bank	AACA AD	07/31/2026	162333	1,035.00	
Vendor Subtotal:					5,294.96	
01-10-00-53-4250	Thomas Gaertner	ALL AMERICAN CITY AWARD-TR	07/15/2026	0	112.00	
Vendor Subtotal:					112.00	
01-10-00-53-4250	James Greenwood	ALL AMERICAN CITIES CONFERE	07/15/2026	59550	781.32	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					781.32	
01-10-00-53-4250	Patricia Ivansek	ALL AMERICAN CITY AWARD-LO	07/15/2026	0	1,598.88	
01-10-00-53-4250	Patricia Ivansek	ALL AMERICAN CITY AWARD-TR	07/15/2026	0	77.98	
01-10-00-53-4250	Patricia Ivansek	ALL AMERICAN CITY AWARD-ME	07/15/2026	0	48.30	
Vendor Subtotal:					1,725.16	
01-10-00-53-4250	Luke Masella	ALL AMERICAN CITY AWARD- MI	07/15/2026	59560	99.94	
01-10-00-53-4250	Luke Masella	ALL AMERICAN CITY AWARD- LC	07/15/2026	59560	118.24	
01-10-00-53-4250	Luke Masella	ALL AMERICAN CITY AWARD-TR	07/15/2026	59560	234.05	
Vendor Subtotal:					452.23	
01-10-00-53-4250	Jessica Spencer	ALL AMERICAN CITY AWARD-TR	07/15/2026	0	346.19	
01-10-00-53-4250	Jessica Spencer	ALL AMERICAN CITY AWARD-LO	07/15/2026	0	919.08	
01-10-00-53-4250	Jessica Spencer	ALL AMERICAN CITY AWARD- MI	07/15/2026	0	279.49	
Vendor Subtotal:					1,544.76	
01-10-00-53-4300	Fifth Third Bank	CHATGPT	07/31/2026	162333	50.00	
Vendor Subtotal:					50.00	
01-10-00-53-5600	Jocelyn Davis	JUNETEENTH FLAG RAISING HOI	07/15/2026	59541	50.00	
Vendor Subtotal:					50.00	
01-10-00-53-5600	Melissa Davis	JUNETEENTH FLAG RAISING HOI	07/15/2026	59542	50.00	
Vendor Subtotal:					50.00	
01-10-00-53-5600	Fifth Third Bank	ALL AMERICAN SUPPLIES	07/31/2026	162333	22.66	
01-10-00-53-5600	Fifth Third Bank	AACA PRESENTATION-USB	07/31/2026	162333	58.92	
01-10-00-53-5600	Fifth Third Bank	ALL AMERICAN SUPPLIES	07/31/2026	162333	34.80	
01-10-00-53-5600	Fifth Third Bank	ALL AMERICAN SUPPLIES	07/31/2026	162333	29.03	
Vendor Subtotal:					145.41	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-5600	Myles Montgomery	JUNETEENTH GLAG RAISING HO	07/15/2026	59561	50.00	
		Vendor Subtotal:			50.00	
01-10-00-53-5600	Oak Park Township	YOUTH ENGAGEMENT PROGRAM	07/31/2026	59614	250.00	
		Vendor Subtotal:			250.00	
01-10-00-53-5600	Oak Park River Forest Community F	SPONSORSHIP FOR KIWANIS PEA	07/31/2026	59615	750.00	
		Vendor Subtotal:			750.00	
01-10-00-53-5600	Gabrielle Williams	JUNETEENTH FLAG RAISING HOI	07/15/2026	59577	50.00	
		Vendor Subtotal:			50.00	
01-10-00-54-0100	Cintas Corp	FLOOR MATS	07/15/2026	59537	71.32	
		Vendor Subtotal:			71.32	
01-10-00-54-0100	Fifth Third Bank	RESOLUTION FRAMES	07/31/2026	162333	44.99	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	07/31/2026	162333	22.52	
01-10-00-54-0100	Fifth Third Bank	KK CALENDAR	07/31/2026	162333	5.99	
01-10-00-54-0100	Fifth Third Bank	PLATES	07/31/2026	162333	30.84	
01-10-00-54-0100	Fifth Third Bank	SCREEN CLEANERS	07/31/2026	162333	35.98	
01-10-00-54-0100	Fifth Third Bank	ALL AMERICAN SUPPLIES	07/31/2026	162333	69.01	
		Vendor Subtotal:			209.33	
01-10-00-54-0100	Quadient Inc	POSTAGE INK	07/31/2026	0	175.75	
		Vendor Subtotal:			175.75	
01-10-00-54-0100	Jenn Sales Corp	ADMIN CLOTHING	07/31/2026	59626	210.00	
		Vendor Subtotal:			210.00	
01-10-00-54-0100	Warehouse Direct Inc	PAPER	07/15/2026	0	419.93	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0100	Warehouse Direct Inc	COFFEE	07/15/2026	0	127.50	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	07/15/2026	0	44.80	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE CUPS	07/15/2026	0	205.04	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	07/31/2026	0	92.82	
Vendor Subtotal:					890.09	
01-15-00-53-4250	Cathy Adduci	CATHY ADDUCI UBER REIMBURSE	07/31/2026	59579	54.78	
Vendor Subtotal:					54.78	
01-15-00-53-4250	Fifth Third Bank	O'CONNELL AACA	07/31/2026	162333	-36.24	
01-15-00-53-4250	Fifth Third Bank	ASSESSORS MEAL-POLICE OFFIC	07/31/2026	162333	72.22	
01-15-00-53-4250	Fifth Third Bank	AACA FLIGHT	07/31/2026	162333	30.11	
01-15-00-53-4250	Fifth Third Bank	ALL AMERICAN-GILLIS	07/31/2026	162333	826.85	
01-15-00-53-4250	Fifth Third Bank	ASSESSORS MEAL-POLICE OFFIC	07/31/2026	162333	44.37	
01-15-00-53-4250	Fifth Third Bank	O'CONNELL AACA	07/31/2026	162333	817.56	
01-15-00-53-4250	Fifth Third Bank	AACA FLIGHT	07/31/2026	162333	446.80	
Vendor Subtotal:					2,201.67	
01-15-00-53-4250	Lisa Gillis	ALL AMERICAN CITY FINALS- TR	07/31/2026	59604	469.44	
01-15-00-53-4250	Lisa Gillis	ALL AMERICAN CITY FINALS- MI	07/31/2026	59604	56.01	
Vendor Subtotal:					525.45	
01-15-00-53-4250	Megan Keskitalo	ALL AMERICAN CITY CONFEREN	07/15/2026	59557	781.32	
01-15-00-53-4250	Megan Keskitalo	ALL AMERICAN CITY CONFEREN	07/15/2026	59557	670.24	
Vendor Subtotal:					1,451.56	
01-15-00-53-4250	Robert O'Connell	ALL AMERICAN CITY-TRANSPOR	07/15/2026	59565	653.28	
Vendor Subtotal:					653.28	
01-15-00-53-4250	Jenn Sales Corp	ALL AMERICAN CITY	07/31/2026	59626	2,134.00	
Vendor Subtotal:					2,134.00	
01-15-00-53-4250	West Central Municipal Conference	WCMC GOLF OUTING	07/15/2026	59576	950.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			950.00	
01-15-00-53-4400	Psychological Dimensions LLC	PSCH EVAL- FFPM JON VARGAS	07/31/2026	59618	475.00	
		Vendor Subtotal:			475.00	
01-15-00-53-4450	Resource Management Associates In	POLICE OFFICER EXAMINATIONS	07/31/2026	0	7,374.15	
		Vendor Subtotal:			7,374.15	
01-15-00-53-5300	Fifth Third Bank	PH SIGNS	07/31/2026	162333	627.00	
		Vendor Subtotal:			627.00	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	615.89	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-1.11	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	29.58	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	4,761.98	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.36	
		Vendor Subtotal:			5,406.70	
01-20-00-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	81.74	
		Vendor Subtotal:			81.74	
01-20-00-53-0370	Verizon Wireless	VERIZON DATA-JUNE	07/15/2026	0	36.01	
01-20-00-53-0370	Verizon Wireless	VERIZON DATA-MAY	07/15/2026	0	36.01	
		Vendor Subtotal:			72.02	
01-20-00-53-1300	B&F Construction Code Services Inc	APRIL INSPECTIONS	07/31/2026	59584	5,555.00	
01-20-00-53-1300	B&F Construction Code Services Inc	MAY INSPECTIONS	07/31/2026	59584	6,590.00	
		Vendor Subtotal:			12,145.00	
01-20-00-53-1305	SAFEbuilt LLC Lockbox #88135	MAY 2026 PLAN REVIEWS	07/31/2026	59621	9,012.47	
01-20-00-53-1305	SAFEbuilt LLC Lockbox #88135	JUNE 2026 PLAN REVIEWS	07/31/2026	59621	8,404.44	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-20-00-53-1305	SAFEbuilt LLC Lockbox #88135	APRIL 2026 PLAN REVIEWS	07/31/2026	59621	9,528.59	
		Vendor Subtotal:			26,945.50	
01-30-00-53-0420	Clark Baird Smith LLP	LABOR/EMPLOYMENT LAW	07/31/2026	59589	5,961.25	
		Vendor Subtotal:			5,961.25	
01-40-00-52-0330	Illinois Municipal Retirement Fund		07/31/2026	101112	41.84	
		Vendor Subtotal:			41.84	
01-40-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	49,456.15	
		Vendor Subtotal:			49,456.15	
01-40-00-52-0420	Bestco HARTFORD	RETIREE HEALTH INS	07/15/2026	59534	7,133.75	
		Vendor Subtotal:			7,133.75	
01-40-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	14,672.95	
01-40-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	102.22	
		Vendor Subtotal:			14,775.17	
01-40-00-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	900.61	
		Vendor Subtotal:			900.61	
01-40-00-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATION	07/15/2026	59532	1,110.46	
		Vendor Subtotal:			1,110.46	
01-40-00-53-0385	DACRA Adjudication Systems LLC	MOTHLY LICENSING FEE-JUNE	07/15/2026	0	2,403.50	
		Vendor Subtotal:			2,403.50	
01-40-00-53-0385	Municipal Collection Services LLC	MCS JUNE 2026	07/31/2026	0	94.08	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			94.08	
01-40-00-53-0385	Alfred M Swanson Jr	JUNE RED LIGHT HEARING	07/15/2026	0	300.00	
		Vendor Subtotal:			300.00	
01-40-00-53-0410	Fifth Third Bank	ADOBE	07/31/2026	162333	237.51	
01-40-00-53-0410	Fifth Third Bank	EXTERNAL DRILL	07/31/2026	162333	274.88	
		Vendor Subtotal:			512.39	
01-40-00-53-0410	First Arriving IO, Inc	FIRST ARRIVING ANNUAL RENEV	07/31/2026	59601	822.97	
		Vendor Subtotal:			822.97	
01-40-00-53-0410	Thomson Reuters	CLEAR MONTHLY SUBSCRIPTION	07/15/2026	59573	376.27	
		Vendor Subtotal:			376.27	
01-40-00-53-0430	Animal Care League	ANIMAL BOARDING Q3 2026	07/31/2026	0	1,800.00	
01-40-00-53-0430	Animal Care League	ANIMAL BOARDING	07/31/2026	0	195.00	
01-40-00-53-0430	Animal Care League	ANIMAL BOARDING	07/31/2026	0	945.00	
		Vendor Subtotal:			2,940.00	
01-40-00-53-3100	W.C. Schauer Hardware	STAIRCASE HARDWARE	07/15/2026	59570	10.98	
		Vendor Subtotal:			10.98	
01-40-00-53-3200	Gas Plus Corporation	JUNE CAR WASHES	07/31/2026	59587	467.82	
		Vendor Subtotal:			467.82	
01-40-00-53-3200	Cassidy Tire & Service LLC	REPLACEMENT TIRES	07/31/2026	0	451.20	
		Vendor Subtotal:			451.20	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE 20 TAF	07/31/2026	0	457.50	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE-#18	07/31/2026	0	55.00	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE-#2	07/31/2026	0	70.00	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE- #4	07/31/2026	0	757.00	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE- 19 DU	07/31/2026	0	2,655.64	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE- 19 DU	07/31/2026	0	434.75	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE- 18 CH	07/31/2026	0	1,723.00	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE- DUR	07/31/2026	0	75.00	
01-40-00-53-3200	Pete's Automotive Service Inc	JUNE 2026 MAINTENANCE -#13	07/31/2026	0	621.48	
Vendor Subtotal:					6,849.37	
01-40-00-53-3200	Benjamin Ransom	FUEL REFILL-PICKING UP NEWPC	07/31/2026	59619	21.75	
Vendor Subtotal:					21.75	
01-40-00-53-3200	Secretary of State	TITLE AND REGISTRATION FEE F	07/15/2026	59571	173.00	
Vendor Subtotal:					173.00	
01-40-00-53-3600	Interiors for Business Inc	DESK MOTOR SWITCH X2	07/15/2026	59555	158.00	
Vendor Subtotal:					158.00	
01-40-00-53-4100	ACE Interdiction Tactics	TRAINING CLASS X3	07/31/2026	59578	897.00	
Vendor Subtotal:					897.00	
01-40-00-53-4100	Lissette Barcenas	JUVENILE SCHOOL-MEAL EXPEN	07/31/2026	59585	82.28	
Vendor Subtotal:					82.28	
01-40-00-53-4100	William Cassidy	MOSSBERG ARMORER TRAINING	07/31/2026	59588	20.00	
Vendor Subtotal:					20.00	
01-40-00-53-4100	Eddie Coleman	LEAD HOMICIDE SCHOOL	07/31/2026	0	76.09	
Vendor Subtotal:					76.09	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-4100	Defense Technology, LLC	IMPACT MUNITIONS INS MC	07/31/2026	59594	375.00	
		Vendor Subtotal:			375.00	
01-40-00-53-4100	Paul Mika	LEAD HOMICIDE SCHOOL- MEAL	07/31/2026	0	77.52	
		Vendor Subtotal:			77.52	
01-40-00-53-4100	Lane Niemann	MOSSBERG 590 AROMORER-TRA	07/15/2026	59562	20.00	
		Vendor Subtotal:			20.00	
01-40-00-53-4100	Andrew Richter	TACTICAL DRIVING SCHOOL TRA	07/31/2026	59620	47.41	
		Vendor Subtotal:			47.41	
01-40-00-53-4200	Andy Frain Services Inc	JUNE 2026 CROSSING GUARDS	07/31/2026	0	16,167.84	
01-40-00-53-4200	Andy Frain Services Inc	JUNE 2026 SCHOOL CROSSING GU	07/31/2026	0	3,886.50	
01-40-00-53-4200	Andy Frain Services Inc	SUMMER SCHOOL CROSSING GU	07/31/2026	0	8,653.94	
		Vendor Subtotal:			28,708.28	
01-40-00-53-4200	Conboy Westchester Funeral Homes,	BODY TRANSPORT	07/31/2026	59592	400.00	
		Vendor Subtotal:			400.00	
01-40-00-53-4200	Fifth Third Bank	TRUCCO SHADOW BOX	07/31/2026	162333	11.99	
01-40-00-53-4200	Fifth Third Bank	BADGE SHIPPING	07/31/2026	162333	14.00	
01-40-00-53-4200	Fifth Third Bank	PARADE EVENT	07/31/2026	162333	64.30	
		Vendor Subtotal:			90.29	
01-40-00-53-4200	Illinois State Police Div of Justice Se	FINGER PRINT SERVICES	07/31/2026	59607	75.00	
		Vendor Subtotal:			75.00	
01-40-00-53-4200	Benjamin Ransom	BREAKFAST FOR ABLE TRAINING	07/31/2026	59619	48.62	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			48.62	
01-40-00-53-4250	Northern Illinois Police Alarm System	NIPAS ANNUAL LUNCHEON	07/15/2026	59563	35.00	
		Vendor Subtotal:			35.00	
01-40-00-53-4300	Illinois Law Enforcement Alarm System	ILEAS ANNUAL DUES	07/15/2026	59554	120.00	
		Vendor Subtotal:			120.00	
01-40-00-53-4300	Northern Illinois Police Alarm System	NIPAS ANNUAL DUES	07/15/2026	59563	1,785.00	
		Vendor Subtotal:			1,785.00	
01-40-00-53-4400	Edward Hospital	PD	07/31/2026	59596	82.00	
		Vendor Subtotal:			82.00	
01-40-00-53-4400	Huuso, PLLC	CELL DECONTAMINATION	07/15/2026	59552	95.00	
		Vendor Subtotal:			95.00	
01-40-00-53-5400	Elan City Inc	REPLACEMENT EVOLIS VISION R	07/31/2026	59598	4,000.00	
		Vendor Subtotal:			4,000.00	
01-40-00-53-5400	Perfection Auto Inc	SQUAD DAMAGE REPAIR #4	07/15/2026	0	9,767.06	
01-40-00-53-5400	Perfection Auto Inc	SQUAD DAMAGE REPAIR #4	07/15/2026	0	11,027.89	
		Vendor Subtotal:			20,794.95	
01-40-00-54-0300	Fifth Third Bank	AWARD RIBBONS	07/31/2026	162333	766.50	
		Vendor Subtotal:			766.50	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-RANSOM	07/15/2026	59556	58.65	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-RANSOM	07/31/2026	59608	505.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			563.65	
01-40-00-54-0300	N-Ear Inc	EAR PIECES & MICS	07/31/2026	0	665.74	
		Vendor Subtotal:			665.74	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RICHTER	07/15/2026	59566	317.92	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS -MURILLO	07/15/2026	59566	463.26	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS	07/15/2026	59566	233.97	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-NIEMANN	07/31/2026	59613	299.73	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS HUTCHINSON	07/31/2026	59613	114.10	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RICHTER	07/31/2026	59613	123.30	
		Vendor Subtotal:			1,552.28	
01-40-00-54-0310	Corporate Business Cards	BUSINESS CARDS	07/31/2026	0	176.86	
		Vendor Subtotal:			176.86	
01-40-00-54-0310	Ray O'Herron Co. Inc	UNIFORMS-BUS	07/15/2026	59566	80.99	
		Vendor Subtotal:			80.99	
01-40-00-54-0310	Jenn Sales Corp	ADMIN CLOTHING	07/31/2026	59626	105.00	
		Vendor Subtotal:			105.00	
01-40-00-54-0400	Albertsons Safeway	PRISONER PRESCRIPTIONS	07/15/2026	59529	38.50	
01-40-00-54-0400	Albertsons Safeway	PRISONER PRESCRIPTIONS	07/15/2026	59529	73.39	
01-40-00-54-0400	Albertsons Safeway	PRISONER PRESCRIPTIONS	07/15/2026	59529	24.98	
		Vendor Subtotal:			136.87	
01-40-00-54-0400	Huuso, PLLC	CELL DECONTAMINATION	07/31/2026	59605	95.00	
01-40-00-54-0400	Huuso, PLLC	QUARTERLY CELL CLEANING	07/31/2026	59605	190.00	
		Vendor Subtotal:			285.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0400	Starship Inc	PRISONER MEALS-MAY 2026	07/15/2026	0	100.80	
		Vendor Subtotal:			100.80	
01-40-00-54-0600	Atlantis Distribution & Logistics	SQUAD PRINTER PAPER	07/31/2026	0	415.00	
		Vendor Subtotal:			415.00	
01-40-00-54-0600	Fifth Third Bank	GATORADE FOR PATROL OPERAT	07/31/2026	162333	47.94	
01-40-00-54-0600	Fifth Third Bank	OPS SUPPLIES	07/31/2026	162333	26.69	
01-40-00-54-0600	Fifth Third Bank	COAT HOOKS	07/31/2026	162333	37.98	
01-40-00-54-0600	Fifth Third Bank	FANS	07/31/2026	162333	47.47	
01-40-00-54-0600	Fifth Third Bank	OPS SUPPLIES	07/31/2026	162333	64.78	
		Vendor Subtotal:			224.86	
01-40-00-54-0601	Chicago Communications LLC	CAR 2 RADIO REPAIR	07/31/2026	0	110.00	
		Vendor Subtotal:			110.00	
01-40-00-54-0602	Fifth Third Bank	RANGE	07/31/2026	162333	38.05	
		Vendor Subtotal:			38.05	
01-40-00-54-0610	Fifth Third Bank	COP FTO ANNUAL SUBSCRIPTION	07/31/2026	162333	3,350.00	
		Vendor Subtotal:			3,350.00	
01-40-00-54-0620	Axon Enterprise Inc	AXON COMMUNITY REQUEST	07/15/2026	59533	1,403.73	
		Vendor Subtotal:			1,403.73	
01-50-00-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	40,835.35	
		Vendor Subtotal:			40,835.35	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-0.45	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-669.69	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-36.97	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	82.81	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	10,462.57	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-2.85	
Vendor Subtotal:					9,835.42	
01-50-00-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	569.97	
Vendor Subtotal:					569.97	
01-50-00-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATION	07/15/2026	59532	198.91	
Vendor Subtotal:					198.91	
01-50-00-53-0200	Sierra Wireless America, Inc	AIRLINK-JULY 2026	07/15/2026	59572	30.00	
Vendor Subtotal:					30.00	
01-50-00-53-0410	DeKind Computer Consultants	APC BACKUPS	07/15/2026	0	151.99	
Vendor Subtotal:					151.99	
01-50-00-53-3100	Fifth Third Bank	DOCKING REPAIR	07/31/2026	162333	299.00	
Vendor Subtotal:					299.00	
01-50-00-53-3200	Tetrahedron Investments LLC	213-A/C REPAIR	07/15/2026	59547	4,455.30	
01-50-00-53-3200	Tetrahedron Investments LLC	PUMP TEST ENGIE 222	07/31/2026	59599	500.00	
Vendor Subtotal:					4,955.30	
01-50-00-53-3200	Fire Service, Inc.	A/C COMPRESSOR FOR ENGINE 2	07/15/2026	0	1,773.39	
Vendor Subtotal:					1,773.39	
01-50-00-53-3200	Pete's Automotive Service Inc	OIL CHANGE - #202	07/31/2026	0	70.00	
Vendor Subtotal:					70.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-53-4100	Christopher Doran	CAR SEAT TECHNICIAN RE-CERT	07/15/2026	59544	55.00	
		Vendor Subtotal:			55.00	
01-50-00-53-4100	Fifth Third Bank	2026 TRAINING CONFERENCE-LA	07/31/2026	162333	1,016.96	
		Vendor Subtotal:			1,016.96	
01-50-00-53-4100	Lucas Finfrock	REGISTRATION FOR PARAMEDIC	07/31/2026	59600	30.00	
		Vendor Subtotal:			30.00	
01-50-00-53-4100	Illinois Fire Chiefs Association	ANNUAL I-CHIEFS CONFERENCE	07/31/2026	59606	260.00	
		Vendor Subtotal:			260.00	
01-50-00-53-4100	North Central Water Rescue	WATER RESCUE TRAINING	07/15/2026	59564	800.00	
		Vendor Subtotal:			800.00	
01-50-00-53-4100	Equipment Simulations LLC	ANNUAL LICENSE FOR FIRE SIMU	07/31/2026	59625	1,475.00	
		Vendor Subtotal:			1,475.00	
01-50-00-53-4200	LithoPrint, Inc	STRATEGIC PLANNING BK	07/15/2026	59559	959.84	
		Vendor Subtotal:			959.84	
01-50-00-53-4200	The Printing Store Inc	COMMUNITY CONNECT POST CA	07/31/2026	59617	229.00	
		Vendor Subtotal:			229.00	
01-50-00-53-4250	Jonathan Buchholz	RESCUE 3 SWIFTWATER TRAININ	07/15/2026	59536	129.43	
01-50-00-53-4250	Jonathan Buchholz	RESCUE 3 SWIFTWATER TRAININ	07/15/2026	59536	40.00	
01-50-00-53-4250	Jonathan Buchholz	RESCUE 3 SWIFTWATER TRAININ	07/15/2026	59536	129.34	
		Vendor Subtotal:			298.77	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-53-4250	Fifth Third Bank	FRI CONFERENCE	07/31/2026	162333	436.80	
01-50-00-53-4250	Fifth Third Bank	FIRST DUE CONFERENCE	07/31/2026	162333	431.80	
01-50-00-53-4250	Fifth Third Bank	IAFC FRI CONFERENCE	07/31/2026	162333	845.00	
Vendor Subtotal:					1,713.60	
01-50-00-53-4250	Edward Howe	SWIFT WATER TECH-TRANSPORT	07/15/2026	59551	94.98	
01-50-00-53-4250	Edward Howe	SWIFT WATER TECH-MEAKL EXP	07/15/2026	59551	20.00	
Vendor Subtotal:					114.98	
01-50-00-54-0100	Fifth Third Bank	PAPER SHREDDER DC, FLOOR M/	07/31/2026	162333	285.57	
Vendor Subtotal:					285.57	
01-50-00-54-0150	Air One Equipment Inc	TOOL MOUNTS FOR RESCUE 210	07/31/2026	0	548.00	
01-50-00-54-0150	Air One Equipment Inc	THERMAL, IMAGE CAMERA	07/31/2026	0	3,946.00	
Vendor Subtotal:					4,494.00	
01-50-00-54-0300	Air One Equipment Inc	FIREFIGHTING GLOVES FF MASS	07/15/2026	0	102.00	
Vendor Subtotal:					102.00	
01-50-00-54-0300	On Time Embroidery Inc	FIRE DEPARTMENT MEMBER UNI	07/31/2026	0	7,751.00	
Vendor Subtotal:					7,751.00	
01-50-00-54-0600	Air One Equipment Inc	SCBA FIRE PIECE FF MASSEY	07/15/2026	0	437.00	
01-50-00-54-0600	Air One Equipment Inc	FIREFIGHTING HOOD FF MASSEY	07/15/2026	0	252.00	
01-50-00-54-0600	Air One Equipment Inc	SCBA FLOW TEST	07/15/2026	0	20.00	
01-50-00-54-0600	Air One Equipment Inc	FIRE BOOTS LT ZIPPERICH	07/31/2026	0	627.00	
01-50-00-54-0600	Air One Equipment Inc	FIRE FIGHTING BOOTS	07/31/2026	0	471.00	
Vendor Subtotal:					1,807.00	
01-50-00-54-0600	Bound Tree Medical LLC	EMS SUPPLIIES	07/31/2026	59586	248.56	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			248.56	
01-50-00-54-0600	Chicago Communications LLC	ANTENNA	07/15/2026	0	177.43	
		Vendor Subtotal:			177.43	
01-50-00-54-0600	Linde Gas & Equipment Inc.	OXYGEN FOR AMBULANCE	07/15/2026	0	123.47	
01-50-00-54-0600	Linde Gas & Equipment Inc.	OXYGEN CYLINDER RENTAL-06%	07/31/2026	0	280.75	
		Vendor Subtotal:			404.22	
01-50-00-54-0600	UPS	FD SHIPPING	07/15/2026	59575	111.97	
		Vendor Subtotal:			111.97	
01-50-00-54-0600	Warehouse Direct Inc	CLEANING SUPPLIES	07/15/2026	0	201.17	
01-50-00-54-0600	Warehouse Direct Inc	SUPPLIES	07/15/2026	0	62.03	
01-50-00-54-0600	Warehouse Direct Inc	CLEANING SUPPLIES	07/15/2026	0	18.96	
01-50-00-54-0600	Warehouse Direct Inc	CLEANING SUPPLIES	07/15/2026	0	100.34	
		Vendor Subtotal:			382.50	
01-60-01-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	11,162.97	
		Vendor Subtotal:			11,162.97	
01-60-01-52-0420	Bestco HARTFORD	RETIREE HEALTH INS	07/15/2026	59534	548.75	
		Vendor Subtotal:			548.75	
01-60-01-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	6.61	
01-60-01-52-0420	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	177.23	
		Vendor Subtotal:			183.84	
01-60-01-52-0420	Midwest Operating Eng-Pension Tru	HEALTH INSURANCE PW RETIRE	07/31/2026	59610	1,524.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,524.00	
01-60-01-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	152.43	
		Vendor Subtotal:			152.43	
01-60-01-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATION	07/15/2026	59532	135.32	
		Vendor Subtotal:			135.32	
01-60-01-53-0200	Fifth Third Bank	COMCAST PW	07/31/2026	162333	195.70	
		Vendor Subtotal:			195.70	
01-60-01-53-0200	Verizon Wireless	VERIZON DATA-MAY	07/15/2026	0	36.01	
		Vendor Subtotal:			36.01	
01-60-01-53-0410	Absolute Software, Inc.	ABSOLUTE SERVICES	07/15/2026	59527	60.00	
		Vendor Subtotal:			60.00	
01-60-01-53-0410	DeKind Computer Consultants	TEMPERATURE SENSORS	07/15/2026	0	48.99	
01-60-01-53-0410	DeKind Computer Consultants	APC BACKUPS	07/15/2026	0	151.99	
		Vendor Subtotal:			200.98	
01-60-01-53-0410	Municipal GIS Partners, Inc	GIS CONSORTIUM SERVICES	07/15/2026	0	2,080.94	
		Vendor Subtotal:			2,080.94	
01-60-01-53-3550	Davis Tree Care Inc	CONTRACT TREE TRIMMING	07/15/2026	59543	9,080.00	
01-60-01-53-3550	Davis Tree Care Inc	CONTRACT TREE TRIMMING	07/15/2026	59543	1,935.00	
		Vendor Subtotal:			11,015.00	
01-60-01-53-3600	South West Industries, Inc.	ELEVATOR MAINTENANCE	07/15/2026	0	747.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			747.00	
01-60-01-53-3600	Economy Iron Inc	FENCE REPAIR WORK COMPLETE	07/15/2026	59545	3,850.00	
		Vendor Subtotal:			3,850.00	
01-60-01-53-3600	Fifth Third Bank	OFFICE THERMAMETERS	07/31/2026	162333	78.39	
		Vendor Subtotal:			78.39	
01-60-01-53-3600	M & M Landscaping LLC	CONTRACTUAL LANDSCAPING	07/15/2026	0	2,164.07	
01-60-01-53-3600	M & M Landscaping LLC	PRIVATE LAWN UP KEEP 1438 LA1	07/15/2026	0	76.00	
		Vendor Subtotal:			2,240.07	
01-60-01-53-3600	Ozinga Ready Mix Concrete Inc	CONCRETE BLOCKS	07/15/2026	0	7,631.00	
		Vendor Subtotal:			7,631.00	
01-60-01-53-4250	Fifth Third Bank	ISA CONFERENCE	07/31/2026	162333	689.00	
		Vendor Subtotal:			689.00	
01-60-01-53-4400	Edward Hospital	SEASONAL PW	07/31/2026	59596	236.00	
		Vendor Subtotal:			236.00	
01-60-01-53-5300	ILCMA	STAFF ENGINEER RECRUIT	07/15/2026	59553	50.00	
		Vendor Subtotal:			50.00	
01-60-01-53-5350	MIP V Onion Parent LLC	DEBRIS, HERITAGE SQUARE, STC	07/15/2026	0	1,578.91	
01-60-01-53-5350	MIP V Onion Parent LLC	DEBRIS, HERITAGE SQUARE, STC	07/15/2026	0	421.59	
		Vendor Subtotal:			2,000.50	
01-60-01-53-5400	Economy Iron Inc	FENCE REPAIR WORK COMPLETE	07/15/2026	59545	4,650.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			4,650.00	
01-60-01-53-5450	AEP Energy	STREET LIGHT ELECTRICITY	07/15/2026	59528	1,666.45	
		Vendor Subtotal:			1,666.45	
01-60-01-53-5450	ComEd	ALLEY ELECTRICITY	07/31/2026	59591	874.16	
		Vendor Subtotal:			874.16	
01-60-01-54-0150	Ekos, Inc	EKOS- FUEL SYSTEM CRADLE PC	07/31/2026	59597	1,473.00	
		Vendor Subtotal:			1,473.00	
01-60-01-54-0310	Fifth Third Bank	SAFETY HELMET	07/31/2026	162333	26.49	
		Vendor Subtotal:			26.49	
01-60-01-54-0310	Rasenick's	UNIFORM	07/15/2026	59568	99.98	
01-60-01-54-0310	Rasenick's	UNIFORM	07/15/2026	59568	199.98	
		Vendor Subtotal:			299.96	
01-60-01-54-0600	Fifth Third Bank	LATEX GLOVES	07/31/2026	162333	241.12	
		Vendor Subtotal:			241.12	
01-60-01-55-1205	Gewalt Hamilton Assoc Inc	LAKE ST CROSSINGS ENGINEERI	07/15/2026	59549	1,980.00	
01-60-01-55-1205	Gewalt Hamilton Assoc Inc	LAKE STREET INTERSECTION IV	07/31/2026	59603	4,370.50	
		Vendor Subtotal:			6,350.50	
01-60-01-55-1205	Lee Mechanical, Inc	SERVICE CONTRACT-SPRING	07/15/2026	0	4,240.00	
		Vendor Subtotal:			4,240.00	
01-60-05-53-5500	MIP V Onion Parent LLC	REFUSE REMOVAL PER CONTRAC	07/15/2026	0	110,808.19	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					110,808.19	
Subtotal for Fund: 01					862,931.71	
02-00-00-21-0015	State Treasurer	PR Batch 00015.07.2026 State Income	07/15/2026	101100	1,867.81	
02-00-00-21-0015	State Treasurer	PR Batch 00031.07.2026 State Income	07/31/2026	101109	1,764.25	
Vendor Subtotal:					3,632.06	
02-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Medicare En	07/15/2026	101101	588.41	
02-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Medicare En	07/15/2026	101101	588.41	
02-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 FICA Emplo	07/15/2026	101101	2,516.01	
02-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 FICA Emplo	07/15/2026	101101	2,516.01	
02-00-00-21-0015	United States Treasury	PR Batch 00015.07.2026 Federal Inco	07/15/2026	101101	4,991.37	
02-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Federal Inco	07/31/2026	101110	4,415.02	
02-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 FICA Emplo	07/31/2026	101110	2,375.91	
02-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Medicare En	07/31/2026	101110	555.65	
02-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 Medicare En	07/31/2026	101110	555.65	
02-00-00-21-0015	United States Treasury	PR Batch 00031.07.2026 FICA Emplo	07/31/2026	101110	2,375.91	
Vendor Subtotal:					21,478.35	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Empl	07/31/2026	101106	1,509.23	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Empl	07/31/2026	101106	1,420.02	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF-Volun	07/31/2026	101106	248.21	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Empl	07/31/2026	101106	836.27	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF-Volun	07/31/2026	101106	903.59	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.07.2026 IMRF Empl	07/31/2026	101106	842.91	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF-Volun	07/15/2026	101106	871.63	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	830.73	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF-Volun	07/15/2026	101106	242.92	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	949.09	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	1,619.50	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.07.2026 IMRF Empl	07/15/2026	101106	1,485.36	
Vendor Subtotal:					11,759.46	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.07.2026 ICMA	07/15/2026	101099	394.00	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.07.2026 ICMA Empl	07/15/2026	101099	31.24	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.07.2026 ICMA	07/31/2026	101105	394.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.07.2026 ICMA Empl	07/31/2026	101105	31.24	
Vendor Subtotal:					850.48	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA Flat	07/15/2026	101098	25.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.07.2026 AXA Roth	07/15/2026	101098	10.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA Roth	07/31/2026	101104	10.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.07.2026 AXA Flat	07/31/2026	101104	25.00	
Vendor Subtotal:					70.00	
02-00-00-21-0043	WEX Health, Inc	PR Batch 00015.07.2026 VEBA-SICK	07/15/2026	101102	4,281.95	
Vendor Subtotal:					4,281.95	
02-00-00-21-0050	International Union of Operating En	PR Batch 00031.07.2026 Public Work:	07/31/2026	101107	338.68	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.07.2026 Public Work:	07/15/2026	101107	316.81	
Vendor Subtotal:					655.49	
02-00-00-21-0050	International Union of Operating En	PR Batch 00031.07.2026 Public Work:	07/31/2026	101108	56.93	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.07.2026 Public Work:	07/15/2026	101108	53.20	
Vendor Subtotal:					110.13	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.07.2026 Supplementa	07/31/2026	1617	19.20	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.07.2026 Supplementa	07/15/2026	1617	19.20	
Vendor Subtotal:					38.40	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	-0.28	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.03	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.11	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	16,677.95	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	153.97	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.09	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.03	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	7.39	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	0.11	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			16,839.40	
02-60-06-52-0420	Midwest Operating Eng-Pension Tru	HEALTH INSURANCE PW RETIRE	07/31/2026	59610	508.00	
		Vendor Subtotal:			508.00	
02-60-06-52-0425	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	370.37	
		Vendor Subtotal:			370.37	
02-60-06-53-0100	AEP Energy	ELECTRICITY FOR PUMP STATION	07/15/2026	59528	2,143.66	
		Vendor Subtotal:			2,143.66	
02-60-06-53-0100	ComEd	PUMP STATION ELECTRICITY	07/15/2026	59539	2,273.91	
		Vendor Subtotal:			2,273.91	
02-60-06-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATION	07/15/2026	59532	135.32	
		Vendor Subtotal:			135.32	
02-60-06-53-0200	Fifth Third Bank	PUMP INTERNET	07/31/2026	162333	106.34	
		Vendor Subtotal:			106.34	
02-60-06-53-0200	Verizon Wireless	VERIZON DATA-JUNE	07/15/2026	0	36.01	
02-60-06-53-0200	Verizon Wireless	VERIZON DATA-MAY	07/15/2026	0	36.01	
		Vendor Subtotal:			72.02	
02-60-06-53-0380	Intergovernmental Personnel Benefit	JULY 2026 IPBC INSURANCE	07/15/2026	1622	30.08	
		Vendor Subtotal:			30.08	
02-60-06-53-0410	DeKind Computer Consultants	SENTINEL ONE-ANNUAL	07/15/2026	0	1,769.89	
02-60-06-53-0410	DeKind Computer Consultants	AUGUST HOURS	07/15/2026	0	4,201.25	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			5,971.14	
02-60-06-53-0410	Fifth Third Bank	AZURE	07/31/2026	162333	297.60	
		Vendor Subtotal:			297.60	
02-60-06-53-0410	Municipal GIS Partners, Inc	GIS CONSORTIUM SERVICES	07/15/2026	0	2,080.94	
		Vendor Subtotal:			2,080.94	
02-60-06-53-0410	SBRK Finance Holdings Inc	UB WEB PAYMENTS JUNE 2026	07/15/2026	0	673.00	
		Vendor Subtotal:			673.00	
02-60-06-53-3600	Nicor Gas Company	PUMP STATION GAS	07/31/2026	59611	80.91	
		Vendor Subtotal:			80.91	
02-60-06-53-3600	United States Geological Survey	RIVER FOREST STREAM GAUGE	07/31/2026	59630	6,400.00	
		Vendor Subtotal:			6,400.00	
02-60-06-53-3631	Pediment LLC	LEAD SERVICE LINE	07/31/2026	59616	2,500.00	
		Vendor Subtotal:			2,500.00	
02-60-06-53-3631	Thomas Shaughnessy	LEAD SERVICE LINE	07/31/2026	59623	2,500.00	
		Vendor Subtotal:			2,500.00	
02-60-06-53-3631	Eric Weiss	LEAD SERVICE LINE	07/31/2026	59631	7,500.00	
		Vendor Subtotal:			7,500.00	
02-60-06-53-4350	Sebis Direct (Printing)	UB PRINTING JUNE 2026	07/31/2026	0	174.41	
		Vendor Subtotal:			174.41	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-5350	MIP V Onion Parent LLC	DEBRIS, HERITAGE SQUARE, STC	07/15/2026	0	297.09	
		Vendor Subtotal:			297.09	
02-60-06-54-0600	Fifth Third Bank	LATEX GLOVES	07/31/2026	162333	60.28	
		Vendor Subtotal:			60.28	
02-60-06-54-1300	Sebis Direct (Postage)	UTILITY BILLING POSTAGE -JULY	07/15/2026	0	839.28	
		Vendor Subtotal:			839.28	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	07/15/2026	59538	79,975.45	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	07/15/2026	59538	98,442.65	
		Vendor Subtotal:			178,418.10	
02-60-06-55-1150	Grace Angelos	SEWER LATERAL REPAIR	07/31/2026	59581	5,375.00	
		Vendor Subtotal:			5,375.00	
02-60-06-55-1300	Dixon Engineering Inc	WATER RESERVOIR REHABILITAT	07/31/2026	59595	8,750.00	
		Vendor Subtotal:			8,750.00	
02-60-06-55-9100	Schroeder Asphalt Services Inc	2026 STREET PATCHING PROJECT	07/31/2026	59622	10,000.00	
		Vendor Subtotal:			10,000.00	
		Subtotal for Fund: 02			297,273.17	
03-00-00-53-3620	Schroeder Asphalt Services Inc	2026 STREET PATCHING PROJECT	07/31/2026	59622	55,299.32	
		Vendor Subtotal:			55,299.32	
		Subtotal for Fund: 03			55,299.32	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
13-00-00-55-8850	Air One Equipment Inc	CIP SCBA PURCHASE	07/15/2026	0	31,700.00	
		Vendor Subtotal:			31,700.00	
13-00-00-55-8925	E.H. Wachs	VALVE TURNER	07/15/2026	59546	45,749.00	
		Vendor Subtotal:			45,749.00	
		Subtotal for Fund: 13			77,449.00	
14-00-00-53-0370	American Traffic Solutions Inc	MONTHLY CHARGE FOR AUTOM	07/15/2026	0	4,958.00	
		Vendor Subtotal:			4,958.00	
14-00-00-53-4290	Forest Preserves of Cook County	ANNUAL LICENSE FEE LAKE & H	07/31/2026	59602	12,000.00	
		Vendor Subtotal:			12,000.00	
14-00-00-55-1205	Fifth Third Bank	PD CAMERA MONITOR	07/31/2026	162333	399.99	
		Vendor Subtotal:			399.99	
14-00-00-55-1205	Primera Engineers, LTD	WASHINGTON BLD PHASE 1 STUI	07/15/2026	59567	7,176.18	
		Vendor Subtotal:			7,176.18	
14-00-00-55-1210	Christopher B. Burke Engineering Lt	RIVER FOREST-VH PERMEABLE I	07/31/2026	0	6,637.50	
		Vendor Subtotal:			6,637.50	
14-00-00-55-1210	MIP V Onion Parent LLC	DEBRIS, HERITAGE SQUARE, STC	07/15/2026	0	14,423.62	
		Vendor Subtotal:			14,423.62	
		Subtotal for Fund: 14			45,595.29	
31-00-00-53-0100	ComEd	MADISON ELECTRICITY	07/15/2026	59539	130.44	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			130.44	
31-00-00-53-0380	Ryan. LLC	TIF RESEARCH THROUGH JUNE 3	07/15/2026	0	1,338.75	
		Vendor Subtotal:			1,338.75	
31-00-00-53-0380	Thomas Engineering	MADISON TRAFFIC REVIEW	07/31/2026	59628	5,901.00	
		Vendor Subtotal:			5,901.00	
31-00-00-53-5300	AlphaGraphics 375	PUBLIC HEARING-MAD DRB #1	07/15/2026	59530	4,585.48	
		Vendor Subtotal:			4,585.48	
31-00-00-53-5300	Sign Express Inc	MADISON PH SIGNS	07/31/2026	59624	627.00	
		Vendor Subtotal:			627.00	
31-00-00-55-4300	Chicago Sound & Backline	07/09/26 DRB MEETING AUDIO/VI	07/15/2026	0	2,500.00	
		Vendor Subtotal:			2,500.00	
31-00-00-55-4300	Trinity High School	TRINITY MEETING LOCATION	07/15/2026	59574	1,000.00	
		Vendor Subtotal:			1,000.00	
		Subtotal for Fund: 31			16,082.67	
35-00-00-53-3610	Chris Cowan	SPRINKLER REPAIR DUE TO 2026	07/15/2026	59540	900.00	
		Vendor Subtotal:			900.00	
		Subtotal for Fund: 35			900.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					=====	
Report Total:					1,355,531.16	
					=====	



Village of River Forest

MONTHLY FINANCE REPORT Fiscal Year 2027 through July 31, 2026

This report includes financial information for Fiscal Year 2027 through July 31, 2026, which represents 25.00% of the fiscal year. A revenue and expenditure report by fund and account and an investment report for July 2026 are attached.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance Fiscal Year 2027 through July 31, 2026

	2027		Percent
	Budget	Actual	Rec/ Exp
REVENUES			
Taxes			
Property Taxes	\$8,065,640	\$406,668	5.04%
General Sales Taxes	3,164,366	728,180	23.01%
Non Home Rule Sales Tax	1,506,882	348,127	23.10%
Utility Taxes	700,533	133,657	19.08%
Restaurant Tax	202,616	53,707	26.51%
Telecommunications Tax	181,472	41,436	22.83%
Real Estate Transfer Tax	130,012	46,064	35.43%
Local Gasoline Tax	77,175	13,848	17.94%
Cannabis State Excise Tax	18,044	5,116	28.35%
Intergovernmental Revenue			
Personal Property Replacement Tax	252,853	83,694	33.10%
Use Tax	31,285	25,506	81.53%
State Income Taxes	2,124,995	720,383	33.90%
Licenses and Permits	1,849,920	557,658	30.14%
Charges for Services			
Garbage Collections	1,329,555	301,379	22.67%
Ambulance Fees	1,090,310	221,755	20.34%
Other Charges for Services	414,470	92,520	22.32%
Fines	349,473	80,860	23.14%
Investment Income	277,868	22,682	8.16%
Grants and Contributions	68,274	5,825	8.53%
Miscellaneous Revenues	660,542	95,031	14.39%
TOTAL REVENUES	\$22,496,285	\$3,984,096	17.71%
EXPENDITURES			
Administration	\$ 2,450,616	\$ 601,432	24.54%
E911	615,063	123,574	20.09%
Boards & Commissions	55,660	17,446	31.34%
Building and Development	746,236	120,666	16.17%
Legal Services	188,000	11,834	6.29%
Police Department	8,668,858	1,772,009	20.44%
Fire Department	6,754,805	1,351,094	20.00%
Public Works	3,812,078	665,676	17.46%
TOTAL EXPENDITURES	\$23,291,316	\$4,663,731	20.02%
NET CHANGE IN FUND BALANCE	(\$795,031)	(\$679,635)	

Revenues

Fiscal year-to-date revenue collections are at 17.71%. The Village has received property tax revenues from the 1st installment tax bills that were due April 1, 2026. The 2nd installment tax bills for the 2025 levy are normally due August 1st, but the county has informed all municipalities that these bills are expected to be delayed for at least 2 months. Sales tax and non-home rule sales tax revenues are for February, March and April of 2026 and are slightly below projections. These taxes are 3 months in arrears. The consumer price index indicates that inflation rates in recent months are on the rise. Staff continues to monitor this and will make adjustments as needed as economic conditions change.

Use tax is also for February, March and April collections and is above what has been projected. The budget was based off of projections provided by IML. As sales tax and non-home rules sales tax collections are seeing increases, use tax collections are seeing reductions due to how it is being distributed. It is now based on the jurisdiction where the item is shipped or delivered. Real Estate Transfer Tax revenues are based on the timing of real estate sales and the housing market. Utility tax payments are typically elevated during the warmer summer (electric) and cooler winter (gas) months and vary based on weather conditions. The Cannabis State Excise taxes are slightly above projections. These revenues are to be used for public safety initiatives.

Income tax receipts continue to exceed projections. This has been fueled by the labor market and extraordinary corporate income tax collections. The payment received in July is for June 2026 collections. We continue to see higher revenue collections each month. The local gasoline tax is below what has been projected. This is partly due to consumers switching to electric vehicles. License and permit revenue includes spring building permit activity. Vehicle license renewals were sent out at the end of May and were due July 14th. Revenue from Ambulance billings is included in charges for services. This revenue source is generated from the Ground Emergency Medical Transportation (GEMT) reimbursement program that the Village now participates in.

Expenditures

Expenditures are at 20.02% of the budgeted amount. Salaries and benefits, except for overtime, include payment for services rendered through the end of the month. All expenditures except Boards & Commissions are below projections because there is about a month's lag between the time that goods are received or services are performed, and when the vendor payment is made for the goods or services. E911 payments to West Suburban Consolidated Dispatch Center for the Village's contributions are paid quarterly and are paid through June of 2026. Payments made after April 30th for goods received and services performed prior to May 1st were posted to the prior fiscal year.

WATER AND SEWER FUND

Water and Sewer revenues are slightly below projections. This is due to water consumption and weather conditions. Overall expenses are in line with projections or below. There is a one-month lag in payments to the City of Chicago for FY 2027 water usage. Debt Service expenses include the May payments on all debt service.

Revenues, Expenditures and Changes in Net Position Fiscal Year 2027 through July 31, 2026

	2027		Percent
	Budget	Actual	Rec/Exp
Operating Revenues			
Permit Fees	\$ 34,056	\$ 4,500	13.21%
Water Sales	3,537,042	731,173	20.67%
Sewer Sales	2,164,665	432,284	19.97%
Water Penalties	35,000	12,292	35.12%
Miscellaneous	123,737	26,892	21.73%
Grants	1,150,000	-	0.00%
Total Operating Revenues	\$ 7,044,500	\$ 1,207,141	17.14%
Operating Expenses			
Salaries and Benefits	\$ 1,465,556	\$ 362,442	24.73%
Contractual Services	703,617	133,039	18.91%
Water From Chicago	2,126,176	306,605	14.42%
Materials and Supplies	78,332	6,866	8.77%
Depreciation/Debt Service	1,395,396	481,679	34.52%
Transfer to CERF	97,722	24,430	25.00%
Operating Expenses including Depreciation	\$ 5,866,799	\$ 1,315,061	22.42%
Operating Revenues over Operating Exp	\$ 1,177,701	\$ (107,920)	
Capital Improvements	\$ (2,267,229)	(155,687)	6.87%
Total Revenues over Expenses	\$ (1,089,528)	\$ (263,607)	

REVENUES AND EXPENDITURES VS. BUDGET – OTHER FUNDS

Fund #	Fund	Revenues			Expenditures		
		2027 Budget	2027 YTD Actual	% Rec	2027 Budget	2027 YTD Actual	% Exp
03	Motor Fuel Tax	\$ 567,489	\$ 134,959	23.78%	\$ 523,810	\$ 70,299	13.42%
05	Debt Service Fund	\$ 624,352	\$ 16,961	2.72%	\$ 610,475	\$ 66,019	10.81%
13	Cap Equipmnt Replcmnt	\$ 1,362,525	\$ 333,006	24.44%	\$ 1,353,422	\$ 370,258	27.36%
14	Capital Improvement	\$ 2,229,742	\$ 313,857	14.08%	\$ 2,569,125	\$ 212,460	8.27%
31	TIF-Madison	\$ 933,811	\$ 64,619	6.92%	\$ 467,125	\$ 26,934	5.77%
32	TIF-North	\$ 831,252	\$ 151,771	18.26%	\$ 302,435	\$ 210	0.07%
35	Infrastructure Imp Bond	\$ 3,946	\$ 4,043	102.46%	\$ 300,000	\$ 129,328	43.11%

CASH AND INVESTMENTS

Fund #	Fund	Cash and Money		IMET Convenience		Investments	Total
		Markets	Fund	Fund			
1	General	\$ 3,655,380	\$ 64,821	\$ 4,473,138	\$ 8,193,339		
3	Motor Fuel Tax	\$ 452,803	\$ -	\$ 231,900	\$ 684,703		
5	Debt Service Fund	\$ 228,328	\$ -	\$ -	\$ 228,328		
13	Capital Equip Replacement	\$ 1,430,186	\$ 282,677	\$ 3,950,791	\$ 5,663,654		
14	Capital Improvement	\$ 90,989	\$ -	\$ 443,078	\$ 534,067		
31	TIF-Madison Street	\$ 3,662,962	\$ -	\$ -	\$ 3,662,962		
32	TIF- North Avenue	\$ 2,577,405	\$ -	\$ -	\$ 2,577,405		
35	Infrastructure Imp Bond Fund	\$ 563,585	\$ -	\$ -	\$ 563,585		
2	Water & Sewer	\$ 1,606,653	\$ 211,128	\$ 970,920	\$ 2,788,701		
Total		\$ 14,268,291	\$ 558,626	\$ 10,069,827	\$ 24,896,744		

JULY 2026 FINANCE ACTIVITIES

1. The fieldwork for the audit of the Village's Fiscal Year 2026 financial statements was conducted. Staff gathered requested materials and responded to inquiries. The Auditors conducted the fieldwork remotely.
2. The IRMA Revenue Base Worksheet was prepared.
3. The Finance Director attended the Police and Fire Pension Board meetings where the annual actuarial reports were presented.

General Ledger

Village of River Forest

User: rmcadams
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 Period 03 - 03
 Fiscal Year 2027



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01	General Fund							
00								
01-00-00-41-1000	Property Tax-Prior Years	3,901,382.00	300,002.93	0.00	106,664.73	406,667.66	3,494,714.34	10.42
01-00-00-41-1021	Property Tax-Current Year	4,164,258.00	0.00	0.00	0.00	0.00	4,164,258.00	0.00
	Property Taxes	8,065,640.00	300,002.93	0.00	106,664.73	406,667.66	7,658,972.34	5.04
01-00-00-41-1150	Replacement Tax	252,853.00	42,141.28	0.00	41,552.51	83,693.79	169,159.21	33.10
01-00-00-41-1190	Restaurant Tax	202,616.00	35,260.23	0.00	18,446.83	53,707.06	148,908.94	26.51
01-00-00-41-1200	Sales Tax	3,164,366.00	484,714.14	0.00	243,465.60	728,179.74	2,436,186.26	23.01
01-00-00-41-1205	State Use Tax	31,285.00	15,797.35	0.00	9,708.74	25,506.09	5,778.91	81.53
01-00-00-41-1210	Non-Home Rule Sales Tax	1,506,882.00	231,117.96	0.00	117,009.13	348,127.09	1,158,754.91	23.10
01-00-00-41-1250	Income Tax	2,124,995.00	489,870.16	0.00	230,512.89	720,383.05	1,404,611.95	33.90
01-00-00-41-1450	Transfer Tax	130,012.00	30,301.20	0.00	15,763.00	46,064.20	83,947.80	35.43
01-00-00-41-1460	Communication Tax	181,472.00	27,013.46	0.00	14,422.25	41,435.71	140,036.29	22.83
01-00-00-41-1475	Utility Tax Elec	430,448.00	57,311.05	0.00	29,523.44	86,834.49	343,613.51	20.17
01-00-00-41-1480	Utility Tax Gas	270,085.00	37,298.70	0.00	9,523.68	46,822.38	223,262.62	17.34
01-00-00-41-1490	Local Gasoline Tax	77,175.00	9,801.40	0.00	4,047.10	13,848.50	63,326.50	17.94
01-00-00-41-1600	Cannabis State Excise Tax	18,044.00	3,428.55	0.00	1,687.48	5,116.03	12,927.97	28.35
	Other Taxes	8,390,233.00	1,464,055.48	0.00	735,662.65	2,199,718.13	6,190,514.87	26.22
01-00-00-42-2115	Pet Licenses	2,000.00	400.00	0.00	120.00	520.00	1,480.00	26.00
01-00-00-42-2120	Vehicle Licenses	290,000.00	173,568.50	87.50	65,375.00	238,856.00	51,144.00	82.36
01-00-00-42-2125	Cab License	500.00	500.00	0.00	0.00	500.00	0.00	100.00
01-00-00-42-2345	Contractor's License Fees	110,975.00	22,437.50	0.00	11,062.50	33,500.00	77,475.00	30.19
01-00-00-42-2350	Business Licenses	25,000.00	4,525.00	0.00	1,030.00	5,555.00	19,445.00	22.22
01-00-00-42-2355	Tent Licenses	300.00	30.00	0.00	0.00	30.00	270.00	10.00
01-00-00-42-2360	Building Permits	1,151,969.00	134,235.32	4,680.57	84,867.77	214,422.52	937,546.48	18.61
01-00-00-42-2361	Plumbing Permits	23,878.00	5,200.00	0.00	3,085.00	8,285.00	15,593.00	34.70
01-00-00-42-2362	Electrical Permits	26,838.00	5,643.50	0.00	3,997.50	9,641.00	17,197.00	35.92
01-00-00-42-2364	Reinspection Fees	10,400.00	1,575.00	0.00	825.00	2,400.00	8,000.00	23.08
01-00-00-42-2365	Bonfire Permits	60.00	0.00	0.00	0.00	0.00	60.00	0.00
01-00-00-42-2366	Beekeeping Permit	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-00-00-42-2368	Solicitors Permits	1,200.00	325.00	0.00	100.00	425.00	775.00	35.42

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-42-2369	Zoning Variation Fee	3,750.00	750.00	0.00	0.00	750.00	3,000.00	20.00
01-00-00-42-2370	Film Crew License	15,400.00	800.00	0.00	3,900.00	4,700.00	10,700.00	30.52
01-00-00-42-2520	Liquor Licenses	27,500.00	100.00	0.00	0.00	100.00	27,400.00	0.36
01-00-00-42-2570	CableVideo Svc Provider Fees	160,000.00	33,887.40	0.00	4,086.02	37,973.42	122,026.58	23.73
	Licenses & Permits	1,849,920.00	383,977.22	4,768.07	178,448.79	557,657.94	1,292,262.06	30.14
01-00-00-43-3065	Police Reports	2,400.00	455.00	0.00	215.00	670.00	1,730.00	27.92
01-00-00-43-3070	Fire Reports	300.00	125.00	0.00	100.00	225.00	75.00	75.00
01-00-00-43-3180	Garbage Collection	1,329,555.00	215,488.68	99.30	85,989.66	301,379.04	1,028,175.96	22.67
01-00-00-43-3185	Penalties on Garbage Fees	9,202.00	1,385.69	38.59	1,434.17	2,781.27	6,420.73	30.22
01-00-00-43-3200	Metra Daily Parking	32,184.00	7,450.37	0.00	3,470.41	10,920.78	21,263.22	33.93
01-00-00-43-3220	Parking Lot Permit Fees	87,960.00	14,811.70	0.00	7,563.80	22,375.50	65,584.50	25.44
01-00-00-43-3225	Administrative Towing Fees	134,500.00	37,000.00	0.00	15,000.00	52,000.00	82,500.00	38.66
01-00-00-43-3230	Animal Release Fees	800.00	500.00	0.00	0.00	500.00	300.00	62.50
01-00-00-43-3515	NSF Fees	200.00	0.00	0.00	0.00	0.00	200.00	0.00
01-00-00-43-3530	5050 Sidewalk Program	5,000.00	512.50	0.00	0.00	512.50	4,487.50	10.25
01-00-00-43-3536	Elevator Inspection Fees	4,550.00	400.00	0.00	0.00	400.00	4,150.00	8.79
01-00-00-43-3537	Elevator Reinspection Fees	400.00	50.00	0.00	0.00	50.00	350.00	12.50
01-00-00-43-3540	ROW Encroachment Fees	1,000.00	100.00	0.00	100.00	200.00	800.00	20.00
01-00-00-43-3550	Ambulance Fees	1,090,310.00	141,920.36	53,223.18	133,057.94	221,755.12	868,554.88	20.34
01-00-00-43-3551	Cell Tower Fees	2,400.00	0.00	0.00	0.00	0.00	2,400.00	0.00
01-00-00-43-3552	Public Safety Impact Fees	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
01-00-00-43-3554	CPR Fees	3,160.00	1,560.00	0.00	140.00	1,700.00	1,460.00	53.80
01-00-00-43-3557	Car Fire & Extrication Fee	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-00-00-43-3558	Fire Suppression System IROL	750.00	135.00	0.00	50.01	185.01	564.99	24.67
01-00-00-43-3560	State Highway Maintenance	79,164.00	0.00	0.00	0.00	0.00	79,164.00	0.00
	Charges for Services	2,834,335.00	421,894.30	53,361.07	247,120.99	615,654.22	2,218,680.78	21.72
01-00-00-44-4230	Police Tickets	200,000.00	43,400.47	150.00	19,815.65	63,066.12	136,933.88	31.53
01-00-00-44-4240	Automated Traffic Enf Fines	15,713.00	0.00	0.00	0.00	0.00	15,713.00	0.00
01-00-00-44-4245	EV Charging Station Overstay	84,000.00	4,631.95	0.00	2,869.59	7,501.54	76,498.46	8.93
01-00-00-44-4300	Local Ordinance Tickets	5,868.00	0.00	0.00	0.00	0.00	5,868.00	0.00
01-00-00-44-4430	Court Fines	36,160.00	0.00	0.00	10,037.35	10,037.35	26,122.65	27.76
01-00-00-44-4435	DUI Fines	2,220.00	0.00	0.00	254.79	254.79	1,965.21	11.48
01-00-00-44-4436	Drug Forfeiture Revenue	1,094.00	0.00	0.00	0.00	0.00	1,094.00	0.00
01-00-00-44-4439	Article 36 Forfeited Funds	1,918.00	0.00	0.00	0.00	0.00	1,918.00	0.00
01-00-00-44-4440	Building Construction Citation	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
	Fines & Forfeits	349,473.00	48,032.42	150.00	32,977.38	80,859.80	268,613.20	23.14

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-45-5100	Interest	277,868.00	25,601.01	0.00	15,748.12	41,349.13	236,518.87	14.88
01-00-00-45-5200	Net Change in Fair Value	0.00	-14,128.34	4,539.45	0.27	-18,667.52	18,667.52	0.00
	Interest	277,868.00	11,472.67	4,539.45	15,748.39	22,681.61	255,186.39	8.16
01-00-00-46-6410	Miscellaneous	10,000.00	8,162.96	0.00	6,930.72	15,093.68	-5,093.68	150.94
01-00-00-46-6411	Miscellaneous Public Safety	6,000.00	0.00	0.00	30.00	30.00	5,970.00	0.50
01-00-00-46-6412	Reimbursements-Crossing Guards	112,167.00	0.00	0.00	0.00	0.00	112,167.00	0.00
01-00-00-46-6415	Reimbursement of Expenses	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
01-00-00-46-6417	IRMA Reimbursements	50,000.00	26,950.76	0.00	20,867.75	47,818.51	2,181.49	95.64
01-00-00-46-6418	IPBC Rebate	22,000.00	0.00	0.00	0.00	0.00	22,000.00	0.00
01-00-00-46-6510	T-Mobile Lease	39,960.00	6,660.00	0.00	3,330.00	9,990.00	29,970.00	25.00
01-00-00-46-6511	WSCDC Rental Income	66,915.00	16,574.13	0.00	5,524.71	22,098.84	44,816.16	33.03
01-00-00-46-8001	IRMA Excess	350,000.00	0.00	0.00	0.00	0.00	350,000.00	0.00
	Miscellaneous	659,542.00	58,347.85	0.00	36,683.18	95,031.03	564,510.97	14.41
01-00-00-46-6521	Law Enforcement Training Reimb	10,800.00	0.00	0.00	0.00	0.00	10,800.00	0.00
01-00-00-46-6525	Bullet Proof Vest Reimb-DOJ	13,443.00	0.00	0.00	0.00	0.00	13,443.00	0.00
01-00-00-46-6528	IDOT Traffic Safety Grant	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-00-00-46-6532	Grants	20,000.00	5,089.00	2,550.00	0.00	2,539.00	17,461.00	12.70
01-00-00-46-6536	IRMA Fire Equipment Grant	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-00-00-46-6615	MABAS Grant	6,000.00	899.00	0.00	406.00	1,305.00	4,695.00	21.75
01-00-00-46-6620	State Fire Marshal Training	3,031.00	0.00	0.00	1,980.78	1,980.78	1,050.22	65.35
	Grants & Contributions	68,274.00	5,988.00	2,550.00	2,386.78	5,824.78	62,449.22	8.53
01-00-00-48-8000	Sale of Property	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
	Other Financing Sources	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
00		<u>22,496,285.00</u>	<u>2,693,770.87</u>	<u>65,368.59</u>	<u>1,355,692.89</u>	<u>3,984,095.17</u>	<u>18,512,189.83</u>	<u>17.71</u>
	Revenue	22,496,285.00	2,693,770.87	65,368.59	1,355,692.89	3,984,095.17	18,512,189.83	17.71
10	Administration							
01-10-00-51-0200	Salaries Regular	849,272.00	152,875.10	69,302.51	0.00	222,177.61	627,094.39	26.16
01-10-00-51-1700	Overtime	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Personal Services	849,772.00	152,875.10	69,302.51	0.00	222,177.61	627,594.39	26.15
01-10-00-52-0100	ICMA Retirement	9,000.00	1,125.01	562.52	0.00	1,687.53	7,312.47	18.75

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-10-00-52-0320	Contract FICA	50,469.00	9,453.19	4,244.42	0.00	13,697.61	36,771.39	27.14
01-10-00-52-0325	Medicare	12,322.00	2,210.88	992.64	0.00	3,203.52	9,118.48	26.00
01-10-00-52-0330	IMRF	57,301.00	11,772.91	5,314.75	0.00	17,087.66	40,213.34	29.82
01-10-00-52-0350	Employee Assistance Program	2,026.00	8.34	4.17	0.00	12.51	2,013.49	0.62
01-10-00-52-0375	Fringe Benefits	8,904.00	1,484.00	742.00	0.00	2,226.00	6,678.00	25.00
01-10-00-52-0400	Health Insurance	108,842.00	17,991.40	10,726.56	1,357.88	27,360.08	81,481.92	25.14
01-10-00-52-0420	Health Insurance - Retirees	0.00	1,023.56	2,109.15	1,948.60	1,184.11	-1,184.11	0.00
01-10-00-52-0425	Life Insurance	623.00	81.73	335.04	292.04	124.73	498.27	20.02
01-10-00-52-0430	VEBA Contributions	20,837.00	6,750.00	6,568.89	0.00	13,318.89	7,518.11	63.92
01-10-00-52-0500	Wellness Program	13,000.00	0.00	0.00	0.00	0.00	13,000.00	0.00
	Benefits	283,324.00	51,901.02	31,600.14	3,598.52	79,902.64	203,421.36	28.20
01-10-00-53-0200	Communications	29,111.00	4,380.83	2,185.44	0.00	6,566.27	22,544.73	22.56
01-10-00-53-0300	Audit Services	26,584.00	5,535.00	0.00	0.00	5,535.00	21,049.00	20.82
01-10-00-53-0350	Actuarial Services	3,223.00	300.00	0.00	0.00	300.00	2,923.00	9.31
01-10-00-53-0380	Consulting Services	125,250.00	17,320.14	14,058.36	0.00	31,378.50	93,871.50	25.05
01-10-00-53-0410	IT Support	264,454.00	33,688.13	20,140.10	0.00	53,828.23	210,625.77	20.35
01-10-00-53-0429	Vehicle Sticker Program	25,650.00	17,250.13	0.00	0.00	17,250.13	8,399.87	67.25
01-10-00-53-1100	Health Inspection Services	20,000.00	0.00	2,352.90	0.00	2,352.90	17,647.10	11.76
01-10-00-53-1250	Unemployment Claims	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-10-00-53-2100	Bank Fees	9,751.00	-976.73	3,067.18	877.88	1,212.57	8,538.43	12.44
01-10-00-53-2200	Liability Insurance	604,644.00	96,061.00	48,030.50	0.00	144,091.50	460,552.50	23.83
01-10-00-53-2250	IRMA Liability Deductible	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-10-00-53-3300	Maint of Office Equipment	16,269.00	1,552.50	313.84	0.00	1,866.34	14,402.66	11.47
01-10-00-53-4100	Training	7,500.00	0.00	0.00	0.00	0.00	7,500.00	0.00
01-10-00-53-4150	Tuition Reimbursement	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-10-00-53-4250	Travel & Meeting	13,998.00	180.38	10,691.75	0.00	10,872.13	3,125.87	77.67
01-10-00-53-4300	Dues & Subscriptions	43,017.00	2,253.11	50.00	0.00	2,303.11	40,713.89	5.35
01-10-00-53-4350	Printing	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-10-00-53-4400	Medical & Screening	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
01-10-00-53-5300	AdvertisingLegal Notice	6,300.00	250.00	0.00	0.00	250.00	6,050.00	3.97
01-10-00-53-5600	Community and Emp Programs	58,305.00	15,527.93	1,345.41	0.00	16,873.34	41,431.66	28.94
	Contractual Services	1,280,706.00	193,322.42	102,235.48	877.88	294,680.02	986,025.98	23.01
01-10-00-54-0100	Office Supplies	25,550.00	1,039.31	1,556.49	0.00	2,595.80	22,954.20	10.16
01-10-00-54-0150	Office Equipment	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
01-10-00-54-1300	Postage	9,264.00	1,075.50	1,000.00	0.00	2,075.50	7,188.50	22.40
	Materials & Supplies	36,814.00	2,114.81	2,556.49	0.00	4,671.30	32,142.70	12.69
10	Administration	2,450,616.00	400,213.35	205,694.62	4,476.40	601,431.57	1,849,184.43	24.54

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
14	E911							
01-14-00-53-0410	IT Support	7,500.00	3,150.00	0.00	0.00	3,150.00	4,350.00	42.00
01-14-00-53-4275	WSCDC Contribution	607,563.00	120,424.04	0.00	0.00	120,424.04	487,138.96	19.82
	Contractual Services	615,063.00	123,574.04	0.00	0.00	123,574.04	491,488.96	20.09
14	E911	615,063.00	123,574.04	0.00	0.00	123,574.04	491,488.96	20.09
15	Boards and Commissions							
01-15-00-52-0320	FICA	136.00	53.62	0.00	0.00	53.62	82.38	39.43
01-15-00-52-0325	Medicare	32.00	12.54	0.00	0.00	12.54	19.46	39.19
01-15-00-52-0330	IMRF	166.00	67.89	0.00	0.00	67.89	98.11	40.90
	Benefits	334.00	134.05	0.00	0.00	134.05	199.95	40.13
01-15-00-53-0380	Consulting Services	11,000.00	0.00	0.00	0.00	0.00	11,000.00	0.00
01-15-00-53-0400	Secretarial Services	2,196.00	864.80	0.00	0.00	864.80	1,331.20	39.38
01-15-00-53-0420	Legal Services	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-15-00-53-4100	Training	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-15-00-53-4250	Travel & Meeting	5,700.00	0.00	8,006.98	36.24	7,970.74	-2,270.74	139.84
01-15-00-53-4300	Dues & Subscriptions	7,530.00	0.00	0.00	0.00	0.00	7,530.00	0.00
01-15-00-53-4400	Medical & Screening	3,900.00	0.00	475.00	0.00	475.00	3,425.00	12.18
01-15-00-53-4450	Testing	7,200.00	0.00	7,374.15	0.00	7,374.15	-174.15	102.42
01-15-00-53-5300	AdvertisingLegal Notice	6,500.00	0.00	627.00	0.00	627.00	5,873.00	9.65
	Contractual Services	54,526.00	864.80	16,483.13	36.24	17,311.69	37,214.31	31.75
01-15-00-54-0100	Office Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-15-00-54-1300	Postage	300.00	0.00	0.00	0.00	0.00	300.00	0.00
	Materials & Supplies	800.00	0.00	0.00	0.00	0.00	800.00	0.00
15	Boards and Commissions	55,660.00	998.85	16,483.13	36.24	17,445.74	38,214.26	31.34
20	Building and Development							
01-20-00-51-0200	Full-Time Salaries	330,350.00	37,540.79	19,594.35	0.00	57,135.14	273,214.86	17.30
01-20-00-51-1700	Overtime	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-20-00-51-1950	Insurance Refusal Reimbursemnt	1,200.00	0.00	0.00	0.00	0.00	1,200.00	0.00
	Personal Services	332,050.00	37,540.79	19,594.35	0.00	57,135.14	274,914.86	17.21
01-20-00-52-0320	FICA	20,513.00	2,291.87	1,195.10	0.00	3,486.97	17,026.03	17.00
01-20-00-52-0325	Medicare	4,797.00	536.01	279.52	0.00	815.53	3,981.47	17.00
01-20-00-52-0330	IMRF	23,626.00	2,858.17	1,486.16	0.00	4,344.33	19,281.67	18.39
01-20-00-52-0375	Fringe Benefits	1,824.00	208.00	104.00	0.00	312.00	1,512.00	17.11
01-20-00-52-0400	Health Insurance	61,474.00	6,161.20	5,407.81	549.77	11,019.24	50,454.76	17.93

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-20-00-52-0425	Life Insurance	137.00	-1.14	81.74	76.82	3.78	133.22	2.76
01-20-00-52-0430	VEBA Contributions	5,400.00	2,200.00	0.00	0.00	2,200.00	3,200.00	40.74
	Benefits	117,771.00	14,254.11	8,554.33	626.59	22,181.85	95,589.15	18.83
01-20-00-53-0370	Professional Services	35,183.00	1,328.00	72.02	0.00	1,400.02	33,782.98	3.98
01-20-00-53-0371	Recorder's Office Fees	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
01-20-00-53-1300	Inspection Services	106,500.00	0.00	12,145.00	0.00	12,145.00	94,355.00	11.40
01-20-00-53-1305	Plan Review Services	145,640.00	0.00	26,945.50	0.00	26,945.50	118,694.50	18.50
01-20-00-53-3200	Vehicle Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-20-00-53-4100	Training	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
01-20-00-53-4300	Dues & Subscriptions	60.00	0.00	0.00	0.00	0.00	60.00	0.00
	Contractual Services	292,883.00	1,328.00	39,162.52	0.00	40,490.52	252,392.48	13.82
01-20-00-54-0200	Gas & Oil	100.00	0.00	0.00	0.00	0.00	100.00	0.00
	Materials & Supplies	100.00	0.00	0.00	0.00	0.00	100.00	0.00
01-20-00-57-5013	Transfer to CERF	3,432.00	572.00	286.00	0.00	858.00	2,574.00	25.00
	Other Financing Uses	3,432.00	572.00	286.00	0.00	858.00	2,574.00	25.00
20	Building and Development	746,236.00	53,694.90	67,597.20	626.59	120,665.51	625,570.49	16.17
30	Legal Services							
01-30-00-53-0420	Labor and Employment Legal Svc	25,000.00	5,872.50	5,961.25	0.00	11,833.75	13,166.25	47.34
01-30-00-53-0425	Village Attorney	145,000.00	0.00	0.00	0.00	0.00	145,000.00	0.00
01-30-00-53-0426	Village Prosecutor	18,000.00	0.00	0.00	0.00	0.00	18,000.00	0.00
	Contractual Services	188,000.00	5,872.50	5,961.25	0.00	11,833.75	176,166.25	6.29
30	Legal Services	188,000.00	5,872.50	5,961.25	0.00	11,833.75	176,166.25	6.29
40	Police Department							
01-40-00-51-0100	Salaries Sworn	3,604,286.00	590,981.92	300,420.43	0.00	891,402.35	2,712,883.65	24.73
01-40-00-51-0200	Salaries Regular	149,574.00	24,793.16	12,396.58	0.00	37,189.74	112,384.26	24.86
01-40-00-51-1500	Specialist Pay	36,900.00	6,728.25	3,688.50	0.00	10,416.75	26,483.25	28.23
01-40-00-51-1600	Holiday Pay	160,088.00	4,987.08	2,733.77	0.00	7,720.85	152,367.15	4.82
01-40-00-51-1700	Overtime	406,700.00	75,118.29	38,466.73	0.00	113,585.02	293,114.98	27.93
01-40-00-51-1727	IDOT STEP Overtime	10,000.00	1,461.82	2,800.90	0.00	4,262.72	5,737.28	42.63
01-40-00-51-1800	Educational Incentives	37,250.00	0.00	0.00	0.00	0.00	37,250.00	0.00
01-40-00-51-1950	Insurance Refusal Reim	1,500.00	150.00	75.00	0.00	225.00	1,275.00	15.00
01-40-00-51-3000	Part-Time Salaries	48,900.00	7,412.35	3,820.03	0.00	11,232.38	37,667.62	22.97
	Personal Services	4,455,198.00	711,632.87	364,401.94	0.00	1,076,034.81	3,379,163.19	24.15
01-40-00-52-0320	FICA	12,305.00	1,965.95	987.72	0.00	2,953.67	9,351.33	24.00
01-40-00-52-0325	Medicare	64,434.00	9,926.68	5,076.65	0.00	15,003.33	49,430.67	23.28

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-40-00-52-0330	IMRF	14,211.00	2,512.47	1,292.43	0.00	3,804.90	10,406.10	26.77
01-40-00-52-0375	Fringe Benefits	2,160.00	360.00	180.00	0.00	540.00	1,620.00	25.00
01-40-00-52-0400	Health Insurance	502,682.00	74,684.30	49,456.15	7,150.04	116,990.41	385,691.59	23.27
01-40-00-52-0420	Health Insurance - Retirees	95,250.00	21,211.75	21,908.92	14,014.67	29,106.00	66,144.00	30.56
01-40-00-52-0425	Life Insurance	2,206.00	216.70	900.61	792.14	325.17	1,880.83	14.74
01-40-00-52-0430	VEBA Contributions	64,499.00	33,942.70	7,611.46	0.00	41,554.16	22,944.84	64.43
01-40-00-53-0009	Contribution to Police Pension	2,065,942.00	75,118.70	26,659.79	0.00	101,778.49	1,964,163.51	4.93
	Benefits	2,823,689.00	219,939.25	114,073.73	21,956.85	312,056.13	2,511,632.87	11.05
01-40-00-53-0200	Communications	24,293.00	730.68	1,110.46	0.00	1,841.14	22,451.86	7.58
01-40-00-53-0385	Administrative Adjudication	36,200.00	4,261.35	2,797.58	0.00	7,058.93	29,141.07	19.50
01-40-00-53-0410	IT Support	94,367.00	39,704.38	1,711.63	0.00	41,416.01	52,950.99	43.89
01-40-00-53-0430	Animal Control	4,000.00	0.00	2,940.00	0.00	2,940.00	1,060.00	73.50
01-40-00-53-3010	Equipment Lease	32,487.00	0.00	0.00	0.00	0.00	32,487.00	0.00
01-40-00-53-3100	Maint of Equipment	53,065.00	1,593.97	10.98	0.00	1,604.95	51,460.05	3.02
01-40-00-53-3200	Maintenance of Vehicles	66,785.00	7,181.85	7,963.14	0.00	15,144.99	51,640.01	22.68
01-40-00-53-3600	Maintenance of Buildings	1,000.00	0.00	158.00	0.00	158.00	842.00	15.80
01-40-00-53-4100	Training	49,145.00	8,856.64	1,595.30	0.00	10,451.94	38,693.06	21.27
01-40-00-53-4200	Community Support Services	276,136.00	40,774.87	29,322.19	316.00	69,781.06	206,354.94	25.27
01-40-00-53-4250	Travel & Meeting	18,450.00	1,755.42	35.00	0.00	1,790.42	16,659.58	9.70
01-40-00-53-4300	Dues & Subscriptions	14,669.00	7,751.88	1,905.00	0.00	9,656.88	5,012.12	65.83
01-40-00-53-4350	Printing	7,950.00	68.00	0.00	0.00	68.00	7,882.00	0.86
01-40-00-53-4400	Medical & Screening	16,866.00	0.00	177.00	0.00	177.00	16,689.00	1.05
01-40-00-53-5400	Damage Claims	5,000.00	0.00	24,794.95	0.00	24,794.95	-19,794.95	495.90
	Contractual Services	700,413.00	112,679.04	74,521.23	316.00	186,884.27	513,528.73	26.68
01-40-00-54-0100	Office Supplies	9,600.00	277.17	0.00	0.00	277.17	9,322.83	2.89
01-40-00-54-0200	Gas & Oil	46,327.00	0.00	21,179.00	0.00	21,179.00	25,148.00	45.72
01-40-00-54-0300	Uniforms Sworn Personnel	64,750.00	17,069.80	3,548.17	0.00	20,617.97	44,132.03	31.84
01-40-00-54-0310	Uniforms Other Personnel	3,000.00	149.29	362.85	0.00	512.14	2,487.86	17.07
01-40-00-54-0400	Prisoner Care	4,175.00	360.78	522.67	0.00	883.45	3,291.55	21.16
01-40-00-54-0600	Operating Supplies	5,120.00	894.57	639.86	0.00	1,534.43	3,585.57	29.97
01-40-00-54-0601	Radios	5,350.00	0.00	110.00	0.00	110.00	5,240.00	2.06
01-40-00-54-0602	Firearms and Range Supplies	32,700.00	7,103.71	170.21	132.16	7,141.76	25,558.24	21.84
01-40-00-54-0603	Evidence Supplies	6,525.00	610.19	0.00	0.00	610.19	5,914.81	9.35
01-40-00-54-0605	DUI Expenditures	17,000.00	8,248.32	0.00	0.00	8,248.32	8,751.68	48.52
01-40-00-54-0610	Drug Forfeiture Expenditures	11,600.00	2,314.82	3,350.00	0.00	5,664.82	5,935.18	48.83
01-40-00-54-0615	Article 36 Exp	10,900.00	7,470.00	0.00	0.00	7,470.00	3,430.00	68.53
01-40-00-54-0620	Cannabis Tax Act Expenditures	14,900.00	6,977.70	1,403.73	0.00	8,381.43	6,518.57	56.25
	Materials & Supplies	231,947.00	51,476.35	31,286.49	132.16	82,630.68	149,316.32	35.62

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-40-00-57-5013	Transfer to CERF	457,611.00	76,268.50	38,134.25	0.00	114,402.75	343,208.25	25.00
	Other Financing Uses	<u>457,611.00</u>	<u>76,268.50</u>	<u>38,134.25</u>	<u>0.00</u>	<u>114,402.75</u>	<u>343,208.25</u>	<u>25.00</u>
40	Police Department	8,668,858.00	1,171,996.01	622,417.64	22,405.01	1,772,008.64	6,896,849.36	20.44
50	Fire Department							
01-50-00-51-0100	Salaries Sworn	2,624,331.00	407,007.52	209,014.04	0.00	616,021.56	2,008,309.44	23.47
01-50-00-51-0200	Salaries Regular	95,524.00	15,450.00	7,725.00	0.00	23,175.00	72,349.00	24.26
01-50-00-51-1500	Specialist Pay	163,715.00	24,509.64	12,857.70	0.00	37,367.34	126,347.66	22.82
01-50-00-51-1600	Holiday Pay	103,990.00	0.00	0.00	0.00	0.00	103,990.00	0.00
01-50-00-51-1700	Overtime	166,000.00	97,377.14	40,150.12	0.00	137,527.26	28,472.74	82.85
01-50-00-51-1800	Educational Incentives	18,150.00	0.00	0.00	0.00	0.00	18,150.00	0.00
01-50-00-51-3000	Part-Time Salaries	44,592.00	7,685.45	4,512.00	0.00	12,197.45	32,394.55	27.35
	Personal Services	3,216,302.00	552,029.75	274,258.86	0.00	826,288.61	2,390,013.39	25.69
01-50-00-52-0320	FICA	20,215.00	3,319.39	1,694.59	0.00	5,013.98	15,201.02	24.80
01-50-00-52-0325	Medicare	46,607.00	7,700.60	3,812.83	0.00	11,513.43	35,093.57	24.70
01-50-00-52-0330	IMRF	10,565.00	1,801.78	947.97	0.00	2,749.75	7,815.25	26.03
01-50-00-52-0375	Fringe Benefits	2,880.00	480.00	240.00	0.00	720.00	2,160.00	25.00
01-50-00-52-0400	Health Insurance	477,352.00	60,936.44	40,835.35	5,929.42	95,842.37	381,509.63	20.08
01-50-00-52-0420	Health Insurance - Retirees	51,070.00	7,967.16	10,545.38	7,000.15	11,512.39	39,557.61	22.54
01-50-00-52-0425	Life Insurance	1,529.00	136.50	569.97	501.74	204.73	1,324.27	13.39
01-50-00-52-0430	VEBA Contributions	70,650.00	32,391.32	4,871.31	0.00	37,262.63	33,387.37	52.74
01-50-00-53-0010	Contribution to Fire Pension	1,870,788.00	64,535.35	22,892.72	0.00	87,428.07	1,783,359.93	4.67
	Benefits	2,551,656.00	179,268.54	86,410.12	13,431.31	252,247.35	2,299,408.65	9.89
01-50-00-53-0200	Communications	3,645.00	60.00	228.91	0.00	288.91	3,356.09	7.93
01-50-00-53-0410	IT Support	44,077.00	37,315.64	151.99	0.00	37,467.63	6,609.37	85.00
01-50-00-53-3010	Equipment Lease	19,940.00	19,939.29	0.00	0.00	19,939.29	0.71	100.00
01-50-00-53-3100	Maintenance of Equipment	20,390.00	1,278.34	299.00	0.00	1,577.34	18,812.66	7.74
01-50-00-53-3200	Maintenance of Vehicles	51,400.00	30,279.29	6,798.69	0.00	37,077.98	14,322.02	72.14
01-50-00-53-3300	Maint of Office Equipment	500.00	3.18	0.00	0.00	3.18	496.82	0.64
01-50-00-53-3600	Maintenance of Buildings	2,500.00	1,038.00	0.00	0.00	1,038.00	1,462.00	41.52
01-50-00-53-4100	Training	28,400.00	1,674.06	3,636.96	0.00	5,311.02	23,088.98	18.70
01-50-00-53-4200	Community Support Services	13,750.00	0.00	1,188.84	0.00	1,188.84	12,561.16	8.65
01-50-00-53-4250	Travel & Meeting	17,350.00	3,158.44	2,127.35	0.00	5,285.79	12,064.21	30.47
01-50-00-53-4300	Dues & Subscriptions	17,645.00	14,534.15	0.00	0.00	14,534.15	3,110.85	82.37
01-50-00-53-4400	Medical & Screening	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
01-50-00-53-5700	GEMT Expenses	245,320.00	-3,125.86	0.00	0.00	-3,125.86	248,445.86	-1.27
	Contractual Services	479,917.00	106,154.53	14,431.74	0.00	120,586.27	359,330.73	25.13
01-50-00-54-0100	Office Supplies	2,000.00	41.98	285.57	0.00	327.55	1,672.45	16.38

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-50-00-54-0150	Equipment	46,645.00	20,394.27	4,494.00	0.00	24,888.27	21,756.73	53.36
01-50-00-54-0200	Gas & Oil	21,139.00	0.00	5,280.52	0.00	5,280.52	15,858.48	24.98
01-50-00-54-0300	Uniforms Sworn Personnel	35,450.00	205.00	7,853.00	0.00	8,058.00	27,392.00	22.73
01-50-00-54-0600	Operating Supplies	30,650.00	17,524.70	3,131.68	0.00	20,656.38	9,993.62	67.39
	Materials & Supplies	135,884.00	38,165.95	21,044.77	0.00	59,210.72	76,673.28	43.57
01-50-00-57-5013	Transfer to CERF	371,046.00	61,841.00	30,920.50	0.00	92,761.50	278,284.50	25.00
	Other Financing Uses	371,046.00	61,841.00	30,920.50	0.00	92,761.50	278,284.50	25.00
50	Fire Department	6,754,805.00	937,459.77	427,065.99	13,431.31	1,351,094.45	5,403,710.55	20.00
60	Public Works							
01-60-01-51-0200	Salaries Regular	668,695.00	109,052.54	57,298.84	0.00	166,351.38	502,343.62	24.88
01-60-01-51-1500	Certification Pay	9,800.00	7,400.00	0.00	0.00	7,400.00	2,400.00	75.51
01-60-01-51-1700	Overtime	50,000.00	8,070.23	3,842.46	0.00	11,912.69	38,087.31	23.83
01-60-01-51-3000	Part-Time Salaries	18,000.00	995.00	1,577.50	0.00	2,572.50	15,427.50	14.29
	Personal Services	746,495.00	125,517.77	62,718.80	0.00	188,236.57	558,258.43	25.22
01-60-01-52-0320	FICA	45,898.00	7,705.02	3,831.65	0.00	11,536.67	34,361.33	25.14
01-60-01-52-0325	Medicare	10,760.00	1,801.94	896.14	0.00	2,698.08	8,061.92	25.08
01-60-01-52-0330	IMRF	53,316.00	9,588.96	4,691.54	0.00	14,280.50	39,035.50	26.78
01-60-01-52-0375	Fringe Benefits	4,584.00	884.00	430.00	0.00	1,314.00	3,270.00	28.66
01-60-01-52-0400	Health Insurance	126,544.00	17,924.86	11,162.97	893.56	28,194.27	98,349.73	22.28
01-60-01-52-0420	Health Insurance - Retirees	6,630.00	4,677.45	2,256.59	1,658.75	5,275.29	1,354.71	79.57
01-60-01-52-0425	Life Insurance	288.00	2.06	152.43	143.90	10.59	277.41	3.68
01-60-01-52-0430	VEBA Contributions	17,981.00	7,703.87	2,456.62	0.00	10,160.49	7,820.51	56.51
	Benefits	266,001.00	50,288.16	25,877.94	2,696.21	73,469.89	192,531.11	27.62
01-60-01-53-0200	Communications	8,557.00	921.32	367.03	0.00	1,288.35	7,268.65	15.06
01-60-01-53-0380	Consulting Services	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-60-01-53-0410	IT Support	33,726.00	3,846.62	2,341.92	0.00	6,188.54	27,537.46	18.35
01-60-01-53-1310	Julie Notifications	750.00	0.00	0.00	0.00	0.00	750.00	0.00
01-60-01-53-3100	Maintenance of Equipment	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
01-60-01-53-3200	Maintenance of Vehicles	19,000.00	8,939.06	0.00	0.00	8,939.06	10,060.94	47.05
01-60-01-53-3400	Maintenance TrafficSt Lights	86,500.00	0.00	0.00	0.00	0.00	86,500.00	0.00
01-60-01-53-3550	Tree Maintenance	127,000.00	0.00	11,015.00	0.00	11,015.00	115,985.00	8.67
01-60-01-53-3600	Maintenance of Bldgs & Grounds	126,300.00	10,376.61	14,546.46	76.00	24,847.07	101,452.93	19.67
01-60-01-53-3610	Maintenance Sidewalks	105,000.00	0.00	0.00	0.00	0.00	105,000.00	0.00
01-60-01-53-3620	Maintenance Streets	25,000.00	12,326.41	0.00	0.00	12,326.41	12,673.59	49.31
01-60-01-53-4100	Training	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
01-60-01-53-4250	Travel & Meeting	8,860.00	725.00	689.00	0.00	1,414.00	7,446.00	15.96
01-60-01-53-4300	Dues & Subscriptions	8,311.00	525.00	0.00	0.00	525.00	7,786.00	6.32

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-60-01-53-4400	Medical & Screening	2,000.00	0.00	236.00	0.00	236.00	1,764.00	11.80
01-60-01-53-5300	AdvertisingLegal Notice	1,000.00	0.00	50.00	0.00	50.00	950.00	5.00
01-60-01-53-5350	Dumping Fees	14,000.00	1,380.15	2,000.50	0.00	3,380.65	10,619.35	24.15
01-60-01-53-5400	Damage Claims	25,000.00	0.00	4,650.00	0.00	4,650.00	20,350.00	18.60
01-60-01-53-5450	St Light Electricity	49,080.00	2,931.32	2,540.61	0.00	5,471.93	43,608.07	11.15
01-60-05-53-5500	Collection & Disposal	1,329,555.00	110,784.52	110,808.19	0.00	221,592.71	1,107,962.29	16.67
01-60-05-53-5510	Leaf Disposal	62,469.00	0.00	0.00	0.00	0.00	62,469.00	0.00
	Contractual Services	2,044,108.00	152,756.01	149,244.71	76.00	301,924.72	1,742,183.28	14.77
01-60-01-54-0100	Office Supplies	250.00	715.00	0.00	0.00	715.00	-465.00	286.00
01-60-01-54-0150	Equipment	30,800.00	0.00	1,473.00	0.00	1,473.00	29,327.00	4.78
01-60-01-54-0200	Gas & Oil	23,354.00	0.00	6,522.50	0.00	6,522.50	16,831.50	27.93
01-60-01-54-0310	Uniforms	8,988.00	467.26	326.45	0.00	793.71	8,194.29	8.83
01-60-01-54-0500	Vehicle Parts	8,500.00	130.37	0.00	0.00	130.37	8,369.63	1.53
01-60-01-54-0600	Operating Supplies & Equipment	42,655.00	14,543.58	241.12	0.00	14,784.70	27,870.30	34.66
01-60-01-54-0800	Trees	41,000.00	7,303.46	0.00	0.00	7,303.46	33,696.54	17.81
01-60-05-54-0600	Operating Supplies	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
	Materials & Supplies	156,547.00	23,159.67	8,563.07	0.00	31,722.74	124,824.26	20.26
01-60-01-55-1205	Streetscape Improvements	360,000.00	0.00	10,590.50	0.00	10,590.50	349,409.50	2.94
	Capital Outlay	360,000.00	0.00	10,590.50	0.00	10,590.50	349,409.50	2.94
01-60-01-57-5013	Transfer to CERF	238,927.00	39,821.16	19,910.58	0.00	59,731.74	179,195.26	25.00
	Other Financing Uses	238,927.00	39,821.16	19,910.58	0.00	59,731.74	179,195.26	25.00
60	Public Works	<u>3,812,078.00</u>	<u>391,542.77</u>	<u>276,905.60</u>	<u>2,772.21</u>	<u>665,676.16</u>	<u>3,146,401.84</u>	<u>17.46</u>
	Expense	<u>23,291,316.00</u>	<u>3,085,352.19</u>	<u>1,622,125.43</u>	<u>43,747.76</u>	<u>4,663,729.86</u>	<u>18,627,586.14</u>	<u>20.02</u>
01	General Fund	795,031.00	391,581.32	1,687,494.02	1,399,440.65	679,634.69	115,396.31	85.49

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02	Water & Sewer Fund							
00								
02-00-00-42-2360	Permit Fees	34,056.00	3,900.00	0.00	600.00	4,500.00	29,556.00	13.21
	Licenses & Permits	34,056.00	3,900.00	0.00	600.00	4,500.00	29,556.00	13.21
02-00-00-43-3100	Water Sales	3,537,042.00	479,534.96	0.00	251,638.00	731,172.96	2,805,869.04	20.67
02-00-00-43-3150	Sewer Sales	2,164,665.00	283,271.65	0.00	149,012.62	432,284.27	1,732,380.73	19.97
02-00-00-43-3160	Water Penalties	35,000.00	5,548.96	153.49	6,896.73	12,292.20	22,707.80	35.12
02-00-00-43-3515	NSF Fees	500.00	25.00	0.00	150.00	175.00	325.00	35.00
	Charges for Services	5,737,207.00	768,380.57	153.49	407,697.35	1,175,924.43	4,561,282.57	20.50
02-00-00-45-5100	Interest	106,237.00	14,947.14	0.00	11,669.67	26,616.81	79,620.19	25.05
02-00-00-45-5200	Net Change in Fair Value	0.00	-2,986.01	24.58	0.00	-3,010.59	3,010.59	0.00
	Interest	106,237.00	11,961.13	24.58	11,669.67	23,606.22	82,630.78	22.22
02-00-00-46-6410	Miscellaneous	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
02-00-00-46-6417	IRMA	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
	Reimbursements							
02-00-00-46-6580	Sale of Meters	10,000.00	2,557.00	0.00	554.00	3,111.00	6,889.00	31.11
	Miscellaneous	17,000.00	2,557.00	0.00	554.00	3,111.00	13,889.00	18.30
02-00-00-46-6532	Grants	1,150,000.00	0.00	0.00	0.00	0.00	1,150,000.00	0.00
	Grants & Contributions	1,150,000.00	0.00	0.00	0.00	0.00	1,150,000.00	0.00
00		7,044,500.00	786,798.70	178.07	420,521.02	1,207,141.65	5,837,358.35	17.14
	Revenue	7,044,500.00	786,798.70	178.07	420,521.02	1,207,141.65	5,837,358.35	17.14
60	Public Works							
02-60-06-51-0200	Salaries Regular	1,045,680.00	174,633.91	80,579.82	0.00	255,213.73	790,466.27	24.41
02-60-06-51-1500	Specialists Pay	3,000.00	2,400.00	0.00	0.00	2,400.00	600.00	80.00
02-60-06-51-1700	Overtime	12,000.00	2,903.47	0.00	1,806.84	1,096.63	10,903.37	9.14
02-60-06-51-1950	Insurance Refusal	300.00	0.00	0.00	0.00	0.00	300.00	0.00
	Reimb							
02-60-06-51-3000	Part-Time Salaries	18,000.00	995.00	1,577.50	0.00	2,572.50	15,427.50	14.29
	Personal Services	1,078,980.00	180,932.38	82,157.32	1,806.84	261,282.86	817,697.14	24.22
02-60-06-52-0100	ICMA Retirement	1,000.00	124.99	62.48	0.00	187.47	812.53	18.75
02-60-06-52-0320	FICA	66,480.00	11,064.70	4,891.92	0.00	15,956.62	50,523.38	24.00
02-60-06-52-0325	Medicare	15,705.00	2,587.68	1,144.06	0.00	3,731.74	11,973.26	23.76
02-60-06-52-0330	IMRF	79,012.00	13,835.56	6,034.11	0.00	19,869.67	59,142.33	25.15
02-60-06-52-0375	Fringe Benefits	5,808.00	1,024.00	464.00	0.00	1,488.00	4,320.00	25.62
02-60-06-52-0400	Health Insurance	186,236.00	26,472.83	16,839.68	1,382.70	41,929.81	144,306.19	22.51
02-60-06-52-0420	Health Insurance -	2,100.00	1,354.66	508.00	338.67	1,523.99	576.01	72.57

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
	Retirees							
02-60-06-52-0425	Life Insurance	445.00	66.65	370.37	342.92	94.10	350.90	21.15
02-60-06-52-0430	VEBA Contributions	29,790.00	12,096.13	4,281.95	0.00	16,378.08	13,411.92	54.98
	Benefits	386,576.00	68,627.20	34,596.57	2,064.29	101,159.48	285,416.52	26.17
02-60-06-53-0100	Electricity	58,000.00	1,674.26	4,417.57	0.00	6,091.83	51,908.17	10.50
02-60-06-53-0200	Communications	5,942.00	907.78	313.68	0.00	1,221.46	4,720.54	20.56
02-60-06-53-0300	Auditing	11,038.00	2,965.00	0.00	0.00	2,965.00	8,073.00	26.86
02-60-06-53-0380	Consulting Services	2,000.00	61.73	30.08	0.00	91.81	1,908.19	4.59
02-60-06-53-0410	IT Support	150,749.00	14,001.69	9,022.68	0.00	23,024.37	127,724.63	15.27
02-60-06-53-1300	Inspections	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
02-60-06-53-1310	JULIE Participation	1,750.00	0.00	0.00	0.00	0.00	1,750.00	0.00
02-60-06-53-2100	Bank Fees	44,206.00	6,091.35	4,415.65	1,282.10	9,224.90	34,981.10	20.87
02-60-06-53-2200	Liability Insurance	82,729.00	13,000.00	6,500.00	0.00	19,500.00	63,229.00	23.57
02-60-06-53-2250	IRMA Deductible	9,500.00	0.00	0.00	0.00	0.00	9,500.00	0.00
02-60-06-53-3050	Water System Maintenance	144,000.00	0.00	0.00	0.00	0.00	144,000.00	0.00
02-60-06-53-3055	Hydrant Maintenance	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
02-60-06-53-3200	Maintenance of Vehicles	12,000.00	513.59	0.00	0.00	513.59	11,486.41	4.28
02-60-06-53-3300	Maint of Office Equipment	0.00	517.50	0.00	0.00	517.50	-517.50	0.00
02-60-06-53-3600	Maintenance of Buildings	19,000.00	15.35	6,480.91	0.00	6,496.26	12,503.74	34.19
02-60-06-53-3620	Maintenance of Streets	60,000.00	55,591.95	0.00	0.00	55,591.95	4,408.05	92.65
02-60-06-53-3640	SewerCatch Basin Repair	40,000.00	5,000.00	0.00	0.00	5,000.00	35,000.00	12.50
02-60-06-53-4100	Training	1,150.00	804.00	0.00	0.00	804.00	346.00	69.91
02-60-06-53-4250	Travel & Meeting	6,920.00	0.00	0.00	0.00	0.00	6,920.00	0.00
02-60-06-53-4300	Dues & Subscriptions	1,223.00	80.00	0.00	0.00	80.00	1,143.00	6.54
02-60-06-53-4350	Printing	2,200.00	117.79	174.41	0.00	292.20	1,907.80	13.28
02-60-06-53-4400	Medical & Screening	700.00	0.00	0.00	0.00	0.00	700.00	0.00
02-60-06-53-4480	Water Testing	9,010.00	220.40	0.00	0.00	220.40	8,789.60	2.45
02-60-06-53-5350	Dumping Fees	20,000.00	1,106.52	297.09	0.00	1,403.61	18,596.39	7.02
	Contractual Services	703,617.00	102,668.91	31,652.07	1,282.10	133,038.88	570,578.12	18.91
02-60-06-54-0200	Gas & Oil	13,241.00	0.00	3,247.13	0.00	3,247.13	9,993.87	24.52
02-60-06-54-0310	Uniforms	2,688.00	218.07	0.00	0.00	218.07	2,469.93	8.11
02-60-06-54-0500	Vehicle Parts	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
02-60-06-54-0600	Operating Supplies	42,000.00	1,153.62	60.28	0.00	1,213.90	40,786.10	2.89
02-60-06-54-1300	Postage	10,403.00	1,347.67	839.28	0.00	2,186.95	8,216.05	21.02
02-60-06-54-2200	Water from Chicago	2,126,176.00	128,186.61	178,418.10	0.00	306,604.71	1,819,571.29	14.42
	Materials & Supplies	2,204,508.00	130,905.97	182,564.79	0.00	313,470.76	1,891,037.24	14.22
02-60-06-53-3630	Overhead Sewer Program	45,500.00	0.00	0.00	0.00	0.00	45,500.00	0.00
02-60-06-53-3631	Lead Service Line	430,000.00	47,500.00	12,500.00	0.00	60,000.00	370,000.00	13.95

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-55-0500	Program Building	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
02-60-06-55-1150	Improvements Sewer System	255,000.00	15,000.00	5,375.00	0.00	20,375.00	234,625.00	7.99
02-60-06-55-1300	Improvements Water System	1,357,729.00	6,562.00	8,750.00	0.00	15,312.00	1,342,417.00	1.13
02-60-06-55-1400	Improvements Meter Replacement	99,000.00	0.00	0.00	0.00	0.00	99,000.00	0.00
02-60-06-55-9100	Program Street Improvements	70,000.00	50,000.00	10,000.00	0.00	60,000.00	10,000.00	85.71
	Capital Outlay	2,267,229.00	119,062.00	36,625.00	0.00	155,687.00	2,111,542.00	6.87
02-60-06-55-0010	Depreciation Expense	375,000.00	0.00	0.00	0.00	0.00	375,000.00	0.00
	Depreciation	375,000.00	0.00	0.00	0.00	0.00	375,000.00	0.00
02-60-06-56-0104	IEPA Loan Principal	740,250.00	368,091.44	0.00	0.00	368,091.44	372,158.56	49.73
02-60-06-56-0105	IEPA Loan Interest	176,896.00	90,481.46	0.00	0.00	90,481.46	86,414.54	51.15
02-60-06-56-0106	Series 2022 Principal	57,037.00	0.00	0.00	0.00	0.00	57,037.00	0.00
02-60-06-56-0107	Series 2022 Interest	46,213.00	23,106.48	0.00	0.00	23,106.48	23,106.52	50.00
	Debt Service	1,020,396.00	481,679.38	0.00	0.00	481,679.38	538,716.62	47.21
02-60-06-57-5013	Transfer to CERF	97,722.00	16,287.00	8,143.50	0.00	24,430.50	73,291.50	25.00
	Other Financing Uses	<u>97,722.00</u>	<u>16,287.00</u>	<u>8,143.50</u>	<u>0.00</u>	<u>24,430.50</u>	<u>73,291.50</u>	<u>25.00</u>
60	Public Works	<u>8,134,028.00</u>	<u>1,100,162.84</u>	<u>375,739.25</u>	<u>5,153.23</u>	<u>1,470,748.86</u>	<u>6,663,279.14</u>	<u>18.08</u>
	Expense	<u>8,134,028.00</u>	<u>1,100,162.84</u>	<u>375,739.25</u>	<u>5,153.23</u>	<u>1,470,748.86</u>	<u>6,663,279.14</u>	<u>18.08</u>
02	Water & Sewer Fund	1,089,528.00	313,364.14	375,917.32	425,674.25	263,607.21	825,920.79	24.19

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
03	Motor Fuel Tax Fund							
00								
03-00-00-45-5100	Interest	23,585.00	2,960.32	0.00	1,539.91	4,500.23	19,084.77	19.08
	Interest	23,585.00	2,960.32	0.00	1,539.91	4,500.23	19,084.77	19.08
03-00-00-47-7100	State Allotment	254,728.00	41,373.84	0.00	19,811.50	61,185.34	193,542.66	24.02
03-00-00-47-7200	State Renewal Allotment	289,176.00	46,543.46	0.00	22,729.60	69,273.06	219,902.94	23.96
	Intergovernmental	543,904.00	87,917.30	0.00	42,541.10	130,458.40	413,445.60	23.99
00		567,489.00	90,877.62	0.00	44,081.01	134,958.63	432,530.37	23.78
	Revenue	567,489.00	90,877.62	0.00	44,081.01	134,958.63	432,530.37	23.78
00								
03-00-00-53-2100	Bank Fees	60.00	0.00	0.00	0.00	0.00	60.00	0.00
03-00-00-53-3620	Street Maintenance	100,000.00	0.00	55,299.32	0.00	55,299.32	44,700.68	55.30
	Contractual Services	100,060.00	0.00	55,299.32	0.00	55,299.32	44,760.68	55.27
03-00-00-54-2100	Snow & Ice Control	63,750.00	0.00	0.00	0.00	0.00	63,750.00	0.00
	Materials & Supplies	63,750.00	0.00	0.00	0.00	0.00	63,750.00	0.00
03-00-00-55-9100	Street Improvement	360,000.00	15,000.00	0.00	0.00	15,000.00	345,000.00	4.17
	Capital Outlay	360,000.00	15,000.00	0.00	0.00	15,000.00	345,000.00	4.17
00		523,810.00	15,000.00	55,299.32	0.00	70,299.32	453,510.68	13.42
	Expense	523,810.00	15,000.00	55,299.32	0.00	70,299.32	453,510.68	13.42
03	Motor Fuel Tax Fund	-43,679.00	-75,877.62	55,299.32	44,081.01	-64,659.31	20,980.31	148.03

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
05	Debt Service Fund							
00								
05-00-00-41-1000	Prior Yrs Taxes	148,357.00	11,471.45	51.83	4,062.37	15,481.99	132,875.01	10.44
05-00-00-41-1021	Property Taxes	174,722.00	0.00	0.00	0.00	0.00	174,722.00	0.00
	Current							
	Property Taxes	323,079.00	11,471.45	51.83	4,062.37	15,481.99	307,597.01	4.79
05-00-00-45-5100	Interest	6,273.00	1,052.53	0.00	426.66	1,479.19	4,793.81	23.58
	Interest	6,273.00	1,052.53	0.00	426.66	1,479.19	4,793.81	23.58
05-00-00-47-7018	Transfer from CIF	295,000.00	0.00	0.00	0.00	0.00	295,000.00	0.00
	Other Financing	295,000.00	0.00	0.00	0.00	0.00	295,000.00	0.00
	Sources							
00		624,352.00	12,523.98	51.83	4,489.03	16,961.18	607,390.82	2.72
	Revenue	624,352.00	12,523.98	51.83	4,489.03	16,961.18	607,390.82	2.72
00								
05-00-00-53-2100	Bank Fees	475.00	0.00	0.00	0.00	0.00	475.00	0.00
	Contractual	475.00	0.00	0.00	0.00	0.00	475.00	0.00
	Services							
05-00-00-56-0037	DSEB Bond Principal	300,000.00	0.00	0.00	0.00	0.00	300,000.00	0.00
05-00-00-56-0106	2022 Series Bond	162,963.00	0.00	0.00	0.00	0.00	162,963.00	0.00
	Principal							
05-00-00-56-0107	2022 Series Bond	132,037.00	66,018.52	0.00	0.00	66,018.52	66,018.48	50.00
	Interest							
	Debt Service	595,000.00	66,018.52	0.00	0.00	66,018.52	528,981.48	11.10
05-00-00-56-0038	DSEB Bond Interest	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
	Interest on Debt	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
00		610,475.00	66,018.52	0.00	0.00	66,018.52	544,456.48	10.81
	Expense	610,475.00	66,018.52	0.00	0.00	66,018.52	544,456.48	10.81
05	Debt Service Fund	-13,877.00	53,494.54	51.83	4,489.03	49,057.34	-62,934.34	-353.52

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
09	Police Pension Fund							
00								
09-00-00-45-5100	Interest	250,000.00	29,206.52	0.00	0.00	29,206.52	220,793.48	11.68
09-00-00-45-5200	Net Change in Fair Value	2,297,928.00	1,253,861.87	0.00	0.00	1,253,861.87	1,044,066.13	54.56
	Interest	2,547,928.00	1,283,068.39	0.00	0.00	1,283,068.39	1,264,859.61	50.36
09-00-00-41-1100	Employer Contribution	2,065,942.00	75,118.70	0.00	26,659.79	101,778.49	1,964,163.51	4.93
09-00-00-46-7350	Employee Contribution	378,515.00	58,928.01	0.00	30,076.38	89,004.39	289,510.61	23.51
	Grants & Contributions	2,444,457.00	134,046.71	0.00	56,736.17	190,782.88	2,253,674.12	7.80
00		4,992,385.00	1,417,115.10	0.00	56,736.17	1,473,851.27	3,518,533.73	29.52
	Revenue	4,992,385.00	1,417,115.10	0.00	56,736.17	1,473,851.27	3,518,533.73	29.52
00								
09-00-00-52-6100	Pensions	3,109,764.00	256,913.77	0.00	0.00	256,913.77	2,852,850.23	8.26
09-00-00-52-6150	Pension Refund	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Benefits	3,159,764.00	256,913.77	0.00	0.00	256,913.77	2,902,850.23	8.13
09-00-00-53-0300	Audit Services	2,482.00	0.00	0.00	0.00	0.00	2,482.00	0.00
09-00-00-53-0350	Actuarial Services	5,102.00	0.00	0.00	0.00	0.00	5,102.00	0.00
09-00-00-53-0360	Payroll Services	34,265.00	2,340.00	0.00	0.00	2,340.00	31,925.00	6.83
09-00-00-53-0380	Consulting Services	15,000.00	6,866.35	0.00	0.00	6,866.35	8,133.65	45.78
09-00-00-53-0420	Legal Services	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
09-00-00-53-2100	Bank Fees	100.00	29.46	0.00	0.00	29.46	70.54	29.46
09-00-00-53-4100	Training	500.00	0.00	0.00	0.00	0.00	500.00	0.00
09-00-00-53-4250	Travel & Meeting	500.00	0.00	0.00	0.00	0.00	500.00	0.00
09-00-00-53-4300	Dues & Subscriptions	825.00	0.00	0.00	0.00	0.00	825.00	0.00
09-00-00-53-4400	Medical & Screening	1,800.00	0.00	0.00	0.00	0.00	1,800.00	0.00
09-00-00-54-3100	Misc Expenditures	8,384.00	0.00	0.00	0.00	0.00	8,384.00	0.00
	Contractual Services	72,958.00	9,235.81	0.00	0.00	9,235.81	63,722.19	12.66
00		3,232,722.00	266,149.58	0.00	0.00	266,149.58	2,966,572.42	8.23
	Expense	3,232,722.00	266,149.58	0.00	0.00	266,149.58	2,966,572.42	8.23
09	Police Pension Fund	-1,759,663.00	-1,150,965.52	0.00	56,736.17	-1,207,701.69	-551,961.31	68.63

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
10	Fire Pension Fund							
00								
10-00-00-45-5100	InterestDividends	375,000.00	45,424.92	0.00	0.00	45,424.92	329,575.08	12.11
10-00-00-45-5200	Net Change in Fair Value	1,539,411.00	761,047.88	0.00	0.00	761,047.88	778,363.12	49.44
	Interest	1,914,411.00	806,472.80	0.00	0.00	806,472.80	1,107,938.20	42.13
10-00-00-41-1100	Employer Contribution	1,870,788.00	64,535.35	0.00	22,892.72	87,428.07	1,783,359.93	4.67
10-00-00-46-7350	Employee Contribution	257,012.00	37,965.98	0.00	19,560.99	57,526.97	199,485.03	22.38
	Grants & Contributions	2,127,800.00	102,501.33	0.00	42,453.71	144,955.04	1,982,844.96	6.81
00		4,042,211.00	908,974.13	0.00	42,453.71	951,427.84	3,090,783.16	23.54
	Revenue	4,042,211.00	908,974.13	0.00	42,453.71	951,427.84	3,090,783.16	23.54
00								
10-00-00-52-6100	Pensions Benefits	2,396,993.00	195,780.90	0.00	0.00	195,780.90	2,201,212.10	8.17
		2,396,993.00	195,780.90	0.00	0.00	195,780.90	2,201,212.10	8.17
10-00-00-53-0300	Audit Services	2,482.00	0.00	0.00	0.00	0.00	2,482.00	0.00
10-00-00-53-0350	Actuarial Services	4,732.00	0.00	0.00	0.00	0.00	4,732.00	0.00
10-00-00-53-0360	Payroll Services	16,970.00	1,105.00	0.00	0.00	1,105.00	15,865.00	6.51
10-00-00-53-0380	Consulting Services	15,000.00	2,280.64	0.00	0.00	2,280.64	12,719.36	15.20
10-00-00-53-0420	Legal Services	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.00
10-00-00-53-2100	Bank Fees	200.00	40.34	0.00	0.00	40.34	159.66	20.17
10-00-00-53-4100	Training	500.00	0.00	0.00	0.00	0.00	500.00	0.00
10-00-00-53-4250	Travel & Meeting	500.00	0.00	0.00	0.00	0.00	500.00	0.00
10-00-00-53-4300	Dues & Subscriptions	825.00	0.00	0.00	0.00	0.00	825.00	0.00
10-00-00-53-4400	Medical & Screening	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
10-00-00-54-1300	Postage	50.00	0.00	0.00	0.00	0.00	50.00	0.00
10-00-00-54-3100	Misc Expenditures	17,102.00	960.00	0.00	0.00	960.00	16,142.00	5.61
	Contractual Services	62,861.00	4,385.98	0.00	0.00	4,385.98	58,475.02	6.98
00		2,459,854.00	200,166.88	0.00	0.00	200,166.88	2,259,687.12	8.14
	Expense	2,459,854.00	200,166.88	0.00	0.00	200,166.88	2,259,687.12	8.14
10	Fire Pension Fund	-1,582,357.00	-708,807.25	0.00	42,453.71	-751,260.96	-831,096.04	47.48

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
13	Capital Equip Replacement Fund							
00								
13-00-00-45-5100	Interest	168,787.00	44,398.77	0.00	9,769.71	54,168.48	114,618.52	32.09
13-00-00-45-5200	Net Change in Fair Value	0.00	-11,417.15	1,961.05	31.54	-13,346.66	13,346.66	0.00
	Interest	168,787.00	32,981.62	1,961.05	9,801.25	40,821.82	127,965.18	24.19
13-00-00-47-7001	From General Fund	1,071,016.00	178,502.66	0.00	89,251.33	267,753.99	803,262.01	25.00
13-00-00-47-7002	Transfer from Water and Sewer	97,722.00	16,287.00	0.00	8,143.50	24,430.50	73,291.50	25.00
13-00-00-48-8000	Sale of Property	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00
	Other Financing Sources	1,193,738.00	194,789.66	0.00	97,394.83	292,184.49	901,553.51	24.48
00		1,362,525.00	227,771.28	1,961.05	107,196.08	333,006.31	1,029,518.69	24.44
	Revenue	1,362,525.00	227,771.28	1,961.05	107,196.08	333,006.31	1,029,518.69	24.44
00								
13-00-00-53-2100	Bank Fees	100.00	0.00	0.00	0.00	0.00	100.00	0.00
	Contractual Services	100.00	0.00	0.00	0.00	0.00	100.00	0.00
13-00-00-55-0500	Building Improvements	158,812.00	0.00	0.00	0.00	0.00	158,812.00	0.00
13-00-00-55-8700	Police Vehicles	134,180.00	634.91	0.00	0.00	634.91	133,545.09	0.47
13-00-00-55-8720	Police Equipment	238,125.00	13,693.78	0.00	0.00	13,693.78	224,431.22	5.75
13-00-00-55-8800	Fire Dept Vehicle	280,000.00	278,480.00	0.00	0.00	278,480.00	1,520.00	99.46
13-00-00-55-8850	Fire Dept Equipment	34,800.00	0.00	31,700.00	0.00	31,700.00	3,100.00	91.09
13-00-00-55-8910	PW Vehicles	287,605.00	0.00	0.00	0.00	0.00	287,605.00	0.00
13-00-00-55-8925	PW Equipment	219,800.00	0.00	45,749.00	0.00	45,749.00	174,051.00	20.81
	Capital Outlay	1,353,322.00	292,808.69	77,449.00	0.00	370,257.69	983,064.31	27.36
00		1,353,422.00	292,808.69	77,449.00	0.00	370,257.69	983,164.31	27.36
	Expense	1,353,422.00	292,808.69	77,449.00	0.00	370,257.69	983,164.31	27.36
13	Capital Equip Replacement Fund	-9,103.00	65,037.41	79,410.05	107,196.08	37,251.38	-46,354.38	-409.22

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
14	Capital Improvement Fund							
00								
14-00-00-43-3200	Metra Daily Parking Fees	10,750.00	0.00	0.00	0.00	0.00	10,750.00	0.00
14-00-00-43-3220	Parking Lot Permit Fees	29,320.00	0.00	0.00	0.00	0.00	29,320.00	0.00
14-00-00-43-3550	Ambulance Fees	726,873.00	94,616.92	0.00	53,223.18	147,840.10	579,032.90	20.34
	Charges for Services	766,943.00	94,616.92	0.00	53,223.18	147,840.10	619,102.90	19.28
14-00-00-44-4240	Automated Traffic Enf Fines	540,000.00	39,849.50	0.00	23,550.00	63,399.50	476,600.50	11.74
	Fines & Forfeits	540,000.00	39,849.50	0.00	23,550.00	63,399.50	476,600.50	11.74
14-00-00-45-5100	Interest	30,782.00	4,608.52	0.00	129.58	4,738.10	26,043.90	15.39
14-00-00-45-5200	Net Change in Fair Value	0.00	-2,486.65	257.50	0.00	-2,744.15	2,744.15	0.00
	Interest	30,782.00	2,121.87	257.50	129.58	1,993.95	28,788.05	6.48
14-00-00-46-6410	Miscellaneous	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
	Miscellaneous	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
14-00-00-46-6527	IDOC Grant	296,556.00	0.00	0.00	0.00	0.00	296,556.00	0.00
14-00-00-46-6532	Grants	257,811.00	0.00	0.00	0.00	0.00	257,811.00	0.00
14-00-00-46-7385	Other Contributions	325,650.00	100,623.63	0.00	0.00	100,623.63	225,026.37	30.90
	Grants & Contributions	880,017.00	100,623.63	0.00	0.00	100,623.63	779,393.37	11.43
00		<u>2,229,742.00</u>	<u>237,211.92</u>	<u>257.50</u>	<u>76,902.76</u>	<u>313,857.18</u>	<u>1,915,884.82</u>	<u>14.08</u>
	Revenue	2,229,742.00	237,211.92	257.50	76,902.76	313,857.18	1,915,884.82	14.08
00								
14-00-00-53-0370	Professional Services	114,000.00	4,492.00	4,958.00	0.00	9,450.00	104,550.00	8.29
14-00-00-53-4290	License Fees	12,000.00	0.00	12,000.00	0.00	12,000.00	0.00	100.00
14-00-00-53-5700	GEMT Expenses	163,546.00	-2,083.90	0.00	0.00	-2,083.90	165,629.90	-1.27
	Contractual Services	289,546.00	2,408.10	16,958.00	0.00	19,366.10	270,179.90	6.69
14-00-00-55-0500	Building Improvements	676,583.00	62,437.13	0.00	0.00	62,437.13	614,145.87	9.23
14-00-00-55-1205	Streetscape Improvements	751,089.00	0.00	7,576.17	0.00	7,576.17	743,512.83	1.01
14-00-00-55-1210	Parking Lot Improvements	531,906.00	11,142.02	21,061.12	0.00	32,203.14	499,702.86	6.05
14-00-00-55-8620	Information Technology Equipme	25,000.00	90,877.76	0.00	0.00	90,877.76	-65,877.76	363.51

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
	Capital Outlay	1,984,578.00	164,456.91	28,637.29	0.00	193,094.20	1,791,483.80	9.73
14-00-00-57-5005	Transfer To Debt Service	295,001.00	0.00	0.00	0.00	0.00	295,001.00	0.00
	Other Financing Uses	<u>295,001.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>295,001.00</u>	<u>0.00</u>
00		<u>2,569,125.00</u>	<u>166,865.01</u>	<u>45,595.29</u>	<u>0.00</u>	<u>212,460.30</u>	<u>2,356,664.70</u>	<u>8.27</u>
	Expense	<u>2,569,125.00</u>	<u>166,865.01</u>	<u>45,595.29</u>	<u>0.00</u>	<u>212,460.30</u>	<u>2,356,664.70</u>	<u>8.27</u>
14	Capital Improvement Fund	339,383.00	-70,346.91	45,852.79	76,902.76	-101,396.88	440,779.88	-29.88

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
31	TIF-Madison Street							
00								
31-00-00-41-1000	Property Taxes-Prior Years	406,717.00	14,733.66	0.00	11,921.80	26,655.46	380,061.54	6.55
31-00-00-41-1021	Property Taxes-Current Year	414,851.00	0.00	0.00	0.00	0.00	414,851.00	0.00
	Property Taxes	821,568.00	14,733.66	0.00	11,921.80	26,655.46	794,912.54	3.24
31-00-00-45-5100	Interest	112,243.00	25,436.70	0.00	12,526.54	37,963.24	74,279.76	33.82
	Interest	112,243.00	25,436.70	0.00	12,526.54	37,963.24	74,279.76	33.82
00		933,811.00	40,170.36	0.00	24,448.34	64,618.70	869,192.30	6.92
	Revenue	933,811.00	40,170.36	0.00	24,448.34	64,618.70	869,192.30	6.92
00								
31-00-00-53-0100	Electricity & Natural Gas	2,000.00	351.53	130.44	0.00	481.97	1,518.03	24.10
31-00-00-53-0300	Audit Services	560.00	0.00	0.00	0.00	0.00	560.00	0.00
31-00-00-53-0380	Consulting Services	51,000.00	10,500.00	7,239.75	0.00	17,739.75	33,260.25	34.78
31-00-00-53-0425	Village Attorney	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
31-00-00-53-3600	Maintenance of Buildings	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
31-00-00-53-4350	Printing	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
31-00-00-53-5300	AdvertisingLegal Notice	1,000.00	0.00	5,212.48	0.00	5,212.48	-4,212.48	521.25
	Contractual Services	97,060.00	10,851.53	12,582.67	0.00	23,434.20	73,625.80	24.14
31-00-00-55-4300	Other Improvements	313,875.00	0.00	3,500.00	0.00	3,500.00	310,375.00	1.12
	Capital Outlay	313,875.00	0.00	3,500.00	0.00	3,500.00	310,375.00	1.12
31-00-00-56-0081	Interest on Interfund Loan	56,190.00	0.00	0.00	0.00	0.00	56,190.00	0.00
	Debt Service	56,190.00	0.00	0.00	0.00	0.00	56,190.00	0.00
00		467,125.00	10,851.53	16,082.67	0.00	26,934.20	440,190.80	5.77
	Expense	467,125.00	10,851.53	16,082.67	0.00	26,934.20	440,190.80	5.77

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
31	TIF-Madison Street	-466,686.00	-29,318.83	16,082.67	24,448.34	-37,684.50	-429,001.50	8.07

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
32	Tif - North Avenue							
00								
32-00-00-41-1000	Property Taxes-Prior Years	378,305.00	23,571.80	0.00	104,103.28	127,675.08	250,629.92	33.75
32-00-00-41-1021	Property Taxes-Current Year	385,871.00	0.00	0.00	0.00	0.00	385,871.00	0.00
	Property Taxes	764,176.00	23,571.80	0.00	104,103.28	127,675.08	636,500.92	16.71
32-00-00-45-5100	Interest	67,076.00	16,074.44	0.00	8,021.65	24,096.09	42,979.91	35.92
	Interest	67,076.00	16,074.44	0.00	8,021.65	24,096.09	42,979.91	35.92
00		831,252.00	39,646.24	0.00	112,124.93	151,771.17	679,480.83	18.26
	Revenue	831,252.00	39,646.24	0.00	112,124.93	151,771.17	679,480.83	18.26
00								
32-00-00-53-0300	Audit Services	560.00	0.00	0.00	0.00	0.00	560.00	0.00
32-00-00-53-0380	Consulting Services	26,000.00	0.00	0.00	0.00	0.00	26,000.00	0.00
32-00-00-53-0425	Village Attorney	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
32-00-00-53-4350	Printing	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
32-00-00-53-5300	AdvertisingLegal	1,000.00	210.00	0.00	0.00	210.00	790.00	21.00
	Contractual Services	35,060.00	210.00	0.00	0.00	210.00	34,850.00	0.60
32-00-00-55-4300	Other Improvements	267,375.00	0.00	0.00	0.00	0.00	267,375.00	0.00
	Capital Outlay	267,375.00	0.00	0.00	0.00	0.00	267,375.00	0.00
00		302,435.00	210.00	0.00	0.00	210.00	302,225.00	0.07
	Expense	302,435.00	210.00	0.00	0.00	210.00	302,225.00	0.07
32	Tif - North Avenue	-528,817.00	-39,436.24	0.00	112,124.93	-151,561.17	-377,255.83	28.66

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
35	Infrastructure Imp							
00	Bond Fund							
35-00-00-45-5100	Interest	3,946.00	2,784.14	0.00	1,259.23	4,043.37	-97.37	102.47
	Interest	<u>3,946.00</u>	<u>2,784.14</u>	<u>0.00</u>	<u>1,259.23</u>	<u>4,043.37</u>	<u>-97.37</u>	<u>102.47</u>
00		<u>3,946.00</u>	<u>2,784.14</u>	<u>0.00</u>	<u>1,259.23</u>	<u>4,043.37</u>	<u>-97.37</u>	<u>102.47</u>
	Revenue	3,946.00	2,784.14	0.00	1,259.23	4,043.37	-97.37	102.47
00								
35-00-00-53-3610	Maintenance Sidewalks	135,000.00	0.00	900.00	0.00	900.00	134,100.00	0.67
	Contractual Services	135,000.00	0.00	900.00	0.00	900.00	134,100.00	0.67
35-00-00-55-9100	Street Improvements	165,000.00	128,427.90	0.00	0.00	128,427.90	36,572.10	77.84
	Capital Outlay	<u>165,000.00</u>	<u>128,427.90</u>	<u>0.00</u>	<u>0.00</u>	<u>128,427.90</u>	<u>36,572.10</u>	<u>77.84</u>
00		<u>300,000.00</u>	<u>128,427.90</u>	<u>900.00</u>	<u>0.00</u>	<u>129,327.90</u>	<u>170,672.10</u>	<u>43.11</u>
	Expense	<u>300,000.00</u>	<u>128,427.90</u>	<u>900.00</u>	<u>0.00</u>	<u>129,327.90</u>	<u>170,672.10</u>	<u>43.11</u>
35	Infrastructure Imp	296,054.00	125,643.76	900.00	1,259.23	125,284.53	170,769.47	42.32
	Bond Fund							

Village of River Forest Investments

Fiscal Year 2027
Through 07/31/2026

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
01	2025-11	NorthEast Community Bank	03.968%	8/29/2025	8/27/2026	\$240,400.00	\$240,400.00	\$240,400.00
01	2025-01	First Pryority Bank	04.248%	1/9/2025	10/5/2026	\$232,500.00	\$232,500.00	\$232,500.00
01	2024-30	John Marshall Bank	04.100%	12/27/2024	1/27/2027	\$249,000.00	\$249,000.00	\$249,092.13
01	2025-04	Wells Fargo	04.250%	3/5/2025	3/5/2027	\$249,000.00	\$249,000.00	\$249,306.27
01	2025-22	Bank of China	03.655%	12/19/2025	3/17/2027	\$239,100.00	\$239,100.00	\$239,100.00
01	2025-16	Financial Federal Bank	03.750%	10/21/2025	4/14/2027	\$236,800.00	\$236,800.00	\$236,800.00
01	2024-20	One Community Bank	03.800%	10/17/2024	5/17/2027	\$249,000.00	\$249,000.00	\$248,444.73
01	2025-02	1St Financial Bank	04.100%	1/28/2025	7/28/2027	\$249,000.00	\$249,000.00	\$248,858.07
01	2025-13	KS StateBank	03.756%	9/26/2025	9/27/2027	\$232,400.00	\$232,400.00	\$232,400.00
01	2024-16	FFCB	03.670%	10/7/2024	10/7/2027	\$350,000.00	\$350,000.00	\$348,155.50
01	2025-15	Firstbank	03.700%	10/31/2025	10/29/2027	\$245,000.00	\$245,000.00	\$243,581.45
01	2024-25	Morgan Stanley Private Bank	03.900%	10/30/2024	11/1/2027	\$245,000.00	\$245,000.00	\$244,164.55
01	2025-20	American Eagle	03.500%	11/7/2025	3/7/2029	\$249,000.00	\$249,000.00	\$244,199.28
01	2026-04	Eaglemark Savings Bank	04.000%	4/15/2026	4/13/2029	\$245,000.00	\$245,000.00	\$243,187.00
01	2025-08	FHLB	04.200%	4/23/2025	4/23/2029	\$250,000.00	\$250,000.00	\$247,367.50
01	2026-05	US Treasury	03.772%	5/1/2026	4/30/2029	\$487,441.40	\$500,000.00	\$481,093.75
01	2025-18	FHLB	03.950%	10/7/2025	10/7/2030	\$250,000.00	\$250,000.00	\$244,487.50
								\$4,473,137.73
02	2025-17	Gbank	03.689%	10/21/2025	4/14/2027	\$237,000.00	\$237,000.00	\$237,000.00

Village of River Forest Investments				Fiscal Year 2027 Through 07/31/2026				
Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
02	2025-12	Toyota Financial	03.950%	8/21/2025	8/24/2027	\$245,000.00	\$245,000.00	\$244,470.80
02	2026-01	City National Bank	03.750%	1/30/2026	1/31/2028	\$245,000.00	\$245,000.00	\$243,395.25
02	2024-17	Texas Exchange	03.700%	10/11/2024	10/11/2028	\$249,000.00	\$249,000.00	\$246,054.33
								\$970,920.38
03	2025-14	Farmers and Merchants Union	03.893%	9/5/2025	9/3/2027	\$231,900.00	\$231,900.00	\$231,900.00
								\$231,900.00
13	2024-18	First Keystone	03.700%	10/8/2024	10/8/2026	\$249,000.00	\$249,000.00	\$248,873.01
13	2024-26	BMW Bank	04.050%	11/15/2024	11/16/2026	\$245,000.00	\$245,000.00	\$245,051.45
13	2024-28	Bank Hapoalim BM	04.250%	11/25/2024	11/25/2026	\$230,300.00	\$230,300.00	\$230,300.00
13	2024-27	Morgan Stanley	04.150%	11/27/2024	11/27/2026	\$244,000.00	\$244,000.00	\$244,021.96
13	2025-23	Consumers Credit Union	03.769%	12/18/2025	12/18/2026	\$240,800.00	\$240,800.00	\$240,800.00
13	2025-05	Southpoint Bank	04.000%	4/29/2025	4/29/2027	\$249,000.00	\$249,000.00	\$248,877.99
13	2025-10	State Bank of India	04.106%	6/16/2025	6/16/2027	\$244,668.08	\$244,000.00	\$244,213.04
13	2026-02	Cornerstone Bank	03.626%	1/21/2026	7/15/2027	\$237,200.00	\$237,200.00	\$237,200.00
13	2024-19	Merrick Bank	03.550%	10/10/2024	4/10/2028	\$249,000.00	\$249,000.00	\$246,253.53
13	2026-06	Manufacturers & Traders	04.150%	6/15/2026	6/15/2028	\$244,000.00	\$244,000.00	\$243,524.20
13	2026-07	Sallie Mae Bank	04.300%	7/29/2026	7/31/2028	\$244,000.00	\$244,000.00	\$244,170.80
13	2025-03	FHLB	04.550%	2/12/2025	2/12/2029	\$300,000.00	\$300,000.00	\$299,145.00
13	2026-03	Medallion Bank	00.380%	3/23/2026	3/23/2029	\$249,000.00	\$249,000.00	\$245,927.34

Village of River Forest Investments

Fiscal Year 2027
Through 07/31/2026

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
13	2025-07	UBS Bank	04.000%	4/23/2025	4/23/2029	\$249,000.00	\$249,000.00	\$247,137.48
13	2025-21	Goldman Sachs	03.750%	11/4/2025	11/4/2029	\$245,000.00	\$245,000.00	\$240,808.05
13	2025-19	FHLB	03.950%	10/7/2025	10/7/2030	\$250,000.00	\$250,000.00	\$244,487.50
								\$3,950,791.35
14	2025-06	American Express	04.050%	4/30/2025	4/30/2027	\$245,000.00	\$245,000.00	\$244,899.55
14	2025-09	FFCB	04.220%	5/23/2025	5/23/2028	\$200,000.00	\$200,000.00	\$198,178.00
								\$443,077.55
								\$10,069,827.01



MEMORANDUM

Date: August 17th, 2026

To: President Adduci & Village
Board of Trustees

From: Matt Walsh, Village Administrator

Subject: Administration Report

Upcoming Public Meetings and Closures

Thursday, August 27 th	7:30pm	Special Meeting of the Zoning Board of Appeals
Wednesday, September 2 nd	6:00pm	Economic Development Commission
Monday, September 7 th	N/A	Village Hall Closed – Labor Day

Recent Payments of >\$10,000

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

Vendor	Amount	Description
Al Warren Oil Co Inc	\$16,597.40	Fuel
LRS Waste and Disposal Services	\$16,721.21	Storm Damage Debre
Davis Tree Care Inc	\$11,015.00	Contracted Tree Trimming
State Treasurer	\$18,605.29	State Income Tax
B&F Construction Code Services Inc	\$12,145.00	April & May Inspections
Forest Preserves of Cook County	\$12,000.00	Lake and Harlem License Fee
State Treasurer	\$18,691.93	State Income Tax

July 2026 Highlights	
New Business Licenses Paramo Coffee - HUB Nita's Bakery - HUB Nosh & Noble LLC - HUB	3
Freedom of Information Act Requests	27
Net New Email Subscribers (Past 30 days)	12

FOIA #	Date Requested	Documents Requested	Requestors Name	Hours Worked
2026-122	7/1/2026	Documents identifying current owner of 1314 Franklin	Never given	0
		I am seeking information on the awarding of a construction bid for the 2026 Lake Street Intersection Pedestrian Improvements project. The project was bid on 5/28/26 and the apparent low bidder was Acura, Inc. for \$531,288. The item is on the River Forest 6/22/26 Village Board Meeting agenda under Unfinished Business, but the approved minutes of that meeting have not yet been posted on the website.		
2026-123	7/1/2026	Would you be able to share those minutes with me, or at least the section concerning the approval of this construction project and awarded contractor?	Paul Gehrmann	0.3
2026-124	7/1/2026	I was the homeowner of the property at 133 Ashland Ave in River Forest. I sold the property this March and am working with a tax accountant on tax due on the property sale. I would like to request all the permits we have filed with the villages on the renovations we have done since August 2002.	Re-jin J. Guo	1
2026-125	7/1/2026	I would like the permit records (architectural designs and contractor information) for the kitchen remodel done at 725 Forest Ave, River Forest IL by the Drane family. I am unsure of when the remodel was completed but I believe between 2005-2007.	Jennifer Marsh	1
		We seek the following records for the most recent complete calendar month available at the time of processing: 1.License and Permit Application Records oAny records, including but not limited to permit logs, licensing databases, application tracking reports, registers, or similar records, reflecting active, submitted, or processed license or permit applications maintained by the City. oThese records should include, where available: oApplication or permit type oDate of application or submission oStatus of the application (e.g., pending, approved, denied, issued, or similar designations as maintained) oAddress or location associated with the application (if applicable) oApplicant name or business name (if maintained)		
2026-126	7/1/2026		Owen Wang	0.3
		1.Vendor Payment Records by Fund Any records reflecting payments made by the City to vendors, including but not limited to accounts payable reports, check registers, expenditure ledgers, payment registers, transaction reports, financial system exports, or other existing records maintained in the ordinary course of business that document vendor payments. To the extent maintained, responsive records should include: oVendor name; oTotal amount paid (or payment amount for each transaction, as maintained); oDate of payment; oAssociated fund, fund number, account, or other funding source from which the payment was made; oCheck number, warrant number, electronic payment reference, or transaction identifier (if maintained); and oInvoice number or voucher number (if maintained).		
2026-127	7/2/2026		Owen Wang	1
		I am a news reporter from Prairie State Wire, a media organization committed to providing comprehensive and accurate news coverage on local governmental affairs. I am requesting the following records under the Illinois Freedom of Information Act, 5 ILCS 140, preferably in electronic format: We seek copies of the approved, draft, or otherwise existing minutes of all meetings of the governing board that occurred during the last calendar month. If meeting minutes have not yet been finalized, we request any existing draft minutes or other records that memorialize the proceedings of those meetings. As a member of the media, I am involved in gathering and reporting news to the public. Access to public records is essential for me to fulfill my professional responsibilities, which include holding public institutions accountable and providing transparency to the public. Given my role in disseminating information, I believe I am eligible for a fee waiver as a media professional.	Owen Wang	0.3
		we seek copies of all new residential and commercial building permits issued during the last calendar month. For each responsive permit, we request the records include, where available: •Permit number •Date of issuance •Property address or project location •Type of permit (residential or commercial) •Description of the proposed work or project •Name of the property owner and/or applicant, if reflected in the permit •Name of the contractor, if reflected in the permit •Permit valuation, estimated project cost, or other valuation information, if reflected in the permit •Permit status, if reflected in the records	Owen Wang	0.3
		Please provide copies of all open building permits, plats, inspections, violations, complaints, and outstanding fees/fines, liens, and utility bills due in the last 10 years on the property at 414 Clinton Pl #206 River Forest, IL 60305. If you are not the appropriate party to reach regarding this information please forward this email to the appropriate party or please provide their email address or contact information. This is not for commercial or media use.		
2026-130	7/9/2026	Thank you for your assistance.	Jennifer Nardone	0.5
2026-131	7/9/2026	This is a FOIA request for a copy of the River Forest Fire Department's fire report & investigative report for the fire loss at: 125 Park Avenue, River Forest, IL. 60305. DOI. 07-03-26.	Stephen T. Avery - CFI	1
2026-132	7/9/2026	We are looking for drawings for 7625 Lake Street, as we are leasing the space and need to make interior changes	Erik Stegemann	0.5
		The requested records for the most recent complete calendar month should include, to the extent reflected in existing records: • Employee name and job title • Department or office • Dates on which overtime was worked (or the applicable pay period) • Number of overtime hours worked	Owen Wang	
2026-133	7/10/2026	• Overtime compensation paid		1
2026-134	7/10/2026	FOIA Request – River Forest Police Department Traffic Case Records	Cecilia Miglio	2
2026-135	7/14/2026	Auto Accident FOIA Request for Any surveillance or traffic camera footage	Angie L. Clarke, AIC	1
2026-136	7/15/2026	7827 building records	Paul Fortman	1
2026-137	7/15/2026	DRB and Madison Street Items	Margie Cekander	6
2026-138	7/16/2026	Purchasing Records	Justin Wenig	1
2026-139	7/16/2026	Bid Tabs	William Priestley	0.25
2026-140	7/16/2026	FD Employment Records	Mark Kolar	0.5
2026-141	7/21/2026	Included as an attachment is a FOIA request for a Plat of Survey for Dominican University.	Sarah Thompson	0.5
		Please provide building plans for 1422 William St. Need to see where structural beams are located for patio doors located on south side in back of house. Original owner was Marco Lemoncello. Builder was Mark Zinni. Year built is 1999.	JoAnne Adams	0.5
		Under the Illinois Freedom of Information Act (5 ILCS 140), I request all ISSUED permits for ROOFING, SIDING, WINDOWS/DOORS, NEW CONSTRUCTION, and general EXTERIOR alterations/repairs, from January 1, 2001 through the present - and if your electronic records begin later than that, whatever period the system covers is fine (no manual search of older files needed). Helpful fields, if your system tracks them: permit number, issue date, property address (and parcel number/PIN if available), permit type, work description, status, and valuation.		
2026-143	7/23/2026	An existing export or standard report from your permit system, Excel or CSV, fully satisfies the request. Electronic delivery only, by reply to this email - no paper copies needed. If any part of this would involve a fee or significant staff time, please let me know BEFORE processing and I will gladly narrow the request.	Dan Estrada	0.25
2026-144	7/28/2026	Bid tabs for last tree trimming contract	Fernandez Tree Service Inc.	0.25
2026-145	7/20/2026	Drone Footage	Margie Cekander	1
2026-146	7/24/2026	All employee Salaries	Sam Crombie	1
		Hello: We are seeking any environmental inspection reports related to the attached Foodborne Illness Complaint - FBI 72 McDonald's on Harlem Ave. in the Village of River Forest. The request is not for commercial purposes.		
2026-147	7/30/2026	Thanks, Jim	James Ormond	outstanding
2026-148	7/31/2026	All history for this home; all and any personal information of previous owners. Who lived here, what years, what were their professions. Who built the home and for what purpose? I'd like to know as much as possible about the 101 year history of our home. Thank you.	Jessica M. Albasha	0.5
			Total Hours Worked	22.95



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Matt Walsh – Village Administrator

FROM: James Greenwood- Chief of Police

DATE: August 17th, 2026

SUBJECT: July 2026 Monthly Report

Crime Statistics

The month of July 2026 indicated a 37% decrease in Group A offenses in comparison to July 2025. There was a 13% decrease in Group B offenses compared to July 2025. There was a 60% increase in the total number of events in comparison to July 2025.

	July 2026	July 2025	Diff. +/-	% +/-	YTD 2026	YTD 2025	Diff. +/-	% +/-
Group A Offenses	29	46	-17	-37%	175	192	17	-9%
Group B Offenses	7	8	-1	-13%	152	67	+85	126%
All Other Offenses	42	32	+10	31%	232	186	+46	24%
Reports	152	127	+25	20%	921	897	+24	3%
Events	1,518	949	+569	60%	7,172	6,073	+1,069	18%

Town Center

The Police Department responded to ninety-nine (99) calls for service at the Town Center properties in July 2026; of those calls there were sixty-six (66) reported crimes, which included sixteen (16) Retail Thefts and five (5) Panhandlers/Removals. There was a forty-three percent (43%) increase in calls for service in comparison to July 2025 statistics.

Collaboration and Relationship Strengthening

- Attended the Special Meeting of the Development Review Board on July 9, 2026.
- Attended interviews for the Finance Director position throughout the month.
- Attended the Junior Police Academy graduation on July 17, 2026.
- Attended the Village Board Meeting on July 20, 2026.
- Attended the Village Tabletop Exercise on July 23, 2026.
- Attended the Tyler RMS training roll out meeting on July 23, 2026.
- Attended the Quarterly Community Safety Meeting on July 28, 2026.

School and Community Support

The following is a summary of the activity that occurred during July relating to Ordinance Enforcement and School Resource/Community Service.

July 2026 ACTIVITY	CSO BUS
Bank/Metra	7 Assignments, 1 Hr
Errands	4 Assignments, 1.5 Hrs
Local Ordinance Enforcement / Citations	2 Assignments, 1 Citation
Parking Enforcement Missions	1 Citation
Fingerprinting Assignments	3 Assignments, 1.25 Hrs
Administrative Duties	8 Assignments, 6 Hrs
Animal Calls	1 Assignment, 45 Mins
Vehicle Service	5 Assignments, 2.5 Hrs
Crossings	0 Assignments, 0 Hrs
Detention Hearing / Court	3 Assignments, 1.5 Hrs
Other Assignments	6 Assignments, 40.5 Hrs
Adjudication / Red Light Hearing	0 Assignments, 0 Hrs
Child Safety Seat Inspection/Install	1 Assignment, 30 Mins
Calls for Service	15 Assignments, 7.5 Hrs

July 2026	CSO BUS
VIOLATION TYPE	TICKETS
Time Limit	0
No Parking Anytime	0
Vehicle License	0
Fire Lane/Hydrant	0
Handicapped	1
Resident Only Zone	0
Permit Parking Only	0
Daily Parking Fee Zone	0
Expired Registration	0
Other Parking Offense	0
TOTAL	1

School Resource/Community Service Officer Activity Summary for July 2026

Written Reports	1
Foot Patrols / Premise Checks	35
River Forest Community Safety and Too Good For Drugs Activities	-
Calls for Service	4
Other Assignments	29 Assignments, 61 hours
Special Assignments	19 Assignments, 67 hours (see below)

School and Community-Support Activity Highlights for July 2026

Crime Prevention Officers completed the following:

- Provided station tours for River Forest Park District summer camp on 07/01/2026.
- Implemented Be Crash Free adjudication diversion program on 07/02/2026.
- Completed Elderly Service follow up and supplemental report #26-00856 on 07/06/2026.
- Completed school key/fob audit on 07/07/2026.
- Provided a safety presentation at Trailside on 07/09/2026.
- Conducted Junior Citizen's Police Academy 07/13/2026 – 07/17/2026.
- Attended M-Team virtual meeting on 07/15/2026.
- Attended OPRF Final Exercise Planning meeting on 07/22/2026.
- Completed River Forest Police Department activity book project on 07/24/2026.
- Provided station tours for River Forest Park District summer camp on 07/29/2026.
- Conducted Quarterly Community Safety Meeting on 07/29/2026.
- Attended safety meeting at Mosaic Montessori on 07/30/2026.
- Conducted Safety Drill at Trailside on 07/31/2026.
- Met with applicable businesses regarding Public Act 104-0463 (SB 3222 Illinois Hemp Act) throughout the month.
- Conducted business and school premise checks throughout the month.
- Assisted patrol throughout the month.
- Assisted with records/administrative tasks throughout the month.
- Assisted investigations unit throughout the month.
- Completed bicycle registrations throughout the month.

UPCOMING School and Community Support Activities for August 2026

Crime Prevention Officers will:

- Attend OPRF Rapid Deployment Exercise on 08/03/2026 and 08/04/2026.
- Attend Public Education event at Har Zion on 08/11/2026.
- Attend Opioid Task Force monthly virtual meeting on 08/21/2026.
- Assist and coordinate with patrol for all back-to-school functions throughout the month.
- Conduct business and school premise checks throughout the month.
- Assist patrol throughout the month.
- Assist with records/administrative tasks throughout the month.
- Assist investigations unit throughout the month.

Sgt. Ransom will also:

- Continue training under Commander Grill in the Support Services role.

- Coordinate IDOT Distracted Driving Campaign
- Continue ongoing ICAC investigations.
- Assist with Adjudication hearings and manage caseload.
- 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.
- Assist with Vehicle Maintenance and Equipment.
- Manage LPR system
- Manage Street Camera System.
- Assist with Red Light Enforcement system.
- Continue to support CSO Bus, SRO Drake, and the Records functions.

CSO Bus 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 to gain better community compliance.
- Parking Enforcement areas of focus: Village Lots at 418 Franklin and 7929 North.



Junior Police Academy cadets, along with River Forest and Oak Park Officers participating in a drone demonstration

Active Solicitor Permits		
Individual or Organization	Description	Expires
Power Home Remodeling	Estimates	11/4/26
Power Home Remodeling	Estimates	06/29/27
Eco Shield	Pest Control	5/14/27

Budget and Fiscal Monitoring

July 1 – July 31, 2026

July is the third month of Fiscal Year 2027. There was a 28% increase in overtime costs in comparison to July 2025.

Revenue/Expenditure Summary

Category	Total # Paid FY27 07/26	Total # Paid FY27 Y-T-D	Expenditure/ Revenue FY27 07/26	FY27 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	183	684	\$19,209	\$58,573
Admin. Tows	30	104	\$15,000	\$52,000
Local Ordinance	0	3	\$0	\$900
Overtime	544hrs	1,549.75hrs	\$41,267	\$117,847

Community Policing/Crime Prevention Activities:

- Officers increased enforcement efforts regarding e-bike and e-scooter violations throughout town with a focus on Keystone Park and Priory Park.
- Officers conducted additional patrols and premise checks in the business districts, parks, school play areas, and the library.
- Several officers assisted with the Junior Citizens Police Academy from July 13-17, 2026.
- Officers conducted numerous traffic missions in locations that have been identified as priorities based on traffic crash data and citizen requests.
- Officers continued enforcement efforts regarding e-bike and e-scooter violations.
- All three patrol shifts participated in the Illinois Association of Chiefs of Police Speed Enforcement Day on July 22, 2026.
 - (77) Traffic Stops
 - (3) Traffic Arrests
 - (59) Speeding Tickets
 - (3) Seat Belt Tickets
 - (7) Distracted Driving Tickets
 - (18) Additional Traffic Violation Tickets

Directed Patrols/ Traffic Enforcement

The Midnight Shift focused their traffic enforcement efforts primarily on Harlem Avenue, Madison Ave and North Avenue. Officers completed thirty (30) traffic stops which resulted in twenty-one (21) citations, seventeen (17) warnings, and one (1) traffic related arrest. The traffic enforcement missions resulted in one (1) administrative tow.

Day Shift focused their traffic enforcement efforts primarily on Thatcher Avenue and Chicago Avenue. Officers completed thirty-three (33) stops which resulted in nineteen (19) citations and sixteen (16) warnings. Day shift also increased enforcement of speed-related offenses during Speed Awareness Day (7/22) and throughout the month of July, completing thirty-six (36) stops which resulted in forty-two (42) citations, seven (7) warnings, and two (2) traffic related arrests. These traffic enforcement missions resulted in one (1) administrative tow. The shift also conducted LPR enforcement which resulted in two (2) stops, six (6) citations, two (2) arrests. The LPR enforcement missions resulted in two (2) administrative tows.

The Afternoon Shift focused their traffic enforcement efforts primarily on Washington Boulevard and Chicago Avenue. Officers completed twenty-two (22) stops which resulted in twenty (20) citations, fourteen (14) warnings, two (2) traffic related arrests, and two (2) administrative tows. The shift also conducted LPR enforcement which resulted in seven (7) traffic stops, twenty-three (23) citations, five (5) traffic related arrests, the arrest of a subject wanted by RFPD, four (4) administrative tows, and one (1) Article-36 seizure.

The Tactical Unit assisted the Detective Unit throughout the month on various surveillance and investigative tasks. Much of the month was spent on patrol re-assignments (8 days), training (14 days), and conducting WEDGE Task Force operations (2 days).

Notable Events and Arrests:

26-00860 Driving Under the Influence of Alcohol

On July 1, 2026, 3:09AM, a River Forest officer was on patrol and observed a vehicle traveling eastbound on the 7300 block of North Avenue at a high rate of speed. The officer then observed the vehicle traveling southbound on Harlem Avenue and the officer observed the vehicle making several lane violations. The officer conducted a traffic stop at 1125 Division Street in Oak Park and determined the driver displayed signs of alcohol impairment. The driver was identified as a 28-year-old male from Chicago. The driver failed standardized field sobriety tests and was arrested for driving under the influence of alcohol. The driver was transported to the station for processing, and the vehicle was towed with a 12-hour DUI administrative hold. The driver provided a breath alcohol content sample of 0.186 and was charged with Driving Under the Influence of Alcohol, Driving Under the Influence of Alcohol Over 0.08, Speeding, Improper Lane Usage, Operating an Uninsured Motor Vehicle, and Illegal Transportation of Alcohol. The driver was given a misdemeanor court date and released on a Citation and Notice.

26-00870 Structure Fire

On July 3, 2026, 9:51AM, River Forest officers were dispatched to the 100 block of Park Drive to assist the RFFD with a Structure Fire. Upon arrival, officers observed the residence to be on fire but located all the occupants outside after they had safely evacuated themselves. Officers provided traffic control and scene security for the firefighters while they worked to extinguish the fire. There were no apparent criminal or suspicious circumstances regarding the incident, but officers took photos and completed a report to document the incident.

26-00875 Retail Theft & Resisting Arrest

On July 04, 2026, 3:00PM, River Forest officers responded to Walgreens at 7251 Lake Street for a retail theft that had just occurred. Officers responded to the area and located the offender, a 22-year-old male from Chicago, on the CTA Green Line platform. When the offender observed the officers on the platform, he dropped the stolen merchandise and began running. The offender refused lawful commands to stop, and officers gave chase. The offender was caught and continued to physically resist officers. He was eventually secured in handcuffs and taken into custody. The merchandise taken was valued at \$145.95. The offender was charged with Retail Theft and Resisting a Peace Officer. He was issued a court date at the Maybrook Courthouse and released on a Citation and Notice.

26-00876 Hit and Run

On July 04, 2026, 4:46PM, a River Forest Officer responded to a Hit and Run on the 7400 Block of Oak Avenue. Upon arrival, Unit 1 fled the scene. Using Village Camera footage and License Plate Readers, Tactical Unit officers identified the offending vehicle. During the investigation, the driver of Unit 1 was contacted and turned himself in. On July 07, 2026, 3:30PM, the 40-year-old male from Oak Park was charged with Leaving the Scene of a Property Damage Accident. The driver received a misdemeanor court date and released on a Citation and Notice from the station.

26-00882 Felony Retail Theft & Criminal Trespass

On July 05, 2026, 3:06PM, River Forest officers responded to Lens Crafters at 7345 Lake Street for a retail theft that just occurred. Officers arrived on scene and spoke with Town Center security who advised that the offender had entered DSW at 7321 Lake Street. The offender, 42-year-old man from Broadview, was located inside of DSW and taken into custody. Further investigation revealed the offender committed a retail theft at Ulta at 7231 Lake Street prior to committing the retail theft at Lens Crafters. It was also learned that the offender was banned from the Town Center on July 1, 2026, after he concealed merchandise in his clothing at Ulta. The merchandise taken from Ulta was valued at \$434.90, and the merchandise taken from Lens Crafters was valued at \$415.00. The offender was charged with 2 counts of felony Retail Theft and Criminal Trespass to Property. He was issued a court date at the Maybrook Courthouse and released on a Citation and Notice.

26-00885 Driving Under the Influence of Alcohol

On July 7, 2026, 1:12AM, a River Forest officer was on patrol and observed a vehicle making an illegal U-Turn in the 7200 block of North Avenue. The officer conducted a traffic stop in the 7300 block of North Avenue and determined the driver displayed signs of alcohol impairment. The driver was identified as a 75-year-old male from Chicago. The driver failed standardized field sobriety tests and was arrested for driving under the influence of alcohol. The driver was transported to the station for processing, and the vehicle was towed with a 12-hour DUI administrative hold. The driver provided a breath alcohol content sample of 0.175 and was charged with Driving Under the Influence of Alcohol, Driving Under the Influence of Alcohol Over 0.08, and Improper Lane Usage. The driver was given a misdemeanor court date and released on a Citation and Notice.

26-00902 Leaving the Scene of an Accident & Reckless Driving

On July 11, 2026, 12:27PM, River Forest officers were dispatched to the area of Chicago Avenue and Bonnie Brae Place regarding a multi-vehicle accident. An investigation revealed that the driver of the at-fault vehicle, a 21-year-old male from Addison, had caused the accident while recklessly fleeing the scene of another traffic accident he had caused near Augusta Avenue and William Street. He also could not provide proof of insurance for the vehicle. The male was arrested for Leaving the Scene of a Property Damage Accident and Reckless Driving, issued fourteen traffic citations, processed and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

26-00905 Unlawful Possession of a Weapon by a Felon

On July 07, 2026, 1:08AM, a River Forest Officer attempted to stop a vehicle for a traffic infraction and the vehicle fled recklessly. On July 23, 2026 4:40PM, River Forest Tactical Unit officers along with Detectives were deployed to WEDGE Task Force operations and located the vehicle wanted for fleeing and eluding. While towing the vehicle, a subject approached the vehicle holding his waistband. When officers attempted to make contact, the subject attempted to run away and dropped a Glock handgun with an extended magazine. The 28-year-old male from Chicago was placed in custody and was transported to the station. Due to the subject having a previous felony conviction, the subject was charged with Unlawful Possession of a Weapon by a Felon. He was transported to the Cook County Jail for a detention hearing.

26-00906 Retail Theft

On July 12, 2026, 12:49PM, River Forest officers were dispatched to Walgreens at 7251 Lake Street for a Retail Theft where a subject took over \$60 worth of merchandise without paying. Officers located a 48-year-old male from Chicago nearby who matched the provided description, possessed the stolen merchandise, and was identified by store personnel. He was arrested, charged with felony Retail Theft (due to prior criminal history), processed, and later released on a Citation and Notice.

26-00913 Driving Under the Influence of Alcohol

On July 14, 2026, 3:20AM, a River Forest officer was on patrol and observed a vehicle traveling southbound on the 1500 block of Lathrop Avenue without headlights when required. The vehicle made multiple lane violations and disobeyed the stop sign at Division Street and Lathrop Avenue. The officer conducted a traffic stop in the 500 block of Harlem Avenue and determined that the driver displayed signs of alcohol impairment. The driver was identified as a 66-year-old female from Oak Park. The driver failed standardized field sobriety tests and was arrested for driving under the influence of alcohol. The driver was transported to the station for processing, and the vehicle was towed with a 12-hour DUI administrative hold. The driver provided a breath alcohol content sample of 0.177 and was charged with Driving Under the Influence of Alcohol, Driving Under the Influence of Alcohol Over 0.08, Driving Without Lights When Required, Improper Lane Usage, Disregarding Stop Sign, and Operation of Uninsured Motor Vehicle. The driver was given a misdemeanor court date and released on a Citation and Notice.

26-00919 Disorderly Conduct

On July 15, 2026, 1:47PM, River Forest officers were dispatched to the area of Harlem Avenue and Greenfield Street for a call regarding a subject who was acting suspiciously on a PACE bus and then began to follow and chase an adult and juvenile who exited the bus in an attempt to avoid him. Prior to RFPD arrival, officers from Oak Park PD had already searched the area and stopped a 33-year-old male from Chicago who matched the provided description and was identified by the victim. After further investigation, the male was arrested and charged with Disorderly Conduct, processed, and later released on a Citation and Notice.

26-00938 Home Invasion

On July 20, 2026, 1:45AM, River Forest units were waved down by two victims in front of the River Forest Police Department. The residents advised an unknown subject forcibly entered their home at 122 Gale Avenue and struck one of the victims in the face. The victims fled the residence and were unable to advise if the unknown offender was still inside the residence. One of the victims was bleeding from the mouth and received medical treatment for a suspected knife wound.

River Forest officers immediately responded to the residence and observed forced entry to the rear patio door. River Forest units and surrounding towns set up a perimeter on the block and the residence. While securing the scene, officers responded to a second call of a man with a gun walking southbound on the 100 block of Keystone Avenue. Officers quickly located a suspect with a knife attempting to gain entry to 1 Gale Avenue. The suspect was identified as a 22-year-old male from Elgin and advised officers that he just stabbed someone.

The residence was searched and officers did not locate an offender inside. The officers conducted a yard-to-yard search and did not locate any suspicious persons or additional victims. An Illinois State Police K-9 unit responded and tracked a scent from 122 Gale Avenue to 1 Gale Avenue where the suspect was stopped. The suspect was arrested for home invasion and transported to the station.

The offender was charged with Home Invasion Causing Injury, Home Invasion with a Dangerous Weapon, Aggravated Battery Causing Great Bodily Harm, and Aggravated Battery with a Deadly Weapon. The offender was given a felony court date and transported to the Maybrook courthouse for a detention hearing.

26-00949 Driving While License Suspended

On July 22, 2026, 7:33AM, a River Forest officer conducting traffic enforcement for Speed Awareness Day near Madison Street and Forest Avenue observed a vehicle driving 43MPH on Madison Street where the speed limit is 25MPH. The vehicle was stopped and the driver, a 28-year-old male from River Grove, was found to be driving with a suspended driver's license, suspended for mandatory insurance violations. He also could not provide proof of insurance for the vehicle. He was arrested for Driving While License Suspended, processed, and later released on a Citation and Notice.

26-00950 Driving While License Suspended

On July 22, 2026, 9:44AM, a River Forest officer conducting traffic enforcement for Speed Awareness Day near Madison Street and Forest Avenue observed a vehicle driving 43MPH on Madison where the speed limit is 25MPH. The vehicle was stopped and the driver, a 60-year-old male from Chicago, was found to be driving with a suspended driver's license,

with two different suspensions for mandatory insurance violations. He also could not provide proof of insurance for the vehicle. The male driver was arrested for Driving While License Suspended, processed, and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

26-00952 Burglary to Motor Vehicle & Retail Theft

On July 22, 2026, 2:30PM, River Forest officers were dispatched to Jewel-Osco at 7525 Lake Street for a burglary to auto in progress. Officers arrived on scene and spoke with Jewel loss prevention personnel who described 2 offenders who committed a retail theft from the store before attempting to gain access to vehicles parked in the lot. Officers searched the area and located the offenders, a 36-year-old male from Chicago and a 28-year-old male from Chicago. One offender had already dropped the stolen merchandise valued at \$87.96, and they were both holding brand name toolboxes. Investigation revealed one offender stole the toolboxes out of a parked vehicle after the other offender committed the retail theft. Officers were able to make contact with the vehicle owner. One offender was charged with Retail Theft, and the other was charged with Burglary to Motor Vehicle. Both offenders were issued court dates at the Maybrook Courthouse and released on Citation and Notice forms.

26-00964 Assist Other Police Department

On July 24, 2026, 6:36PM, River Forest Tactical Officers along with Detectives were working with the WEDGE Task Force when they received information about a vehicle wanted for Aggravated Battery to Police Officer and Felony Retail Theft out of Bloomingdale, IL traveling E/B North Ave from I-290. Officers conducted a Felony stop on the vehicle at North Avenue and Harlem Avenue. Two males from Chicago were taken into custody and turned over to Bloomingdale Police Department. The Bloomingdale Police Department subsequently charged the 46-year-old male with felony Burglary and felony Retail Theft. They also charged the 35-year-old male (who was the driver) with Aggravated Assault, Reckless Driving, and Driving while License Revoked.

26-00975 Assist River Forest Fire Department

On July 27, 2026, 1:40AM, River Forest units were dispatched to Lake Street and Harlem Avenue for an unknown subject lying on the ground. Officers arrived on scene and observed the subject to be unresponsive and displayed signs of agonal breathing. The officers provided CPR in addition to two doses of Narcan for a suspected opioid overdose. The Narcan had its desired effects and the subject regained consciousness when the ambulance arrived on scene. The subject was identified as a 35-year-old male from Chicago and was transported to the hospital for further treatment.

26-00976 Driving While License Suspended & Warrant

On July 27, 2026, 8:46AM, a River Forest officer on patrol near Division Street and Lathrop Avenue observed a vehicle driving on Division Street with suspended registration, suspended for a mandatory insurance violation. The vehicle was stopped and the driver, a 30-year-old female from Chicago, was found to be driving with a suspended license, suspended for failing to appear at court after a prior traffic violation. She also could not provide proof of insurance for the vehicle. The female driver was also found to be wanted by DuPage County on a warrant for failure to appear at court for a separate traffic offense. She was arrested and processed for Driving While License Suspended and the Warrant. She was given a Citation and Notice for her new charges but held and later transported to the Maybrook Courthouse for a detention hearing due to the warrant. The vehicle was towed with an administrative hold placed on the vehicle.

26-00983 Retail Theft & Resisting Arrest

On July 28, 2026, 9:44AM, River Forest officers were dispatched to Jewel-Osco at 7525 Lake Street for a Retail Theft where a subject took over \$160 worth of merchandise without paying. Upon arrival, officers checked the area and observed a 25-year-old male from Chicago who matched the provided description, possessed the merchandise, and was identified by store personnel. The male attempted to resist his arrest by fleeing but was caught by officers. He was arrested, charged with felony Retail Theft (due to prior criminal history) and Resisting Arrest, processed, and later released on a Citation and Notice.

26-00985 Warrant & Traffic Arrest

On July 28, 2026, 5:30PM, a River Forest officer was conducting traffic enforcement on Washington Boulevard and observed a vehicle with apparent fraudulent registration. The officer conducted a traffic stop on the vehicle and identified the driver as a 24-year-old male from Lisle. Further investigation revealed the registration and insurance for the vehicle

were both fraudulent. The driver was also found to be driving with a suspended license and had 2 outstanding warrants from DuPage County. The driver was taken into custody. The driver was charged with Unlawful Display of Registration, Display of False Insurance Card, Driving on a Suspended License, and Warrants. He was released on Citation and Notice forms. The driver issued DuPage County court dates for the warrants and a Maybrook Courthouse date for the River Forest charges.

26-00993 Assist River Forest Fire Department

On July 29, 2026, 11:10PM, River Forest units were dispatched to 7245 Lake Street for an intoxicated subject laying behind the Whole Foods. Officers arrived on scene and observed the subject to be unresponsive. The officers located a pulse and provided two doses of Narcan for a suspected opioid overdose. The Narcan had its desired effects and the subject regained consciousness when the ambulance arrived on scene. The subject was identified as a 46-year-old male from Norridge and was transported to the hospital for further treatment.

26-00994 Driving Under the Influence of Alcohol

On July 30, 2026, 2:26AM, a River Forest officer was on patrol and observed a vehicle traveling southbound at a high rate of speed on the 800 block of Harlem Avenue. The officer conducted a traffic stop in the 400 block of Harlem Avenue and determined the driver displayed signs of alcohol impairment. The driver was identified as a 32-year-old female from Berwyn. The driver failed standardized field sobriety tests and was arrested for driving under the influence of alcohol. The driver was transported to the station for processing, and the vehicle was towed with a 12-hour DUI administrative hold. The driver refused to provide a breath alcohol content sample and was charged with Driving Under the Influence of Alcohol, Speeding, and Illegal Transportation of Alcohol. The driver was given a misdemeanor court date and released on a Citation and Notice.

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230	Tactical Unit
Criminal Arrests	1	7	12	4
Warrant Arrests	0	2	3	0
D.U.I Arrests	4	0	0	0
Misdemeanor Traffic Arrests	7	7	14	0
Hazardous Moving Violations	153	110	133	6
Compliance Citations	17	6	24	1
Parking Citations	97	0	0	0
Traffic Stop Data Sheets	241	118	199	13
Quasi-Criminal Arrests/ L.O.	3	2	15	0
Field Interviews	3	19	25	3
Premise Checks/Foot Patrols	758	632	405	21
Written Reports	20	47	71	5
Administrative Tows	10	4	15	1
Sick Time used (in days)	2	3	0	0



Officers Acevedo, Catalano, Saldana and Cpl. Cassidy at the Priory Park Splash Pad Grand Opening on July 9, 2026

Detective Division

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

Detective Zermeno worked seventeen (17) days performing detective duties.

Detective Sergeant Labriola was assigned as a supervisor for the West Suburban Major Crimes Task Force (WESTAF) for a homicide that occurred in Cicero.

Detective Zermeno was assigned to WEDGE for two shifts.

Detective Sergeant Labriola and Detective Zermeno attended the annual Illinois Organized Retail Crime Association Conference.

Detective Sergeant Labriola and Detective Zermeno reviewed numerous Lexipol policy updates.

Detective Sergeant Labriola and Detective Zermeno attended court and grand jury for previous felony arrests.

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

During the month of July, the Detective Unit opened up/reviewed nine (9) cases for potential follow-up. Of those cases, three (3) were cleared by arrest, four (4) were exceptionally cleared, and two (2) are still active. 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 July.

Year to Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
31	43	15	5

July 2026 Case Assignment Summary

Group A	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Home Invasion	1	1							
Burglary	1					1			
Motor Vehicle Theft	2					1	1		
Aggravated Domestic Battery	1	1							
Aggravated Battery	1					1			
Retail Theft	1						1		
Theft	1					1			
Group A Total	8	2	0	0	0	4	2	0	0
Group B	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Hit & Run	1	1							
Group B Total	1	0	0	0	0	0	0	0	0
TOTALS	9	3	0	0	0	4	2	0	0

July 2026 Juvenile Arrests

Offenses	Adjusted	Cited	Petitioned	Referred
Disorderly Conduct		1		
Total (1)	0	1	0	0

New Investigations

26-00840 Motor Vehicle Theft

On June 27, 2026, 8:19AM, a River Forest Officer responded to the 1100 block of Franklin Avenue in reference to a motor vehicle theft report which occurred between June 26, 2026, at 5:00PM and June 27, 2026, at 8:00AM. Prior to the vehicle being reported stolen in River Forest, the Maywood Police Department located a 16-year-old juvenile armed with a firearm near the stolen vehicle. The juvenile was arrested and charged accordingly. This case was exceptionally cleared.

26-00841 Burglary

On June 27, 2026, 6:40AM, a River Forest Officer responded to the 1100 block of Ashland Avenue in reference to a Burglary report. The resident related that an unknown person(s) entered two of his unlocked vehicles that were parked in his driveway. Investigators reviewed video surveillance and this case is linked to 26-00840 and was exceptionally cleared.

26-00852 Aggravated Domestic Battery

On June 29, 2026, 6:37PM, River Forest Officers responded to the 1500 block of Ashland Avenue in reference to a domestic battery that was in progress. Upon arrival, it was determined that the 30-year-old male River Forest resident choked and struck the mother of his child. Investigators conducted numerous interviews and met with the Cook County State's Attorney's Felony Review Unit who approved a count of Aggravated Domestic Battery. This case was cleared by

an arrest.

26-00859 Aggravated Battery

On June 30, 2026, 9:19PM, River Forest Officers responded to the 7500 block of Lake Street in reference to a battery which just occurred. Upon arrival, Officers met with two juveniles, one which was the victim. Both related that as they were riding on their e-bikes, a male subject struck one of the juveniles in the head. The male subject, a 60-year-old male Oak Park resident, was identified and apprehended. The juveniles participated in a forensic interview, and it was determined that due to the totality of the circumstances surrounding the investigation, they did not wish to pursue this matter. This case was exceptionally cleared, and the offender was released without charges.

26-00876 Hit & Run

On July 4, 2026, 4:56PM, a River Forest Officer responded to William Street and Oak Avenue in reference to a hit and run accident. The officer obtained the registration for the offending vehicle which fled the area. The driver was identified in a photo lineup, and on July 7, 2026, investigators arrested the offending driver, a 40-year-old male from Oak Park for leaving the scene of an accident.

26-00892 Theft Over \$500

On July 8, 2026, 2:57PM, an employee from the River Forest Community Center reported that on July 7, 2026, between 8:30AM and 6:00PM, an unknown person(s) removed the catalytic converter from her vehicle while it was parked at 8020 Madison Street. Investigators worked in collaboration with neighboring jurisdictions and identified the offending vehicle in this case. On July 15, 2026, investigators located the offending vehicle in Schaumburg and towed it pending article 36 seizure. Investigators served multiple search warrants on the vehicle to identify the occupants during this theft without success. This case is exceptionally cleared.

26-00938 Home Invasion

On July 20, 2026, 1:45AM, River Forest Officers responded to the 100 block of Gale Avenue in reference to a home invasion. The resident related that he awoke to hearing his back door being opened and observed a male subject in his backyard. The male subject forced the homeowner back inside and struck the homeowner in the face possibly using a knife. The offender was apprehended and interviewed by investigators. Investigators met with the Cook County State's Attorney's Office Felony Review Unit who approved a charge of home invasion. This case was cleared by an arrest.

26-00971 Motor Vehicle Theft

On July 26, 2026, 9:58AM, a River Forest resident reported that his motor vehicle was stolen from his residence in the 800 block of Lake Street sometime overnight. A check of the Village of River Forest Street cameras and automated license plate readers determined that the vehicle was stolen on July 25, 2026, at approximately 7:07PM. On July 30, 2026, the Chicago Police Department located the stolen vehicle which was processed for evidence by investigators. The evidence was sent to the Illinois State Police Forensic Science Center in Chicago which will be analyzed to identify a potential offender. This case is pending the results from the lab.

26-00930 Retail Theft

On July 17, 2026, 6:59PM a River Forest Officer responded to Jewel/Osco located at 7525 Lake Street in reference to a delayed retail theft report that occurred on July 14, 2026, at 8:12PM. The store employee related that a known juvenile entered the store and removed over \$100 worth of alcohol from the store without paying for the items. The juvenile has been arrested for previous crimes at Jewel/Osco. Investigators are seeking to take the juvenile into custody, and this case is still pending.

Old Investigations

25-00789 Aggravated Discharge of a Firearm

On June 5, 2025, 3:56AM, a River Forest Officer attempted to stop a vehicle for speeding in the 700 block of Thatcher Avenue. The vehicle fled from the officer who did not pursue. Another officer in a covert vehicle observed the fleeing vehicle on Washington Boulevard and followed the vehicle into Maywood where one of the occupants fired multiple rounds at the officer, striking the covert vehicle. The offending vehicle fled and was not located. Investigators spoke to

the registered owner who claimed he did not know where his vehicle was located. Investigators executed multiple search warrants which included GPS information for the vehicle which provided the vehicle's location which was stored in a garage in Forest Park. Investigators recovered the vehicle and processed it for evidence which resulted in latent prints of two other subjects who were identified. Investigators obtained cellular telephone records for the registered owner which placed him at the scene of the shooting, and he is now wanted by RFPD. This case is still pending. On June 4, 2026, investigators placed one of the offenders into custody at O'Hare Airport with the assistance of special agents from the Department of Homeland Security. The offender, a 27-year-old male from Hanover Park was charged with Aggravated Fleeing and Eluding. Investigators obtained a search warrant for the offender's cellular telephone, and discovered the offender was given sensitive law enforcement information from a Bellwood Police Officer. The investigation was turned over to the Cook County Sheriff's Department, and the officer was arrested and charged with official misconduct on July 17, 2026.

26-00796, 26-00808, 26-00809 & 26-00810 Retail Theft

On June 19, 2026, 3:05PM, a River Forest Officer responded to Ulta located at 7231 Lake Street in reference to four delayed retail theft reports that occurred between June 2, 2026, at 12:04PM and June 17, 2026, at 4:25PM all involving the same offenders. The total loss from the four incidents is nearly \$4,000. Investigators identified the offenders who have been arrested by neighboring agencies from committing similar offenses at Ulta stores. This is still pending the apprehension of the offenders and locating the offending vehicle. Throughout the duration of July, investigators arrested three subjects responsible for these retail thefts which resulted in 6 felony charges and 1 misdemeanor charge, all for retail theft. One subject was a 21-year-old male from La Grange Park, one was a 21-year-old male from Chicago, and the third subject as a 21-year-old male from Chicago.

Training

During the month of July 2026, thirty (30) officers/civilian employees attended different training classes for a total of four-hundred and forty-seven (447) hours of training. The Department members, courses, and total number of hours are detailed below.

Officer	Course	Start	End	Hours
Acevedo	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Acevedo	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Acevedo	Pepperball	7/1/2026	7/16/2026	2
Barcnas	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Barcnas	Pepperball	7/1/2026	7/16/2026	2
Bourdeau	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Bourdeau	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Bourdeau	Pepperball	7/1/2026	7/16/2026	2
Casarez	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Casarez	Pepperball	7/1/2026	7/16/2026	2
Cassidy	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Cassidy	Pepperball	7/1/2026	7/16/2026	2
Cassin	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Cassin	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Cassin	Pepperball	7/1/2026	7/16/2026	2
Catalano	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Catalano	Pepperball	7/1/2026	7/16/2026	2
Catalano	Less Lethal Impact Munitions Instructor	7/13/2026	7/13/2026	8
Coleman	Lead Homicide Investigator Course	7/13/2026	7/17/2026	40

Coleman	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Coleman	Pepperball	7/1/2026	7/16/2026	2
Cortes	40 Hour Juvenile Specialist Skills	7/27/2026	7/31/2026	40
Cortes	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Cortes	Pepperball	7/1/2026	7/16/2026	2
Czernik	Pepperball	7/1/2026	7/16/2026	2
Drake	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Drake	Pepperball	7/1/2026	7/16/2026	2
Fries	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Fries	Pepperball	7/1/2026	7/16/2026	2
Gonzalez	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Gonzalez	Pepperball	7/1/2026	7/16/2026	2
Gonzalez	Evidence Technician-In Service	7/28/2026	7/28/2026	1.5
Greenwood	Pepperball	7/1/2026	7/16/2026	2
Greenwood	Youth Clubs: Siblings of White Supremacy	7/16/2026	7/16/2026	1
Grill	Pepperball	7/1/2026	7/16/2026	2
Grill	Youth Clubs: Siblings of White Supremacy	7/16/2026	7/16/2026	1
Humphreys	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Humphreys	Pepperball	7/1/2026	7/16/2026	2
Hutchinson	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Hutchinson	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Hutchinson	Pepperball	7/1/2026	7/16/2026	2
Juarez	Breath Analysis For Alcohol Training	7/8/2026	7/8/2026	9
Juarez	Pepperball	7/1/2026	7/16/2026	2
Juarez	Evidence Technician-In Service	7/28/2026	7/28/2026	1.5
Labriola	Illinois Retail Crime Association Conference	7/14/2026	7/14/2026	9
Labriola	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Labriola	Pepperball	7/1/2026	7/16/2026	2
Labriola	Youth Clubs: Siblings of White Supremacy	7/16/2026	7/16/2026	1
Largen	Pepperball	7/1/2026	7/16/2026	2
Mika	Patrol Rifle Instructor	7/27/2026	7/30/2026	32
Mika	Lead Homicide Investigator Course	7/13/2026	7/17/2026	40
Mika	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Mika	Pepperball	7/1/2026	7/16/2026	2
Niemann	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Niemann	Pepperball	7/1/2026	7/16/2026	2
Ransom	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Ransom	Pepperball	7/1/2026	7/16/2026	2
Richter	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Richter	3 Day Tactical Driver Training	7/7/2026	7/9/2026	25.5
Richter	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Richter	Pepperball	7/1/2026	7/16/2026	2
Saldana	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8

Saldana	3 Day Tactical Driver Training	7/7/2026	7/9/2026	25.5
Saldana	40 Hour Juvenile Specialist Skills	7/27/2026	7/31/2026	40
Saldana	Pepperball	7/1/2026	7/16/2026	2
Swierczynski	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Swierczynski	Pepperball	7/1/2026	7/16/2026	2
Swierczynski	Youth Clubs: Siblings of White Supremacy	7/16/2026	7/16/2026	1
Tagle	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Tagle	Pepperball	7/1/2026	7/16/2026	2
Thomas	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Thomas	Pepperball	7/1/2026	7/16/2026	2
Trejo	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Trejo	PLI July 2026 Monthly Law Update	7/1/2026	7/31/2026	1
Trejo	Pepperball	7/1/2026	7/16/2026	2
Zermeno	Active Bystandership for Law Enforcement	7/6/2026	7/6/2026	8
Zermeno	Illinois Retail Crime Association Conference	7/14/2026	7/14/2026	9
Zermeno	Pepperball	7/1/2026	7/16/2026	2
Zermeno	Youth Clubs: Siblings of White Supremacy	7/16/2026	7/16/2026	1
Total				447



RIVER FOREST FIRE DEPARTMENT

MONTHLY REPORT

PRESENTED TO:

River Forest Village Board

MEETING DATE:

MONDAY, AUGUST 17, 2026

REPORTING PERIOD:

JULY 2026

PREPARED BY:

Fire Chief Thomas Gaertner
River Forest Fire Department

REPORT CONTENTS

This monthly report provides a comprehensive overview of the River Forest Fire Department's operations, activities, and performance metrics for the month of July 2026. The report includes:

- Emergency Response Statistics • Ambulance Service Revenue
 - Fire Prevention and Public Education Activities • Training and Personnel Updates
 - Equipment and Facility Maintenance • Community Outreach • Mutual Aid Activities
 - Special Projects and Initiatives
-

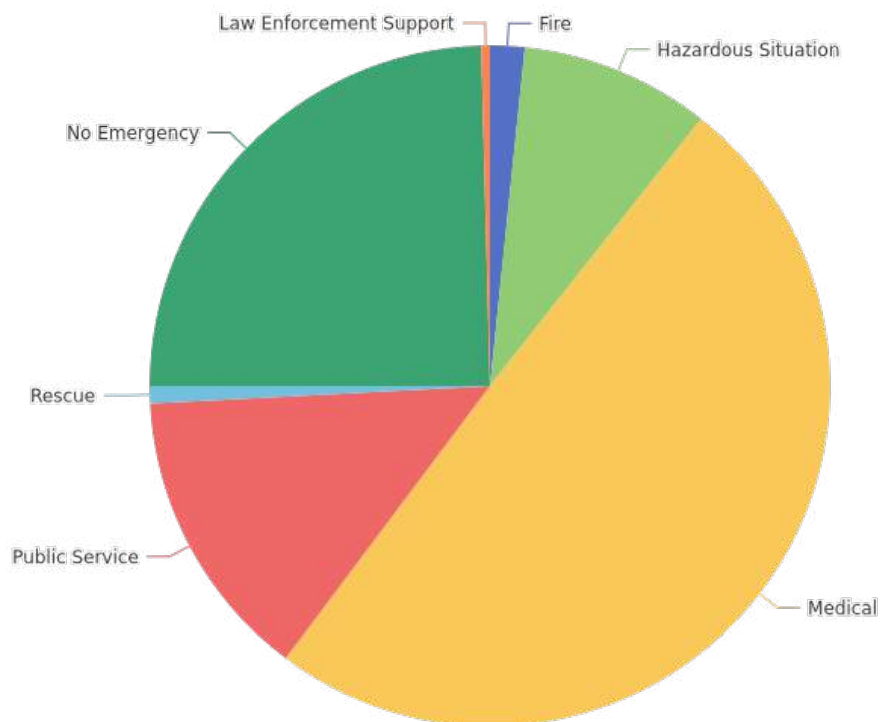
River Forest Fire Department

400 Park Avenue
River Forest, Illinois 60305
Phone: (708) 366-7629

Serving the River Forest Community with Pride, Professionalism, and Dedication



Incident Summary Report - Previous Month - NERIS



DISPATCH CALL CREATED / PRIMARY INCIDENT GROUP	INCIDENT COUNT	PERCENT OF TOTAL
Jul 2026	244	100.00%
Fire	4	1.64%
Hazardous Situation	22	9.02%
Medical	121	49.59%
Public Service	34	13.93%
Rescue	2	0.82%
No Emergency	60	24.59%
Law Enforcement Support	1	0.41%
Total	244	100.00%

Incident Summary Report - Previous Month - NERIS

River Forest FD IL
Address: 400 Park Ave, River Forest, IL, 60305



Description: 001_NERIS - Chief's Preferred Monthly Incident Summary Report



Response Tracker

July 2026

Prepared by: Administrative Assistant Renee Morris

The following data represents locations that are subject to Emergency Medical Services (EMS) impact fees for response calls. These fees are assessed to property owners where cost-recovery programs have been implemented to offset the expenses associated with emergency medical response services.

Location	Incidents – July 2026	YTD Incident Total
1 S. Harlem	5	14
711 Des Plaines CTA	3	33
800 N. Harlem	14	116



Incident Count - 1 S Harlem - Monthly Report

INCIDENT ID	INCIDENT NUMBER	DISPATCH CALL CREATED	PRIMARY INCIDENT GROUP
43012706	2601490	2026-07-01 05:44:45	No Emergency
43045659	2601495	2026-07-01 16:10:10	Public Service
43086432	2601497	2026-07-02 04:53:52	No Emergency
44982251	2601709	2026-07-28 09:18:27	No Emergency
45199601	2601730	2026-07-31 09:39:16	Medical



Incident Count by Type and Address - 711 Des Plaines- Tabular- NERIS

INCIDENT ID	INCIDENT NUMBER	DISPATCH CALL CREATED	UNIT	PRIMARY INCIDENT GROUP
44932775	2601696	2026-07-27 13:22:55	CTA	Medical
44914585	2601692	2026-07-26 22:53:18	CTA	Medical
43402886	2601560	2026-07-08 22:10:46	CTA	Medical



Incident Count by Type and Address - 800 Harlem - Tabular- Chief Monthly Report

INCIDENT ID	INCIDENT NUMBER	DISPATCH CALL CREATED	PRIMARY INCIDENT GROUP
43251730	2601534	2026-07-05 08:09:46	Medical
43259322	2601537	2026-07-05 13:37:44	Medical
43274832	2601539	2026-07-05 23:08:16	Medical
43392024	2601555	2026-07-08 15:03:19	Medical
43533768	2601584	2026-07-13 05:15:15	Medical
43536364	2601585	2026-07-13 07:34:32	Medical
43623119	2601599	2026-07-14 10:09:14	Medical
43717817	2601603	2026-07-14 17:46:00	Medical
44333280	2601640	2026-07-20 11:05:43	Medical
44350542	2601643	2026-07-20 20:42:59	Medical
44366474	2601646	2026-07-21 09:54:30	Medical
44643864	2601658	2026-07-23 11:20:43	Medical
44885611	2601678	2026-07-25 23:22:13	Medical
44977211	2601707	2026-07-28 04:14:57	Medical



Ambulance Service Revenue Collections

July 2026

Prepared by: Administrative Assistant Renee Morris

The following data represent monthly ambulance service payment collections by payer type. These figures reflect actual payments received during the reporting period from various sources including private insurance carriers, government programs (Medicare/Medicaid), and direct patient payments.



RIVER FOREST - 254

Deposit_Date

7/1/2026

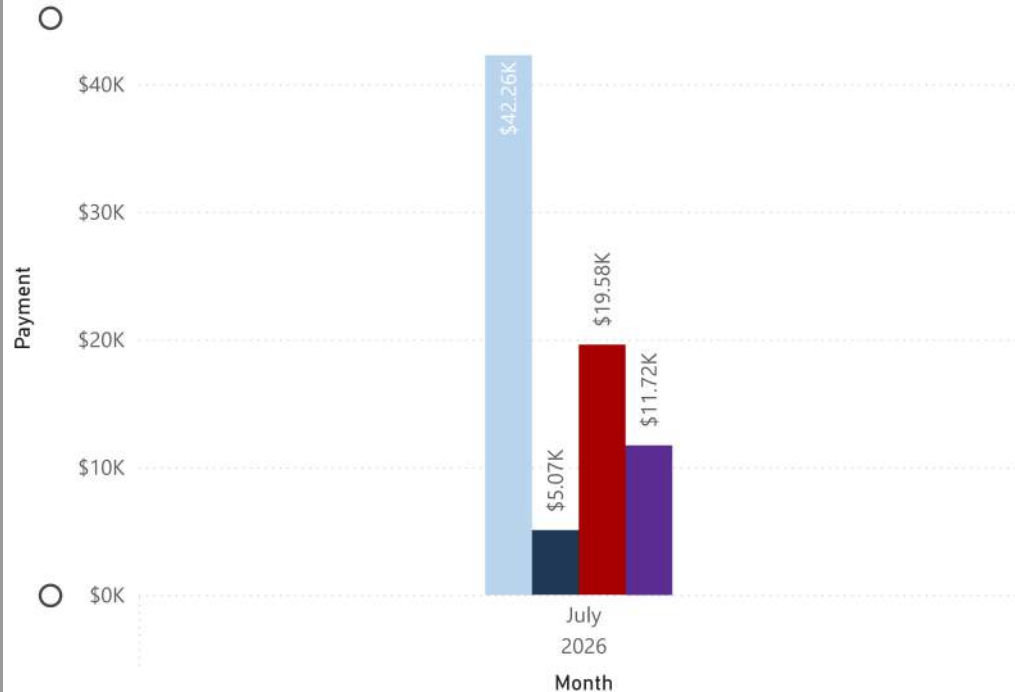


7/31/2026

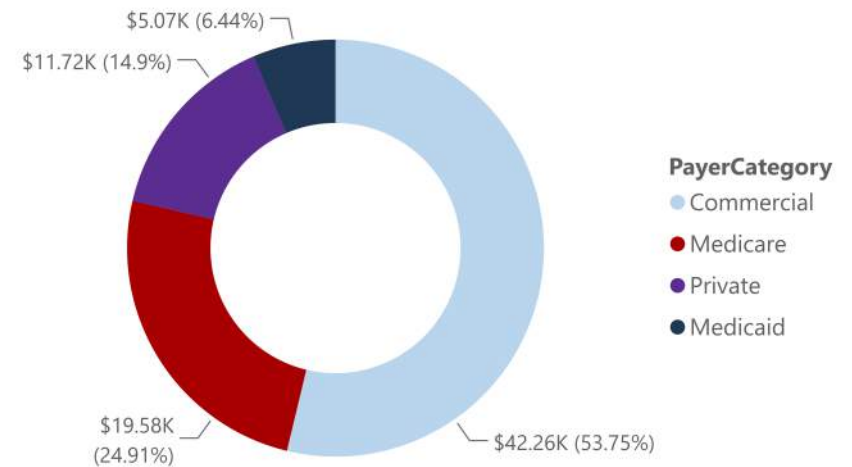


Payment by Year, Month and PayerCategory

PayerCategory Commercial Medicaid Medicare Private



Payment by PayerCategory



PayerCategory	Payments	Payment %	Call Count	Call Count %
Commercial	\$42,262.45	53.75%	46	46.00%
Medicaid	\$5,065.64	6.44%	5	5.00%
Medicare	\$19,584.22	24.91%	49	49.00%
Private	\$11,716.78	14.90%	23	23.00%
Total	\$78,629.09	100.00%	100	100.00%



Fire Prevention Bureau

July 2026

Prepared by: Fire Marshal Ryan Lambert

To review my daily log of events — including but not limited to meetings, Knox Box installs, training, and permit reviews, please see the attached report.



Events Detail - Lambert

Block Party

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-15 09:40:00	Block Party Permit Review for permit# 27-0341, 239 Forest, block party on 8/29/26 from 12p-9p. Roads blocked at Forest/Hawthorne and Forest/Linden. NO FD requested to attend. APPROVED. Rain date 8/30/26.	0.17
2026-07-15 09:15:00	Block Party Permit Review for permit# 27-0343, 138 Keystone, block party on 9/12/26 from 10a-10p. Roads blocked at Keystone/Washington and Keystone/Vine. FD requested to attend. APPROVED.	0.42
2026-07-15 08:45:00	Block Party Permit Review for permit# 27-0321, 1219 Ashland, block party on 9/12/26 from 12p-9p. Roads blocked at Ashland/Division and Ashland/Greenfield. FD requested to attend. APPROVED.	0.50
2026-07-02 13:45:00	Block Party permit review for permit# 27-0280, 731 Park Ave. On 9/12/26 from 10a-9p. FD requested. Blocked roads at Park/Oak and Park/Chicago. Permit was Approved.	0.50

Open House

ACTIVITY AT	DESCRIPTION	DURATION MINUTES

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-21 14:45:00	Reached out to the Northern Illinois Fire Sprinkler Advisory Board to ensure with have the Sprinkler trailer for our Sept 19th open house. Waiting for a return call.	0.25
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BE ALARMED (Smoke Alarm Install)

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-22 09:00:00	Communicated with Alyssa, needs 4-5 smoke detectors and wanted to know if she can qualify for BE Alarmed at 134 Franklin. I passed info along to Lt. Boyd to do the installation.	0.50

Admin Event

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-22 09:30:00	First Due new inspection form building. New form with updated code and violations. More inclusive.	1.75
2026-07-20 15:30:00	Met with owner of 7827 North Ave to discuss more of the previous meeting reference hazards with structural integrity of the stairwell. Also, had Village Building Department in attendance.	1.00
2026-07-20 09:00:00	Talked with owner of 1128 N. Harlem, Apt c reference a permit concern.	0.50
2026-07-17 13:00:00	Field inspection with Shift of the stairwell at 7827 North Ave for the stairwell hazard with trip hazard and construction issues.	1.50

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-17 12:00:00	Met on-site with owner Rocco at 7827 North Ave, reference a report of a dangerously constructed outside stairwell. After review with Village Building Dept, it was determined that the stairwell presented trip hazards and possible failure dangers. It was identified that the stairwell needs to be reviewed by a structural engineer and fixed. Owner was notified.	2.00
2026-07-14 08:45:00	Phone call with Adam Kessel, Trailside Museum, to conduct a fire drill at 738 Thatcher, for staff. This was scheduled for 9/18/26 at 10am. Annual Fire Inspection scheduled after at 10:30am.	0.50
2026-07-08 08:00:00	Updated First Due with activity for June 2026.	8.00
2026-07-02 08:30:00	Responded to the scene of an active fire alarm at 7603 North Ave, Cameo Endo Dental. Unit 202 requested my assistance as this system would not reset. Found that the duct detector was activated and was the problem. A reset of the duct detector was done and then the fire alarm system was able to reset.	1.25
2026-07-01 13:00:00	Worked on re-doing the annual fire safety inspection report.	3.50

Officers' Monthly Meeting

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-01 08:30:00	Monthly fire officers meeting.	2.50

Annual Fire Inspections

ACTIVITY AT	DESCRIPTION	DURATION MINUTES

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-20 09:30:00	Added Annual Fire Inspections to First Due for 7777 Lake Street to address multiple businesses in the building.	5.50
2026-07-17 14:00:00	First Due Annual Fire Inspections set-up for the property at 7777 Lake Street. This building has several businesses inside of it and an inspection was set-up for each one individually as they are responsible for their own maintenance of their space.	3.00
2026-07-16 09:00:00	Set-up Annual Fire Safety Inspection for St. Luke's School. Scheduled for 7/23/26 at 10:30am. Dave 847-710-0737	0.50
2026-07-15 10:30:00	Semi-Annual Fire Inspection at 1040 Harlem, West Suburban Temple Har Zion daycare. No violations. PASSED	1.50

Fire Preplan

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-22 15:40:00	Pre- plan Update for Trinity High School, 7574 Division. Permit# 27-0158 approved installation of Solar Panels on the roof. Updated the pre-plans with details of the solar panel installation.	0.83

Admin Event/Training

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-23 09:00:00	Tornado Table Top Exercise with the Village Staff, run by Chief Gaertner.	2.00

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-09 11:00:00	Conducted a Zoom meeting with Seth Stewart from First Due. This meeting discussed the current status of Community Connect. As reported, Community Connect is updated and ready to launch.	1.00
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Village Staff Meeting

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-02 11:30:00	Monthly building department meeting with Jessica and Christian. Conducted discussions about current and potential building projects in the city. Additionally talked about permit and fire inspection fees and possibly updating them.	1.75

Knox Box Install

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-14 11:00:00	Knox Box Install at 7575 Lake Street, Centennial House. Also conducted a fire hazard inspection with a board member.	1.25

Sprinkler Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-16 10:30:00	Reviewed a re-submittal of permit# 27-0276, 946 William for sprinkler plan re-submittal. After review of plans, permit APPROVED with the changes.	1.00
2026-07-13 09:15:00	Worked with Irene on Sprinkler Plan Review for 704 Monroe Street. DND Fire Sprinkler Co. 12pm Inspection on 7/14/26.	1.00

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-07 16:00:00	Conducted a review of permit# 27-0276, 946 William, for a Sprinkler Plan Review. This was for a single family residence, remodel and addition. The sprinkler plans for the garage were lacking proper protection, Review FAILED.	0.50
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Sprinkler Final

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-14 12:15:00	Sprinkler Final, permit# 26-0430 for the single family residence at 704 Monroe. PASSED	1.00

Plan Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-24 09:30:00	Plan Review for permit#27-0314, 347 Thatcher, for a single family residence requesting demo and rebuild of detached garage. New information submitted did not effect the previous approval of this permit.	0.50
2026-07-21 15:30:00	Plan Review for permit# 26-1078, 727 Clinton, for an interior addition to a residential home. Permit was APPROVED w/ comments.	0.25
2026-07-16 10:00:00	Review of re-submittal of permit# 26-0178, 727 Clinton. No changes to FPB.	0.50
2026-07-14 15:00:00	Plan review for permit# 27-0338, 846 Forest Ave, for the single family residence 2nd story addition. Permit APPROVED	1.00
2026-07-13 10:15:00	Reviewed the law and code on EV charging in multi-unit housing, specifically for 1110 Bonnie Brae project.	6.75

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-09 14:00:00	Plan review for permit# 27-0310, 918 Monroe Street. Single Family Residence interior remodel and 2 story rear addition. Permit Approved.	0.75
2026-07-09 13:15:00	Plan review for permit# 27-0314, 347 Thatcher. Single family Residence, tear down and rebuild of detached garage. Approved.	0.50
2026-07-07 12:00:00	Conducted a walk-through of the River Forest Community Center to identify hazards with the building. This included the interior, exterior and the roof. Hazards were noted with the staff on site.	2.00
2026-07-07 09:00:00	Received a phone call from Dorian Breuer reference the solar panel project at Trinity High School. The discussion with Dorian was about needed access on the roof for firefighter operation in the event of a fire. I worked with Mr. Breuer to come up with an acceptable plan for the project and for our firefighter safety.	0.75

Final Fire Inspection

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-13 14:00:00	Phone call with Tim Weber, Forest Preserve District of Cook County Headquarters building, looking to schedule re-inspection for 8/12/26 at 11am	0.25

Fire Pit Plan Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-23 12:15:00	Received a call from Mrs. Hulen reference permit# 26-1064, 146 Keystone, Fire Pit Permit. Mrs. Hulen, Hulen Construction, reported never needing a final fire pit inspection and questioned it. I called Mrs. Hulen and reported that I am a new Fire Marshal and I require an inspection to be sure all distances and placement of the fire pit are appropriate per the permit request.	0.25
2026-07-15 10:15:00	Fire Pit Final Inspection, scheduled final for 7/16/26 at 2pm. 16 Gale Ave. Permit PASSED.	0.33

Food Truck Permit Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-23 14:30:00	Food Truck Plan review for permit# 27-0362, Spoon Burger, for the Food Truck rally on 8/21/26. Permit was APPROVED w/ Comments. On-site inspection the day of the event is requested for 4pm.	0.50
2026-07-22 10:30:00	Food Truck Permit review for permit# 27-0361, 401 Thatcher, for the Food Truck Rally on 8/21/26. Taco Madre. On-site inspection will be conducted the day of the event around 3pm. APPROVED	0.50
2026-07-15 10:00:00	Food Truck Permit Review, Permit# 27-0330, 400 Keystone, for the Food Truck Rally 8/21/26. Pinoy Grill. 3pm on-site Inspection request. 100 lbs propane tank proposed must be switched out for a 40lbs max tank. APPROVED w/ comments	0.25

Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-14 14:20:00	Food Truck Permit Review, Permit# 27-0334, River Forest Chocolates LLC, 401 Thatcher for the Food Truck Rally on 8/21/26. Permit APPROVED, no on-site inspection needed, as the will be selling from a 10x10 tent.	0.33
2026-07-14 14:00:00	Block Party, Permit# 27-0312, 710 Bonnie Brae for a private party on 7/25/26 from 10a-10p. Streets blocked at Bonnie Brae/Chicago and Bonnie Brae/Oak. APPROVED.	0.33
2026-07-14 13:45:00	Food Truck Permit Review, permit# 27-0337 for Billy Bricks on Wheels. 401 Thatcher for the Food Truck Rally. 8/21/26. Inspection on day of the event. Permit APPROVED.	0.25
2026-07-09 14:45:00	Reviewed permit# 27-0301 for attendance to the Food Truck Rally being held at 401 Thatcher on 8/21/26. Food Truck, 5411 Empandas was Approved with Comments.	1.00
2026-07-02 10:45:00	Conducted a food truck review for permit# 27-0262, for Roost Chicken and Biscuits. This permit request if for the food truck rally on 8/21/2026. The permit was approved and the vendor was notified of the on site inspection the day of the event.	0.50
2026-07-02 10:00:00	Conducted a permit review for a food truck. Permit# 27-0268 for Hello Boba Food Truck. This was for the food truck rally on 8/21/2026. Permit was approved and vendor was notified of inspection the day of the event.	0.50

Solar Panel Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
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Events Detail - Lambert

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-22 15:00:00	Solar Panel Installation Review for permit# 27-0376, 7920 Lake, for a single family residence. Revisions needs, permit was NOT approved.	0.67
2026-07-21 15:00:00	Soalr Panel Permit review for permit#27-0158, for Trinity High School for the installation of solar panels on the roof. This was a re-submittal. The re-submittal was APPROVED	0.50
2026-07-21 11:15:00	Solar Panel Installation Permit review for permit# 27-0363, 8225 Lake Street for a residential home. Permit was APPROVED.	1.00
2026-07-21 10:15:00	Review Solar Panel Permit #27-0357, 7920 Lake Street, for a single family residence solar panels. Permit was APPROVED	1.00
2026-07-21 10:00:00	Phone call with Dorian, Ailey Solar, reference the solar panel permit for Trinity High School. Ailey was notified that additional walkways were need for their plans to be approved. Need extra room for fire crews. Dorian will be sending new plans with the added walkways.	0.25
2026-07-09 09:00:00	Discussed the solar plan review for Trinity High School w/ contractor Dorian Breuer. Dorian completed new plans and will send the plans in to the portal for the final approval.	1.00

Business License Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-13 08:45:00	Business License review for permit# BL27-4009, Nosh & Noble LLC at 7225 North Ave, HUB Kitchen Applicant. Approved.	1.00

Events Detail - Lambert

River Forest FD IL
Address: 400 Park Ave, River Forest, IL, 60305



Block Party Permit Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-24 10:30:00	Block Party Permit review, permit# 27-0394, 7703 Washington. Party on 8/29/26 from 10a-10p. Streets blocked at Washington/Ashland and Washington/Vine. No FD requested. Rain date 9/5/26. Permit APPROVED.	0.50
2026-07-21 09:15:00	Block Party Permit Review for permit# 27-0371, 1501 Franklin on 9/19/26 from 2p-11p. FD not requested. APPROVED	0.42
2026-07-21 09:00:00	Block Party Permit review for permit# 27-0353, 303 Gale on 8/29/26 from 12p-9p. Permit APPROVED	0.25

FOIA

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-15 12:00:00	FOIA response and investigation for the property at 7827 W. North Ave. All fire inspections, code violations and permits.	1.25

Tent Review

ACTIVITY AT	DESCRIPTION	DURATION MINUTES
2026-07-22 11:15:00	Tent Review for permit# 27-0383, 700 Bonnie Brae, for a 20x20 tent needed for the Lemon Aid Fundraiser. APPROVED. Inspection to be done on-site the day of the event. 9/11/26, 3p-7p	0.25



Event Count by Shift and Type w Class ID

Red

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1573555	2026-07-05 07:45:00	0	Extinguisher Check 1st
1573531	2026-07-05 09:00:00	0	Extinguisher Check 1st
1982215	2026-07-17 09:00:00	0	Safety Talk, Station Tour, Community Risk Reduction Event, Community Event
2001818	2026-07-17 15:15:00	1	BE ALARMED (Smoke Alarm Install)
Summary Red		Total 1.00	Total 7.00

Black

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1982209	2026-07-01 10:30:00	48	Station Tour, Community Risk Reduction Event
2015888	2026-07-25 07:45:00	4	CPR
2015892	2026-07-25 10:00:00	19	Blood Drive
Summary Black		Total 71.00	Total 4.00

Black, Days

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1977823	2026-07-01 08:30:00	7	Admin Meeting
Summary Black, Days		Total 7.00	Total 1.00

Days

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1977845	2026-07-02 11:00:00	1	Admin Meeting
1983869	2026-07-07 09:00:00	12	Village Staff Meeting
1985998	2026-07-07 13:00:00	1	Admin Event/Training
1986209	2026-07-09 19:00:00	60	Admin Meeting
1995126	2026-07-14 09:00:00	15	Village Staff Meeting
1995132	2026-07-14 10:30:00	3	Admin Event/Training
1999306	2026-07-15 09:00:00	7	Admin Meeting
1999338	2026-07-15 12:00:00	2	Admin Event/Training
2003563	2026-07-16 10:00:00	33	Junior Citizens Police Academy, Community Risk Reduction Event, Community Event
1999346	2026-07-16 11:30:00	12	Metro Chiefs Association Meeting

Event Count by Shift and Type w Class ID

River Forest FD IL
Address: 400 Park Ave, River Forest, IL 60305



1999359	2026-07-16 13:00:00	0	Admin Meeting
1999388	2026-07-17 13:00:00	6	Admin Meeting
2008301	2026-07-20 10:45:00	4	Admin Meeting
2008304	2026-07-20 13:00:00	1	Admin Event/Training
2008307	2026-07-20 14:00:00	8	Admin Meeting
2008316	2026-07-20 16:00:00	6	Village Staff Meeting
2008321	2026-07-20 19:00:00	2	Village Board Meeting
2028642	2026-07-21 10:30:00	15	Safety Talk, Station Tour, Community Risk Reduction Event
2014297	2026-07-23 09:00:00	13	Admin Event/Training
2023478	2026-07-28 09:00:00	10	Village Staff Meeting
2024887	2026-07-30 10:00:00	6	Admin Meeting
Summary Days		Total 217.00	Total 25.00

Days, Gold

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1982316	2026-07-06 11:00:00	3	Admin Meeting
Summary Days, Gold		Total 3.00	Total 1.00

Gold

EVENT ID	START DATE	TOTAL ATTENDEES	EVENT TYPES
1976331	2026-07-01 06:30:00	3	CPR
1979445	2026-07-03 22:45:00	2	CPR
1989654	2026-07-09 14:45:00	4	CPR
1991718	2026-07-12 10:00:00	0	Extinguisher Check 2nd
1982212	2026-07-13 09:30:00	30	Safety Talk, Station Tour, Community Risk Reduction Event, Community Event
2003792	2026-07-19 07:00:00	1	Rider (EMS or Fire)
2015895	2026-07-24 10:00:00	3	BE ALARMED (Smoke Alarm Install)
Summary Gold		Total 43.00	Total 10.00

Summary		Total 342.00	Total 48.00
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Events Detail - Monthly Report

EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
CPR	2026-07-01 06:30:00	2026-07-01 06:50:00	0.33	Review CPR and AED operation with Police	3	Gold
Officers Meeting	2026-07-01 08:30:00	2026-07-01 10:30:00	2.00	Monthly Officers Staff Meeting.	7	Black, Days
Kids Camp Safety Tour	2026-07-01 10:30:00	2026-07-01 12:30:00	2.00	A camp from the park district came to the fire house for a tour and to listen safety talks. Crews discussed stay low and go, keeping the bedroom door closed while sleeping, and smoke alarm locations.	48	Black
Monthly STIC Webinar	2026-07-02 11:00:00	2026-07-02 12:00:00	1.00	Chief Gaertner attended the monthly STIC Webinar given by the State of Illinois Intelligence Center in Springfield, IL.	1	Days

Events Detail - Monthly Report

River Forest FD IL
Address: 400 Park Ave, River Forest, IL 60305



EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
CPR	2026-07-03 22:45:00	2026-07-03 23:00:00	0.25	CPR/ AED review with police	2	Gold
1st Sunday	2026-07-05 07:45:00	2026-07-05 08:00:00	0.25	Sunday Checks 1st week.	0	Red
1st Sunday	2026-07-05 09:00:00	2026-07-05 09:45:00	0.75	Sunday Checks 1st week.	0	Red
Wellness App Meeting	2026-07-06 11:00:00	2026-07-06 12:00:00	1.00	Meeting for the implementation of the Cordico Wellness App.	3	Days, Gold
Village Staff Meeting	2026-07-07 09:00:00	2026-07-07 10:30:00	1.50	Chief Gaertner attended the weekly Village Staff Meeting.	12	Days
Fire Chief Roundtable	2026-07-07 13:00:00	2026-07-07 14:00:00	1.00	Chief Gaertner attended a Zoom Meeting on Stretching Budgets with Costs on the Rise: Fire Chiefs Roundtable.	1	Days
CPR	2026-07-09 14:45:00	2026-07-09 15:00:00	0.25	Review CPR and AED with police	4	Gold

Events Detail - Monthly Report

River Forest FD IL
Address: 400 Park Ave, River Forest, IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
Madison Street Development Public Hearing	2026-07-09 19:00:00	2026-07-09 23:00:00	4.00	Chief Gaertner attended the Public Hearing held at Trinity High School for the Madison Street Development Project.	60	Days
Extinguisher Checks (Village Ext.)	2026-07-12 10:00:00	2026-07-12 11:00:00	1.00	Sunday Extinguisher Checks For Village Hall.	0	Gold
PD/FD Safety Academy	2026-07-13 09:30:00	2026-07-13 11:30:00	2.00	Junior Police Academy. Talks included calling 911, Stay low and go, smoke alarm placement and resting, and CO monitor placement.	30	Gold
Weekly Village Staff Meeting	2026-07-14 09:00:00	2026-07-14 10:30:00	1.50	Chief Gaertner and D/C Bochenek attended the Weekly Village Staff Meeting. Also included in the meeting was a presentation from MGP, our GIS vendor.	15	Days

Events Detail - Monthly Report

River Forest FD IL
Address: 400 Park Ave, River Forest, IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
IRMA/OSHA Compliance Visit	2026-07-14 10:30:00	2026-07-14 11:30:00	1.00	Chief Gaertner and D/C Bochenek met with DJ Flick from IRMA. His visit was to review the Fire Departments policies and procedures for OSHA compliance.	3	Days
Finance Director Interview	2026-07-15 09:00:00	2026-07-15 10:15:00	1.25	Chief Gaertner and D/C Bochenek sat on the panel which interviewed a candidate for the Finance Directors position which will be opening up this December.	7	Days
FLSA Webinar	2026-07-15 12:00:00	2026-07-15 16:00:00	4.00	Chief Gaertner and D/C Bochenek attended a Webinar on "Overtime and the Fair Labor Standards Act".	2	Days

Events Detail - Monthly Report

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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
Junior Fire and Police Academy	2026-07-16 10:00:00	2026-07-16 11:45:00	1.75	FD did an informative lecture on smoke, fire, and fire safety for the group of kids in the citizens academy.	33	Days
Metro Chiefs Executive Board Meeting	2026-07-16 11:30:00	2026-07-16 13:00:00	1.50	Chief Gaertner attended the monthly Metropolitan Fire Chiefs Association Executive Board Meeting held in Addison.	12	Days
Finance Director Interview	2026-07-16 13:00:00	2026-07-16 15:00:00	2.00	D/C Bochenek sat on the panel to interview a candidate for the Finance Directors Position which is opening up in December.	0	Days

Events Detail - Monthly Report

River Forest FD IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
PD/RF Safety Academy	2026-07-17 09:00:00	2026-07-17 10:00:00	1.00	Fall, Stoke, and other safety and service talk. PD/FD collaboration on safety talks and event for RF residents and kids.	0	Red
Finance Director Interview	2026-07-17 13:00:00	2026-07-17 14:30:00	1.50	Chief Gaertner and D/C Bochenek sat on the panel which interviewed a candidate for the Finance Directors Position which is opening up in December.	6	Days
Install Smoke Alarms	2026-07-17 15:15:00	2026-07-17 15:45:00	0.50	Installed 5 new smoke alarms. Removed 3 existing smoke alarms that expired in 2001.	1	Red

Events Detail - Monthly Report

River Forest FD IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
EMS Rider	2026-07-19 07:00:00	2026-07-19 19:00:00	12.00	Rider that is participating and learning about EMS or Fire related emergencies . This includes ride time for EMS programs.	1	Gold
NTN Introduction	2026-07-20 10:45:00	2026-07-20 11:30:00	0.75	Chief Gaertner, D/C Bochenek, and Admin Assistant Renee Morris attended an introductory meeting with a member of the National Testing Networks sales department. This meeting was to inquire how the NTN works and if it may be a fit for us.	4	Days

Events Detail - Monthly Report

River Forest FD IL
Address: 400 Park Ave, River Forest, IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
ISO Webinar	2026-07-20 13:00:00	2026-07-20 14:00:00	1.00	Chief Gaerner attended a webinar titled "ISO Grading Score: How to Navigate ISO and Strengthen Your Fire Department"	1	Days
WSCDC/Tyler Update Meeting	2026-07-20 14:00:00	2026-07-20 15:00:00	1.00	Chief Gaertner and D/C Bochenek attended a meeting with WSCDC Member Fire Departments for an update on the Tyler CAD Project.	8	Days
Pre Village Board Meeting	2026-07-20 16:00:00	2026-07-20 17:00:00	1.00	Chief Gaertner and D/C Bochenek attended the Pre-Village Board Meeting update.	6	Days

Events Detail - Monthly Report

River Forest FD IL
Address: 400 Park Ave, River Forest, IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
Village Board Meeting	2026-07-20 19:00:00	2026-07-20 21:00:00	2.00	Chief Gaertner and D/C Bochenek along with Julia Massey attended the Monthly Village Board Meeting. FF/PM Julia Massey was sworn in as a new probationary FF/PM. Chief GAertner and D/C Bochenek also gave a presentation rolling out the new "Community Connect Program" to the Village Board.	2	Days
Park District Tour	2026-07-21 10:30:00	2026-07-21 11:15:00	0.75	DC Bochenek provided a safety talk regarding stay low and go, 911, and sleeping with your door closed.	15	Days

Events Detail - Monthly Report

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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
Tornado Tabletop Exercise	2026-07-23 09:00:00	2026-07-23 11:00:00	2.00	Chief Gaertner and D/C Bochenek instructed a tabletop exercise for all village staff. The exercise was focused on a scenario where a severe tornado struck River Forest and caused major damage and injuries. The village hall also suffered major damage. Review of the Villages Emergency Operations Plan was also incorporated into the exercise.	13	Days
Smoke Alarm Install	2026-07-24 10:00:00	2026-07-24 10:30:00	0.50	Fill out the whole form & upload the corresponding documentation.	3	Gold

Events Detail - Monthly Report

River Forest FD IL
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EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
CPR Class	2026-07-25 07:45:00	2026-07-25 10:00:00	2.25	Fill out location and the number of participants. Upload the sign up sheet as applicable.	4	Black
Blood Drive	2026-07-25 10:00:00	2026-07-25 14:00:00	4.00	RFFD sponsored a Blood Drive for the IFCA Education and Research Foundation here at the fire station.	19	Black
Village Staff Meeting	2026-07-28 09:00:00	2026-07-28 10:00:00	1.00	Chief Gaertner and D/C Bochenek attended the weekly Village Staff Meeting.	10	Days

Events Detail - Monthly Report

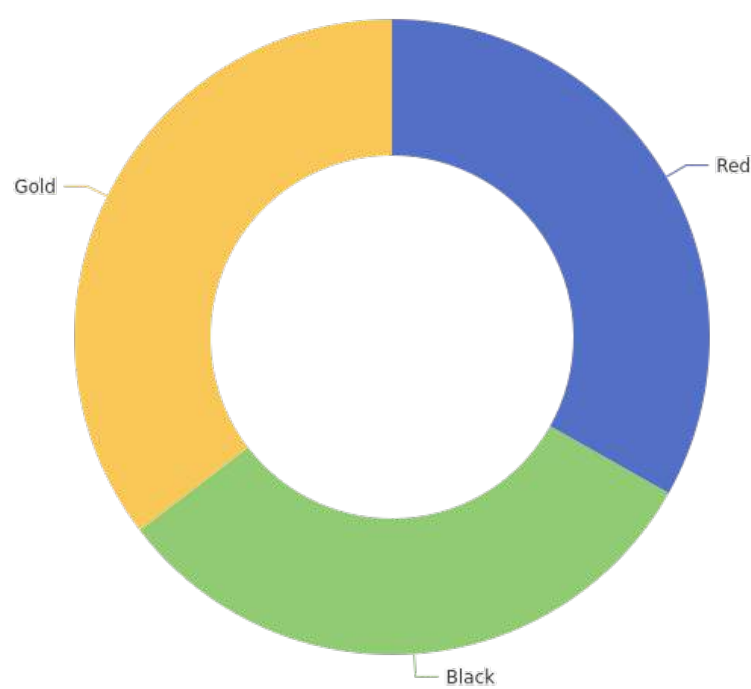
River Forest FD IL
Address: 400 Park Ave, River Forest, IL 60305



EVENT NAME	START DATE	END DATE	DURATION (HOURS)	NOTES	TOTAL ATTENDEES	SHIFT
National Testing Network Meeting	2026-07-30 10:00:00	2026-07-30 10:45:00	0.75	Chief Gaertner, D/C Bochenek, and Admin Assistant Renee Morris attended a Zoom Meeting with the National Testing Network. This meeting was to discuss and get information on the NTN testing process for hiring new firefighters.	6	Days



Training_Completed Classes by Personnel Summary



TRAINING CATEGORY / TRAINING SHIFTS	TRAINING CATEGORY	COMPLETED HOURS
Fire	295	334
Red	107	129
Black	96	107
Gold	92	97
EMS	89	99
Red	23	21
Black	28	35
Gold	38	44
Hazmat	13	19

Training_ Completed Classes by Personnel Summary

River Forest FD IL
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TRAINING CATEGORY / TRAINING SHIFTS	TRAINING CATEGORY	COMPLETED HOURS
Gold	13	19
Total	397	452



Trainings by Category - UPDATED

EMS							
SCHEDULE D TRAINING ID	TRAINING SHIFTS	NAME	ACTUAL START DATE	ACTUAL END DATE	DURATION HOURS	TOPIC NAMES	STATUS CODE
3870270	Black	EMS Drill	2026-07-31	2026-07-31	0.50	Paramedic	Completed
3870254	Black	Ambulance F amiliarization	2026-07-31	2026-07-31	1.00	Paramedic	Completed
3865049	Gold	EMS - Legal	2026-07-30	2026-07-30	1.00	Paramedic	Completed
3865041	Gold	EMS-Docum entation	2026-07-30	2026-07-30	1.50	Paramedic	Completed
3865026	Gold	EMS Drill	2026-07-30	2026-07-30	1.00	Paramedic	Completed
3865021	Gold	Ambulance F amiliarization	2026-07-30	2026-07-30	1.00	Paramedic	Completed
3862295	Red	Ambulance F amiliarization	2026-07-29	2026-07-29	1.00	Paramedic	Completed
3841989	Gold	Ambulance F amiliarization	2026-07-27	2026-07-27	1.00	Paramedic	Completed
3839231	Red	Ambulance F amiliarization	2026-07-26	2026-07-26	1.00	Paramedic	Completed
3838886	Black	Ambulance F amiliarization	2026-07-25	2026-07-25	1.00	Paramedic	Completed
3833201	Red	EMS- Policy/SMO Review	2026-07-23	2026-07-23	0.75	Paramedic	Completed
3830982	Red	Ambulance F amiliarization	2026-07-23	2026-07-23	1.00	Paramedic	Completed
3830977	Black	EMS- Policy/SMO Review	2026-07-22	2026-07-22	2.00	Paramedic	Completed
3828436	Black	Ambulance F amiliarization	2026-07-22	2026-07-22	1.00	Paramedic	Completed
3825720	Gold	Ambulance F amiliarization	2026-07-21	2026-07-21	1.00	Paramedic	Completed
3823392	Red	Ambulance F amiliarization	2026-07-20	2026-07-20	1.00	Paramedic	Completed
3822439	Black	Ambulance F amiliarization	2026-07-19	2026-07-19	1.00	Paramedic	Completed
3816663	Gold	Ambulance F amiliarization	2026-07-18	2026-07-18	1.00	Paramedic	Completed
3801929	Red	EMS- Pediatric Review	2026-07-17	2026-07-17	0.75	Paramedic	Completed
3801900	Red	Ambulance F amiliarization	2026-07-17	2026-07-17	1.00	Paramedic	Completed

Trainings by Category - UPDATED

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3799858	Black	Ambulance Familiarization	2026-07-16	2026-07-16	1.00	Paramedic	Completed
3799856	Gold	Ambulance Familiarization	2026-07-15	2026-07-15	1.00	Paramedic	Completed
3793038	Gold	EMS-Policy/SMO Review	2026-07-15	2026-07-15	1.00	Paramedic	Completed
3791607	Red	EMS-Policy/SMO Review	2026-07-08	2026-07-08	0.50	Paramedic	Completed
3791568	Black	EMS-Policy/SMO Review	2026-07-07	2026-07-07	1.25	Paramedic	Completed
3788827	Red	Ambulance Familiarization	2026-07-14	2026-07-14	1.00	Paramedic	Completed
3786235	Black	Ambulance Familiarization	2026-07-13	2026-07-13	1.00	Paramedic	Completed
3782597	Black	Ambulance Familiarization	2026-07-10	2026-07-10	1.00	Paramedic	Completed
3782569	Gold	Ambulance Familiarization	2026-07-12	2026-07-12	1.00	Paramedic	Completed
3780130	Red	Ambulance Familiarization	2026-07-11	2026-07-11	1.00	Paramedic	Completed
3780118	Gold	IFSI Opioid Awareness	2026-07-06	2026-07-06	1.00	Firefighter, Paramedic	Completed
3777491	Gold	EMS-Policy/SMO Review	2026-07-09	2026-07-09	2.00	Paramedic	Completed
3777479	Gold	Ambulance Familiarization	2026-07-09	2026-07-09	1.00	Paramedic	Completed
3774510	Red	Ambulance Familiarization	2026-07-08	2026-07-08	1.00	Paramedic	Completed
3771723	Black	EMS - Legal	2026-07-04	2026-07-04	1.50	Paramedic	Completed
3771713	Black	Ambulance Familiarization	2026-07-04	2026-07-04	1.00	Paramedic	Completed
3771708	Black	Ambulance Familiarization	2026-07-07	2026-07-07	1.00	Paramedic	Completed
3751483	Gold	EMS - Legal	2026-07-06	2026-07-06	1.75	Paramedic	Completed
3751478	Gold	Monthly Drug Inventory	2026-07-06	2026-07-06	1.00	Paramedic	Completed
3751475	Gold	Ambulance Familiarization	2026-07-06	2026-07-06	1.00	Paramedic	Completed
3741278	Red	Ambulance Familiarization	2026-07-05	2026-07-05	1.00	Paramedic	Completed
3739630	Gold	Ambulance Familiarization	2026-07-03	2026-07-03	1.00	Paramedic	Completed
3737133	Red	EMS Drill	2026-07-02	2026-07-02	1.25	Paramedic	Completed
3736970	Red	Ambulance Familiarization	2026-07-02	2026-07-02	1.00	Paramedic	Completed

Trainings by Category - UPDATED

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3731384	Black	Ambulance Familiarization	2026-07-01	2026-07-01	1.00	Paramedic	Completed
Summary EMS	Total 45.00				Total Duration Hours 47.75		

Fire							
SCHEDULE ID	TRAINING SHIFTS	NAME	ACTUAL START DATE	ACTUAL END DATE	DURATION HOURS	TOPIC NAMES	STATUS CODE
3870259	Black	Apparatus Preventive Maintenance	2026-07-31	2026-07-31	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3865097	Gold	Probie-Ground Ladders	2026-07-30	2026-07-30	0.83	Firefighter	Completed
3865024	Gold	Apparatus Preventive Maintenance	2026-07-30	2026-07-30	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3862298	Red	Hose Testing	2026-07-29	2026-07-29	3.00	Firefighter	Completed
3862296	Red	Apparatus Preventive Maintenance	2026-07-29	2026-07-29	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3860674	Red	Lifting Techniques	2026-07-29	2026-07-29	1.50	Firefighter, Paramedic	Completed
3860422	Black	Lifting Techniques	2026-07-28	2026-07-28	1.50	Firefighter, Paramedic	Completed
3860284	Black	SCBA Consumption Drill	2026-07-28	2026-07-28	0.50	Firefighter	Completed
3842499	Gold	Quick Drill	2026-07-27	2026-07-27	0.50	Firefighter	Completed
3841621	Gold	Apparatus Preventive Maintenance	2026-07-27	2026-07-27	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3841615	Gold	Lifting Techniques	2026-07-27	2026-07-27	1.00	Firefighter, Paramedic	Completed

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3840600	Red	Pre-Incident Planning	2026-07-26	2026-07-26	1.25	Firefighter	Completed
3839233	Red	SCBA Operational Inspection	2026-07-26	2026-07-26	1.00	Firefighter	Completed
3839232	Red	Apparatus Preventive Maintenance	2026-07-26	2026-07-26	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3839209	Gold	Probie - Communications	2026-07-24	2026-07-24	1.50	Firefighter	Completed
3839201	Gold	Thermal Imaging Camera Training	2026-07-24	2026-07-24	1.00	Fire Officer, Firefighter	Completed
3838896	Black	Saturday Pump Test	2026-07-25	2026-07-25	1.00	Fire Apparatus Engineer	Completed
3838887	Black	Apparatus Preventive Maintenance	2026-07-25	2026-07-25	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3833213	Red	SCBA Obstacle Course	2026-07-23	2026-07-23	0.75	Firefighter	Completed
3832877	Red	Pump Test	2026-07-23	2026-07-23	1.00	Fire Apparatus Engineer	Completed
3832686	Red	Thermal Imaging Camera Training	2026-07-23	2026-07-23	1.00	Fire Officer, Firefighter	Completed
3832680	Red	Thursday Tools	2026-07-23	2026-07-23	0.58	Firefighter	Completed
3831000	Red	Quick Drill	2026-07-23	2026-07-23	0.50	Firefighter	Completed
3830989	Red	Apparatus Preventive Maintenance	2026-07-23	2026-07-23	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3830964	Black	Probie-SCBA Drill	2026-07-22	2026-07-22	1.50	Firefighter	Completed

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3830841	Black	Thermal Imaging Camera Training	2026-07-22	2026-07-22	1.00	Fire Officer, Firefighter	Completed
3830756	Black	Officer Meeting Review	2026-07-22	2026-07-22	1.00	Firefighter	Completed
3830725	Black	Quick Drill	2026-07-22	2026-07-22	0.50	Firefighter	Completed
3828437	Black	Apparatus Preventive Maintenance	2026-07-22	2026-07-22	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3827619	Gold	Standpipe Operations Drill	2026-07-21	2026-07-21	1.75	Fire Apparatus Engineer, Firefighter	Completed
3825727	Gold	Apparatus Preventive Maintenance	2026-07-21	2026-07-21	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3825591	Gold	Quick Drill	2026-07-21	2026-07-21	0.25	Firefighter	Completed
3825116	Black	Probie-SCBA Drill	2026-07-16	2026-07-16	1.25	Firefighter	Completed
3824357	Red	Standpipe Operations Drill	2026-07-20	2026-07-20	2.00	Fire Apparatus Engineer, Firefighter	Completed
3823399	Red	Standpipe Operations/FAE recert	2026-07-20	2026-07-20	0.75	Fire Apparatus Engineer, Firefighter	Completed
3823386	Red	Apparatus Preventive Maintenance	2026-07-20	2026-07-20	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3822867	Gold	Advanced FLSA: Calculating the Regular Rate	2026-07-15	2026-07-15	4.00	Fire Officer	Completed
3822442	Black	SCBA Operational Inspection	2026-07-19	2026-07-19	1.50	Firefighter	Completed

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3822440	Black	Apparatus Preventive Maintenance	2026-07-19	2026-07-19	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3816669	Gold	Apparatus Preventive Maintenance	2026-07-18	2026-07-18	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3816280	Gold	Thermal Imaging Camera Training	2026-07-18	2026-07-18	1.00	Fire Officer, Firefighter	Completed
3801935	Red	Install smoke alarms	2026-07-17	2026-07-17	0.50	Firefighter, Public Education	Completed
3801905	Red	Probie-SCBA Drill	2026-07-17	2026-07-17	1.25	Firefighter	Completed
3801902	Red	Apparatus Preventive Maintenance	2026-07-17	2026-07-17	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3801895	Red	Thermal Imaging Camera Training	2026-07-17	2026-07-17	1.00	Fire Officer, Firefighter	Completed
3799860	Black	Thursday Tools	2026-07-16	2026-07-16	1.50	Firefighter	Completed
3799859	Black	Apparatus Preventive Maintenance	2026-07-16	2026-07-16	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3799857	Gold	Apparatus Preventive Maintenance	2026-07-15	2026-07-15	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3793093	Gold	Probie-SCBA Drill	2026-07-15	2026-07-15	0.75	Firefighter	Completed
3793030	Gold	Probie-SCBA Drill	2026-07-15	2026-07-15	0.50	Firefighter	Completed

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3791639	Gold	Probie-SCBA Drill	2026-07-06	2026-07-06	2.00	Firefighter	Completed
3791635	Gold	Probie-Donning PPE	2026-07-06	2026-07-06	1.00	Firefighter	Completed
3791626	Black	Probie-SCBA Drill	2026-07-10	2026-07-10	1.50	Firefighter	Completed
3791623	Black	Probie-Donning PPE	2026-07-10	2026-07-10	0.50	Firefighter	Completed
3791614	Gold	Probie-Donning PPE	2026-07-09	2026-07-09	0.50	Firefighter	Completed
3791560	Black	Probie-SCBA Drill	2026-07-07	2026-07-07	1.00	Firefighter	Completed
3791554	Black	Probie-Donning PPE	2026-07-07	2026-07-07	0.50	Firefighter	Completed
3790414	Red	Officer Meeting Review	2026-07-14	2026-07-14	1.00	Firefighter	Completed
3788834	Red	Apparatus Preventive Maintenance	2026-07-14	2026-07-14	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3786970	Gold	Fit Test	2026-07-06	2026-07-06	0.50	Firefighter	Completed
3786262	Black	Tour of a fire station	2026-07-13	2026-07-13	1.50	Firefighter, Public Education	Completed
3786250	Black	Apparatus Preventive Maintenance	2026-07-13	2026-07-13	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3782600	Black	Hose Testing	2026-07-10	2026-07-10	1.00	Firefighter	Completed
3782598	Black	Apparatus Preventive Maintenance	2026-07-10	2026-07-10	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3782595	Gold	2nd Sunday Inspection	2026-07-12	2026-07-12	1.00	Firefighter	Completed
3782592	Gold	SCBA Operational Inspection	2026-07-12	2026-07-12	1.50	Firefighter	Completed

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3782589	Gold	Apparatus Preventive Maintenance	2026-07-12	2026-07-12	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3780144	Red	Saturday Pump Test	2026-07-11	2026-07-11	1.00	Fire Apparatus Engineer	Completed
3780132	Red	Apparatus Preventive Maintenance	2026-07-11	2026-07-11	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3777489	Gold	Probie-SCBA Drill	2026-07-09	2026-07-09	2.00	Firefighter	Completed
3777484	Gold	Vertical Ventilation	2026-07-09	2026-07-09	1.25	Fire Officer, Firefighter	Completed
3777481	Gold	Apparatus Preventive Maintenance	2026-07-09	2026-07-09	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3774516	Red	Apparatus Preventive Maintenance	2026-07-08	2026-07-08	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3774495	Red	Probie-SCBA Drill	2026-07-08	2026-07-08	4.00	Firefighter	Completed
3771731	Black	Saturday Pump Test	2026-07-04	2026-07-04	1.00	Fire Apparatus Engineer	Completed
3771716	Black	Apparatus Preventive Maintenance	2026-07-04	2026-07-04	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3771710	Black	Apparatus Preventive Maintenance	2026-07-07	2026-07-07	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed

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3751481	Gold	Post-Incident Analysis	2026-07-06	2026-07-06	0.75	Fire Officer, Firefighter	Completed
3751477	Gold	Apparatus Preventive Maintenance	2026-07-06	2026-07-06	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3741282	Red	SCBA Operational Inspection	2026-07-05	2026-07-05	1.00	Firefighter	Completed
3741281	Red	1st Sunday Inspection	2026-07-05	2026-07-05	0.50	Firefighter	Completed
3741280	Red	Apparatus Preventive Maintenance	2026-07-05	2026-07-05	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3739633	Gold	Apparatus Preventive Maintenance	2026-07-03	2026-07-03	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3737142	Red	Thursday Tools	2026-07-02	2026-07-02	1.00	Firefighter	Completed
3737136	Red	CoFO #1	2026-07-02	2026-07-02	2.00	Fire Officer	Completed
3736973	Red	Apparatus Preventive Maintenance	2026-07-02	2026-07-02	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed
3731387	Black	Officer Meeting Review	2026-07-01	2026-07-01	0.75	Firefighter	Completed
3731386	Black	Solar PV Safety Training for Firefighters	2026-07-01	2026-07-01	2.00	Fire Officer, Firefighter	Completed
3731385	Black	Apparatus Preventive Maintenance	2026-07-01	2026-07-01	1.00	Fire Apparatus Engineer, Fire Service Vehicle Operator	Completed

Trainings by Category - UPDATED

River Forest FD IL
Address: 400 Park Ave, River Forest, IL 60305



Summary Fire	Total 89.00	Total Duration Hours 100.16
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Hazmat

SCHEDULE D TRAINING ID	TRAINING SHIFTS	NAME	ACTUAL START DATE	ACTUAL END DATE	DURATION HOURS	TOPIC NAMES	STATUS CODE
3865094	Gold	Hazmat Tech - Recert Tasks	2026-07-30	2026-07-30	2.00	Hazmat Operations, Hazmat Technician	Completed
3865088	Gold	Hazmat Tech - 7.4.2	2026-07-30	2026-07-30	1.00	Hazmat Technician	Completed
3793081	Gold	Hazmat Tech-7.4.3.4	2026-07-15	2026-07-15	1.00	Hazmat Operations, Hazmat Technician	Completed
3793057	Gold	Hazmat Tech: Overpack damaged container	2026-07-15	2026-07-15	1.00	Firefighter, Hazmat Operations, Hazmat Technician	Completed
3787019	Gold	Div 11 Hazmat Drill	2026-07-06	2026-07-06	2.00	Hazmat Operations, Hazmat Technician	Completed
Summary Hazmat	Total 5.00	Total Duration Hours 7.00					

Summary	Total 139.00	Total Duration Hours 154.91
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Inspections - Completed

Days					
INSPECTION ID	INSPECTION ADDRESS	INSPECTION TYPE	INSPECTION COMPLETED DATE	INSPECTION STATUS	COMPLETED BY NAME
12999536	1040 HARLEM AVE, RIVER FOREST, IL, 60305	OLD Inspection Form	2026-07-15 00:00:00	Completed with citation	Lambert, Ryan
13764008	7777 LAKE ST, RIVER FOREST, IL, 60305	OLD Inspection Form	2026-07-16 00:00:00	In Progress	Lambert, Ryan
12178255	8020 MADISON ST, RIVER FOREST, IL, 60305	OLD Inspection Form	2026-07-07 00:00:00	Completed with citation	Lambert, Ryan
13312912	8020 MADISON ST, RIVER FOREST, IL, 60305	OLD Inspection Form	2026-07-07 00:00:00	Completed with violation	Lambert, Ryan
Summary Days			Count 4.00		

Gold					
INSPECTION ID	INSPECTION ADDRESS	INSPECTION TYPE	INSPECTION COMPLETED DATE	INSPECTION STATUS	COMPLETED BY NAME
14968096	1517-1519 BONNIE BRAE PL, RIVER FOREST, IL, 60305	OLD Inspection Form	2026-07-21 13:27:10	Completed	Paul Boileau Zipperich
Summary Gold			Count 1.00		

Summary			Count 5.00		
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Hose Testing Report - Monthly Report

Black

ASSET TYPE	EQUIPMENT NAME	COMPLETED DATE	CREATED BY NAME
Equipment	1.75" Hose (50') - H-0792	2026-07-10 16:54:00	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0781	2026-07-10 16:53:36	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0706	2026-07-10 16:53:08	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0779	2026-07-10 16:52:44	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0776	2026-07-10 16:52:03	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0790	2026-07-10 16:51:38	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0782	2026-07-10 16:51:11	Boyd, Quentin
Equipment	2.5" Hose (50') - H-0228	2026-07-10 16:50:41	Boyd, Quentin
Equipment	1.75" Hose (50') - H-0784	2026-07-10 16:49:46	Boyd, Quentin
Equipment	3" Hose (50') - H-0314	2026-07-10 16:49:02	Boyd, Quentin
Equipment	3" Hose (50') - H-0328	2026-07-10 16:48:39	Boyd, Quentin
Equipment	3" Hose (50') - H-0344	2026-07-10 16:48:14	Boyd, Quentin
Equipment	3" Hose (50') - H-0343	2026-07-10 16:47:49	Boyd, Quentin
Equipment	3" Hose (50') - H-0327	2026-07-10 16:47:22	Boyd, Quentin
Equipment	3" Hose (50') - H-0325	2026-07-10 16:46:56	Boyd, Quentin
Equipment	3" Hose (50') - H-0311	2026-07-10 16:46:30	Boyd, Quentin
Equipment	3" Hose (50') - H-0337	2026-07-10 16:46:01	Boyd, Quentin
Equipment	2.5" Hose (50') - H-0230	2026-07-10 16:45:33	Boyd, Quentin
Equipment	2.5" Hose (50') - H-0231	2026-07-10 16:45:06	Boyd, Quentin
Equipment	3" Hose (50') - H-0331	2026-07-10 16:44:39	Boyd, Quentin
Equipment	2.5" Hose (50') - H-0227	2026-07-10 16:44:06	Boyd, Quentin
Equipment	3" Hose (50') - H-0342	2026-07-10 16:43:19	Boyd, Quentin
Summary Black	Total	22.00	

Gold

ASSET TYPE	EQUIPMENT NAME	COMPLETED DATE	CREATED BY NAME
Equipment	1.75" Hose (50') - H-0814	2026-07-06 08:33:21	Paul Boileau Zipperich
Equipment	1.75" Hose (50') - H-0813	2026-07-06 08:33:03	Paul Boileau Zipperich
Equipment	1.75" Hose (50') - H-0815	2026-07-06 08:32:40	Paul Boileau Zipperich
Equipment	1.75" Hose (50') - H-0814	2026-07-06 08:27:24	Paul Boileau Zipperich
Equipment	1.75" Hose (50') - H-0813	2026-07-06 08:26:50	Paul Boileau Zipperich
Summary Gold	Total	5.00	

Summary **Total 27.00**



Vehicle Maintenance - Last Calendar Month

Ambulance 214

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME
2026-07-13 14:23:06	no cold air blowing in patient compartment	Completed	Air Conditioning or Heat Issue	Rouse, Jonathan	0.00	0.00	0.00	347	
2026-07-14 08:26:37	Rear A/c blows warm	In-Progress At- Vendor	Electrical Issue	Howe, Edward	0.00	0.00	0.00	348	
2026-07-14 16:55:42	Plymovent coupler fell off	In Progress In- House	Exhaust	Howe, Edward	0.00	0.00	0.00	349	

Ambulance 215

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME
2026-07-17 08:35:22	Oil change indicated on dash display AC in patient compartment not cooling space	Reported	215 Oil Change	Paul Boileau Zipperich	0.00	0.00	0.00	350	

Vehicle Maintenance - Last Calendar Month

River Forest FD IL
Address: 400 Park Ave, River Forest, IL, 60305



Car 201

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME
2026-07-08 11:08:45	Driver's side front tire pressure sensor failure	Reported	Tire Issue	Ercoli, Jarrett	0.00	0.00	0.00	345	

Engine 222

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME
2026-07-06 11:34:39	Engine stalled when attempting to engage pump. Re-started and increased RPMs to get air pressure to 100 PSI. Pump then engaged and operated as normal.	Completed	Pump Issue	Howe, Adam	0.00	0.00	0.00	342	

Vehicle Maintenance - Last Calendar Month

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-06 11:35:36	Left rear red rotating emergency light OOS. Does not illuminate or rotate.	Completed	Electrical Issue	Howe, Adam	0.00	0.00	0.00	343	
2026-07-13 09:11:54	Completed/Passed Pump Test	Completed	Pump Issue	Gaertner, Thomas	500.00	0.00	0.00	346	
2026-07-27 00:57:44	Water leak noted under 222. Upon further inspection the leak is originating on the tank side of the "tank fill" valve. Inspection can be made on the officer's side main pump access door. The leak is forward, and almost directly under the linkage from it's handle, the 4th one in. I have	Reported	Pump Issue	Doran, Christopher	0.00	0.00	0.00	352	

Vehicle Maintenance - Last Calendar Month

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



	put tape on the linkage as well as near where the leak originates. It appears the iron pipe elbow has at least 1 pinhole leak. Estimated water loss at 1gph. This is not a service we can perform in-house.								
2026-07-28 09:17:47	Q siren is working intermittently. Pedal is engaged but the siren doesn't work all the time	Reported	Safety System Issue	Basa, Matthew	0.00	0.00	0.00	353	

Rescue 210

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME

Vehicle Maintenance - Last Calendar Month

River Forest FD IL

Address: 400 Park Ave, River Forest, IL, 60305



2026-07-24 10:19:16	The new dual-band radio needs to be programmed.	Completed	Radio Issue	Gaertner, Thomas	0.00	0.00	0.00	351	
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Truck 219

CREATED AT	DESCRIPTION	WORK ORDER STATUS	WORK ORDER TYPE	SUBMITTED BY NAME	LABOR COST	PARTS COST	LABOR HOURS	WORK ORDER NUMBER	EQUIPMENT NAME
2026-07-08 08:41:11	FSI performed a NFPA 1911 performance inspection of the aerial ladder for a potential buyer of the vehicle.	Completed	Annual Aerial Ladder Testing	Gaertner, Thomas	0.00	0.00	0.00	344	



Emergency Medical Services Monthly Report

July 2026

Prepared by: FF/PM Luke Finrock

Executive Summary

The River Forest Fire Department responded to **123 total EMS calls** during July 2026, maintaining our commitment to providing quality emergency medical services to our community.

Transport Summary

Ambulance 214 Activity:

- **90 patients** treated and transported to medical facilities
- **29 patients** refused treatment/transport after fire department evaluation
- **4 calls** for lift assistance only

Total Response Rate: 123 calls handled with 73% requiring transport to medical facilities

Special Transport Locations:

- 800 N. Harlem: 11 patients
- 7617 North Ave: 2 patients

Zero-Incident Categories

No calls were received for: Animal Bite, Burns, Choking, CO Poisoning, Electrocution, Eye Problems, Medical Alarm, Peds Respiratory Distress, Pregnancy, Traumatic Arrest, or Unknown Problems.

Key Performance Indicators

- **Average Daily Call Volume:** 4.0 calls per day
- **Transport Success Rate:** 73% of all calls resulted in patient transport
- **Community Service:** 4 lift assists provided to residents
- **Mutual Aid Contribution:** 15 responses to neighboring communities

This data demonstrates our department's continued commitment to providing comprehensive emergency medical services while supporting regional mutual aid operations.

EMS Monthly Activity Report - July 2026

FF/PM Luke Finfrock

PATIENT DISPOSITION SUMMARY		
DISPOSITION	COUNT	PERCENT OF TOTAL
July 2026	123	100.00%
Treated & Transported	90	73.17%
Refused Treatment/Transport	29	23.58%
Lift Assist	4	3.25%
Deceased on Arrival (DOA)	0	0.00%
Total	123	100.00%

TRANSPORT DESTINATIONS (90 PATIENTS)		
HOSPITAL/FACILITY	COUNT	PERCENT OF TRANSPORTS
Rush Oak Park Hospital	71	78.89%
Loyola University Medical Center	11	12.22%
Gottlieb Memorial Hospital	8	8.89%
Hines VA	0	0.00%
MacNeal	0	0.00%
West Suburban Hospital	0	0.00%
800 N. Harlem	11	---
7617 North Ave	2	---
Total Transports	90	100.00%

INCIDENT TYPE BREAKDOWN		
INCIDENT TYPE	COUNT	PERCENT OF TOTAL
July 2026	123	100.00%
Fall	29	23.58%
Sick Person	28	22.76%
Behavioral/Psych	12	9.76%
Traffic Accident	12	9.76%
Adult Respiratory Distress	7	5.69%

No Complaint	5	4.07%
Traumatic Injury	5	4.07%
Unconscious/Unresponsive	5	4.07%
General Aches/Pain	4	3.25%
Altered Mental Status	2	1.63%
Assault/Battery	2	1.63%
Chest Pain	2	1.63%
Hemorrhage/Bleeding	2	1.63%
Opioid Overdose	2	1.63%
Abdominal Pain	1	0.81%
Allergic Reaction	1	0.81%
Cardiac Arrest	1	0.81%
Diabetic Problems	1	0.81%
ETOH	1	0.81%
Weakness	1	0.81%
Animal Bite	0	0.00%
Burns	0	0.00%
Choking	0	0.00%
CO Poisoning	0	0.00%
Electrocution	0	0.00%
Eye Problems	0	0.00%
Medical Alarm	0	0.00%
Peds Respiratory Distress	0	0.00%
Pregnancy	0	0.00%
Traumatic Arrest	0	0.00%
Unknown Problems	0	0.00%
Total	123	100.00%

MUTUAL AID SUMMARY	
SERVICE TYPE	COUNT
Mutual Aid from A214	15

Thank you fire Department for
Saving so many people from fires



Thank You!



thank you so much to
the River Forrest Fire D.E.P.I.
for letting us use some of
~~their~~ thier equipment.



-calvin



River Forest Neighbors

Elizabeth Nevs · 4m · 



I just want to send a GREAT BIG THANK YOU to the River Forest Police and Fire Department. Yesterday was an extremely difficult day for my husband. I had to call 3 times to get help calming the situation he was experiencing and they came and handled everything with kindness and so much care. They even stayed and talked to me to make sure I was OK.

THANK YOU SO MUCH!



MEMORANDUM

DATE: August 17, 2026

TO: Matt Walsh, Village Administrator

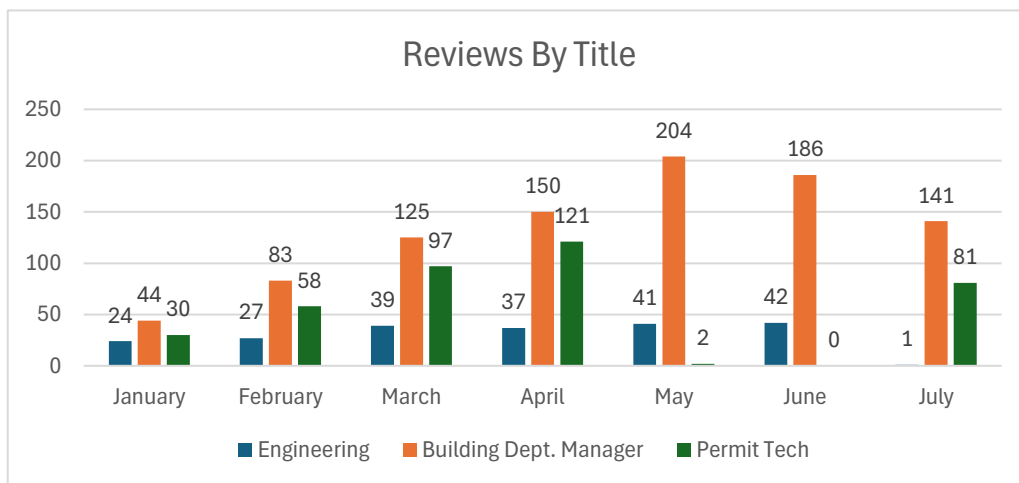
FROM: Jessica Spencer, Assistant Village Administrator

SUBJECT: Building Department Report - July 2026

		YTD
Permits issued in July:	110	624
Fees Collected:	\$ 98,658.27	\$ 431,039.39

		YTD
Reviews Completed in July:	348	2,239
Reviews Completed by Staff Only:	222	1,534
Reviews Completed by Consultant:	125	704

TOTAL REVIEWS BY TITLE		YTD
Building Dept. Manager	141	933
Permit Tech	81	389
	222	

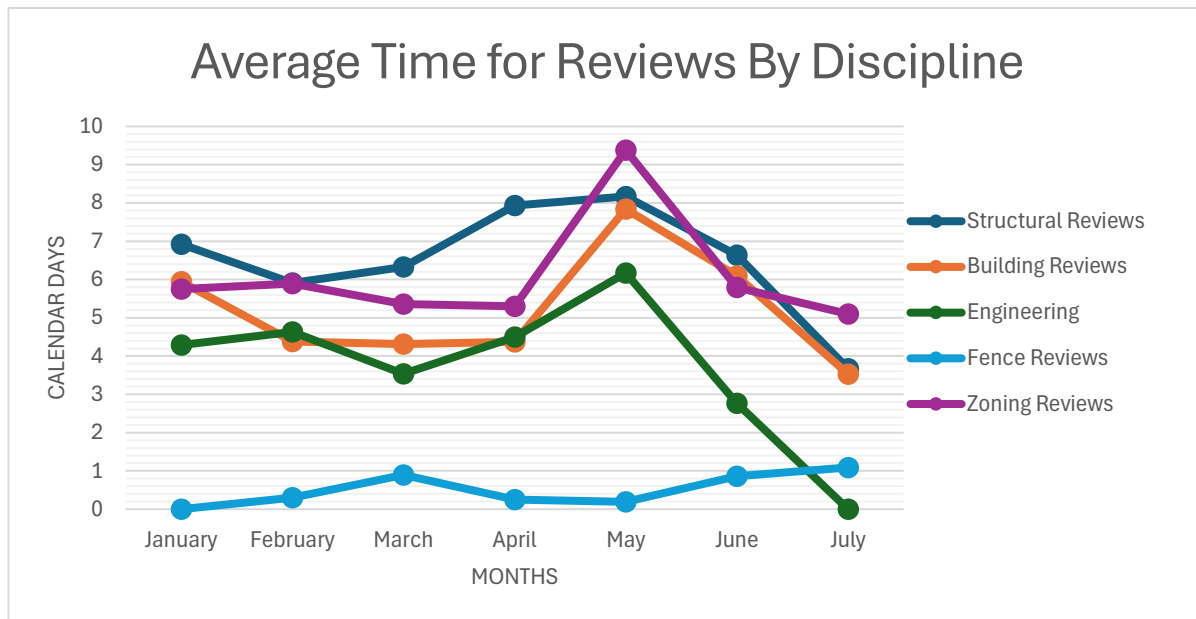


AVE TIME FOR REVIEWS BY DISCIPLINE (Calendar Days)

Structural Reviews	3.67
Building Reviews (including plumbing, electrical, energy, and mechanical)	3.53
Engineering	0.00
Fence Reviews	1.09
Zoning Reviews	5.10

YTD AVERAGE

6.51
5.21
3.70
0.51
6.08



% of reviews completed in 48 hours:

58%

% of reviews completed in 7 days:

89%



MEMORANDUM

DATE: August 17, 2026
TO: Matthew Walsh, Village Administrator
FROM: Jack Bielak, Director of Public Works & Engineering
Seth Jansen, Assistant to the Director of Public Works & Engineering
SUBJECT: Public Works Report – July 2026

Executive Summary

During July, the Department of Public Works & Engineering continued its summer operational priorities, focusing on sewer jetting and televising, catch basin cleaning, street sweeping, and forestry operations such as tree removal, trimming, watering, and Ash tree injections. Crews also responded to multiple severe weather events throughout the month, removing storm debris from public rights-of-way. A total of **108.97 tons** of debris was hauled away, not including material chipped on site.

Operations teams addressed a wide range of resident service requests, including tree maintenance, street lighting concerns, and mulch deliveries. Public Works staff met with IRMA on July 14 to review OSHA compliance requirements, and several project coordination meetings took place, including preconstruction meetings for the Village Hall Permeable Paver Project (July 22) and the Franklin Ave. Water Main Project (July 29). Staff also completed Trench and Excavation Safety refresher training on July 15.

At the July 20 Village Board of Trustees meeting, the Board awarded the contract for construction engineering for the Franklin Avenue Water Main Project, approved the purchase of a new large V-box salt spreader, and authorized a change order for the new aerial lift truck. The Board also approved an intergovernmental agreement with MWRD for Phase 2 of the Village Hall Permeable Paver Parking Lot Project.

The Village received notice of award for two major grants:

- **\$80,000 Invest in Cook** grant for Phase 2 engineering of the Washington Boulevard Project
- **\$121,500 IEPA Public Water Supply Energy Efficiency Grant** for replacement of a pump at the Village Pump Station

Staff continued working on state grant requirements and progress toward release of federal earmark funding awarded earlier this year.

The Village's sustainability initiatives also continued, with active participation in the Metropolitan Mayors Caucus Environment Committee, PlanIt Green, and the Cross-Community Climate Collaborative. Staff held bi-weekly GIS coordination meetings to ensure alignment on mapping needs and upcoming project priorities.

Public Works - Engineering

- Completed monthly Combined Sewer Overflow (CSO) inspection.
- Continued coordination of GIS updates with the Village's consultant (MGP).
- Continued administration of utility-related resident subsidy programs including Lead Service Line Replacement, Sewer Backflow Prevention, and Sewer Lateral Repair.
- Conducted engineering permit reviews.
- Met with the Park District and MWRD to perform the final inspection of Priory Park on July 1, 2026.
- Participated in the Corridor Advisory Group Meeting for Pulse Harlem on July 8, 2026.
- Coordinated work with Canadian National as the railroad refurbished crossings at Forest and Augusta during the week of July 6.
- Attended an ITEP grant webinar to review scoring templates and grant requirements.
- Held the preconstruction meeting for the Village Hall Permeable Paver Parking Lot Project on July 22; construction is scheduled to begin mid-August.
- Held the preconstruction meeting for the Franklin Avenue Water Main Project on July 29; construction is scheduled to begin August 10.
- Attended the quarterly Board of Directors meeting for GIS.

Sustainability Commission:

- The Commission continued discussions on native plant installations within the Village, including a preliminary discussion on native plants at Heritage Square.
- The Commission discussed the focal species monitoring project as part of the Bird City Illinois designation efforts with plans to review the data at the August meeting.
- The Commission continued the resident guide on electrification, reviewing the draft webpage and infographic and offering suggested edits and revisions.
- The Commission discussed Village project relating to sustainability, including the Public Works Garage solar installation and the Village Hall permeable paver parking project.
- The Commission reviewed data on electric vehicles and EV charging usage and on community participation and rooftops solar installations.
- The Commission continued its communications, sharing information on resources, events, and programs for Village residents.

Public Works – Operations

The following is a summary of work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past month:

Work Orders	Total	Completed w/ 7 working days
Tree Trimming/Inspection Requests	38	37
Street Light Repairs	5	4
Other Requests	21	20

- The reservoir rehabilitation project is now complete, and both reservoirs are online and operational.
- Staff completed repainting of garage doors at Public Works.
- Public works completed its IRMA department evaluation of safety procedures.
- Staff attended a Water Distribution Systems Operation & Management Class.
- Heritage square sod has been placed. Water fountains, benches and garbage cans have been installed by staff.

Streets and Forestry

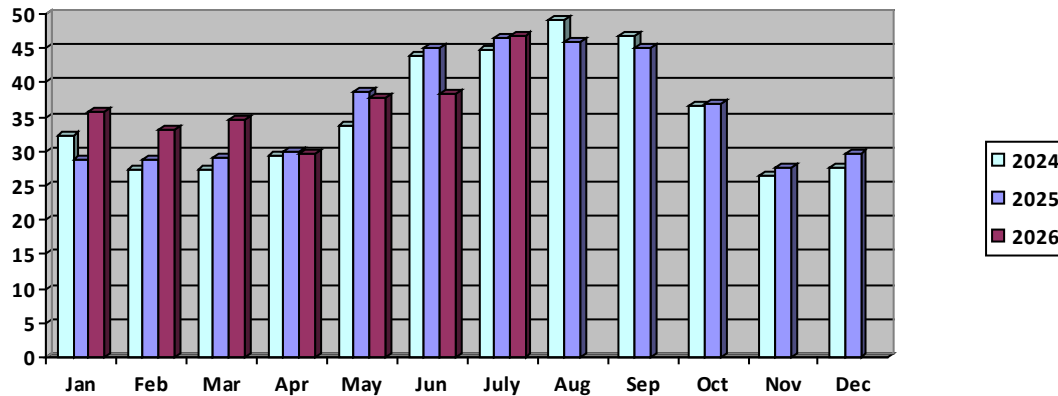
These are the details of the tasks performed in the month of July:

Description of Work Performed	Quantity
Streets Swept (Miles)	355
Loads to Dump	37
Debris Tonnage (storm debris and street sweeping)	173.99
Sewer Jetting (feet)	3200
Sewer Televising (feet)	2880
Catch Basins Cleaned	35
Ash Tree Injections	133
Trees Removed	24
Trees Watered	177
Trees Trimmed	18
Signs Fabricated	3

Water and Sewer

Monthly Pumpage: July's average daily pumpage of 1,508,852 gallons is higher than July's average of 1,496,042 in 2025.

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



In June, Water Department staff completed monthly pump station maintenance, resolved meter route issues, and notified residents and businesses of backflow violations. Staff also delivered 12 water shut-off notices for nonpayment.

Progress continued on the 2026 Meter Replacement Project, with 11 additional meters installed. Staff completed the IEPA lead and copper sampling, an important component of annual water quality compliance.

The half-million-gallon reservoir was restored to normal operations on July 13 after all required water quality samples passed. Staff began the annual water valve exercising program, completing 62 valves to date.

During the final week of July, Water Department staff began JULIE locates in support of the Franklin Avenue Water Main Project. On July 25, a water service leak was identified at 7776 Central Ave. It was confirmed to be the responsibility of the property owner, and a new water service was installed by through an emergency permit on July 27.

These are the details of the tasks performed in the month of July:

Description of Work Performed	Quantity
Meters Installed	11
Service Calls	288
Water Main Breaks	0
Service Line Breaks	1
Exercised Valves	62
JULIE Locates	99

PW Garage Door Painting



Canadian National Railroad Work



Heritage Square Update



**VILLAGE OF RIVER FOREST
VILLAGE BOARD OF TRUSTEES MINUTES
July 20th, 2026**

A regular meeting of the Village of River Forest Board of Trustees was held on July 20th, 2026, 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 Brennan, Gillis(Virtual), O'Connell, Keskitalo, Vazquez(Virtual), and Village Clerk Castellano

Absent: None

Also Present: Village Attorney Lance Malina, Village Administrator Matt Walsh, Assistant Village Administrator Jessica Spencer, Fire Chief Tom Gaertner, Director of Public Works and Engineering Jack Bielak, Police Chief James Greenwood, Deputy Police Chief Michael Swierczynski, Deputy Fire Chief Dave Bochenek, Finance Director Rosemary McAdams, HR Manager Trish Ivansek, Deputy Clerk Luke Masella(Virtual) and Assistant to the Director of Public Works Seth Jansen.

MOTION by Trustee O'Connell, seconded by Trustee Bachner, to allow Trustees Vazquez and Gillis to participate virtually due to health and business reasons.

Roll call:

Ayes: Trustees O'Connell, Bachner, Brennan, and Keskitalo

Nays: None

Absent: None

Motion Passes.

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3.SPECIAL PRESENTATION

President Adduci asked the Village Board if they would be willing to review consent agenda item a. first in light of its meaningful nature.

The Village Board agreed.

- a. A Resolution Posthumously Honoring David Raino-Ogden and Designating the 500 Block of Edgewood as “David Raino-Ogden Way”

MOTION by Trustee Keskitalo, seconded by Trustee O’Connell, to approve the resolution honoring David Raino-Ogden.

Roll call:

Ayes: Trustees O’Connell, Bachner, Vazquez, Gillis, Brennan, and Keskitalo

Nays: None

Absent: None

Motion Passes.

President Adduci read the resolution into the record before presenting it to the family and friends of David Raino-Ogden, who were in attendance. Historic Preservation Commission Chairman Dave Franek then offered remarks regarding the resolution, followed by comments from Kris Raino-Ogden.

- a. Swearing in of Firefighter/Paramedic – Julia Massey

Fire Chief Gaertner provided background on this agenda item.

Village Clerk Castellano swore in Firefighter/Paramedic Julia Massey.

- b. Police Department Commendation Award – Officer Niemann and Officer Saldana

Police Chief Jim Greenwood provided background information on these awards and presented the awards to the Officers.

- c. Police Department – Citizenship Award – Aengus O’Neill

Police Chief Jim Greenwood provided background information on these awards and presented the award to Aengus O'Neill.

4.CITIZEN COMMENTS

Homer Bizzle provided an update on upcoming events from the charity he owns America Cares Too.

Tatiana Mason provided further details regarding the events.

Margie Cekander provided public comment regarding the July 9, 2026, Development Review Board hearing. She expressed concerns about the integrity of the hearing, the handling of the proposed development, and elements of the application, including the traffic study. She also raised concerns regarding the legal process and potential impacts on nearby residents. Additionally, she opposed reducing the Historic Preservation Code notice requirement, stating it should remain at 500 feet. Finally, she expressed concern about the Village's potential takeover of the local community center and stated that any such action should be decided by referendum.

5.ELECTED OFFICIALS' COMMENTS & ANNOUNCEMENTS

Trustee O'Connell highlighted the success of some local youth baseball teams in the Village.

Trustee Keskitalo congratulated the Park District for their new Parks in town and provided an update on new parks in D90. She then recognized Joy Tea, a local business, for opening a brick-and-mortar store. Additionally, she commented on her time at the All-American City Conference in June.

Trustee Brennan congratulated Firefighter Massey on being sworn in and recognized the officers and local resident who received awards. She then highlighted the upcoming Twin Village Covenant Cup kickball game between Maywood and River Forest, hosted by the Village.

Village Clerk Castellano had nothing to add.

Trustee Vazquez had no comments.

Trustee Gillis echoed Trustee Keskitalo's comments regarding the All-America City Conference. She then thanked the residents who expressed concerns about the silver maple tree on the proposed development site at Madison Street and Ashland Avenue and explained that, if the project were to move forward, the tree would be appropriately replaced.

Trustee Bachner gave a land acknowledgment.

President Adduci recognized Firefighter Massey on being sworn in as the Village's first female firefighter. She also congratulated Aengus on receiving his award. Additionally, she shared her experiences at the All-America City Conference, noting that she was proud of the Village for being named a finalist and thanking Village staff for their hard work and dedication throughout the process. She noted that she would like to follow up on the idea of a Youth Commission with Trustee Keskitalo.

6.CONSENT AGENDA

- ~~a. A Resolution Posthumously Honoring David Raino-Ogden and Designating the 500 Block of Edgewood as "David Raino-Ogden Way"~~
- b. Accounts Payable – June 2026 – \$2,095,892.79
- c. June 2026 Financial Report
- d. Administration Department Report
- e. Monthly Department Reports
- f. Change Order – Village's Public Works Aerial Truck – Versalift – \$1,088.00
- g. Purchase Approval – Large V-Box Spreader – Sourcewell Cooperative – \$51,021.00
- h. Intergovernmental Agreement – Metropolitan Water Reclamation District – Village Hall Permeable Paver Parking Lot
- i. Award of Contract – Construction Engineering Services (2026 Franklin Avenue Watermain Replacement) – Christopher B. Burke Engineering – \$96,500.00
- j. Village Board of Trustees Meeting Minutes – June 22nd, 2026
- k. Village Board of Trustees Executive Session Meeting Minutes – June 22nd, 2026

Trustee Keskitalo requested that Item B be pulled for separation consideration.

Trustee Bachner asked that her vote be recused for Item J and K.

MOTION by Trustee O'Connell, seconded by Trustee Keskitalo, to approve Consent Agenda Items C-K.

Roll call:

Ayes: Trustees O'Connell, Bachner, Vazquez, Gillis, Brennan, and Keskitalo

Nays: None

Absent: None

Motion Passes.

7. CONSENT ITEMS FOR SEPARATE CONSIDERATION

b. Accounts Payable – June 2026 – \$2,095,892.79

MOTION by Trustee Keskitalo, seconded by Trustee O'Connell, to approve item b.

Trustee Keskitalo asked clarifying questions regarding the total amount paid to Jasculca Terman. She requested that staff prepare a full accounting of all payments made to the firm for the next meeting and, if the Village chooses to continue utilizing its services, provide a proposed contract for the Board's consideration.

Trustee O'Connell asked whether the total amount referenced included all prior work performed by Jasculca Terman for the Village. Trustee Keskitalo confirmed that it did.

President Adduci asked Trustee Keskitalo to clarify the information she was requesting. Trustee Keskitalo stated that she was seeking a complete accounting of all payments made to Jasculca Terman to date, the services those payments covered, and, if the Village chose to continue the relationship, information regarding the proposed scope and terms of any future agreement.

Trustee Brennan stated that he was also interested in understanding the scope of work Jasculca Terman had been retained to perform.

Trustee Bachner asked whether Village Administrator Walsh had any comments

regarding Trustee Keskitalo's concerns. Administrator Walsh stated that he did not have a comment at that time, as he would first need to review the Village's financial records to determine the total amount paid to Jasculca Terman. He added that he had been in discussions with the firm regarding a potential new contract.

Trustee Brennan asked whether all of Jasculca Terman's work for the Village had been related to the Madison Street development. Administrator Walsh confirmed that it had, noting that the firm's services were funded through the Madison Street TIF and providing additional context regarding its role compared to the Village's other communications firm.

Roll call:

Ayes: Trustees O'Connell, Vazquez, Gillis, Brennan, Bachner, and Keskitalo

Nays: None

Absent: None

8.RECOMMENDATIONS OF BOARDS, COMMISSIONS, AND COMMITTEES

a. Historic Preservation Commission

i. Proposed Amendments to the Village's Historic Preservation Code

MOTION by Trustee Bachner, seconded by Trustee Vazquez, to approve an ordinance amending the Village's Historic Preservation Code.

Historic Preservation Commission Chair Dave Franek provided background information on the proposed amendments and responded to questions from the Board.

Historic Preservation Commission Member John Forehand explained the Commission's rationale for proposing to extend the demolition delay period to nine months.

Trustee Brennan asked if the proposed notices for local landmarks could be changed from certified mail to just regular mail.

Chair Franek explained the Commission's rationale for requiring notice by certified mail. Trustee Brennan noted the concerns raised regarding the reliability

and accessibility of certified mail and suggested that they explore alternative methods of providing notice.

Chair Franek noted that the proposed reduced requirement applies only to local landmark properties, which are relatively rare in the Village. He added that the Historic Preservation Commission would have no objection if the Board chose to amend the notice requirement and suggested that an affidavit of mailing or similar form of verification could be used as an alternative. In response to a question from Administrator Walsh, Chair Franek explained the Historic Preservation Commission's core mission and the protections afforded to significant and landmark properties within the Village.

Trustee O'Connell asked whether other public notice requirements in the Village are limited to a 250-foot notification radius.

Administrator Walsh explained the Village's various public notice requirements and how they differ depending on the type of application.

In response to questions from President Adduci and Trustee Bachner, Chair Franek identified the Village's two local landmark properties and explained the distinction between local landmarks and significant properties.

The Board, staff, Chair Franek, and Village Attorney Malina continued discussing various aspects of the public notice requirements, including notification radii, certified mail, regular mail, and potential alternatives.

Trustee Brennan suggested that certified mailers be removed and just regular mail be utilized instead.

Trustee Bachner suggested it be kept at the 500ft since the reduction in the type of mailers.

Trustee Gillis noted she would support the reduction to 250ft and the use of regular mail, not certified mail.

Trustee Keskitalo asked whether designating a property as a local landmark would have any impact on neighboring properties. Chair Franek confirmed that it would not.

President Adduci stated that she supports the demolition delay provision but raised concerns regarding situations where a property may become deteriorated and create a nuisance. Chair Franek explained that the proposed amendments include a new provision addressing this issue, known as demolition by neglect.

Trustee Bachner asked how many properties would typically fall within a 250-foot notification radius. Administrator Walsh stated that the number varies by block but is generally around 10 to 15 homes.

Trustee Bachner noted that residents may be interested in knowing if their neighbors are pursuing landmark status.

President Adduci stated that she had no concerns with the 500-foot notification radius but noted that her primary concern was the certified mail requirement.

Chair Franek stated that he would support changing the requirement to regular mail, provided that the applicant is required to provide some form of proof or verification that the notices were sent.

President Adduci reiterated her concerns regarding the certified mail requirement.

Trustee Keskitalo asked if there are any outstanding demolition permits that would be impacted by this change.

Deputy Clerk Masella stated that, to his knowledge, he was not aware of any.

President Adduci noted that the length of the demolition delay period was a topic debated during the creation of the Historic Preservation Code.

Trustee O'Connell stated that he appreciated the change requiring applicants to appear before the Historic Preservation Commission prior to applying for building permits. He also raised concerns regarding the cost of renovating a home and whether the proposed delay could impact property owners' ability to renovate their homes.

Administrator Walsh reminded Trustee O'Connell that the demolition delay period being discussed applies only to demolition requests.

Chair Franek provided an explanation of what could be accomplished during the additional time provided under the proposed demolition delay period.

Trustee Brennan stated her support for the proposed demolition delay extension.

President Adduci and Chair Franek discussed the demolition of a property commonly referred to as the Marrs Mansion within the Village.

President Adduci reiterated that she wanted to ensure the Board was aware of the potential implications associated with the proposed demolition delay.

Trustee Keskitalo asked how many single-family homes are located within the Village. Administrator Walsh estimated that there are approximately 3,000 single-family homes.

Trustee Keskitalo highlighted that the proposed amendments would still only affect approximately 10 percent of homes within the Village.

Trustee Bachner asked for an explanation of how a property becomes designated as a landmark. Chair Franek provided an overview of the landmark designation process.

Administrator Walsh provided an explanation of the distinction between significant properties and local landmarks.

Trustee Keskitalo asked whether the Commission could allow a property owner to proceed with demolition sooner rather than requiring the full demolition delay period.

Chair Franek confirmed that the Commission could do so.

President Adduci stated that while she supports more properties being designated as significant, she raised concerns regarding the potential number of conditions that could be imposed.

Trustee Brennan asked if there would be a difference between how attached and detached garages are handled.

Chair Franek noted that there is no separate distinction between the two of them

and provided an explanation of how the proposed garage demolition approval process would be held.

President Adduci stated that the motion would be to approve the amendment with a 500-foot notification requirement using regular mail rather than certified mail.

Chair Franek suggested requiring the applicant to submit a statement or affidavit confirming that the required notices were sent.

President Adduci stated that such a requirement could be included.

Trustee O'Connell suggested that the applicant provide the Village with the list of addresses to verify that the required notices were sent.

Village Administrator Walsh noted that Village staff typically generate the notification addresses for applicants.

Roll call:

Ayes: Trustees O'Connell, Bachner, Vazquez, Gillis, Brennan, and Keskitalo

Nays: None

Absent: None

Motion Passes.

9. UNFINISHED BUSINESS

None.

10. NEW BUSINESS

- a. Liquor Control Amendment – Villa Nail Spa LLC & Nita's Bakery, Inc. – Ordinance

MOTION by Trustee O'Connell, seconded by Trustee Keskitalo to approve a liquor license control amendment.

Assistant Village Administrator Spencer provided background on this agenda item and fielded questions from the Board.

Trustee Bachner asked for clarification on the ordinance document and the number of drinks allowed.

Assistant Village Administrator Spencer asked the Board how many drinks they think should be allowed.

Trustee Keskitalo asked what number of drinks the applicant originally requested.

Assistant Village Administrator Spencer stated that the owner of the proposed establishment was in the audience and asked the owner directly. The owner stated that they were requesting one or two drinks.

Trustee O'Connell asked Police Chief Jim Greenwood if he had an opinion on the appropriate number of drinks. Chief Greenwood stated that one drink would be adequate.

Trustee Keskitalo stated her support for the proposed amendment and asked whether it would be possible to notify other businesses in the Village about this opportunity.

Assistant Village Administrator Spencer stated that such outreach would be possible.

Trustee Bachner asked for clarification regarding what constitutes a business license for a salon.

Assistant Village Administrator Spencer stated that staff would need to review the definitions and report back to the Board.

Trustee Bachner highlighted a potential business on North Avenue and asked whether it would qualify under the proposed amendment.

Administrator Walsh stated that the business would likely fall under the proposed amendment.

Trustee Brennan noted that the Village's first liquor license was issued to Good Earth Greenhouse. She questioned whether the Village should continue issuing

individual licenses or consider creating an umbrella license category for businesses, such as Good Earth Greenhouse or salons, where the primary purpose of the business is something other than alcohol service.

Village Attorney Malina provided an explanation of how liquor licenses are traditionally handled and noted that the specificity of license categories is intentional.

Trustee Keskitalo asked if additional businesses came forth if the Village would be able to add an additional number of licenses.

Village Attorney Malina stated yes.

Assistant Village Administrator Spencer provided background information on the proposed cupcake business liquor license and responded to questions from the Board.

Trustee Keskitalo noted that the proposed agreement did not include a specific food-to-alcohol ratio and asked whether such a requirement should be incorporated.

Assistant Village Administrator Spencer explained the owner's proposed plan for selling alcohol and noted that establishing a food-to-alcohol ratio could be included as a restriction.

Trustee Bachner stated her support for potentially establishing a food-to-alcohol ratio and asked whether the applicant operates solely as a catering service.

Assistant Village Administrator Spencer explained that the applicant operates out of a shared kitchen facility and is not permitted to sell products directly from that location. She noted that the applicant would prepare the food product there and sell it at businesses outside of River Forest.

Roll call:

Ayes: Trustees O'Connell, Bachner, Brennan, Vazquez, Gillis, and Keskitalo

Absent: None

Nays: None

Motion Passes.

b. Introduction to the Community Connect Service – No Action

Fire Chief Tom Gaertner and Deputy Fire Chief Dave Bochenek reminded the Board of the upcoming Fire Department Blood Drive. They then provided background information on the agenda item and responded to questions from members of the Board.

President Adduci asked whether residents can enter their medications into the system, how the system complies with HIPAA requirements, and who controls the associated data.

Deputy Fire Chief Dave Bochenek provided an explanation regarding the security and privacy measures of the system.

President Adduci also asked whether the system would be expanded beyond the Fire Department.

Administrator Walsh stated that the intent is to expand the system for emergency or urgent notifications, such as water main breaks or other critical issues.

Trustee Bachner asked whether the Police Department would have access to the information stored in the system.

Fire Chief Tom Gaertner stated that the Police Department could request certain information, such as emergency contact information and phone numbers, when needed.

Trustee Bachner asked whether residents should continue using emergency information sheets, commonly referred to as "ICE packs," stored in their freezers.

Deputy Fire Chief Dave Bochenek explained that the information in the system can be shared with responding agencies, making it accessible to emergency personnel when needed. He noted that residents may continue using ICE packs if they choose, but the system is intended to make that information readily available to responders.

President Adduci suggested asking residents whether they would authorize

mutual aid fire departments to access their information in situations where the Village is unable to respond. Fire Chief Gaertner stated that he would look into that possibility.

Trustee O'Connell asked whether the Fire Marshal had begun outreach to larger businesses, such as Whole Foods and Jewel-Osco. Fire Chief Gaertner stated that those efforts were already underway.

Trustee Bachner asked what would happen if a resident failed to complete the annual renewal. Fire Chief Gaertner explained how resident information can be accessed and updated, including in situations where a resident has moved.

Trustee Bachner requested that the Fire Department make an effort to identify when homes are sold so that outdated information is not relied upon during emergency responses.

President Adduci noted that the Village is notified of home sales through the transfer stamp process and stated that the Fire Department should be able to use that information to help keep records current.

Trustee O'Connell asked when the program would go live. Fire Chief Gaertner stated that the launch date is August 1.

Trustee Bachner asked whether outreach to larger universities is conducted through their administrations rather than directly with students. Deputy Fire Chief Bochenek confirmed that it is and noted that he has been working with security personnel at the larger institutions within the Village.

11.EXECUTIVE SESSION

MOTION by Trustee Vazquez, and seconded by Trustee O'Connell, to enter into Executive Session to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. The Village Board will adjourn after executive session and will not return to open session.

Roll call:

Ayes: Trustees O'Connell, Bachner, Vazquez, Gillis, Brennan, and Keskitalo

Nays: None

Absent: None

Motion Passes.

The Board entered executive session at 8:56pm.

12. ADJOURNMENT

MOTION to adjourn by Trustee O’Connell, seconded by Trustee Bachner.

Roll call:

Ayes: Trustees O’Connell, Bachner, Brennan, Vazquez, Gillis, and Keskitalo

Absent: None

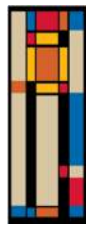
Nays: None

Motion Passes.

The Village Board of Trustees Meeting adjourned at 12:46 a.m.

Rosa Castellano, Village Clerk

Date:_____



RIVER FOREST

Proud Heritage • Bright Future

MEMORANDUM

DATE: August 17th, 2026
TO: Matt Walsh, Village Administrator
FROM: Luke Masella, Deputy Clerk
SUBJECT: Historic Preservation Appointments

Background

After more than 10 years serving as Chair of the Historic Preservation Commission, Dave Franek has requested to step down from the Chair position and continue serving as a regular member of the Commission. John Forehand, who has served on the Commission since 2019 and is a professionally trained architect, will be appointed to serve as the new Chair of the Commission.

Recommendation

If the Village Board concurs with the proposed recommendations, the following motion would be appropriate:

Motion to appoint John Forehand as Chair of the Historic Preservation Commission, for a term ending April 30, 2027, and to appoint Dave Franek as a Member of the Historic Preservation Commission, for a term ending April 30, 2027.

John Forehand

Interest statement:

I have called River Forest home with my wife and twin boys for more than 20 years, and I am honored to serve as Chair of the River Forest Historic Preservation Commission. As a Project Executive at Bulley & Andrews Residential + Restoration, I hold degrees in architecture from Virginia Tech and Columbia University and bring extensive experience in high-end construction and historic restoration. Throughout my career, I have had the opportunity to contribute to significant Chicago landmarks, including Old St. Patrick's Church, The Cliff Dwellers Club, and Louis Sullivan's Auditorium Theater. I initially joined the Commission to put my professional background to work protecting River Forest's rich architectural heritage and unique historic character, and I look forward to continuing that work as Chair.



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

MEMORANDUM

Date: August 17, 2026
To: Village President Cathy Adduci & Board of Trustees
From: Matt Walsh, Village Administrator & Jessica Spencer, Assistant Village Administrator
Subj: Ordinance Granting Planned Development Permit and Approving Redevelopment Agreement – 7620 Madison Street – Five Thirty One Partners

Overview: The proposed ordinance grants a planned development permit and approves a redevelopment agreement with Five Thirty One Partners for a mixed-use development on the Village-owned parcels at 7620 Madison Street. The Development Review Board unanimously recommended approval of the planned development permit following their public hearing on July 9, 2026.

This ordinance is the culmination of an extensive review process involving Village staff, consultants, and Village Board members over the past several months. The proposal advances the goals established in the 2016 Tax Increment Financing (TIF) Redevelopment Plan by converting a long-vacant property into a tax-producing asset that will deliver additional housing options and new commercial space. The Village created the TIF district, acquired the parcels, and demolished the former buildings specifically to stimulate redevelopment at this location.

Staff recommends approval of the ordinance.

Selection & Review Process: The Village purchased the properties between 2017 and 2019 with the explicit intent to attract high-quality redevelopment. Since acquiring the properties, the Village has marketed the site, seeking private investment. After fielding little interest, in 2025, the Village engaged global real estate service firm JLL to lead a formal marketing and solicitation process. After public advertisement and a call for offers, multiple proposals were received. Every proposal was for a mixed-use development with rental residential units, underscoring the demand for more housing in the region.

In November 2025 the Village Board met with prospective developers and toured other project sites. Following this evaluation, the Village Board unanimously directed staff to facilitate Five Thirty One Partners' progress through the planned development process. On January 26, 2026, Five Thirty One Partners introduced the development concept to the Board in open session and the Board referred Five Thirty One to the Development Review Board to complete the planned development application process. The plan outlined in the formal

application in June 2026 included the same number of units, same number of floors and the same number of parking spaces that were introduced to the Board in November 2025 and January 2026.

The application was reviewed by the village's economic development consultant Ryan LLC, planning consultant Houseal Lavigne, traffic engineer Thomas Engineering and village departments. Their evaluation of the application was provided to the Development Review Board in advance of the July 9, 2026 public hearing. The Development Review Board unanimously recommended approval of the application.

Planned Development Application Analysis

Design Revisions

In response to resident concerns shared at the DRB hearing and from the Village Board, there have since been some revisions to the proposed plan.

- Reduction of rental units from 72 to 69. The floor plans have also been revised to provide window access to 1-bedroom units in the southwest corner of the building.
- The landscape buffering between the northern property line and the open surface parking spaces is now 8'6". The plan also now includes the retention of two pine trees on the northwest property.
- Removal of two parking spaces from the easternmost detached garage, allowing for improved sightlines and additional landscaping along Lathrop.
- The easternmost detached garage has been moved two feet south from the property line.

These revisions are in addition to changes made between the project introduction in January and the public hearing in July. Those revisions include:

- The addition of garages to provide additional enclosed parking and greater privacy to neighbors north of the property, rather than only the previously proposed surface parking spaces.
- Adding a drop-off/pick-up lane along Ashland. The lane provides space for delivery drivers or visitors to stop without blocking traffic on either Ashland or Madison.
- Shifting the roof social gathering space to the southern edge of the building, away from residents to the north.
- Including landscaped alcoves as part of the frontage on Madison in place of a previously planned brick wall. The type of masonry on the corner has also been changed in response to feedback about the building's appearance.

Zoning Analysis

Madison Street is intended to attract a higher intensity use and has been targeted for mixed-use development. Every proposal received for the property required site allowances (variances) related to density, parking, and height. Planned development regulations are expressly intended for projects that advance community goals and warrant flexibility. River Forest currently has more than fifteen five-story buildings, indicating precedent for comparable height.

Traffic Impact

In response to the extensive concern over potential traffic impact of the project, the Village required the developer to evaluate 17 intersections, far more than any other planned development requirement in River Forest. The study evaluated not only Madison Street, but alleys and residential streets in the neighborhood. The general finding is that local residential roads have adequate capacity to handle the marginal increase in vehicle trips generated by this proposed development. Unquestionably, there will be more vehicles. However, the traffic engineering study concludes there is no evidence or data to suggest that the projected increase will make any village intersection or street more dangerous or inoperable. This was confirmed by the Village's own traffic engineer that reviewed the report.

Parking

The project includes 129 total parking spaces: 85 standard spaces and 44 spaces equipped to accommodate parking lifts. Of these, 120 spaces are allocated to residential tenants and 9 to visitors and the commercial space. Counting lifts, the project provides a nearly 1.7 parking-space-per-unit ratio. Overnight parking on village streets will not be allowed.

Redevelopment Agreement Analysis: A summary of the redevelopment agreement and the entire proposed agreement are attached. The provisions of the redevelopment agreement are detailed in Attachment 1. In exchange for conveying the land and reimbursing certain eligible costs, the Village will secure nearly \$30 million in private investment and more than \$8 million in property tax revenue through 2040. After the expiration of the TIF district, the full property tax benefit will flow to all taxing bodies.

The Village's economic development consultant has prepared two memos (attached) evaluating the agreement and providing property tax projections for the Village and fellow taxing bodies.

The development is projected to become the 5th-largest property tax generator in River Forest, producing at least \$562,500 annually. Over the life of the TIF, this equates to more than \$8 million in incremental revenue to the district. Upon expiration of the TIF, this project alone will be generating \$780,000 in property taxes annually, including approximately \$600,000 for our school districts. The redevelopment agreement includes a limit on the developer's ability to appeal their property taxes, ensuring the revenue expectations are met.

The Village is working toward agreement with the neighboring property owners for improvements to mitigate impact to their properties.

The property has remained vacant for nearly a decade on one of the Village's key commercial corridors. The agreement includes multiple protections for the Village, including performance guarantees, contributions from the developer for neighbors, strict project milestones, and requirements for ongoing coordination and accountability.

Attachments

- Redevelopment Agreement Summary
- Ryan, LLC Memos
- Revised Plans & Zoning Review Memo
- Ordinance
 - Exhibit A - Application
 - Exhibit B – Findings of Fact & Recommendation of the Development Review Board
 - Exhibit C – Redevelopment Agreement

Redevelopment Agreement (RDA) Summary

In advance of the August 17 Village Board Meeting, a summary of the negotiated Redevelopment Agreement (RDA) for 7620 Madison between the Village of River Forest and Five Thirty One Partners is being published for residents to review.

This document is not intended to replace the full agreement, but to summarize key sections and provide additional context.

Financial Agreements

Property Tax Protection for the Village

The Village negotiated protections in the RDA to help ensure the development provides the property tax revenue that has been projected. The development is projected to generate more than \$8 million for the Village during the life of the Madison Street TIF. These dollars will support our schools, parks and infrastructure needs—and they are in addition to impact fees the school districts will receive for any new students who live in the development. After the TIF expires in 2039, the development is projected to generate \$780,000 in annual revenue for all River Forest taxing bodies, over 70% of which will go to our school districts.

The protections in the RDA are designed to ensure an initial annual property tax payment of *at least* \$562,500 after the project is completed. This amount is in the midpoint of the developer's property tax projections, and it will make the property the fifth-highest property tax generator in the village.

The RDA achieves this goal by putting limits on the developer's ability to seek property tax reductions or appeals. Five Thirty One Partners is initially prohibited from attempting to reduce its assessed property value below an amount that will generate an estimated \$562,500 in property taxes. The RDA also *increases* the property's minimum assessed value every year according to the Consumer Price Index, which in turn increases the development's minimum property tax payments.

These protections set a "floor" for property tax payments, not a "ceiling." If the Cook County Assessor values the property at a higher level than the minimum in the RDA, then the Village will receive higher property tax payments based on that assessment.

This is a similar structure to the one that the Village included in approving the Sheridan senior living community-and it has proven to be effective.

Sale of Land & TIF Incentives

The Village is providing incentives to facilitate high-quality development that brings value to the community and generates a long-term return on investment through annual property taxes. These

incentives are provided through the Village's role as seller of the property and through Tax Increment Financing (TIF) funds.

The Village has agreed to sell the land to Five Thirty One Partners as-is for \$10, for them to develop a five-story mixed-use building with 69 units and approximately 3,200 square feet of ground-floor commercial space. The current appraised value of the property is \$1,880,000.

Because this project is within the Madison Street TIF District, a portion of its eligible development costs will be funded through the TIF Fund. The TIF Fund will reimburse the developer for up to \$2 million in eligible costs, such as architectural and engineering fees, technical studies, excavation and landscaping (a full list will be included in Exhibit E of the RDA). The developer will not receive any TIF incentives until after the building is fully constructed and has received a Certificate of Occupancy to begin renting units.

Upon receipt of a Certificate of Occupancy, the developer will receive an initial \$1 million of the incentive payment from the Village's TIF Fund. This amount will be taken from existing dollars in the TIF Fund, which come from new property tax revenues generated within the District since the TIF was established in 2016. The remainder of the incentive will be paid out over time using property taxes generated by the development (plus interest for these deferred payments). No dollars will be provided from the Village's General Fund.

Incentivizing Commercial Tenants

To help incentivize use of the commercial space, the Village will waive fees for sales tax-generating businesses that enter into leases.

Developer's Obligations

Development Schedule & Performance Security

The Village also negotiated safeguards to help ensure construction begins and is completed according to schedule.

Construction must begin within 180 days of the developer acquiring the property, and construction must be completed within 24 months of breaking ground. If Five Thirty One Partners fails to meet this schedule, the Village is entitled to \$1,880,000 in damages (the current appraised value of the property). Further, as described above, the developer will receive no TIF incentive payments until the completed building obtains a Certificate of Occupancy.

Upon request of the Village, a primary representative of Five Thirty One Partners must appear before the Village Board up to once every other month during construction to provide an update on progress. Additionally, a developer representative must meet with Village staff up to once per month, as requested.

Other Obligations

Five Thirty One Partners will provide 129 total parking spaces: 85 standard spaces and 44 parking lift-capable, which creates additional parking for residents of the development without expanding the footprint.

The RDA stipulates that the developer will use all reasonable efforts to mitigate construction nuisance (including noise, dust and rodent control) and is subject to fines if it does not comply with this provision.

Five Thirty One Partners will contribute \$40,000 to the village to create a neighbor impact fund, for property improvements that mitigate the development's effects on neighboring properties.

Five Thirty One Partners must use good faith efforts to employ union contractors. The Village may request bidding information to ensure compliance with this provision.

The development will be an "open book" project, meaning that Five Thirty One Partners and any contractors must provide the Village with continuing access to review and audit records relating to any item necessary to determine the TIF eligibility of the project.

#####



227 West Monroe Street
Suite 4200
Chicago, Illinois 60606
Main 312.980.1122
Fax 312.980.1132
www.ryan.com

MEMO

TO: Village of River Forest

FROM: Ryan, LLC

RE: **Village of River Forest Madison Street TIF Development Analysis, Redevelopment Agreement**

DATE: August 13, 2026

The Village of River Forest (“Village”) has retained Ryan, LLC (“Ryan”) to review the developer submittal materials for the Madison Street TIF redevelopment property located at 7620 Madison Street (the “Project Site”), submitted by Five Thirty One Partners (the “Developer”). The purpose of Ryan’s review is to provide the Village with our observations of reasonableness based on the Redevelopment Agreement as negotiated between the Village and the Developer.

Note that Ryan’s review is limited to our expertise in local economic development strategy development and public finance. Ryan is not acting as a certified appraiser or a municipal planner nor an expert in residential construction and development. Appropriate professionals can be retained by the Village to the extent the Village requires these additional services.

1. Ryan Analysis

Five Thirty One Property Tax

Five Thirty One submitted the below estimated property taxes, which are based on their own comp research and estimated property taxes as fully stabilized.

Table 1

Total Estimated Taxes	\$ 506,000 - \$ 619,000
Property Tax Per Unit	\$ 7,028 - \$ 8,597

In an effort to verify this property tax estimate, Ryan conducted additional comparable property research to determine how recently completed multifamily residential properties were assessed in Cook County. Based on Ryan’s assessment, the Developer’s estimated property tax seems reasonable.



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Ryan recognizes that property tax rates are variable and do not represent an equal comparison across the board. Ryan also recognizes that the Cook County Assessor's office can change methodology, which will ultimately determine the property tax assessed on each project. However, based on the information available today, Ryan considers the estimated Five Thirty One property taxes to fall within the reasonably expected range for River Forest.

Estimated Available Incremental Property Tax

Table 2 below represents the total incremental property tax revenues available, based on expected Cook County assessment and resulting estimated property taxes solely on the Project Site. The entirety of the projected increment created by the development is \$8,338,996. Table 2 takes into account the maximum 40% school district set aside amount. The dollar value is represented on a cumulative basis, both in gross amounts and Net Present Value ("NPV"), assuming the 6.85% interest rate presented in the proposed Redevelopment Agreement for the project (the proposed "RDA"). The values below are estimates and are intended to show gross available increment over the remaining life of the Madison Street TIF given the potential incentives request to the Developer as outlined in the proposed RDA.

Table 2

Incremental Revenue For Five Thirty One Incentive	NPV	Remaining Incremental Revenue Available	NPV
\$1,442,720	\$1,000,000	\$3,432,489	\$2,063,001

Negotiated Incentive Request

Table 3

Land Purchase Costs	\$10.00
Revised Incentive Request (net of requested land donation)	Up to \$2,000,000

In addition to the above represented dollar amount, the Developer indicated that they would ask for the land to be granted by the Village at nominal cost of \$10.00. The Developer's negotiated incentive request is represented in the RDA as a total of \$2,000,000. This incentive amount is proposed to be split with an initial payment of \$1,000,000 – or 50% - to be paid upon issue of certificate of occupancy. The second payment proposed at an amount of up to \$1,000,000 (subject to an interest rate of 6.85% during the repayment period) – or 50% - will be paid on a pay as you go basis from available incremental revenues from the Project Site, net of any required school district payments.



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A pay as you go structure would allow for the Developer to seek reimbursement for the second half of the incentive as the Project Site earns the increment over time. Based on Ryan's projections, the Project Site would achieve this level of incentive on a NPV basis by 2033.

It is important to note that payment of the total incentive amount by 2033 will still allow the Project Site to generate additional increment over the remaining life of the TIF through 2040. This additional increment is estimated at approximately \$3,432,489, and can be used by the Village for additional public benefit within the Madison Street TIF. This number could grow if there are fewer students generated by the development. The entirety of the projected tax increment created by the development is \$8,338,996.

Typically, Ryan sees TIF incentive requests at between 5%-15% of total project costs. Based on this standard, the Developer's incentive request falls to the lower end of this range, which Ryan would consider reasonable. Assuming all project costs and rent levels perform as projected, on a preliminary basis, the justification for the incentive request also seems reasonable, assuming the level of public improvements estimated meet the Village's standards (subject to further review by the Village as part of the project entitlements process).

2. Summary

Ryan's review of the project costs and analysis of TIF projections estimate that the proposed development would produce sufficient TIF revenues over the remaining life of the TIF District to support the incentives request pursuant to the proposed RDA. Based on review of similar projects and incentive requests, the Developer's proposed incentive as agreed upon in the Redevelopment Agreement is reasonable.



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MEMO

TO: Village of River Forest

FROM: Ryan, LLC

RE: **Village of River Forest Madison Street TIF Development Analysis, Tax District Benefit**

DATE: August 13, 2026

The Village of River Forest (“Village”) has retained Ryan, LLC (“Ryan”) to review the developer submittal materials for the Madison Street TIF redevelopment property located at 7620 Madison Street (the “Project Site”), submitted by Five Thirty One Partners (the “Developer”). The purpose of Ryan’s review in this memo is to provide the Village with our analysis of benefit to the taxing districts.

Note that Ryan’s review is limited to our expertise in local economic development strategy development and public finance. Ryan is not acting as a certified appraiser or a municipal planner nor an expert in residential construction and development. Appropriate professionals can be retained by the Village to the extent the Village requires these additional services.

1. Ryan Analysis

Village of River Forest Benefit

Ryan reviewed materials submitted by Five Thirty One Partners, information in the Redevelopment Agreement, and conversations with Village staff. Based on these conversations, Ryan understands the following:

- The Village incurred \$1.8 million in costs for land acquisition related to the Project Site.
- The Village agrees to pay \$1 million in incentives up front after the issuance of the certificate of occupancy.
- Certificate of occupancy is anticipated to be issued in 2029.

Based on these assumptions, the Village is requesting a return on investment for the \$2.8 million represented above. Between now and 2056, the development projects to generate over \$25 million in property taxes.



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The Village of River Forest will also benefit from the Project Site being returned to the tax rolls. Table 1 below details the projected tax benefit for the Village in the 15 years following the Madison Street TIF termination (through 2056).

Table 1

Total Estimated Taxes 2041-2056	\$ 17,571,183
Total Estimated Taxes to the Village of River Forest	\$ 2,142,073

School District Benefit

In the instance of the school districts, special consideration is given under the TIF Act to ensure set-aside payments for net new students. This, in combination with the IGA for surplus payments, provides for special additional benefit to both District 90 and District 200 outside of the taxes generated. Table 2 and Table 3 below detail the estimated tax benefit to each district.

Table 2

District 90 Set-Aside*	\$ 2,338,054
District 90 IGA Surplus Payments	\$ 1,873,988
Total Estimated Taxes after TIF Termination 2041-2056	\$ 7,212,968
Total District 90 Tax Benefit from All Components	\$11,425,010

*Assumes maximum 27% set-aside

Table 3

District 200 Set-Aside**	\$ 1,125,730
District 200 IGA Surplus Payments	\$ 1,317,110
Total Estimated Taxes after TIF Termination 2041-2056	\$ 5,069,547
Total District 200 Tax Benefit from All Components	\$ 7,512,387

**Assumes maximum 13% set-aside

Other Taxing District Benefit

In addition to the benefit to River Forest and the school districts, all tax districts will benefit from the Project Site being return to the tax rolls. Table 4 below details the



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projected tax benefit for all other taxing districts in the 15 years following the Madison Street TIF termination (through 2056)

Table 4

Total Estimated Taxes 2041-2056	\$ 17,571,183
Des Plaines Mosquito Abatement	\$ 20,528
MWRD of Chicago	\$ 637,627
River Forest Park District	\$ 509,902
Triton Community College 504	\$ 507,101
River Forest Library Fund	\$ 422,799
General Assistance River Forest	\$ 3,896
River Forest Township	\$ 188,686
Cook County Forest Preserve	\$ 128,477
Public Safety	\$ 145,154
Cook County Health & Hospital	\$ 145,790
Cook County	\$ 440,368

2. Summary

Ryan's analysis of TIF projections indicates that the proposed development would produce significant return and direct financial benefit to all taxing districts. These benefits are a result of a project that would not have occurred but for the use of public financial assistance.

7620 Madison Street
River Forest, Illinois



Front View - Southwest



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Suite 205
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7620 Madison Street
River Forest, Illinois



Rear View - Northeast



7620 Madison Street
River Forest, Illinois



Rear Parking

7620 Madison Street
River Forest, Illinois



Site View

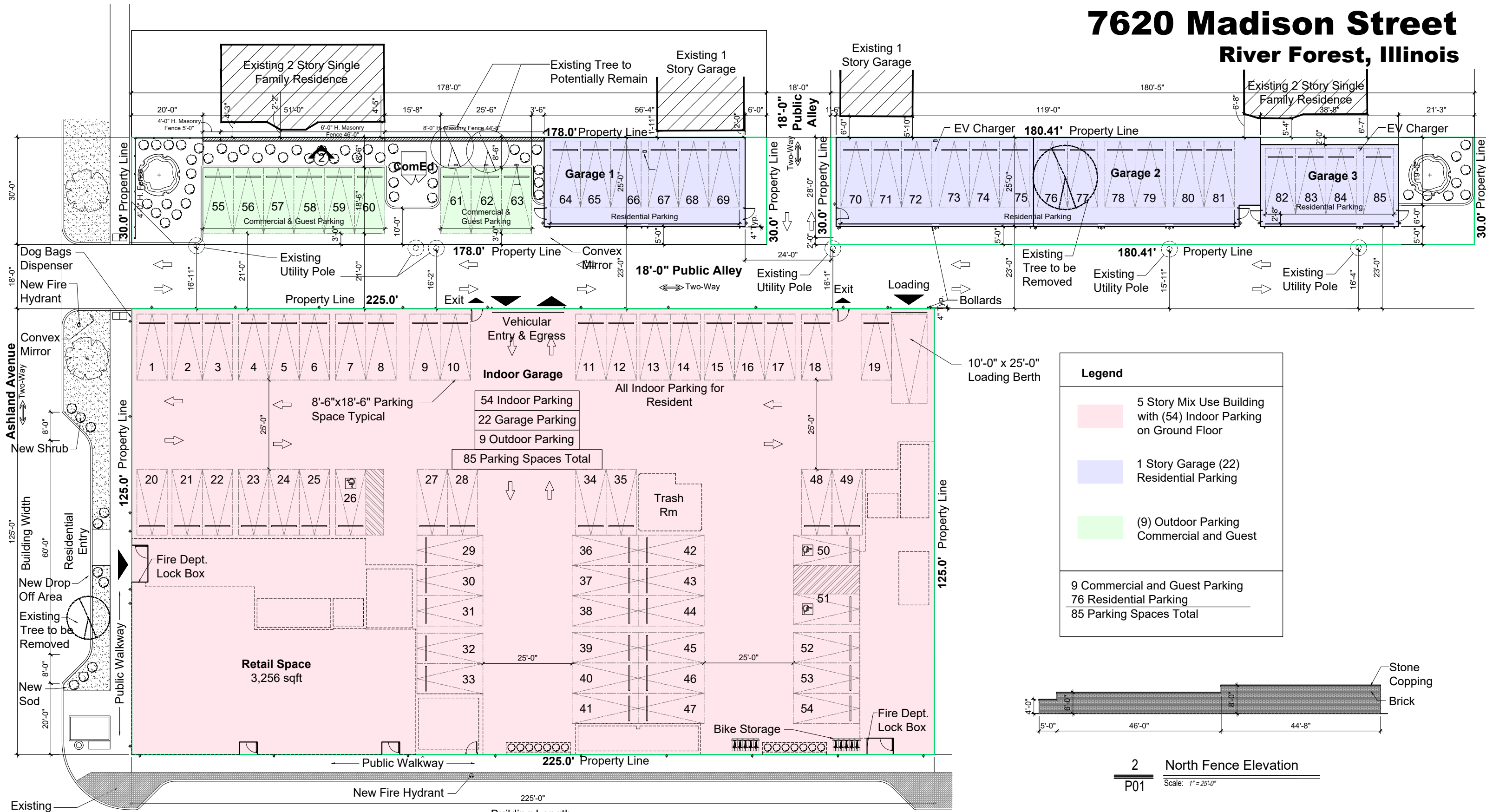
7620 Madison Street
River Forest, Illinois

7620 Madison, River Forest, Illinois Erect New 5 Story Mix Use Building Ground Floor Retail and Parking. 2nd thru 5th - 72 Residential Units with Private Roof Deck. Type III-A Construction Fully Sprinklered		Building Set Backs: Allowed (Abuts R3) : North Front Yard: 0'-0" East Side Yard: 0'-0" West Side Yard: 0'-0" South Rear Yard: 20'-0"	
Zoning:	C2 - Commercial	Proposed: North Front Yard: 0'-0" East Side Yard: 0'-0" West Side Yard: 0'-0" South Rear Yard: 0'-0"	
Land Use :	Ground Floor Retail 3,256 sq.ft. Multiple Family Dwelling	Number of Off Street Parking: Required: Retail 3,256 sq.ft. 1 Per 400 sq.ft. = 8 Parking Spaces	
Proposed Number of Dwelling Units:	69 Dwelling Units	2 Per One Bedrm 13 One Bedrm x 2 = 26 Parking Spaces	
Minimum Land Use: Allowed: 2,800 sq.ft per Dwelling Unit Provided: 38,877.3 sq.ft. / 69 Units = 563 sq.ft. per Dwelling Unit		2 Per Two Bedrm 41 Two Bedrooms x 2 = 82 Parking Spaces	
Minimum Required: Lot Area and Size: 3,275 sq.ft. 25.0'		2 1/2 Per Three Bedrm 12 Three Bedrm x 2 1/2 = 30 Parking Spaces	
Provided: Lot Area (Southwest): 28,125 sq.ft. 225.0' x 125.0'		2 1/2 Per Three Bedrm 3 Four Bedrm x 2 1/2 = 7.5 Parking Spaces	
Lot Area (Northwest): 5,340 sq.ft. 178.0' x 30.0'		Total Required : 153.5 Parking Spaces	
Lot Area (Northeast): 5,412.3 sq.ft. 180.41' x 30.0'		Proposed: 85 Parking Spaces	
Total Lot Area: 38,877.3 sqft		Off Street Loading: Required: 1 Proposed: 1	
Propose Building Floor Area 1st: 28,125 sq.ft. 2nd: 25,000 sq.ft. 3rd: 25,000 sq.ft. 4th: 25,000 sq.ft. 5th: 25,000 sq.ft. Roof: 2,500 sq.ft. Total: 130,625 sq.ft.			
Actual Floor Area Ratio: Allowed: 2.75 Proposed: 130,625 / 38,877.3 = 3.4			
Building Height: Allowed: 30'-0" Proposed: 69'-2" (Top of Roof Deck) 87'-0" (Overall)			

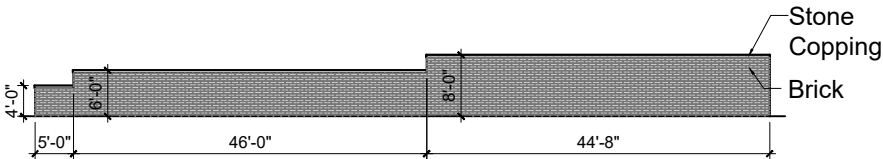


7620 Madison Street

River Forest, Illinois



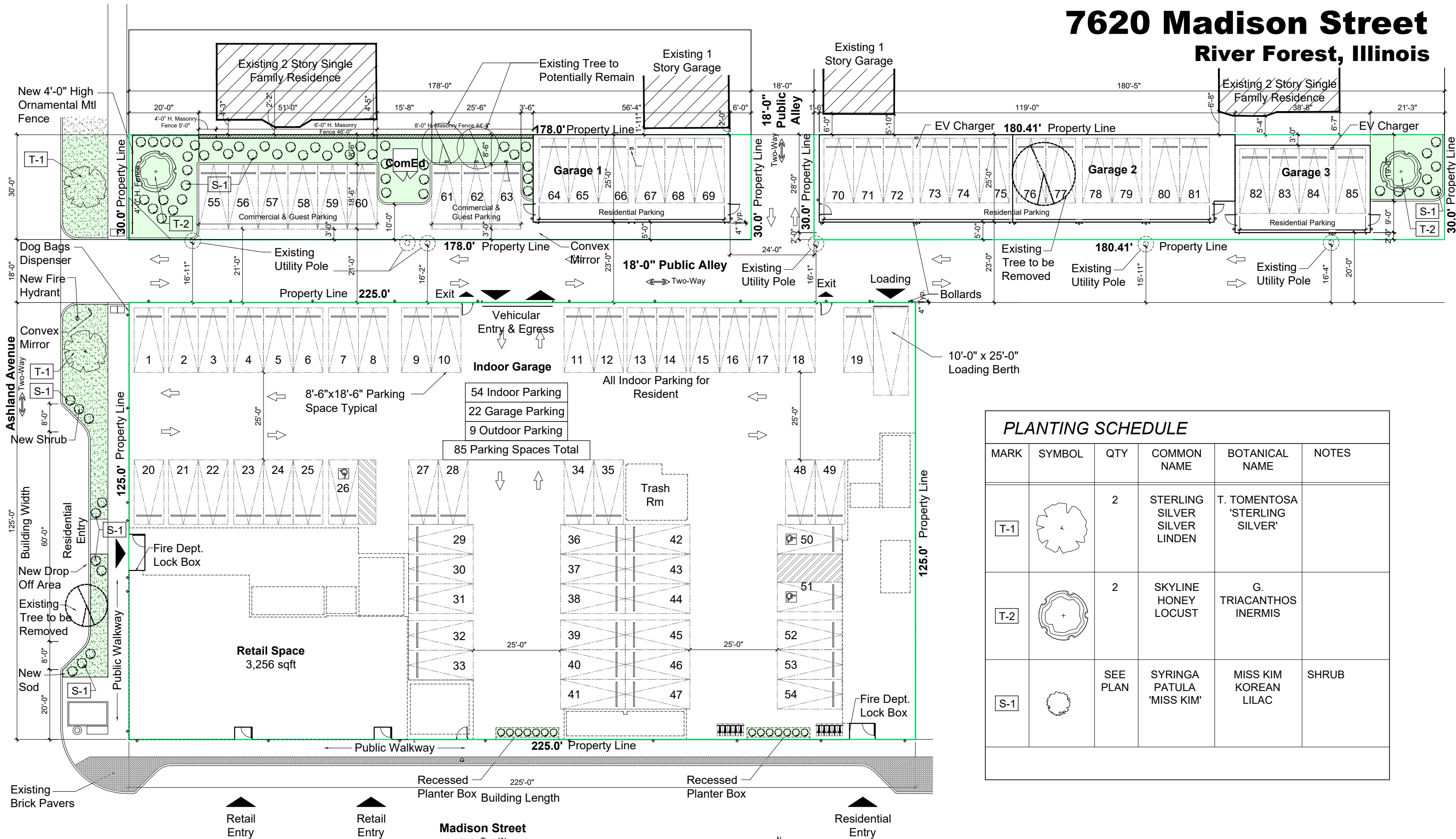
Legend	
	5 Story Mix Use Building with (54) Indoor Parking on Ground Floor
	1 Story Garage (22) Residential Parking
	(9) Outdoor Parking Commercial and Guest
9 Commercial and Guest Parking 76 Residential Parking 85 Parking Spaces Total	



2 North Fence Elevation
P01 Scale: 1" = 25'-0"

1 Site / Parking Plan
P01 Scale: 1" = 25'-0"

7620 Madison Street
River Forest, Illinois



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1
P02

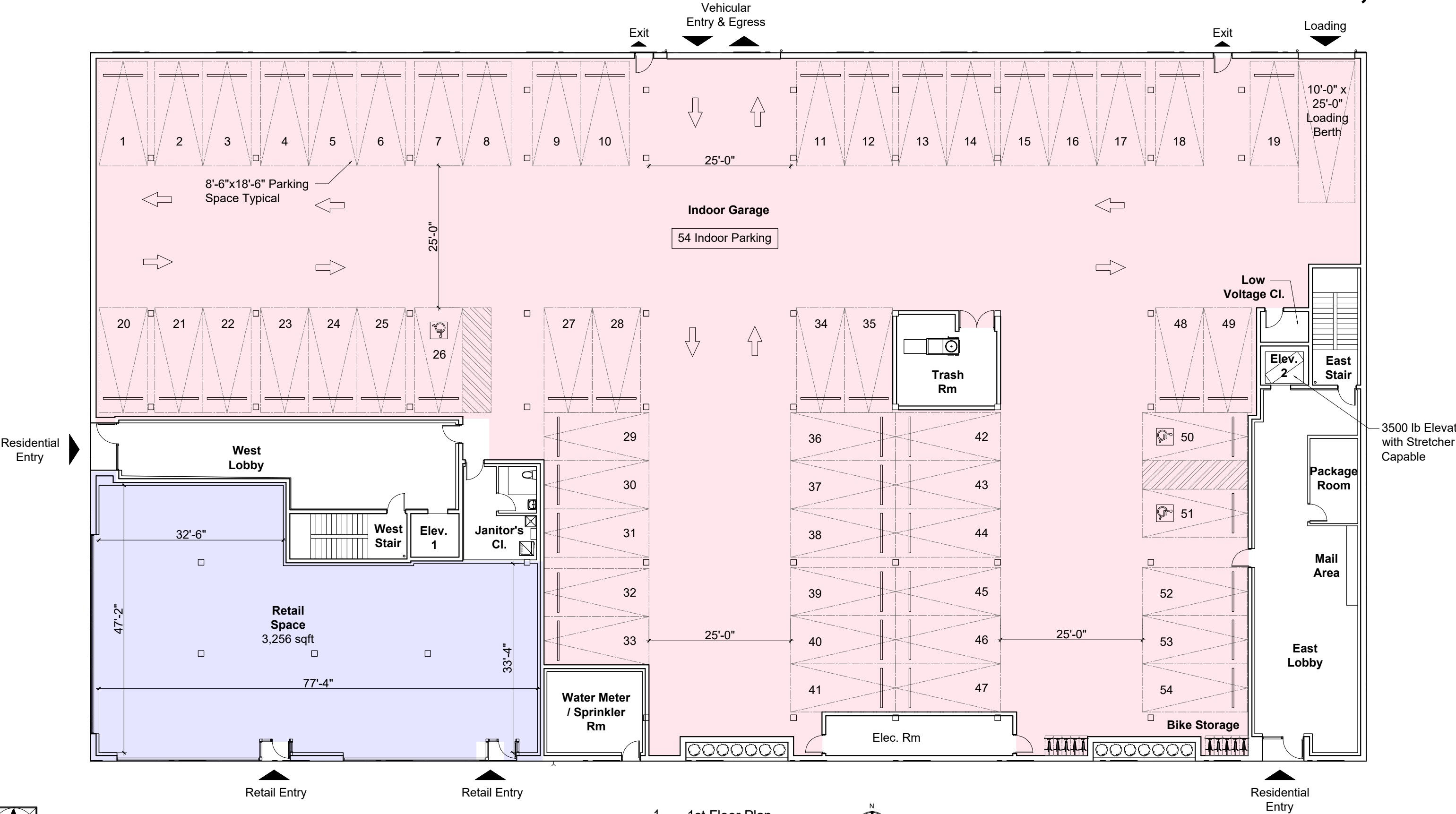
Landscape Plan

Scale: 1" = 25'-0"



P02
8-13-26

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1
P03

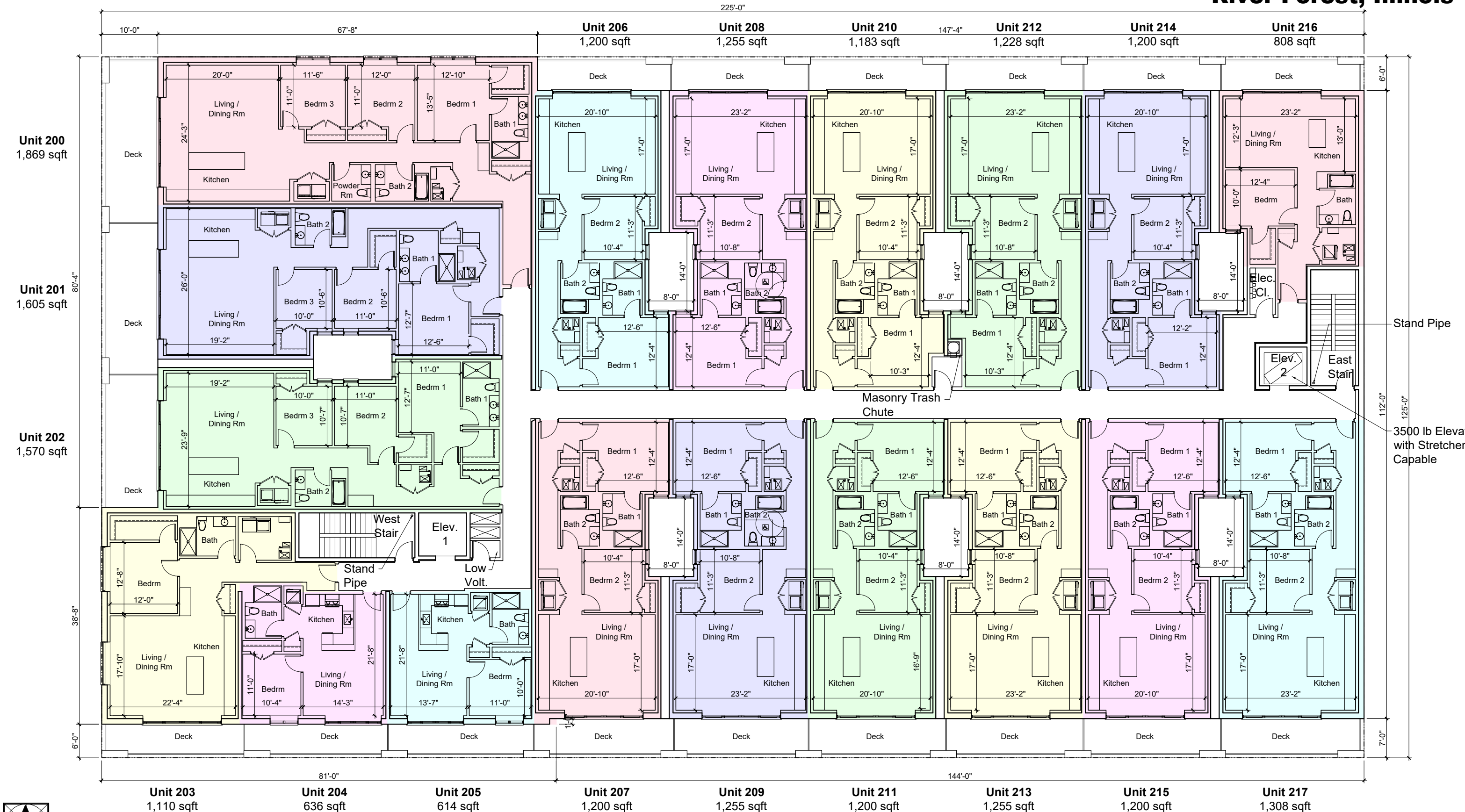
1st Floor Plan

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

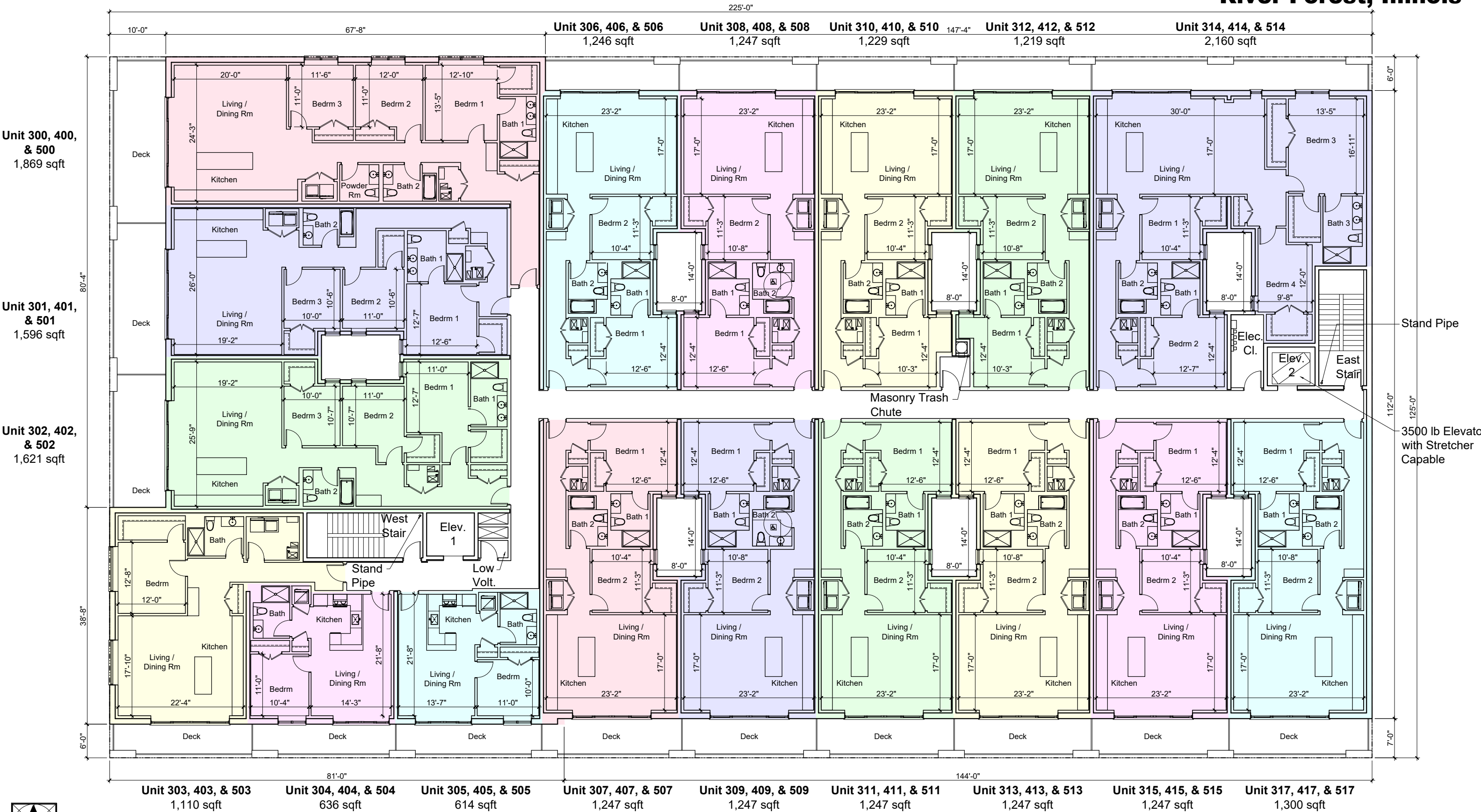


P03
8-13-26

7620 Madison Street
River Forest, Illinois



7620 Madison Street
River Forest, Illinois

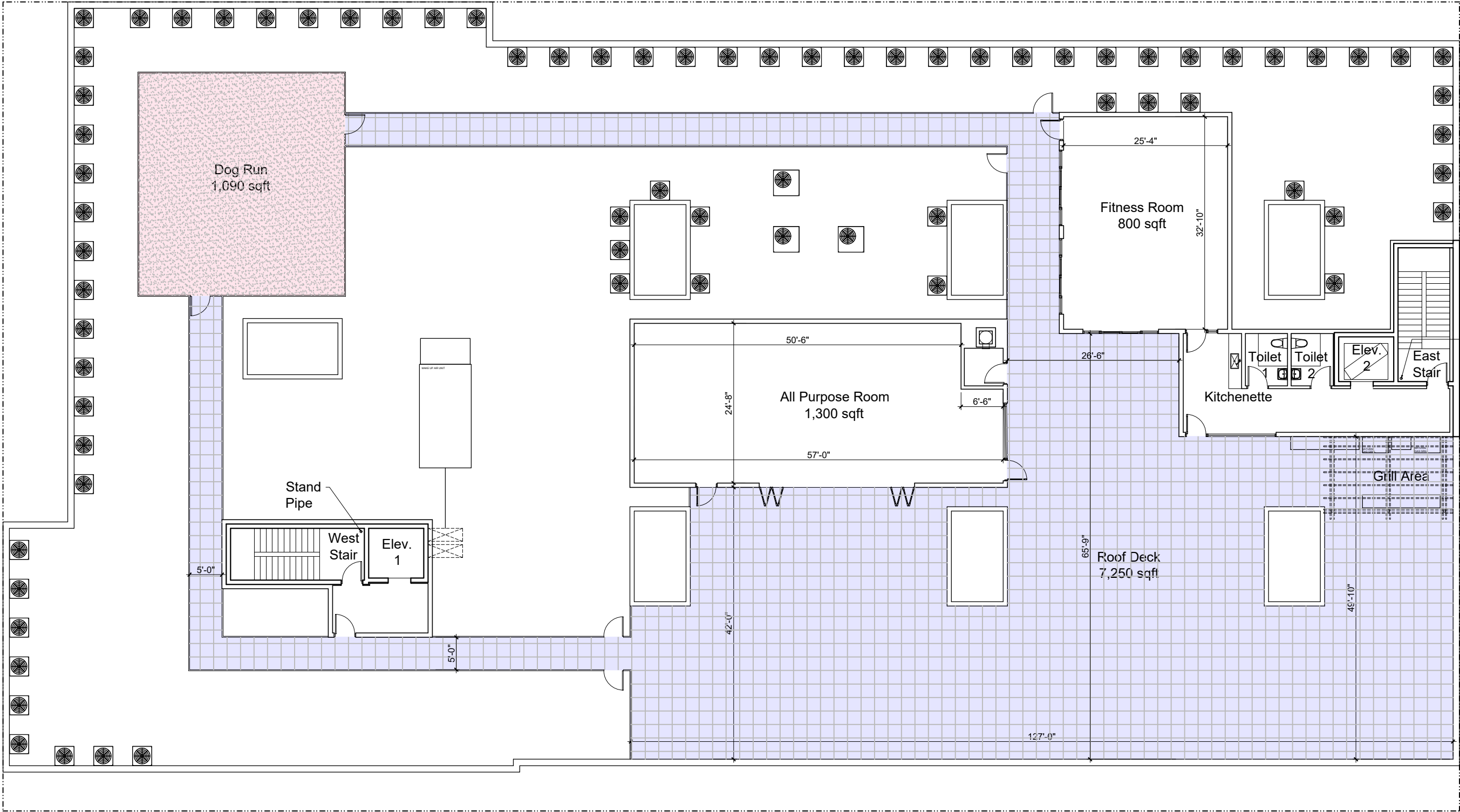


7620 Madison Street
River Forest, Illinois

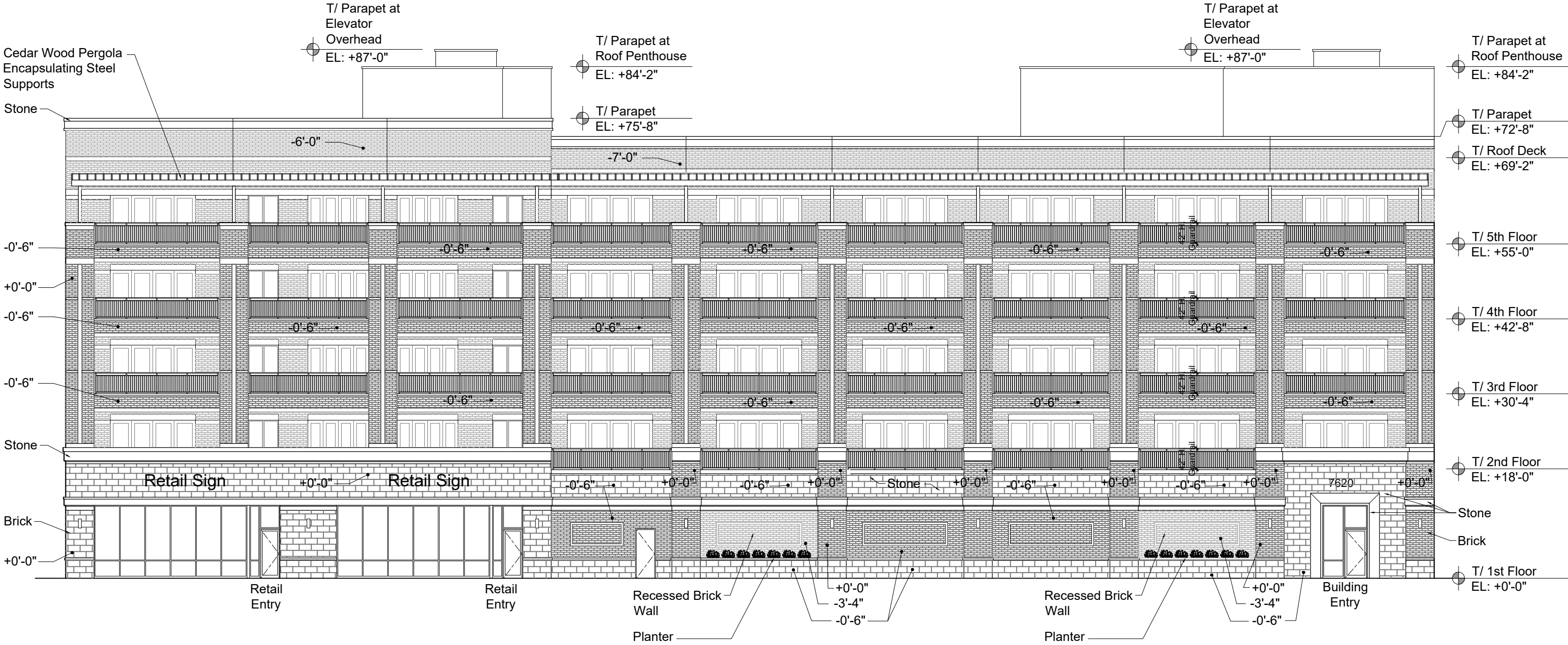
Residential Unit Data				Residential Unit Data			
Unit #	Square Footage	Number of Bedrms	Deck sq.ft.	Unit #	Square Footage	Number of Bedrms	Deck sq.ft.
Unit 200	1,869 sq.ft.	3 Bedrms	297 sq.ft.	Unit 300, 400, & 500	1,869 sq.ft.	3 Bedrms	297 sq.ft.
Unit 201	1,605 sq.ft.	3 Bedrms	270 sq.ft.	Unit 301, 401, & 501	1,596 sq.ft.	3 Bedrms	270 sq.ft.
Unit 202	1,570 sq.ft.	3 Bedrms	263 sq.ft.	Unit 302, 402, & 502	1,621 sq.ft.	3 Bedrms	237 sq.ft.
Unit 203	1,110 sq.ft.	1 Bedrms	150 sq.ft.	Unit 303, 403, & 503	1,110 sq.ft.	1 Bedrms	150 sq.ft.
Unit 204	636 sq.ft.	1 Bedrms	156 sq.ft.	Unit 304, 404, & 504	636 sq.ft.	1 Bedrms	156 sq.ft.
Unit 205	614 sq.ft.	1 Bedrms	156 sq.ft.	Unit 305, 405, & 505	614 sq.ft.	1 Bedrms	156 sq.ft.
Unit 206	1,200 sq.ft.	2 Bedrms	143 sq.ft.	Unit 306, 406, & 506	1,246 sq.ft.	2 Bedrms	143 sq.ft.
Unit 207	1,200 sq.ft.	2 Bedrms	171 sq.ft.	Unit 307, 407, & 507	1,247 sq.ft.	2 Bedrms	171 sq.ft.
Unit 208	1,200 sq.ft.	2 Bedrms	147 sq.ft.	Unit 308, 408, & 508	1,247 sq.ft.	2 Bedrms	147 sq.ft.
Unit 209	1,255 sq.ft.	2 Bedrms	168 sq.ft.	Unit 309, 409, & 509	1,247 sq.ft.	2 Bedrms	168 sq.ft.
Unit 210	1,183 sq.ft.	2 Bedrms	147 sq.ft.	Unit 310, 410, & 510	1,229 sq.ft.	2 Bedrms	147 sq.ft.
Unit 211	1,200 sq.ft.	2 Bedrms	171 sq.ft.	Unit 311, 411, & 511	1,247 sq.ft.	2 Bedrms	171 sq.ft.
Unit 212	1,227 sq.ft.	2 Bedrms	147 sq.ft.	Unit 312, 412, & 512	1,219 sq.ft.	2 Bedrms	147 sq.ft.
Unit 213	1,255 sq.ft.	2 Bedrms	172 sq.ft.	Unit 313, 413, & 513	1,247 sq.ft.	2 Bedrms	172 sq.ft.
Unit 214	1,200 sq.ft.	2 Bedrms	147 sq.ft.	Unit 314, 414, & 514	2,160 sq.ft.	4 Bedrms	300 sq.ft.
Unit 215	1,200 sq.ft.	2 Bedrms	172 sq.ft.	Unit 315, 415, & 515	1,247 sq.ft.	2 Bedrms	172 sq.ft.
Unit 216	808 sq.ft.	1 Bedrms	153 sq.ft.				
Unit 217	1,308 sq.ft.	2 Bedrms	179 sq.ft.	Unit 317, 417, & 517	1,300 sq.ft.	2 Bedrms	179 sq.ft.
18 Units per Floor - 4 Residential Floors = 69 Residential Units				1 Bedroom = 13 2 Bedrooms = 41 3 Bedrooms = 12 4 Bedrooms = 3			



7620 Madison Street
River Forest, Illinois



7620 Madison Street
River Forest, Illinois



1 South Elevation
P08 Scale: 1/16" = 1'-0"

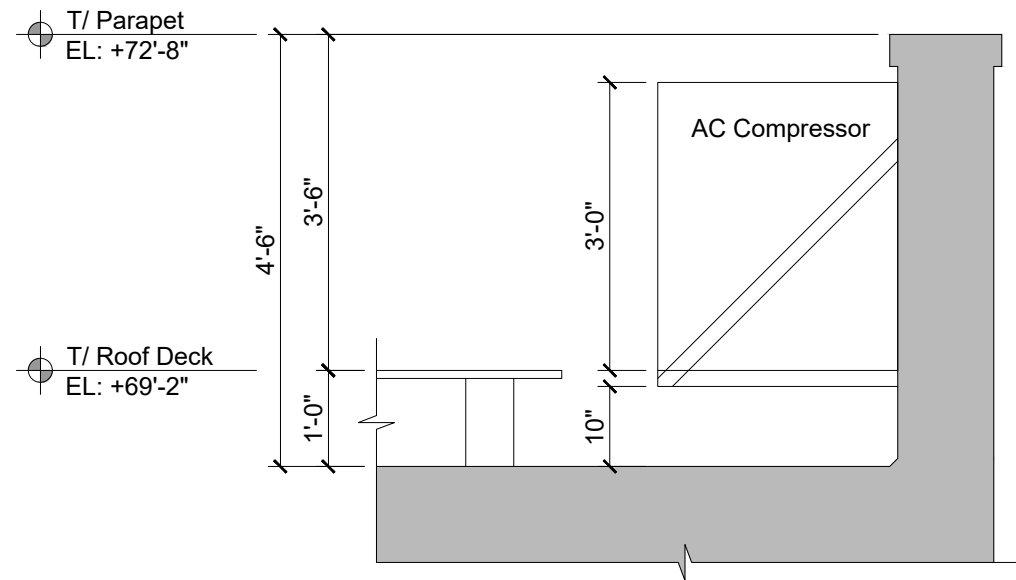


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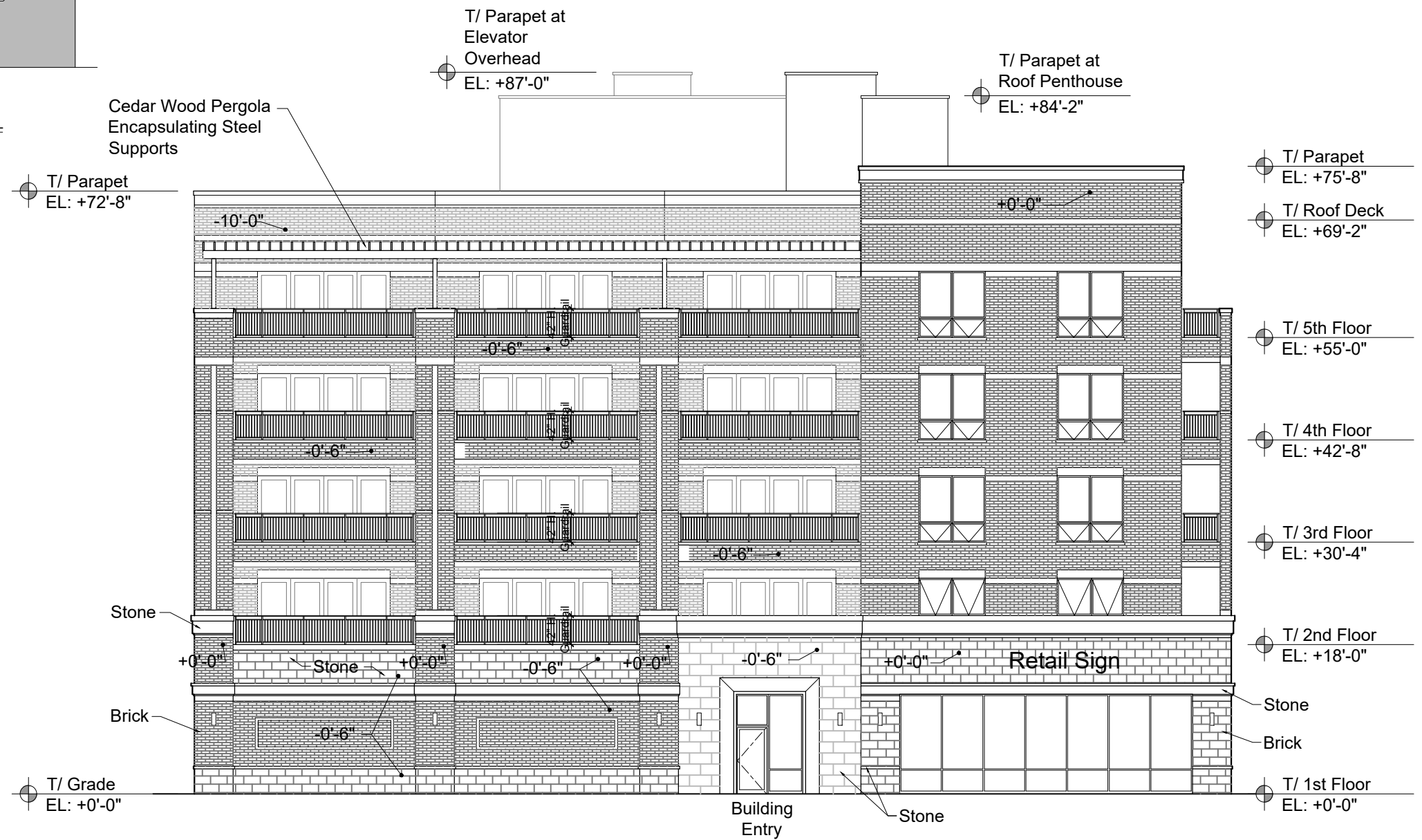
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2 Parapet Detail
P09 Scale: 1/2" = 1'-0"

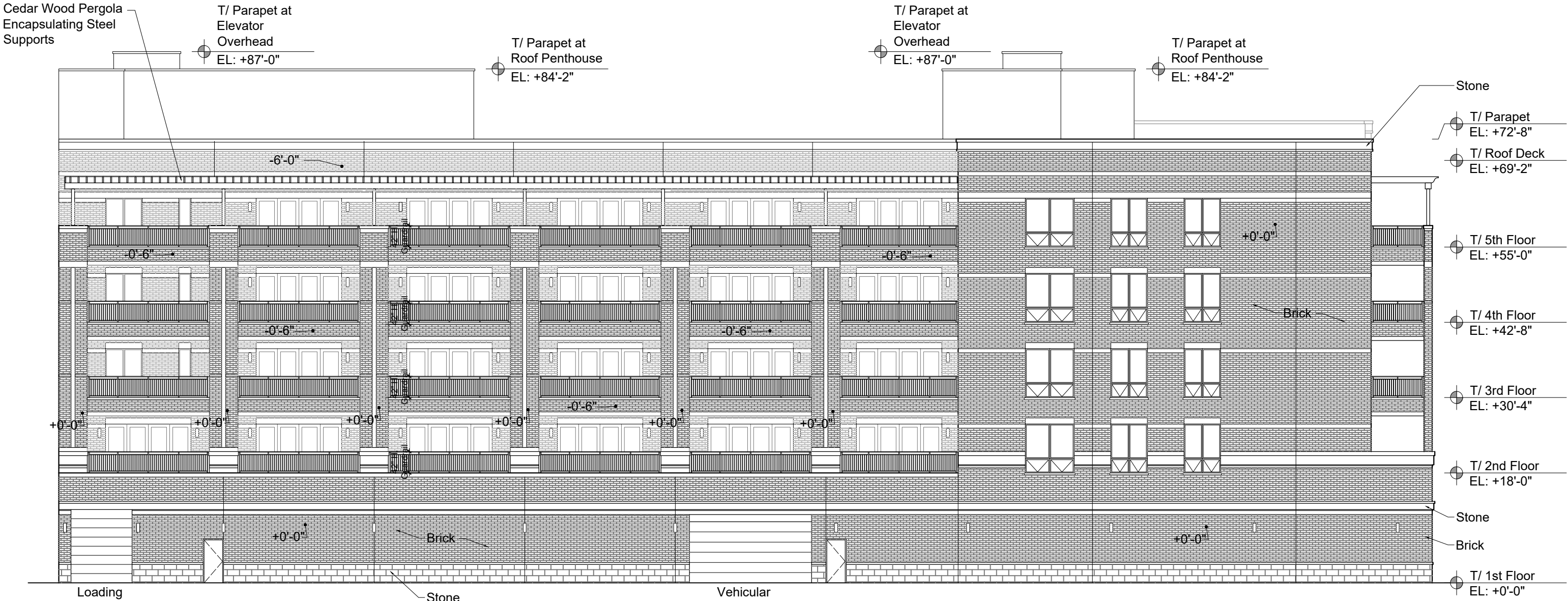


1 West Elevation
P09 Scale: 1/16" = 1'-0"



7620 Madison Street

River Forest, Illinois



1 North Elevation

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



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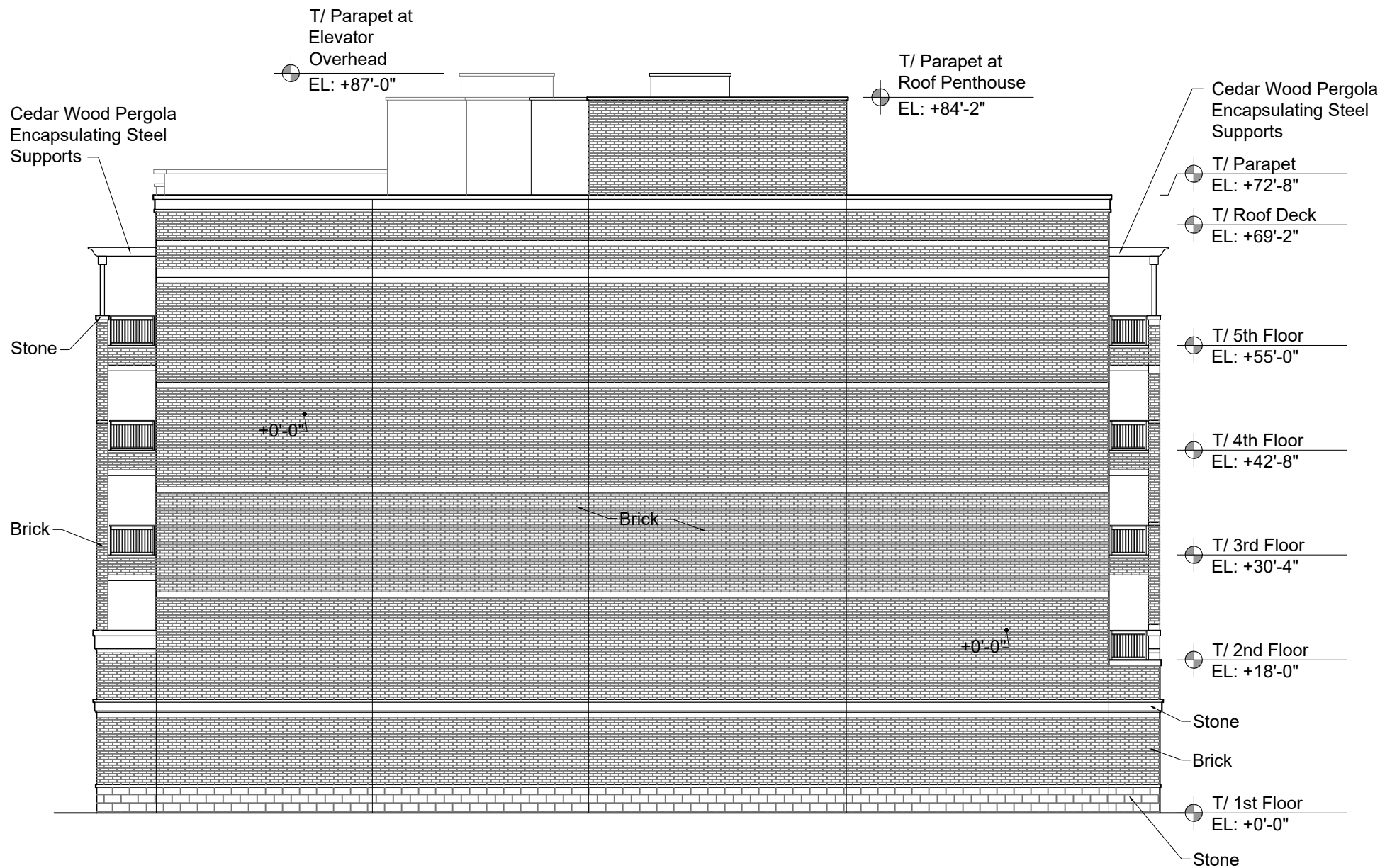
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P10
8-13-26

7620 Madison Street

River Forest, Illinois

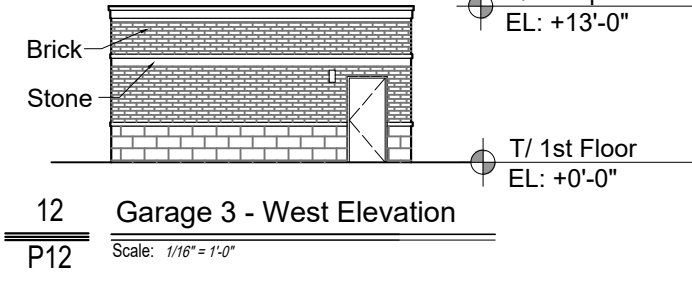
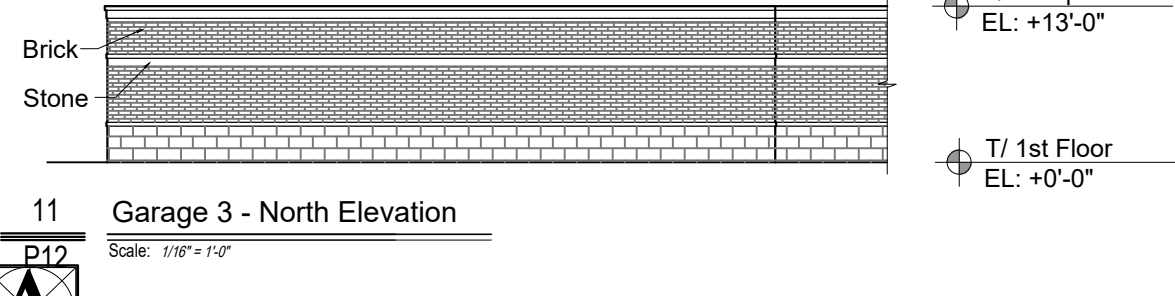
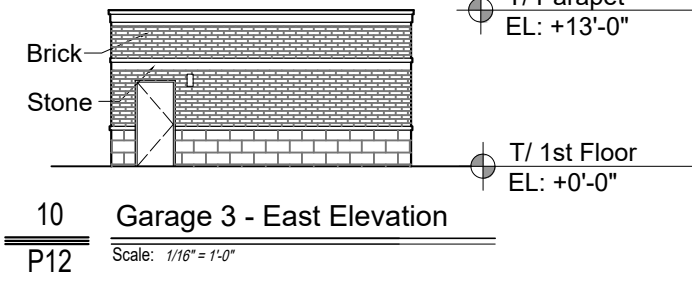
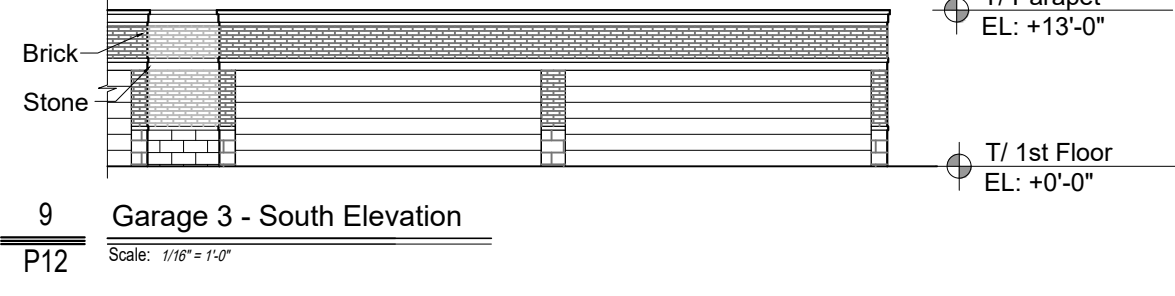
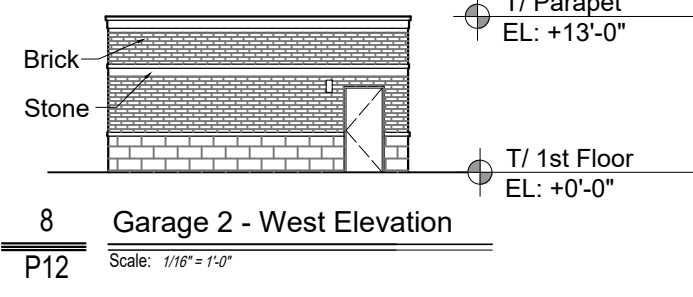
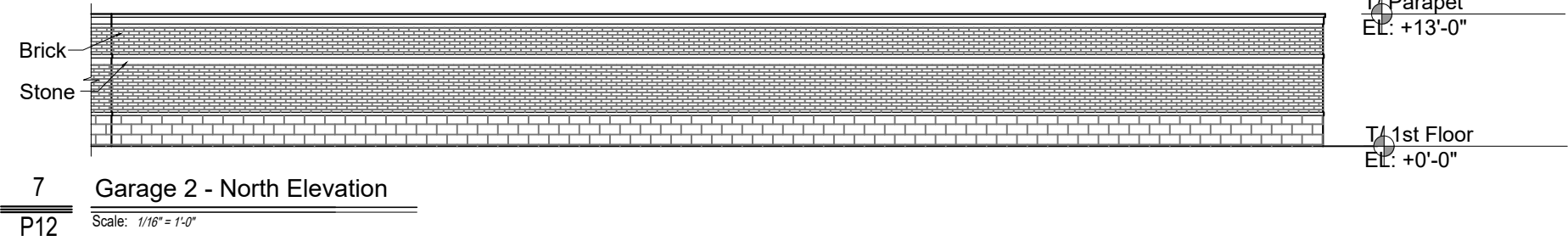
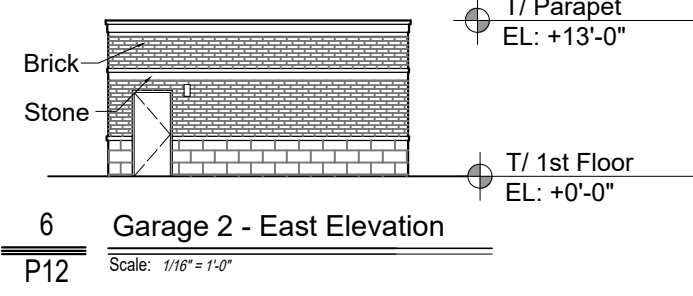
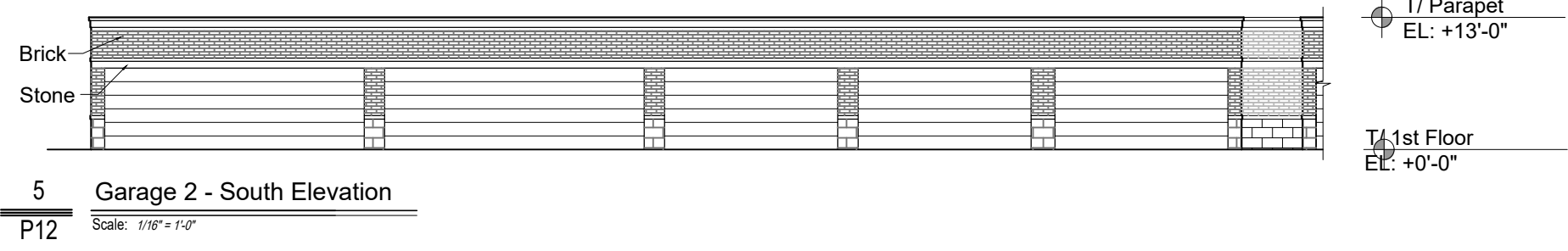
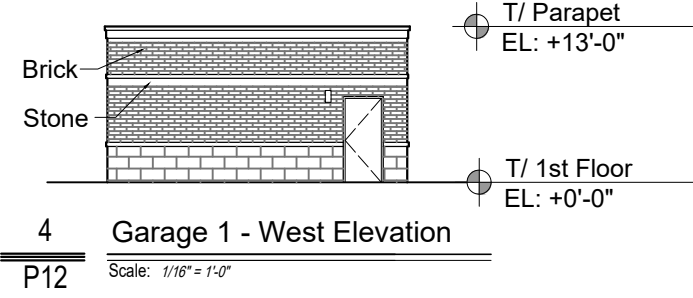
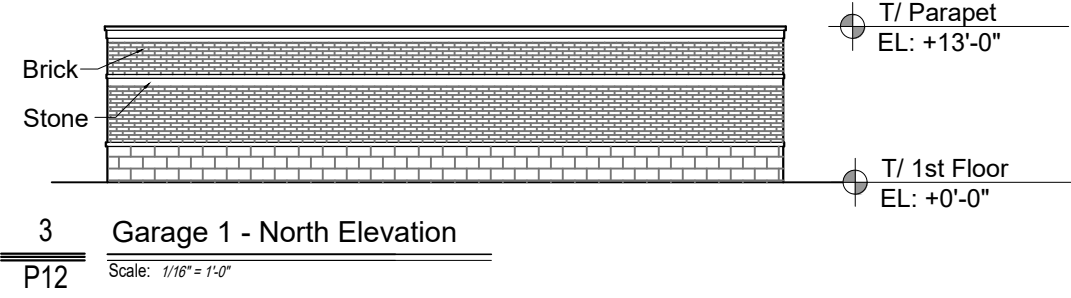
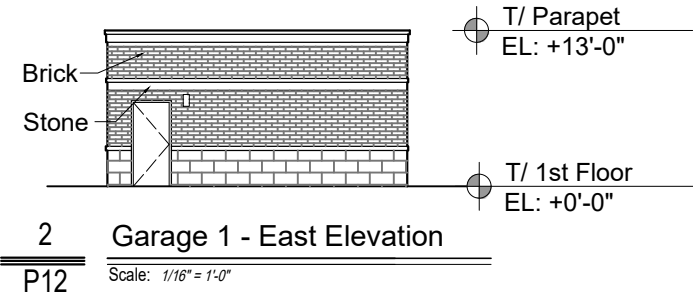
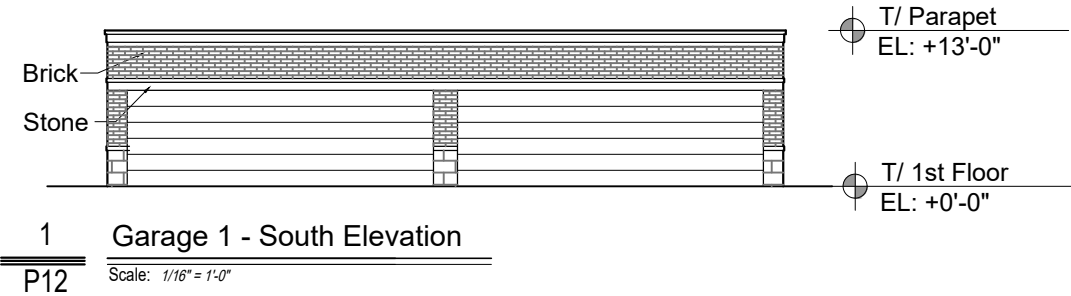


1 East Elevation
P11 Scale: 1/16" = 1'-0"



7620 Madison Street

River Forest, Illinois



Fixture - F1

ASPEN 26 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- This item is made of natural brass. It is a living finish that will patina and warm with age which adds richness. If it gets an uneven patina or spots, a brass cleaner can restore the finish.



Brass (Alt Lit)



Charcoal



Bronze



Brass (Alt Lit)



Brass (Alt Unlit)

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

7000WASP	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	9.90 CRI	30.3000K	26.26"	D DIFFUSER	B BLACK H CHARCOAL NB NATURAL BRASS Z OUTDOOR BRONZE	UNV 120-277V UNIVERSAL	NONE LF IN-LINE FUSE LFSP IN-LINE FUSE, SURGE PROTECTION SP SURGE PROTECTION

7000WASP	_____	_____	_____	_____	_____	_____
JOB NAME	_____					
NOTES	_____					



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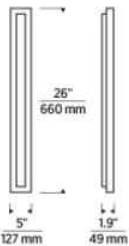
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

ASPEN 26 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum or Brass
SHADE MATERIAL	Acrylic
NET WEIGHT	7 lbs
HEIGHT	26in
WIDTH	1.9in
LENGTH	5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		1060		
WATTS		37.9		
MAX WATTAGE PER BULB				
		Universal 120V-277V 0-10, ELV		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads/dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.



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Fixture - F2
NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish and stainless steel hardware for robust durability in harsh elements.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water).
- 5- year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes



LAMPING



ORDERING INFORMATION

7000WNT	LENGTH (A)	FINISH	LAMP
	17 17"	B BLACK Z BRONZE I SILVER	-LED930 LED 90 CRI 3000K 120V

7000WNT _____

JOB NAME _____

NOTES _____



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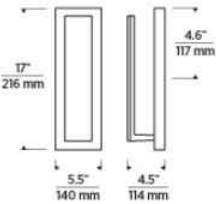
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NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	4.5 lbs
HEIGHT	17in
WIDTH	4.5in
LENGTH	5.5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		620		
WATTS		12		
MAX WATTAGE PER BULB				
		120V ELV		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads/dimming

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.



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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com



Fixture - F3

NATE 9 OUTDOOR WALL

VISUAL COMFORT & Co.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish and stainless steel hardware for robust durability in harsh elements.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water).
- 5- year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes

LAMPING



ORDERING INFORMATION

7000WNT	LENGTH (A)	FINISH	LAMP
	9'9"	B BLACK Z BRONZE I SILVER	-LED930 LED 90 CRI 3000K 120V

7000WNT _____

JOB NAME _____

NOTES _____



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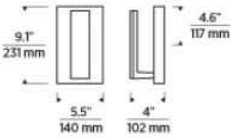
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

NATE 9 OUTDOOR WALL

VISUAL COMFORT & Co.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	2 lbs
HEIGHT	9.1in
WIDTH	4in
LENGTH	5.5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		381		
WATTS		5.9		
MAX WATTAGE PER BULB				
		120V ELV		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads/dimming

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.



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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com



7620 Madison Street
River Forest, Illinois

Fixture - F4



WEDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

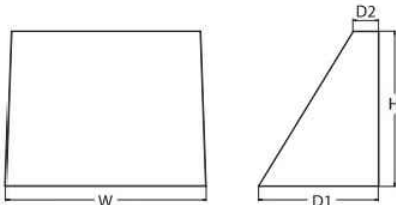


Table with 2 columns: Catalog Number, Notes, Type.

Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution.

WEDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select logo and text: Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

WEDGE LED Family Overview

Table with 11 columns: Luminaire, Optics, Standard EM, Cold EM, Sensor, and Approximate Lumens (4000K, 80CRI) for P0, P1, P2, P3, P4, P5, P6.

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Table with 7 columns: Series, Package, Color Temperature, CRI, Distribution, Voltage, Mounting. Includes sub-tables for options like P0, P1, P2, P3, P4 and SRM, ICW, AWS, PBBW.

Table with 3 columns: Options, Standalone Sensors/Controls, Networked Sensors/Controls. Includes details for E10WH, E20WC, PE, DMG, BCE, CCE, and various sensor models like PIRH, PIRH1FC3V, NLTAIR2 PIR, etc.

Accessories table with 2 columns: Part Number, Description. Includes WEDGEAWS DDBXD U and WEDGE2PBBW DDBXD U.

- NOTES
1 P0 option not available with sensors/controls.
2 P1-P4 not available with AMB and LW.
3 AMB and LW always go together.
4 70CRI only available with T3M and T4M.
5 347V and 480V not available with E10WH or E20WC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 For PBBW and AWS with CCE option, require an RFA.
8 PE not available in 480V or with sensors/controls.
9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Large table with 15 columns: Performance Package, System Watts, Dist. Type, and Lumens/LPW/B/U/G for 27K, 30K, 40K, 50K, and Amber. Includes rows for P0, P1, P2, P3, P4 at 7W, 11W, 19W, 32W, and 47W.

Table with 15 columns: Performance Package, System Watts, Dist. Type, and Lumens/LPW/B/U/G for 27K, 30K, 40K, 50K. Includes rows for P0, P1, P2, P3, P4 at 7W, 11W, 19W, 32W, and 47W.





MEMORANDUM

188 West Randolph Street
Suite 200
Chicago, Illinois 60601
312.372.1008

360 E 2nd Street,
Suite #800
Los Angeles, CA 90012
213.529.1008

hlplanning.com
info@hlplanning.com

Date: August 13, 2026
SENT VIA EMAIL

To: Jessica Spencer, Assistant Village Administrator

From: Houseal Lavigne
John Houseal, FAICP, Partner, Co-Founder
Nicole Campbell, ACIP, Project Manager

Subject: 7620 Madison Street Mixed-Use Planned Development

Houseal Lavigne has conducted a review of the updated proposed mixed-use planned development at 7620 Madison Street. Based on the revised plans provided on August 11, 2026, the Development Standards Compliance Tables have been updated to reflect the current proposal and identify any site development allowances (SDA) that are required.

The amended plans reflect the following changes:

- Reduction in the number of units,
- Relocation and reduction in size of a garage on the Lathrop Avenue property, resulting in an increased front yard setback along Lathrop Avenue, increased side yard setback along the northern property line, and a reduction in the number of total parking spaces, and
- Increased side yard setback for the surface parking lot on the Ashland Avenue property.

Overall, the majority of the requested site development allowances remain unchanged. However, four have been modified to require a lesser SDA and two SDAs have been eliminated.

Changes to compliance are highlighted in yellow in the tables below. An additional column has also been added to identify changes to the requested SDAs, including whether an SDA is unchanged, reduced, or eliminated.

Madison Street Property – C2 Development Standards Compliance Table				
Development Standards	Required	Proposed	Compliance Status	Status Change
Bulk and Dimensional Standards				
Land Area per unit (Minimum)	2,800 sq ft / unit	563.4 sq ft / unit	2,236.6 sq ft / unit SDA Required	Lesser SDA
Lot Coverage (Maximum)	100%	100%	Compliant	No change
Floor Area Ratio (FAR) (Maximum)	2.75	4.6	1.85 FAR SDA Required	No change
Height (Maximum)	30 ft	87 ft	57 ft SDA Required	No change
Setbacks				
Front Yard (Ashland Ave and Madison St)	0 ft	0 ft	Complaint	No change
Rear Yard (Alley)	0 ft	0 ft	Complaint	No change
Side Yard (north)	0 ft	0 ft	Complaint	No change
Minimum # of Parking Spaces				
Residential (designated)	173	Total = 196	85	111 spaces SDA Required
Residential (guest)	14			
Commercial	9			
Enclosed	147	76		
Electric Vehicle Charging	6	6	Compliant	No change
Parking / Aisle Dimensions				
Stall Dimensions	8 ft 6 in x 18 ft 5 in	8 ft 6 in x 18 ft 6 in	Compliant	No change
Aisle Widths	25 ft	25 ft	Compliant	No change
Parking Area				
Proximity	Provided on the same lot or on a lot within 300 ft	Provided on the same lot and within 300 ft	Complaint	No change
Parking in Front or Side Yards	Prohibited	No parking provided in front and side yards	Compliant	No change
Planned Development Standards for Multi-Family				
Additional Criteria (Select one)	1. Commercial space is devoted to retail sales 2. Total number of parking spaces is increased from that existing at the time of the application	Both provided	Compliant	No change

Ashland Avenue Property – R2 Development Standards Compliance Table				
<i>Development Standards</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliance Status</i>	<i>Status Change</i>
Bulk Standards				
Lot Coverage (Maximum)	30%	26.4%	Compliant	No change
Floor Area Ratio (FAR) (Maximum)	.4	.26	Compliant	No change
Height (Maximum)	35 ft	13 ft	Compliant	No change
Building Setbacks				
Front Yard (Ashland Ave)	Avg. of principal structures along same side of block	115 ft 8 in	Compliant	No change
Rear Yard (Alley)	26 ft 8 in	6 ft	20 ft 8 in SDA Required	No change
Side Yard (north)	5 ft	0	5 ft SDA Required	No change
Side Yard (south)	5 ft	5 ft	Compliant	No change
Parking and Loading				
Screening Width (front)	7 ft	20 ft	Compliant	No change
Screening Width (side – north)	7 ft	8 ft 6 in	Compliant	SDA Eliminated

Lathrop Avenue Property – R2 Development Standards Compliance Table				
<i>Development Standards</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliance Status</i>	<i>Status Change</i>
Bulk Standards				
Lot Coverage (Maximum)	30%	72.8%	42.8% SDA Required	Lesser SDA
Floor Area Ratio (FAR) (Maximum)	.4	.73	.33 SDA Required	Lesser SDA
Height (Maximum)	35 ft	13 ft	Compliant	No change
Building Setbacks				
Front Yard (Lathrop Ave)	Avg. of principal structures along same side of block	21 ft 3 in	Compliant	SDA Eliminated
Rear Yard (Alley)	27 ft 1 in	1 ft 6 in	25 ft 7 in SDA Required	No change
Side Yard (north)	5 ft	0	5 ft SDA Required	No change
Side Yard (south)	5 ft	5 ft	Compliant	No change

NO. _____

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
PERMIT FOR THE MADISON STREET DEVELOPMENT (7620 MADISON STREET) AND
AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE
PROJECT IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS**

WHEREAS, on June 24, 2026, 531 Partners, LLC (“Petitioner”) submitted an application requesting the Village of River Forest (“Village”) grant it a planned development permit, for approval of a new mixed-use residential building on the property, with 72 residential units and approximately 3200 square feet of ground-floor commercial space, with off-street parking spaces for visitors and residents (“Project”), (“Property”); and

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

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

WHEREAS, the Project was considered by the Development Review Board of the Village at a public hearing on July 9th, 2026, and recommended for approval in written findings of fact and a recommendation by the Development Review Board of the Village directed and adopted at said hearing; and

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

WHEREAS, the Development Review Board of the Village held the public hearing on the Application on July 9th, 2026, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application, with conditions, on July 9th, 2026, by a vote of 7-0, and approved written findings of fact and a recommendation pursuant thereto (“Findings and Recommendation”), a copy of which is attached hereto as **EXHIBIT B** and made a part hereof; and

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

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

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

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

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, including 65 ILCS 5/8-1-2.5, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village; and

WHEREAS, the State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time ("TIF Act"); and

WHEREAS, pursuant to its powers and in accordance with the TIF Act, and pursuant to Ordinance Nos. 3630, 3631 and 3632, adopted on November 28, 2016, the River Forest Madison Street Tax Increment Financing District ("TIF District") was formed as a TIF district, for a twenty-three (23) year period. Ordinance Nos. 3630, 3631 and 3632 are incorporated herein by reference; and

WHEREAS, pursuant to and in accordance with the TIF Act and the Ordinances establishing the TIF District, the Corporate Authorities of the Village are empowered under Section 4(b) of the TIF Act, 65 ILCS 5/11-74.4-4(b), to make and enter into all contracts with property owners, developers, tenants and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan and Project for the TIF District; and

WHEREAS, The Village desires to reimburse the Petitioner for certain costs eligible for reimbursement under the Act incurred by Tenant in its development of the Property, all in furtherance of the Redevelopment Plan and Project for the TIF District, which costs Petitioner would not have incurred but-for the incentives provided by the Village in the enclosed Agreement (as defined in Section 1.H. below); and

WHEREAS, It is the desire of the Petitioner to occupy the Property, to increase tax revenues in for the Village, to increase employment in the Village and to further positive economic growth within the TIF District on the terms set forth in the "Redevelopment Agreement For The 7620 Madison Street Development Comprising A Part Of The Madison Street TIF

District Of The Village Of River Forest, Illinois,” attached hereto as **EXHIBIT C** and made a part hereof (“Agreement”); and

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

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

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

SECTION 2: That the Application is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village’s Zoning Ordinance, and the Application is also in accordance with the provisions of the comprehensive land use plan of the Village, so long as the conditions in Section 4 are met. All actions of the Village with respect to the Application and Project are hereby ratified and confirmed.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, so long as the conditions in Section 4 are met.

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

1. So long as this Ordinance remains in effect, these conditions are covenants that run with title to the Property and these conditions are binding on Petitioner and all future owners of any part of the Property.
2. The Project shall be developed in accordance with the plans in the Application, as most recently amended and supplemented by the Petitioner before the vote of the Board of Trustees on August 17th, which reflects a reduction in the number of residential units from 72 to 69.
3. The nine (9) surface parking spaces along the northwest edge of the property shall be moved as far south as possible to provide residents with the greatest possible buffer while maintaining adequate traffic flow.
4. Required installation of dog waste receptacles onsite to reduce impact on surrounding neighborhoods.
5. Restricting electric vehicle charging stations to standalone garages as opposed to the spaces within the primary building or surface parking spaces.

6. Required installation of AED's in the fitness center and in common areas on each floor.
7. Compliance with Village building, fire, engineering and stormwater code requirements, and compliance with the requirements of the Americans with Disabilities Act.

SECTION 5: That violations of this Ordinance, including the conditions in Section 4, are punishable in accordance with the Village's Zoning Ordinance and Village Code, with penalties including, but not being limited to, a revocation of the planned development permit.

SECTION 6: That the President and Board of Trustees of the Village of River Forest hereby find that it is in the best interests of the Village of River Forest and its residents to enter into the "Redevelopment Agreement For The 7620 Madison Street Development Comprising A Part Of The Madison Street TIF District Of The Village Of River Forest, Illinois, with the Redevelopment Agreement to be substantially in the form attached hereto as **EXHIBIT C**, with such changes thereto as approved by the President, Village Administrator and Village Attorney.

SECTION 7: That the President, Village Clerk and Village Administrator of the Village of River Forest are hereby directed and authorized to execute for and on behalf of said Village of River Forest the aforesaid Redevelopment Agreement, and all other documents related thereto necessary to consummate the Village's obligations therein.

SECTION 8: That should any section, paragraph, sentence, clause, phrase or word of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted without any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

SECTION 9: That all ordinances, or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 10: 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 17th day of August 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 17th day of August 2026.

Catherine Adduci, Village President

ATTEST:

Rosa Castellano, Village Clerk

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

By: _____

Petitioner

Date: _____

EXHIBIT A
APPLICATION
(attached)

Madison Street Development

[The Original Application can be viewed and downloaded here.](#)

[The Updated Plans can be viewed and downloaded here.](#)

EXHIBIT B

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

(attached)

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

July 9, 2026

RE: Application # 26-0009, Application for Planned Development

PETITIONER: Five Thirty One Partners, LLC

APPLICATION: Application for Planned Development to Construct a Mixed-Use Development of a 72-Unit Residential Building with Approx. 3200 Sq. Ft. of Ground-Floor Commercial Space at 7612-7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue ("Property")

SUMMARY OF RECOMMENDATION: On June 24, 2026, the Petitioner submitted an application to the Village of River Forest to construct a mixed-use residential building on the Property, (the "Application"). The Application requests permission to construct a mixed-use development of a 72-unit residential building with approximately 3200 square feet of ground-floor commercial space at the site. The Application was received and processed by Village staff in accordance with the Village of River Forest Village Code.

BACKGROUND: Applicant was selected by the Village through a competitive evaluation process to develop this Village owned parcel.

The Property is located within the C2 Commercial district as well as the R2 Residential district. The Property is surrounded by commercial uses on the east and west sides, as well as residential uses to the north.

APPLICATION: The Applicant seeks the following eleven (11) site development allowances under the Village of River Forest Zoning Ordinance ("Zoning Ordinance"):

	Zoning Ordinance	Proposed	SDA Requested
Lane Area per unit (Minimum)	2,800 sq ft / unit	539.96 sq ft / unit	2,260 sq ft / unit
Floor Area Ratio (FAR) (Maximum)	2.75	4.6	1.85 FAR
Height (Maximum)	30 ft	87 ft	57 ft
Parking (Residential & Commercial)	204	87	117 spaces
Rear Yard (Alley)	26 ft 8 in	6 ft	20 ft 8 in
Side Yard (North)	5 ft	0	5 ft
Screening Width (side – north)	7 ft	4 ft 6 in	2 ft 6 in
Lot Coverage (Maximum)	30%	79.1%	49.1%
Floor Area Ratio (FAR) (Maximum)	.4	.79	.39
Rear Yard (Alley)	27 ft 1 in	1 ft 6 in	25 ft 7 in
Side Yard (North)	5 ft	0	5 ft

PUBLIC HEARING: At the public hearing before the Development Review Board ("DRB") held on July 9, 2026 ("Hearing"), representatives of Petitioner presented the Application. At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to

be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

Following a presentation by Petitioner, reports by various Village staff, and public comment from all who wished to speak, if any, the Development Review Board (“DRB”) voted, 7 to 0, to recommend approval of the Application to the Village President and Board of Trustees, with the conditions set forth below (together the “Conditions”).

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

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

The Property is located in the C2 Commercial district as well as the R2 Residential district. Overall, the Project is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the construction of the Project will meet the Comprehensive Plan’s identification of the Property as a Primary Redevelopment Opportunity, as well as the Comprehensive Plan’s goal of improving the existing housing stock in the Village. The Project is also appropriate under the Comprehensive Plan because it is anticipated that it will not have a negative impact on the residential neighborhood in which the Property is located. The DRB finds that this standard has been met.

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

Testimony at the Hearing from the Petitioner and Village staff, including representatives from the Village’s Public Works Department, demonstrated that the Project would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village, so long as the Conditions are met. The DRB finds that this standard has been met, so long as the Conditions are met.

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

The testimony showed that the Project will not diminish the use or enjoyment of properties in its vicinity, as the Project is designed to minimize light and other impacts to neighboring properties. Testimony established that the Project had been redesigned in order to reduce impacts on neighboring properties in response to concerns raised. For these reasons, the DRB finds that this standard has been met, so long as the Conditions are met.

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

The proposed improvements in the Application are consistent with other improvements and uses in the C2 Commercial District/R2 Residential District. Testimony established that the Project is being developed in a consistent and harmonious manner as a development across the street which the Petitioner also undertook. The Project would not impede the adjacent residential uses and would enhance housing stock available for Village residents. The surrounding neighborhood

has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met, so long as the Conditions are met.

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

Evidence presented by the Petitioner suggested that there would be no diminishment of property values in the vicinity of the Project, and no testimony or evidence to the contrary was presented to the DRB. For this reason, and for the additional reasons stated above in Standard C., the DRB finds that this standard has been met.

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

There are adequate utilities, road access, drainage, police and fire services, and other Village services, to serve the improvements set forth in the Application. No evidence was presented suggesting or establishing that the Project would be hampered by a lack of utilities, road access, drainage, police or fire services. The DRB finds that this standard has been met.

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

Given the nature of the proposed use, no material traffic impacts are expected due to the Project. The Application included not only an extensive traffic study, but a second opinion by an independent Engineer, and each found, as established by testimony, that the Project would be adequately served by the designed ingress and egress routes and surrounding streets. The DRB finds that this standard has been met.

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

The Project is consistent with the character of the Village, the Village's desire for improvements and investment in mixed-use developments. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are met.

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

There are no historic or cultural resources affected by the Project. Based on the evidence presented, the DRB finds that this standard has been met.

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

The Project is a use that is compatible with surrounding uses in this C2 Commercial/R2 Residential Area. The Project combines properties on the borderline of commercial and residential zoning districts into a mixed-use multi-function development. The design of the Project is complementary to the surrounding area as a whole, so long as the Conditions are met. There

was no evidence or testimony presented suggesting that adverse effects would result if the Project was built and put into use. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are met.

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

The pedestrian environment would be enhanced by the addition of the Project. No testimony was presented at the Hearing demonstrating that there was any risk to pedestrians based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are met.

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

Evidence presented in the Application demonstrates Petitioner's financial and technical ability to complete the Project. There are no apparent adverse impacts on buffers, landscaping, public open space, and other improvements associated with the Application. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner has produced evidence that the construction and operation of the Project is economically viable. The DRB finds that there is no evidence the proposed use would increase the burden on Village services, the Village's tax base, or other economic factors that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

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

The evidence presented demonstrates that the Project advances the objectives of the planned development provisions by providing for the coordinated redevelopment of an assembled, underutilized site with a combination of residential and ground-floor commercial uses. The Project will add housing within the Village, establish active commercial space along Madison Street, and coordinate the placement and design of the building, parking areas, access points, landscaping, screening, and stormwater improvements through a comprehensive site plan.

The evidence further demonstrates that the Applicant revised the Project in response to comments from Village staff and neighboring residents. Those revisions include widening the alley to improve circulation and service access, incorporating permeable paving and stormwater-management improvements, adding garages and screening along portions of the northern property boundary, relocating the rooftop gathering area away from neighboring residences, and providing additional landscaping and buffering. The Conditions further require the surface parking spaces along the northwest edge of the Property to be relocated to provide the greatest feasible buffer for neighboring residents while maintaining adequate traffic flow.

The requested Site Development Allowances were specifically identified in the Application, and the DRB considered testimony and reports addressing their compatibility with surrounding development and their relationship to the objectives of Chapter 19. Based on the evidence presented, and subject to approval of the requested Site Development Allowances and compliance with the Conditions, the DRB finds that the Project constitutes a creative and coordinated use of the Property, is compatible with surrounding development, and promotes the public health, safety, comfort, and general welfare of Village residents. Accordingly, the DRB finds that this standard has been met.

O. Except as provided in subsection 10-19-4B of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:

1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement, or other device providing permanent rights to off site parking; and
2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2, or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
4. The requirements of this subsection O may be met using more than one site within the Village and as part of a master plan submitted by the applicant with the application.

Section 10-19-4(B) authorizes a waiver of one or more of the requirements of Standard O when a planned development containing multifamily housing is submitted. The record demonstrates that the Project qualifies for consideration of such a waiver because of its compliance with the Comprehensive Plan.

The DRB therefore makes the following findings concerning the individual requirements of Standard O:

1. Parking. Standard O requires 2.5 parking spaces for each dwelling unit, which would result in a requirement of 180 residential parking spaces for the proposed 72 dwelling units. The Application proposes 87 total on-site parking spaces and therefore does not satisfy the numerical requirement of subsection O1 without a waiver.

The DRB considered the Applicant's traffic and parking analysis, the independent peer review, testimony concerning the proposed ingress and egress, the configuration of the on-site parking areas, and the anticipated traffic and parking demand generated by the Project. The DRB also imposed a Condition requiring the surface parking spaces along the northwest edge of the Property to be relocated to provide the greatest feasible buffer for neighboring residents while maintaining adequate traffic flow. Based on this evidence, the DRB finds that the proposed parking supply and design are adequate to serve the Project and will not cause an unacceptable impact on surrounding streets or properties. The DRB therefore recommends that the Village Board grant a waiver from the numerical parking requirement of subsection O1 pursuant to Section 10-19-4(B).

2. Land Area. Standard O requires at least 2,800 square feet of land area for each residential unit. The Application provides approximately 539.96 square feet of land area per dwelling unit and therefore does not satisfy the numerical requirement of subsection O2 without a waiver.

The DRB finds that the requested reduction is appropriate in light of the mixed-use character of the Project, the location of the Property along the Madison Street commercial corridor, the coordinated redevelopment of the assembled parcels, the proposed landscaping and buffering, and the Project's consistency with the Comprehensive Plan's identification of the Property as a redevelopment opportunity. The DRB further finds that the proposed density can be accommodated without creating unacceptable impacts on public services or surrounding properties, subject to compliance with the approved plans and Conditions. The DRB therefore recommends that the Village Board grant a waiver from the land-area requirement of subsection O2 pursuant to Section 10-19-4(B).

The DRB does not rely upon subsection O3(a) because the Application describes a portion of the ground-floor space as commercial space that may accommodate retail or service uses. Since the submitted application include the space be devoted exclusively to retail sales, subsection O3(a) would also be satisfied.

3. Additional Criterion. The Property was vacant and contained no recognized off-street parking spaces at the time of the Application. Because the Application proposes 87 on-site parking spaces, the total number of parking spaces on the Property will be increased from the number existing at the time of the Application. The DRB therefore finds that the Project satisfies subsection O3(b).

Based upon the foregoing findings, the DRB recommends that the Village Board grant the requested waivers from subsections O1 and O2 pursuant to Section 10-19-4(B). With those waivers, and because the Project satisfies subsection O3(b), the DRB finds that the requirements applicable to the Project under Standard O have been satisfied or properly waived.

CONDITIONS: The DRB's recommendation that the Application be approved is subject to the following Conditions:

1. The Project shall be built in substantial conformity with the Application and approved plans, including the following:
 - a. The nine (9) surface parking spaces along the northwest edge of the property shall be moved as far south as possible to provide residents with the greatest possible buffer while maintaining adequate traffic flow.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of 7 to 0, recommends to the President and Board of Trustees that the Board approve the Application, including the Site Development Allowances, so long as the Conditions are met.

Signed: David Crosby Dated: August 12, 2026
David Crosby, Chairman
Development Review Board
Village of River Forest

EXHIBIT C

**REDEVELOPMENT AGREEMENT FOR THE 7620 MADISON STREET DEVELOPMENT
COMPRISING A PART OF THE MADISON STREET TIF DISTRICT
OF THE VILLAGE OF RIVER FOREST, ILLINOIS**

(attached)

**REDEVELOPMENT AGREEMENT
FOR THE 7620 MADISON DEVELOPMENT
COMPRISING A PART OF THE MADISON STREET TIF DISTRICT
OF THE VILLAGE OF RIVER FOREST, ILLINOIS**

This Redevelopment Agreement For The 7620 Madison Development, Village Of River Forest, Illinois ("Agreement") is made and entered into as of the _____ day of _____, 2026 ("Effective Date") by and between the Village of River Forest, Illinois, an Illinois municipal corporation ("Village") and Madison 531 LLC, an Illinois limited liability company ("Developer"). The Village and the Developer are sometimes referred to herein individually as a "Party," and collectively as the "Parties."

WITNESSETH:

In consideration of the Preliminary Statements, the mutual covenants herein contained, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties hereto agree as follows:

I. PRELIMINARY STATEMENTS

Among the matters of mutual inducement which have resulted in this Agreement are the following:

- A. The Village is a non-home rule unit of local government in accordance with Article VII, Section 7 of the Constitution of the State of Illinois, 1970.
- B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.
- C. Pursuant to 65 ILCS 5/8-1-2.5, the Village is authorized to appropriate and expend funds for economic development purposes, and the Village has the authority to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

- D. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (“Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the Act.
- E. Pursuant to Ordinance Numbers 3630, 3631 and 3632, adopted on November 28, 2016, the Village approved a tax increment redevelopment plan and project (“TIF Plan”), designated the tax increment redevelopment project area (“Redevelopment Project Area”), and adopted tax increment financing relative to the Village’s Madison Street Tax Increment Financing District (“TIF District”); with the TIF District being legally described and depicted as set forth in EXHIBIT A-1 and EXHIBIT A-2, respectively, attached hereto and made part hereof.
- F. The Village is the fee owner of certain real property, consisting of 6 parcels containing, in the aggregate, approximately 38,877 square feet located within the Redevelopment Project Area, with the property being legally described and depicted on EXHIBITS B-1 and B-2, respectively, attached hereto and made a part hereof (“Property”).
- G. Developer desires to acquire ownership of the Property and redevelop it with a five-story mixed use building containing 69 apartment units above, approximately 3,200 square feet of ground floor commercial space and 85 parking spaces all as more particularly depicted on the site plan attached hereto as EXHIBIT C, and made part hereof, and as described in further detail in the narrative in EXHIBIT D, attached hereto and made part hereof (collectively the “Project”).
- H. It is necessary for the successful completion of the Project that the Village enter into this Agreement with Developer to provide for the redevelopment of the Property with the Project, thereby further implementing the TIF Plan.
- I. Developer has been and continues to be unable and unwilling to undertake the redevelopment of the Property with the Project, but for certain incentives set forth in this Agreement (collectively the “Economic Incentives”) regarding the purchase price of the Property and the reimbursement of certain costs of construction of the Project to be provided by the Village in accordance with the Act and the Illinois Municipal Code, which the Village is willing to provide under the terms and conditions contained herein. The Parties acknowledge and agree that but for the Economic Incentives to be provided by the Village, Developer cannot successfully and economically develop the Property with the Project in a manner satisfactory to the Village. The Village has determined that it is desirable, and in the Village’s best interest, to assist Developer in the manner set forth herein, and as this Agreement may be supplemented and amended from time to time pursuant to the mutual agreement of the Parties and in the manner as herein

provided. Developer estimates that the Project will provide the following economic benefits to the TIF District and the Village:

- i. **Property Tax:** The Property currently generates no property taxes. The Project, once completed, is expected to generate Incremental Property Taxes (defined below) in the range of approximately \$506,000 to \$619,000 per year once stabilization of the Project has occurred. (As used herein, "Incremental Property Taxes" means, with respect to the Project, 100% of the property taxes generated each year from the Project after conveyance of the Property by the Village to Developer, as provided herein, and, with respect to any property within the TIF District other than the Property, that portion of the property taxes paid by such properties that constitutes Incremental Property Taxes applicable thereto under the Act and applicable Village ordinances.)
 - ii. **Sales Tax:** The potential for additional sales tax revenue to the Village from the commercial portion of the Project.
- J. The Village, in order to stimulate and induce development of the Property with the Project, has agreed to convey the Property to Developer and to provide the Economic Incentives to Developer, all as in accordance with the terms and provisions of the Act and this Agreement.
- K. This Agreement has been submitted to the Corporate Authorities of the Village (as defined below) for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same, and any and all actions taken by the Village in furtherance hereof, binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.
- L. This Agreement has been submitted to the members and manager of Developer for consideration and review, Developer's members and manager have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon Developer according to the terms hereof, and any and all action of Developer's members and managers precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

The Village is desirous of having the Redevelopment Project Area rehabilitated, developed and redeveloped in accordance with the TIF Plan, and particularly the Project as a part thereof, in order to serve the needs of the Village, arrest physical decay and

decline in the Redevelopment Project Area, increase employment opportunities, stimulate commercial growth and stabilize the tax base of the Village and, in furtherance thereof, the Village is willing to offer Developer the Economic Incentives under the terms and conditions hereinafter set forth, to assist such development.

II. DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, and as follows:

- A. **“Change in Law”** means the occurrence, after the Effective Date, of an event described below in this definition, provided such event materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon:

Change in Law means any of the following: (1) the enactment, adoption, promulgation or modification of any federal, State or local law, ordinance, code, rule or regulation (other than by the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement); (2) the order or judgment of any federal or State court, administrative agency or other governmental body (other than the Village); or (3) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency (other than the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement). Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the actions to be performed under this Agreement (including any imposition of any conditions on, or delays in, any such issuance or renewal by the Village, except as expressly permitted herein).

- B. **“Corporate Authorities”** means the Village President and Board of Trustees of the Village of River Forest, Illinois.
- C. **“Day”** means a calendar day.
- D. **“Effective Date”** means the day on which this Agreement is executed by the Village, with said date appearing on page 1 hereof.
- E. **“Party” or “Parties”** means the Village and/or the Developer, individually/collectively, and their respective successors and/or assigns as permitted herein, as the context requires.

- F. **“Person”** means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.
- G. **“School District”** means the River Forest Public School District 90 and the Oak Park and River Forest High School District 200.
- H. **“School Impact Fee”** means the amount to be paid, if any, on an annual basis to the School District pursuant to Section 3(q)(7.5) of the Act, equating to the increased costs attributed to the Project pursuant to this Agreement, as calculated in accordance with Section 3(q)(7.5)(B) of the Act.
- I. **“State”** means the State of Illinois.
- J. **“TIF Eligible Redevelopment Costs”** means any and all costs and expenses incurred by Developer in connection with the Project that, pursuant to the provisions of the Act, are eligible for reimbursement to Developer from Incremental Property Taxes generated from property in the TIF District.
- K. **“TIF Ordinances”** means those Ordinances referenced in subsection I.E. above.
- L. **“Uncontrollable Circumstance”** means any event which:
1. is beyond the reasonable control of and without the fault of the Party relying thereon; and
 2. is, without limitation, one or more of the following events or other events similar in nature provided in all cases clause 1. above is satisfied:
 - a. a Change in Law;
 - b. insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, fire, nuclear incident, war or naval blockade;
 - c. epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of God;
 - d. governmental condemnation or taking;
 - e. strikes or labor disputes, or work stoppages not initiated by Developer or the Village, as the case may be;
 - f. unreasonable delay in the issuance of building or other permits or approvals by the Village or other governmental authorities having jurisdiction other than the Village including

but not limited to the Illinois Department of Transportation ("IDOT"), the Metropolitan Water Reclamation District of Greater Chicago ("MWRD") and/or the Illinois Environmental Protection Agency ("IEPA");

- g. shortage or unavailability or delay in delivery (whether due to supply chain disruption or over event) of essential materials, which materially change the ability of the Party relying thereon to carry out its obligations under this Agreement;
- h. unknown or unforeseeable geo-technical or environmental conditions;
- i. major environmental disturbances, which delay construction by more than thirty (30) days;
- j. vandalism;
- k. terrorist acts; or
- l. unavailability, inadequacy or delay in provision of or connection to utility services to the Project, including, without limitation, electrical, natural gas, water or sewer services.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in subsection 2.g. above); or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to any applicable contractor).

For each day that the Village or Developer is delayed in its performance under this Agreement by an Uncontrollable Circumstance, the dates set forth in this Agreement shall be extended by one (1) day without penalty or damages to either Party.

- M. **"Village Code"** means the Village of River Forest Village Code, as amended.

III. CONSTRUCTION OF TERMS

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- A. Definitions include both singular and plural.
- B. Pronouns include both singular and plural and cover all genders.
- C. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation."
- D. Headings of Sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

- E. All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the Agreement shall control.
- F. Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.
- G. The Village Administrator, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Agreement for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Agreement. Developer is entitled to rely on the full power and authority of the Persons executing this Agreement on behalf of the Village as having been properly and legally given by the Village.
- H. In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Developer in a different manner Developer hereby designates Charles R. Westphal as its authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Developer and with the effect of binding Developer in that connection (such individual being designated as an "Authorized Developer Representative"). Developer shall have the right to change its Authorized Developer Representative by providing the Village with written notice of such change from its authorized representative which notice shall be sent in accordance with Section XIX.B. of this Agreement.

IV. INCENTIVE

A. Incentive Amount.

1. The Village shall reimburse Developer for TIF Eligible Redevelopment Costs incurred by Developer in connection with the Project in an amount (the "Funding Cap") up to, but not to exceed, (a) \$2,000,000 ("Base TIF Reimbursement Amount")

plus (b) the Allowable Additional TIF Reimbursement Amount (as defined and determined below). The "Allowable Additional TIF Reimbursement Amount" means the dollar amount determined monthly commencing the first month after issuance of the Certificate of Occupancy for the Project, by multiplying the sum of (x) that portion of the Base TIF Reimbursement Amount not previously reimbursed to Developer as of the date of calculation plus (y) all of the Allowable Additional TIF Reimbursement Amount calculated for prior periods and not previously reimbursed to Developer by (z) 0.00570833.

2. The total amount paid by the Village to the Developer from the fund established by the Village to collect and hold Incremental Property Taxes generated from the Redevelopment Project Area under the TIF Plan (the "Incentive Fund") shall not exceed the Funding Cap.

B. Conditions and Procedure for Payment of Incentive.

1. The Village's obligation to reimburse the Developer in relation to the Project from the Incentive Fund is subject to the following conditions precedent, in addition to those set forth elsewhere in this Agreement: (i) the Developer is operating the Project on the Property; (ii) the Developer is current with all Federal, State and local tax obligations; (iii) the Incentive Fund has adequate Incremental Property Taxes to pay the amounts requested for reimbursement by the Developer; and (iv) the Developer is in compliance with all of the terms of this Agreement and the laws and regulations of the Village, the State of Illinois and the United States of America.
2. The Village shall reimburse the Developer from amounts deposited into the Incentive Fund from time to time, subject to the Funding Cap, for the Developer's actual expenditures of TIF Eligible Redevelopment Costs described in EXHIBIT E, attached hereto and made a part hereof, relative to the Project ("Incentive"), incurred by the Developer prior to, upon, or after the Effective Date. Said Incentive shall be paid to the Developer as follows:
 - i. The Village shall pay Developer \$1,000,000 of TIF Eligible Redevelopment Costs (the "Initial Incentive Payment") upon issuance of a certificate of occupancy for the primary structure of the proposed

Project. This payment shall be made from funds currently on deposit in the Incentive Fund (which are hereby reserved by the Village exclusively for such purpose, and such Initial Incentive Payment shall not be limited to payment from Incremental Property Taxes directly attributable to the Project).

- ii. The Village shall pay the remaining balance of the Incentive Amount (i.e. the amount of TIF Eligible Redevelopment Costs incurred by Developer up to the Funding Cap) by paying 100% of the Incremental Property Taxes from the Incentive Fund that are directly attributable to the Project, minus any School Impact Fees, to the Developer on each June 1st and December 1st after the Effective Date (each a "Payment Date") during the Term (as defined in Section XIX.P. below) of this Agreement, provided the Village is in receipt of the Developer's sworn request for reimbursement of TIF Eligible Redevelopment Costs documented by the Developer to have been incurred by the Developer in relation to the Project (which documentation shall accompany each such request for reimbursement) and further provided if a request for reimbursement is delivered after a Payment Date, then payment thereon (subject to the limitations contained herein) shall be deferred to 30 days after the submission of such request.
- iii. The Developer's sworn requests for payment of the Incentive shall be submitted using the form attached hereto as EXHIBIT G and made a part hereof. Unless the Village has good cause to believe that the Developer's request for reimbursement seeks reimbursement for non-TIF Eligible Redevelopment Costs, the Village shall pay such request for reimbursement on the next Payment Date, provided (with respect to all payments other than the Initial Incentive Payment) there are sufficient Incremental Property Taxes within the Incentive Fund to do so (Subject to Section IV.B.2.iv below). If the Village, in accordance with the terms of this Agreement, determines to withhold or deny such payment, the Village shall promptly (and in any event not later than the date payment would otherwise have been due) advise the Developer in writing as to the specific basis for the Village's position, and Developer shall have the opportunity to cure any deficiencies in its reimbursement application and, subject to such cure (and sufficiency of Incremental Property Taxes within the Incentive Fund, as aforesaid), Village shall pay such requested amounts within thirty days thereafter.

- iv. If the Developer requests reimbursement from Incremental Property Taxes from the Incentive Fund, and if the Village authorizes the distribution of such funds in an amount greater than the then-existing balance of Incremental Property Taxes in the Incentive Fund, the Village shall distribute any approved but undistributed Incentive to Developer on the next Payment Date, or a Payment Date thereafter, provided that the Village has received and deposited additional Incremental Property Taxes into the Incentive Fund, in an amount sufficient to cover all or a part of said authorized but undistributed Incentive.
- v. The Incentive paid to the Developer shall only be paid from Incremental Property Taxes actually received by the Village, unless the Village determines otherwise in its sole discretion.
- vi. The Developer shall not seek a reduction in, or otherwise take any action that would cause, the Property's assessed valuation for the tax year 2030 —or such later tax year as may be necessitated by the occurrence of Uncontrollable Circumstances on completion of construction of the Project or as otherwise authorized by ordinance by the Village Board, in its sole and absolute discretion, due to unforeseen mitigating circumstances— to fall below the assessed valuation of \$1,979,142 ("Base AV"). For each tax year thereafter, the Developer shall not seek a reduction in, or otherwise cause, the Property's assessed valuation to fall below the Base AV, increased annually on a compounded basis by the Consumer Price Index for All Urban Consumers ("CPI-U").
- vii. If an appeal of the assessed valuation of the Property is filed by Developer, the copies of the appeal shall be sent to the Village at the time the appeal is filed.
- viii. The Developer shall not appeal the assessed valuation of the Property due to demolition or vacancies resulting from the elimination of, and/or vacancies in, the existing structures on the Property as of the date of this Agreement.
- ix. The Incentive by the Village shall cease upon the first of the Developer's receipt of the full amount of the Funding Cap or the cancellation or expiration of the Term (as defined in Section XIX.P. below) of this Agreement. The date the Developer receives the full

amount of the Incentive up to the Funding Cap shall be the “Incentive Funding Date.”

3. The Incentive is not a general obligation of the Village, and the Village’s full faith and credit are not pledged or encumbered to provide the Developer with the Incentive. The categories of TIF Eligible Redevelopment Costs for the Project listed and described are set forth in EXHIBIT E, and the Village shall not reimburse the Developer for any costs of the Project not included in the categories listed and described on said EXHIBIT E; provided, however, Developer and Village agree that Developer may, within thirty (30) days after the Effective Date, refine, supplement or amend Exhibit E to include all TIF Eligible Redevelopment Costs applicable to the Project, provided further that no such refinement, supplement or amendment will serve to increase the Funding Cap.
- C. The Parties acknowledge that pursuant to Section 3(q)(7.5) of the Act up to forty percent (40%) of the Incremental Property Taxes generated by the Project on an annual basis (the “Annual School Impact Fee Reservation”) will be available for the School Impact Fee. The Parties further acknowledge that, notwithstanding the deadline set forth in Section 3(q)(7.5) of the Act, the School District shall have until December 31st of each year to provide the Village with the payment request and reasonable evidence supporting its claim for reimbursement under Section 3(q)(7.5) of the Act. The Village will pay to the School District the lesser of the School Impact Fee for such year or the Annual School Impact Fee Reservation annually from the Incremental Property Taxes generated by the Project in such year, and Developer shall have no obligation to pay to the School District any portion of any School Impact Fee exceeding forty percent (40%) of the Incremental Property Taxes generated by the Project on an annual basis.
- D. **Payment for Review of Reimbursement Request.** The Developer agrees to pay the costs the Village incurs for a TIF consultant and/or Village staff to review the Developer’s requests for reimbursement, not to exceed \$10,000 in the aggregate.
- E. **Incentive for Commercial Tenants.** The Village believes there is value to the community if commercial tenants occupy the space created by the Project. To encourage the Developer to utilize Project space with commercial tenants, the Village will waive fees for sales tax generating businesses that enter into leases with the Developer for space within the Project.

V. COOPERATION OF THE PARTIES

The Village and Developer agree to cooperate in implementing the Project in accordance with the Parties' respective obligations set forth in this Agreement, and specific approvals by the Village in the future, relative to the development of the Property and the Project, including zoning applications relative thereto, and Village-issued permits and approvals relative thereto. Each Party shall also do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, certificates, instruments and documents, as the other Party may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the consummation of the transactions contemplated by this Agreement.

VI. CONVEYANCE OF THE PROPERTY

- A. The Village shall transfer title to the Property to Developer in an “as-is, where-is” condition, in accordance with the terms hereof. The terms of the transfer of title shall include:
- (i) Purchase Price: Ten and No/100 Dollars (\$10.00);
 - (ii) Warranties: as-is, where-is;
 - (iii) Deed: Special Warranty Deed, free and clear of encumbrances and subject only to exceptions approved by Developer during the Due Diligence Period;
 - (iv) Due Diligence Period: the Developer shall have a period of thirty (30) calendar days after the Effective Date (“Initial Due Diligence Period”), to (i) perform investigations of the Property, including, but not limited to environmental investigations and soils testings (both of which may be invasive), (ii) review and comment on title to the Property, and (iii) generally determine, in Developer’s sole and absolute discretion, whether the Property is suitable for Developer’s proposed Project and use. Additionally, Developer shall, in its sole discretion, have the right to extend the Due Diligence Period by up to two (2) periods of thirty (30) days each (each an “Extended Diligence Period”) by giving Village written notice of such extensions prior to the expiration of the Initial Due Diligence Period or the then current “Extended Diligence Period”, as applicable. As used herein “Due Diligence Period” shall mean the Initial Due Diligence Period and any Extended Diligence Period(s) hereunder. Developer shall have the right to terminate this Agreement, for any reason whatsoever, in its sole and absolute discretion, by providing written notice to the Village of such termination prior to the expiration of the Due Diligence Period. Within five (5) days after the Effective Date

Village shall deliver to Developer for its review (a) a current title commitment for the Property issued by Chicago Title Insurance Company and (b) copies of any environmental or other reports or investigations related to the Property or its condition in Village's possession or control; and

- (v) Post-Diligence Contingency Period. Provided this Agreement is not sooner terminated under clause (iv) above, commencing upon the expiration of the Due Diligence Period and continuing for a period of one-hundred twenty (120) days thereafter (the "Initial Post-Diligence Contingency Period"), Developer shall undertake, in good faith, the following matters in furtherance of the Project:
- a. Engage its architect and engineers to complete the preparation of final plans and specifications for the Project for permitting and construction purposes, which shall conform to the requirements of the Property zoning and terms hereof;
 - b. Once the plans and specifications for the Project are sufficiently complete for such purpose, to submit the same to the Village and apply for building permits for the Property;
 - c. Once the plans and specifications for the Project are sufficiently complete for such purpose, to cause its general contractor to obtain final bids for the construction of the Project in accordance with such plans and specifications and prepare a final construction budget for the Project; and
 - d. Apply for construction loan financing in amounts and on terms acceptable to the Developer.

Notwithstanding the foregoing, Developer shall, in its sole discretion, have the right to extend the Initial Post-Diligence Contingency Period by one period of sixty (60) days ("Extended Post-Diligence Contingency Period") by giving Village written notice of such extension prior to the expiration of the Initial Post-Diligence Contingency Period or the then current "Extended Post-Diligence Contingency", as applicable. As used herein "Post-Diligence Contingency Period" shall mean the Initial Post-Diligence Contingency Period and any Extended Post-Diligence Contingency Period hereunder.

In the event that by the expiration of the Post-Diligence Contingency Period Developer has been unable to obtain a commitment for a construction loan for the Project satisfactory to Developer, then, unless Developer and Village mutually agree to extend the Post-Diligence Contingency Period to provide Developer with additional time to satisfy the foregoing matters, either party may terminate this Agreement by written notice to the other party, in which event neither party shall have any further obligations hereunder.

- (vi) Closing costs: shared by the Village and Developer as customarily charged.
- (vii) Closing. Closing shall occur on a date agreed upon by the parties not later than the date ("Closing Date") that is 30 days after the expiration or earlier termination of the Post-Diligence Contingency Period. Closing shall be held at the offices of the title company. At Closing, Village shall deliver the Deed to Developer and Developer shall pay the purchase price to Village. Each party shall be required to provide such affidavits, undertakings and other documents as may be customary for purchases and sales of real estate in Cook County, Illinois.

- B. Village's obligation to transfer title to the Property to Developer on the Closing Date shall be subject to, as a condition concurrent with Closing, Developer having closed on its construction loan. In the event such condition is not satisfied, Village shall have the right to terminate this Agreement on written notice to Developer and Developer's failure to satisfy the condition and close on its construction loan within five (5) business days after such notice.

The date the Village conveys title to the Property to Developer shall be the "Acquisition Date."

- C. Notwithstanding anything in this Agreement to the contrary (including but not limited to the default and cure periods in Section XVII below), if title to the Property is not transferred from the Village to Developer by the Closing Date, and if such failure is not cured within ninety (90) days after notice by the Village to Developer with a demand to consummate the transfer as herein provided, this Agreement shall be null and void, and the Village shall have no further obligations to transfer title to the Property to the Developer; provided, however, this Agreement shall remain in full force and effect if the failure to transfer title to the Property is in any way caused by or the fault of the Village.

VII. DEVELOPMENT OF THE PROPERTY

A. **Approvals, Permits, Construction, and Completion.** Following the Acquisition Date, the Developer shall, subject to Uncontrollable Circumstances:

1. Take reasonable steps to obtain all necessary permits and approvals from all governmental agencies having jurisdiction over the Project as may be required to commence construction of the Project.
2. Following issuance of all permits and approvals necessary for commencement of construction of the Project, on a date selected by Developer in the exercise of commercial reasonableness and in conformance with good construction scheduling practices (but in no event in excess of 180 days after the Acquisition Date), commence construction of the Project.
3. Following commencement of construction of the Project in accordance with Clause A.2 above, prosecute with commercially reasonable diligence the construction of the Project in such a manner as to endeavor to achieve substantial completion of the Project and apply for a temporary Certificate of Occupancy for the Project within 24 months after commencement of construction.
4. Within 90 days following completion of construction, apply for the Certificate of Project Completion described in Section XII.A. of this Agreement, which application for the Certificate of Project Completion shall include the public improvements described in EXHIBIT F attached hereto and made a part hereof.

B. **Security for Damages to the Village.**

To secure the timely and complete construction of the Project by Developer in accordance with the requirements of this Agreement, the Developer agrees that in the event a default hereunder shall arise as the result of Developer's failure to complete construction of the Project in accordance with Developer's obligations hereunder and Developer shall fail to cure such default after the Village's giving of notice within the time period permitted to cure such default under the terms of this Agreement, then, in such event, at the election of the Village (and in lieu of the exercise of any other remedies available hereunder and notwithstanding the terms of Section XVII.A.) made by written notice given to Developer, Developer agrees to pay to the Village the sum of One Million Eight Hundred Eighty Thousand Dollars (\$1,880,000) as liquidated damages hereunder. In the event that Village shall so exercise this remedy, Developer shall make payment of the liquidated damages to Village within thirty (30) days after Village's notice letter making such election. Developer's parent,

Five Thirty One Partners LLC, by executing the joinder to this Agreement, hereby guarantees to the Village the payment of the liquidated damages referenced above in the event the same become due and payable hereunder. This provision shall terminate in full following issuance of a certificate of occupancy for the Project.

VIII. UNDERTAKINGS ON THE PART OF THE VILLAGE

- A. The Village agrees to and shall cooperate with Developer in Developer's attempts to obtain all necessary approvals, licenses and/or permits from any governmental or quasi-governmental entity other than the Village and, upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental agencies, quasi-governmental agencies and/or utility companies in regard to the Project. For avoidance of doubt, Developer may connect all on-site water, storm, sanitary and sewer lines constructed on the Property to Village utility lines existing on or near the perimeter of the Property, provided Developer first complies with all Village requirements governing such connections, including the payment of customary fees and costs related thereto (subject to Section IX.A below).
- B. The Village shall further promptly respond to, and/or process, and consider reasonable requests of Developer for applicable building approvals and/or permits, driveway permits, drive thru permits, special use permits (if and to the extent applicable), zoning amendments, variances, curb cut permits, or other approvals, permits and/or licenses necessary for the construction of the Project. Approval of any building approvals and/or permit applications and/or engineering plans and/or operating licenses (including liquor licenses, subject to the applicant therefor being qualified to receive same under both State law and the Village's ordinances) shall be contingent on the Developer providing all required and requested documentation including, but not limited to, building plans required to substantiate that said improvements fully conform with all applicable State statutes and also all Village ordinances and codes, as well as receipt of all required building approvals from any federal, state, regional or county agencies having applicable jurisdiction.
- C. The Village shall reimburse the Developer for TIF Eligible Redevelopment Costs, in an amount not to exceed the Funding Cap (the "TIF Contribution" as set forth above in Section IV of this Agreement).
- D. **Alley Reconstruction and Maintenance.** Upon completion of the Project, the Village shall reconstruct the Village alley in a manner consistent with other Village-owned alleys, including permeable pavers. The Village shall be responsible for the maintenance of the Alley, including for snow removal.

IX. DEVELOPER'S OBLIGATIONS

Developer shall have the obligations set forth below, in addition to those set forth elsewhere in this Agreement, for the development, construction, financing, completion and furtherance of the Project:

- A. **Construction in Accordance with Approvals and Laws.** The Developer shall construct the Project materially and substantially in conformance with the approvals therefor from the Village. The Developer shall pay or cause to be paid all building-related fees required by the Village Code, except as waived or modified in this Agreement. Notwithstanding the foregoing, the Village agrees that Developer shall be obligated to pay a portion of all permit fees, development or impact fees (including specifically, but without limitation, school district/student impact fees) and building or construction related fees of the Village related to the Project (collectively "Applicable Fees") in the amount of \$200,000.00 on the date when the Applicable Fees are otherwise due and payable, and that Developer's obligation to pay the remaining balance of the Applicable Fees (the "Deferred Fee Amount") shall be deferred as hereinafter provided. The Deferred Fee Amount shall be payable to the Village in five (5) equal installments of twenty percent (20%) of the Deferred Fee Amount each commencing on the date that final installment 2028 real estate taxes are due and payable and on each payment date for final installment real estate taxes for each of the next four (4) tax years. The Developer shall at all times acquire, install, construct, operate and maintain the Project in substantial conformance with all applicable laws, rules, ordinances, and regulations. All work with respect to the Project shall substantially conform to all applicable federal, State and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision and planned development codes, building codes, environmental laws (including any law relating to public health, safety and the environment and the amendments, regulations, orders, decrees, permits, licenses or deed restrictions now or hereafter promulgated thereafter), life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village, or any of its rules or regulations or amendments thereto which are applicable to all properties in the Village and are in effect from time to time during the construction and maintenance of the Project and/or during the term of this Agreement.

The Developer shall use all reasonable efforts to mitigate nuisance and adverse impacts associated with construction activities, including implementing and maintaining appropriate measures for rodent control, dust suppression, and noise reduction.

- B. **Construction Staging.** During the initial construction of the Project as herein contemplated, the Developer shall stage its construction of the Project to avoid to the fullest extent possible any material community

disruption. During construction, the Developer shall also keep all public streets used by the Developer clean on a daily basis, and for each day in which such public streets are not properly clean and such condition is not remedied within twenty-four (24) hours of written notice to Developer, the Developer shall pay the Village the sum of Two Hundred Fifty and No/100 Dollars (\$250.00) for each such violation. Developer shall park and stage all construction equipment, materials and vehicles to be used in relation to the construction of the Project on the Property.

C. Intentionally Omitted.

D. Intentionally Omitted.

E. **Landscaping Contributions.** The Developer agrees to contribute \$40,000 to the Village for its use in resolving issues related to landscape, buffering and other related issues along the northern property line of the Project. This does not preclude the Village from providing additional assistance or contributions to the property owners.

The Developer shall consider the feasibility of retaining the pine trees located in the northwest parcel of the project in connection with its design of the buffering in that portion of the project.

F. **Meetings with Village.** Developer shall meet with the Corporate Authorities and Village staff and make presentations to the Corporate Authorities and Village staff as reasonably requested by the Village President or Village Administrator in order to keep the Village apprised of the progress of the Project (but not more frequently than monthly). Additionally, the Village and the Developer agree that a primary representative of the Developer shall, upon reasonable prior notice, appear at a regular River Forest Board of Trustees not more often than once every other month during the construction of the Project unless reasonably necessary as requested by the Village to inform the Board of Trustees about progress of the Project.

G. **Parking Lifts.** Developer shall provide forty-four (44) lift-capable spaces within the first floor parking garage under the building to provide the potential to increase available parking space within the Project.

H. **Parcel Sale.** The Developer shall not convey, transfer, or otherwise dispose of any individual parcel or portion of the Property in a manner that would result in the subdivision, separation, or alienation of any part of the Property from the remainder, provided the foregoing shall not serve to prohibit the Project from being converted to a condominium and individual units therein being sold.

X. ADDITIONAL COVENANTS OF DEVELOPER

- A. **Continued Existence.** Developer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as an Illinois limited liability company, so long as this Agreement is in effect, and for so long as Developer maintains an interest in the Property or has any other remaining obligation pursuant to the terms of this Agreement, whichever is the first to occur.
- B. **Further Assistance and Corrective Instruments.** The Village and Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may be reasonably required for carrying out the intention of or effectuating or facilitating the performance of this Agreement to the extent legally permitted and within the Village's and the Developer's sound legal discretion.
- C. **No Gifts.** Developer covenants that no director, employee or agent of Developer, or any other Person connected with Developer, has made, offered or given, either directly or indirectly, to any member of the Corporate Authorities, or any officer, employee or agent of the Village, or any other Person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.
- D. **Disclosure.** Concurrently with execution of this Agreement, Developer shall disclose to the Village the names, addresses and ownership interests of all Persons that have an ownership interest in the Developer in excess of five percent (5%), together with such supporting documentation that may be reasonably requested by the Village. Until the issuance of the Certificate of Project Completion, Developer further agrees to notify the Village throughout the term of this Agreement of the names, addresses and ownership interests of any changes of owners of the Developer that hold in excess of a 5% interest.
- E. **Open Book Project.** The Project shall be an "open book" project meaning that Developer and the general contractor (or contractors, if more than one) shall provide continuing access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any item necessary to determine the TIF eligibility of the Project.
- F. **Prevailing Wage.** To the extent required by law, Developer shall comply with the Illinois Prevailing Wage Act, as it is in effect as of the date of execution hereof with respect to construction of the following components of the Project: curbs in the public right of way, sidewalks in the public right of way, and/or any other components that require payment of prevailing wage under the Illinois Prevailing Wage Act as it is in effect as of the date of execution hereof. Developer warrants and represents that it has

reviewed the Illinois Prevailing Wage Act as it is in effect as of the date of execution hereof, that it has reviewed the regulations promulgated thereunder, and that it understands and will strictly comply with the obligations imposed on it by this Section IX. Notwithstanding the foregoing, in the event that after the date of execution of this Agreement the Illinois Prevailing Wage Act is amended such that Developer's obligation to pay prevailing wages for components of the Project increases over those obligations existing thereunder as of the date hereof, Developer shall have the right to terminate this Agreement by written notice given to Village, in which event neither party shall have any further obligations to the other hereunder.

XI. ADHERENCE TO VILLAGE CODES AND ORDINANCES

Except as otherwise provided for in this Agreement, all development and construction of the Project shall comply in all respects with the provisions in the building, plumbing, mechanical, electrical, storm water management, fire prevention, property maintenance, zoning and subdivision codes of the Village and all other germane codes and ordinances of the Village in effect from time to time during the course of construction of the Project. The Developer, by executing this Agreement, expressly warrants that it has examined and is familiar with all the covenants, conditions, restrictions, building regulations, zoning ordinances, property maintenance regulations, environmental laws (including any law relating to public health, safety and the environment and the amendments, regulations, orders, decrees, permits, licenses or deed restrictions now or hereafter promulgated thereafter) and land use regulations, codes, ordinances, federal, State and local ordinances, and the like, currently in effect.

XII. SPECIAL CONDITIONS

- A. **Certificate of Project Completion.** Within thirty (30) days after written request from Developer, and provided that Developer has not received any notice of default under this Agreement or notice of non-compliance with any Village codes with respect to Developer's construction obligations, any of which have not been cured, and after the Village has issued the final certificate of occupancy for the proposed building on the Property, and has confirmed that the proposed building on the Property has been constructed in substantial and material compliance with all Village codes and this Agreement, the Village shall deliver a certificate of completion and satisfaction of all construction terms, covenants and conditions contained in this Agreement ("Certificate of Project Completion") or, if not complete or satisfied, a written statement as to what deficiencies exist, and upon Developer's correction of such issues, the Village shall then promptly issue to Developer a Certificate of Project Completion.
- B. **Employment Opportunities.** To the extent feasible, the Developer shall

make reasonable efforts to notify Village residents of employment opportunities that are available relative to the Project, and, to the extent permitted by law, make reasonable efforts to employ qualified residents of the Village in relation to the Project. Developer's inability to discharge this obligation shall not be deemed a breach of this Agreement.

XIII. REPRESENTATIONS AND WARRANTIES OF DEVELOPER

Developer represents, warrants and agrees as the basis for the undertakings on its part herein contained that as of the date hereof and until completion of the Project:

- A. **Existence and Authority.** Developer is an Illinois limited liability company, and is authorized to and has the power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement. Developer is solvent, able to pay its debts as they mature and financially able to perform all the terms of this Agreement. To Developer's knowledge, there are no actions at law or similar proceedings which are pending or threatened against Developer which would result in any material and adverse change to Developer's financial condition, or which would materially and adversely affect the level of Developer's assets as of the date of this Agreement or that would materially and adversely affect the ability of Developer to proceed with the construction and development of the Project.
- B. **No Conflict.** Neither the execution and delivery of this Agreement by Developer, the consummation of the transactions contemplated hereby by Developer, nor the fulfillment of or compliance with the terms and conditions of this Agreement by Developer conflicts with or will result in a breach of any of the terms, conditions or provisions of any offerings or disclosure statement made or to be made on behalf of Developer (with Developer's prior written approval), any organizational documents, any restriction, agreement or instrument to which Developer or any of its partners, directors, or venturers is now a party or by which Developer or any of its partners, directors or venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Developer, any related party or any of its partners, directors or venturers under the terms of any instrument or agreement to which Developer, any related party or any of its partners, directors or venturers is now a party or by which Developer, any related party or any of its partners, directors or venturers is bound.
- C. **Adequate Resources.** Developer has, or will have as of the Acquisition Date, sufficient financial and economic resources to implement and complete Developer's obligations contained in this Agreement.

- D. **No Adverse Notices.** Developer represents and warrants that it has not received any notice from any local, State or federal official that the activities of Developer with respect to the Property and/or the Project may or will be in violation of any environmental law or regulation. Developer is not aware of any State or federal claim filed or planned to be filed by any Party relating to any violation of any local, State or federal environmental law, regulation or review procedure, and Developer is not aware of any violation of any local, State or federal law, regulation or review procedure which would give any person a valid claim under any State or federal environmental statute.
- E. **Experience.** Developer represents and warrants to the Village that Developer, and its respective principals, are experienced in the development and operation of developments similar or comparable to the Project, and are able to provide the Project with the necessary skill, knowledge and expertise as well as input from other experts and consultants in the construction and operation of such a Project.
- F. **Payment of Real Estate Taxes.** Developer and successor owners agree to pay or cause to be paid all general and special real estate taxes levied during their respective period of ownership against their respective interest in the Project on or prior to the date same is due and said taxes shall not become delinquent; provided, however, Developer reserves the right to contest and appeal property taxes levied on the Property and the property tax assessment of the Property. Developer and successor owners shall deliver evidence of payment of such taxes to the Village upon request.
- G. **No Broker.** Developer represents and warrants to the Village that, in connection with this transaction, no third-party broker or finder has been engaged or consulted by it, its subsidiaries, agents, or employees, or through such of the Developer's actions (or claiming through such party), that is entitled to compensation as a consequence of this transaction.
- H. **Union Contractors.** Developer will use good faith efforts to employ union contractors on the Project where economically feasible and agrees to share bidding information with the Village upon request.

XIV. REPRESENTATIONS AND WARRANTIES OF THE VILLAGE

The Village represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

- A. **Existence.** The Village is an Illinois non-home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement.

- B. **Authority.** The execution, delivery and performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement:
1. have been duly authorized by all necessary corporate action on the part of the Village;
 2. require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement; and
 3. shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.
- C. **Litigation.** To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the TIF District in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement and there is no litigation, dispute or proceeding pending or to the best of knowledge of Village, threatened, against Village which pertains to the Property, the Project or any portion thereof.
- D. **Adequate Resources.** The Village has sufficient financial and economic resources to implement and complete the Village's obligations contained in this Agreement.
- E. **No Broker.** The Village represents and warrants to the Developer that, in connection with this transaction, no third-party broker or finder has been engaged or consulted by it, or its subsidiaries or agents or employees, or, through such the Village's actions (or claiming through such party), is entitled to compensation as a consequence of this transaction. Village represents and warrants that no commission or other amount is owed by Developer to Jones Lang LaSalle, who previously represented Village in some capacity with respect to the Property.
- F. **No Contracts, No Undisclosed Obligations.** Village is not a party to any contract, agreement or commitment to sell, convey, assign, transfer, provide rights of first refusal or other similar rights or otherwise dispose of any portion or portions of the Project. As of the Conveyance Deadline, except as created by this Agreement, there will be no obligations or liabilities of any kind or nature whatsoever, actual or contingent, including, but not limited to, any tax liabilities, contract liabilities or tort liabilities for which or to which Developer or the Project will be liable or subject, except for

non-delinquent obligations and liabilities accrued and thereafter accruing under permitted exceptions to title to the Property.

- G. **Fee Simple Title.** Village owns fee simple title to the Property subject only to permitted exceptions to be agreed upon by the parties, and has full right, power, and authority to execute this Agreement and to convey the Property to Developer in accordance with the terms and provisions of this Agreement.
- H. **No Violations of Law.** Village has no knowledge of, or notice of, any claims of any governmental authority to the effect that the construction, operation or use of any part of the Project is in violation of any applicable laws or that any claim or any investigation with respect thereto is under consideration and Village has not received any notice from any governmental authority alleging or claiming that the Property or any portion thereof violates any applicable environmental law, rule or regulation, and the Property is not subject to any "No Further Remediation Letter" ("NFR") issued by the Illinois Environmental Protection Agency.
- I. **No Special Assessments.** There is not presently pending, and Village has received no notice of, any special assessments of any nature with respect to the Property, the Project or any part thereof, nor has Village received any notice of any special assessments being contemplated.

Both Developer and Village agree to make the above representations and warranties in the Agreement and on the date of the conveyance of the Property from the Village to Developer.

XV. INSURANCE

This Section XV. shall survive the termination of the Agreement.

- A. **Insurance Coverages.** The Developer, and any successor in interest to the Developer, shall obtain and continuously maintain, or shall cause its general contractor to obtain and maintain, during the period of construction of the Project insurance on the Property and the Project and, from time to time during the period of construction of the Project at the request of the Village, furnish proof to the Village evidence that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Developer must obtain and continuously maintain during the period of construction of the Project, provided that the Developer or its contractor shall obtain the insurance described in subsection 1. below prior to the commencement of construction of any portion of the Project:

1. Builder's risk insurance, written on the so-called "Builder's Risk - Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Project at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy.
 2. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's/Contractor's Policy on a primary non-contributory basis naming the Village, its governing body members, officers, agents, including independent contractors, consultants, attorneys, servants and employees as additional insureds, with limits against bodily injury and property damage of not less than \$5,000,000.00 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis.
 3. If applicable to the Developer, Workers compensation insurance, with statutory coverage.
- B. **Continuity of Insurance.** All insurance required in this Section XIV. shall be obtained and continuously maintained during the period of construction of the Project through responsible insurance companies selected by the Developer or its successors that are authorized under the laws of the State to assume the risks covered by such policies. Unless otherwise provided in this Section XV., cancellation relative to each policy shall be as provided by the policy; however, the Village must be named as a cancellation notice recipient on the comprehensive general liability policy. Not less than fifteen (15) days prior to the expiration of any policy, the Developer, or its successor or assign, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Section XV. In lieu of separate policies, the Developer or its successor or assign, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

XVI. INDEMNIFICATION, HOLD HARMLESS AND RELEASE PROVISIONS

This Section XVI. shall survive the termination of the Agreement.

- A. **Release.** The Developer releases from and covenants and agrees that the Village, its governing body members, officers, agents, including independent contractors, consultants, attorneys, servants and employees thereof (for purposes of this Section XVI., collectively the "Village Indemnified Parties") shall not be liable for, and agrees to indemnify, defend and hold harmless the Village Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or

about or resulting from any defect in the Project or the Property or arising pursuant to the Developer's obligations or warranties under this Agreement or actions in furtherance thereof to the extent not attributable to the gross negligence or willful misconduct of the Village Indemnified Parties; provided, that this waiver shall not apply to the warranties made or obligations undertaken by the Village in this Agreement.

- B. **Indemnification.** Except for gross negligence or willful misconduct of the Village Indemnified Parties, Developer agrees to indemnify, defend and hold harmless the Village Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of Developer (or if other Persons acting on their behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project.
- C. **Environmental Disclaimer.** Except as otherwise set forth herein, the Village makes no warranties or representations regarding, nor does it indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Property, or anywhere within the TIF District of any toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§ 9601-9657, as amended) (collectively, the "Hazardous Substances"). The foregoing disclaimer relates to any Hazardous Substance allegedly generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on or in the vicinity of the Property, or within the TIF District, as well as any activity claimed to have been undertaken on or in the vicinity of the Property, that would cause or contribute to causing (1) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 *et seq.*, or any similar State law or local ordinance, (2) a release or threatened release of toxic or hazardous wastes or substances, pollutants or contaminants, from the Property, within the meaning of, or otherwise bring the Property within the ambit of, CERCLA, or any similar State law or local ordinance, or (3) the discharge of pollutants or effluents into any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. §1251 *et seq.*, or any similar State law or local ordinance. Further, the Village makes

no warranties or representations regarding, nor does the Village indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Project, or anywhere within the Property or the TIF District, of any substances or conditions in or on the Property, that may support a claim or cause of action under RCRA, CERCLA, or any other federal, State or local environmental statutes, regulations, ordinances or other environmental regulatory requirements. The Village makes no representations or warranties regarding the existence of any above ground or underground tanks in or about the Property, or whether any aboveground or underground tanks have been located under, in or about the Property have subsequently been removed or filled. The Village warrants and represents to Developer that it has not received notice, other than as already provided to the Developer by the Village in the environmental reports provided to the Developer by the Village, from any agency, individual or entity of any violation of any environmental law relating to any Hazardous Substances affecting the Property.

- D. **Waiver.** The Developer waives any claims against the Village Indemnified Parties, and their members and boards, for indemnification, contribution, reimbursement or other payments arising under Federal, State and common law relating to the environmental condition of the land comprising the Property.
- E. **No Personal Liability.** No liability, right or claim at law or in equity shall attach to or shall be incurred by the Village Indemnified Parties (other than claims against the Village for breach of this Agreement), the Village's President, Trustees, officers, officials, attorneys, agents and/or employees, and any such rights or claims of the Developer against the Village Indemnified Parties (other than claims against the Village for breach of this Agreement), the Village's President, Trustees, officers, officials, attorneys, agents and/or employees are hereby expressly waived and released as a condition of and as consideration for the execution of the Agreement by the Village.

XVII. EVENTS OF DEFAULT AND REMEDIES

- A. **Developer Events of Default.** The following shall be Events of Default with respect to this Agreement:
 - 1. If any material representation or warranty made by Developer in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if Developer does not remedy the default, within thirty (30) days after

written notice from the Village and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

2. Default by Developer for a period of thirty (30) days after written notice thereof in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of Developer; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and Developer, within said thirty (30) days, initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.
3. Default by Developer for a period of forty-five (45) days after written notice thereof in the performance or breach of any material covenant contained in this Agreement other than those discussed in clause A.2 above; provided, however, that such default shall not constitute an Event of Default if such default cannot be cured within said forty-five (45) days and the Developer, within said forty-five (45) days initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within one hundred thirty-five (135) days after such notice.
4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of ninety (90) consecutive days.
5. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or

the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

6. A sale, assignment, or transfer of the Project, except in accordance with this Agreement.
7. Material change in the management of Developer, except in accordance with this Agreement.
8. Developer abandons the Project on the Property. Abandonment shall be deemed to have occurred when work stops on the Property for more than ninety (90) consecutive days for any reason other than Uncontrollable Circumstances and such work is not resumed (other than as a consequence of Uncontrollable Circumstances) within ninety (90) days of written demand by the Village.
9. Prior to issuance of the Certificate of Project Completion, Developer fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the Project contemplated by this Agreement and such failure continues for more than thirty (30) days after written notice thereof from the Village; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and Developer, within said thirty (30) days, initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

B. **Village Events of Default.** The following shall be Events of Default with respect to this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default, within thirty (30) days after written notice from Developer and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.
2. Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that

such default or breach shall constitute an Event of Default only if the Village does not, within thirty (30) days after written notice from Developer, initiate and diligently pursue appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

3. Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if the Village, commences cure within thirty (30) days after written notice from Developer and in any event cures such default within ninety (90) days after such notice, subject to Uncontrollable Circumstances.
4. A material representation or warranty of the Village is not true for a period of thirty (30) days after written notice from Developer; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and the Village, within said thirty (30) days, initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

C. **Remedies for Default.** In the case of an Event of Default hereunder:

1. The defaulting Party shall, upon written notice from the non-defaulting Party, take prompt action to cure or remedy such Event of Default. If, in such case, any monetary Event of Default is not cured, or if in the case of a non-monetary Event of Default, except for circumstances contemplated under Section XVII.A., action is not taken or not diligently pursued, or if action is taken and diligently pursued but such Event of Default or breach shall not be cured or remedied within the cure periods specified therefor, unless extended by mutual agreement, the non-defaulting Party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement; provided that this provision shall be subject to and superseded by Village's election of the remedy of liquidated damages under Section VII.B. above, if applicable.
2. In case a Party shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Parties shall be restored respectively to their several positions and rights

hereunder, and all rights, remedies and powers of Developer and the Village shall continue as though no such proceedings had been taken.

3. In no event shall either Party be liable to the other for any consequential or punitive damages suffered as a result of a default under this Agreement.

- D. **Agreement to Pay Attorneys' Fees and Expenses.** In the event an Event of Default is not cured within the applicable cure periods and the Parties employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement herein contained, the non-prevailing Party shall pay, on demand, the prevailing Party's reasonable fees of such attorneys and such other reasonable expenses in connection with such enforcement action. This Section XVII.D. shall survive the termination of this Agreement.
- E. **No Waiver by Delay or Otherwise.** Any delay by any Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that any Party should not be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.
- F. **Rights and Remedies Cumulative.** The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.
- G. **Legal and Other Fees and Expenses.** Other than for demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings covered by Section XVI. above, in the event that any third party or parties institute any legal proceedings against the Developer and/or the Village, which relate to the terms of this Agreement, then, in that event, the Parties shall cooperate in the defense of any such lawsuit, with each Party assuming, fully and vigorously, its own defense of such lawsuit, and all costs

and expenses of its own defense, of whatever nature (including attorney's fees). This Section XVII.G. shall survive the termination of this Agreement.

XVIII. EQUAL EMPLOYMENT OPPORTUNITY

- A. **No Discrimination.** To the extent required by law, Developer shall comply with all federal, state and local laws relating to equal employment opportunity, if any.
- B. **Advertisements.** To the extent required by law, Developer shall, in all solicitations or advertisements for employees placed by or on behalf of Developer, if applicable, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

XIX. MISCELLANEOUS PROVISIONS

- A. **Cancellation.** Notwithstanding any terms in this Agreement to the contrary, in the event Developer or the Village shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the TIF Plan, including Developer's duty to build the Project and operate the Project, by the order of any court of competent jurisdiction, or in the event that all or any part of the Act or any ordinance adopted by the Village in connection with the Project, shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Project or the covenants and agreements or rights and privileges of Developer or the Village, then and in any such event, the Party so materially affected may, at its election, cancel or terminate this Agreement in whole (or in part with respect to that portion of the Project materially affected) by giving written notice thereof to the other Parties within one hundred twenty (120) days after such final decision or amendment. Further, the cancellation or termination of this Agreement shall have no effect on the authorizations granted to Developer for buildings, or the remodeling of any building, permitted and under construction, to the extent permitted by said court order; and the cancellation or termination of this Agreement shall have no effect on perpetual easements contained in any recorded, properly executed document.
- B. **Notices.** All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (1) personal service, (2) electronic communications, whether by electronic mail, telex, telegram or telecopy, but only if followed up, within one (1) business

day, by another method of notice, (3) overnight courier, or (4) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village: Catherine M. Adduci, Village President
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305
Email: CAdduci@vrf.us

With a copy to: Matthew Walsh, Village Administrator
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305
Email: MWalsh@vrf.us

and: Klein, Thorpe and Jenkins, Ltd.
120 South LaSalle Street, Suite 1710
Chicago, Illinois 60603
Attention: Lance C. Malina
Email: lcmalina@ktjlaw.com

If to Developer: Madison 531 LLC
1801 N Bissell St Suite 1F
Chicago, IL 60614
Attn: Charles R. Westphal

With a copy to: Scott & Kraus, LLC

150 S Wacker Drive, Suite 2900
Chicago, IL 60606
Attn: Eugene S. Kraus
E-mail: ekraus@skcounsel.com

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to either clause (1) or (2) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (3) shall be deemed received on the day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (4) shall be deemed received forty-eight (48) hours following deposit in the mail.

- C. **Time is of the Essence.** Time is of the essence of this Agreement. Notwithstanding the foregoing, if the date for performance of any of the

terms, conditions and provisions of this Agreement shall fall on a Saturday, Sunday or legal holiday, then the date of such performance shall be extended to the next business day.

- D. **Integration.** Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and is a full integration of the agreement of the Parties.
- E. **Counterparts.** This Agreement may be executed in any number of counterparts, but in no event less than two (2) counterparts, each of which shall be an original and each of which shall constitute but one and the same Agreement.
- F. **Recordation of Agreement.** The Parties agree to record a memorandum of this Agreement in form attached hereto as Exhibit H with the Cook County Recorder's Office against title to the Property. The Village and the Developer shall equally share the cost of the recording charges. The Developer's rights and obligations in this Agreement are covenants running with title to the Property and successor owners of the Property shall be and are bound by this Agreement to the same extent as Developer. Upon expiration or Termination of this Agreement, the Parties shall record a memorandum of termination of this Agreement.
- G. **Severability.** If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.
- H. **Choice of Law / Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, and any court proceedings between the Parties hereto shall be brought in Cook County, Illinois.
- I. **Entire Contract and Amendments.** This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and the Developer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village and the Developer, and may not be modified or amended except by a written instrument executed by the Parties hereto.
- J. **Third Parties.** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other Person other than the Village and the Developer, nor is anything in this Agreement intended to relieve or discharge the

obligation or liability of any third parties to the Village and the Developer, nor shall any provision give any third parties any rights of subrogation or action over or against the Village or the Developer. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

- K. **Waiver.** Any Party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.
- L. **Cooperation and Further Assurances.** The Village and the Developer each covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or the Developer, or other appropriate Persons, all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.
- M. **No Joint Venture, Agency or Partnership Created.** Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third party to create the relationship of a partnership, agency or joint venture between or among such Parties.
- N. **No Personal Liability of Officials of the Village or the Developer.** No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, Village Administrator, any elected official, officer, partner, member, shareholder, manager, director, agent, employee or attorney of the Village or the Developer, in his or her individual capacity, and no elected official, officer, partner, member, director, agent, employee or attorney of the Village or the Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.
- O. **Repealer.** To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

- P. **Term.** Unless terminated earlier as otherwise provided in this Agreement, this Agreement shall remain in full force and effect until the termination of the Redevelopment Project Area in 2040 (following payment of 2039 taxes) as provided in the Village's currently existing ordinances related to the TIF Area, whereupon neither Developer nor Village shall have any further obligations to the other except for those obligations expressly provided herein to survive a termination hereof.
- Q. **Estoppel Certificates.** Each of the Parties hereto agrees to provide the other, upon not less than fifteen (15) days prior request, a certificate ("Estoppel Certificate") certifying that this Agreement is in full force and effect (unless such is not the case, in which case such Party shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party. If either Party fails to comply with this provision within the time limit specified, and if, after an additional seven (7) days' notice there still is no compliance, then said non-complying Party shall be deemed to have appointed the other as its attorney-in-fact for execution of same on its behalf as to that specific request only.
- R. **Assignment.** This Agreement, and the rights and obligations hereunder, may not be assigned by Developer prior to the date the Village issues Developer a Certificate of Project Completion, unless the Village consents in writing to such assignment which consent shall not be unreasonably withheld or delayed, and unless the assignee consents in writing to be bound by the terms of this Agreement. Following Village's issuance of a Certificate of Project Completion, Developer may sell or transfer the Property, and assign its rights, duties and obligations hereunder, without the consent or approval of the Village. Nothing herein shall be deemed to prohibit or impair an assignment to Developer's lender pursuant to an assignment required for construction financing.
- S. **Municipal Limitations.** All Village commitments hereunder are limited to the extent required by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF RIVER FOREST,
an Illinois municipal corporation

ATTEST:

By: _____
Catherine M. Adduci, President

By: _____
Rosa Castellano,
Village Clerk

DEVELOPER:

MADISON 531 LLC,
an Illinois limited liability company

By: Five Thirty One Partners LLC,
an Illinois limited liability company,
its sole and managing member

By: Stark Holdings LLC,
an Illinois limited liability company,
its Manager

By: _____
Charles R. Westphal,
Its Manager

JOINDER:

The undersigned, Five Thirty One Partners LLC, joins in this Agreement solely for purposes of guarantying the payment of the Developer's obligation to pay the Village liquidated damages in the amount of \$1,880,000.00 if and to the extent the same become due to the Village under the terms of Section VII.B of the Agreement.

Five Thirty One Partners LLC,
an Illinois limited liability company,
its sole and managing member

By: Stark Holdings LLC,
an Illinois limited liability company,
its Manager

By: _____
Charles R. Westphal,
Its Manager

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Catherine M. Adduci and Rosa Castellano, personally known to me to be the President and Village Clerk of the Village of River Forest, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said Illinois non-home rule municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2026.

Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Charles R. Westphal, personally known to me to be the Manager of Stark Holdings LLC, which is the Manager of Five Thirty One Partners LLC, the sole and managing member of Madison 531 LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said pursuant to authority given by the operating agreement of Madison 531 LLC, as his/her free and voluntary act, and as the free and voluntary acts and deeds of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2026.

Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Charles R. Westphal, personally known to me to be the Manager of Stark Holdings LLC, which is the Manager of Five Thirty One Partners LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said

instrument pursuant to authority given by the operating agreement of Five Thirty One Partners LLC, as his free and voluntary act, and as the free and voluntary acts and deeds of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____,
2026.

Notary Public

EXHIBIT A-1

Madison Street TIF District

Legal Description

(See Attached)

LEGAL DESCRIPTION (MADISON STREET TIF):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTH HALF OF SECTION 12, THE NORTH HALF OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET AND THE EAST RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 158 FEET OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 158 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GALE AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN BLOCK 7 IN GALE AND BLOCK'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 9 TO A POINT ON THE WEST LINE OF THE EAST 145.00 FEET OF SAID LOT 9; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 60 FEET OF SAID LOT 9; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST 90 FEET OF SAID LOT 9; THENCE SOUTHERLY ALONG SAID WEST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF LOT 8 IN SAID BLOCK 7 OF GALE AND BLOCK'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 8 (SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 5 IN SAID BLOCK 7; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 5 (SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF KEYSTONE AVENUE); THENCE EASTERLY ALONG A LINE TO A POINT ON THE NORTH LINE

OF THE SOUTH HALF OF LOT 5 IN BLOCK 8 OF SAID GALE AND BLOCK'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID LOT 5, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 150 FEET OF LOT 21 IN SAMUEL WATT'S SR. SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT NO. 4533770; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FOREST AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN SAID SAMUEL WATT'S SR. SUBDIVISION; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG SAID NORTH LINE OF LOT 8 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD (F.K.A. THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CANADIAN PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF PARK AND MADISON TOWNHOMES RESUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2007 AS DOCUMENT NO. 0735303059; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 8 OF E.S. CONWAY'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 27 IN SAID BLOCK 8 OF E.S. CONWAY'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-

OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 27 TO THE NORTHEAST CORNER OF SAID LOT 27 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 7 OF SAID E.S. CONWAY'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 8 IN HENRY FIELD'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12 (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 8 TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 8; THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ASHLAND AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 18 IN NUBE AND PETTON'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18 (SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 23 IN SAID NUBE AND PETTON'S RESUBDIVISION (SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN 18 FOOT PUBLIC ALLEY); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 23 AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LATHROP AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MADISON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY

LINE TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE POINT OF BEGINNING.

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EXHIBIT A-2

Madison Street TIF District

Map

(See attached)

Map of Madison TIF District

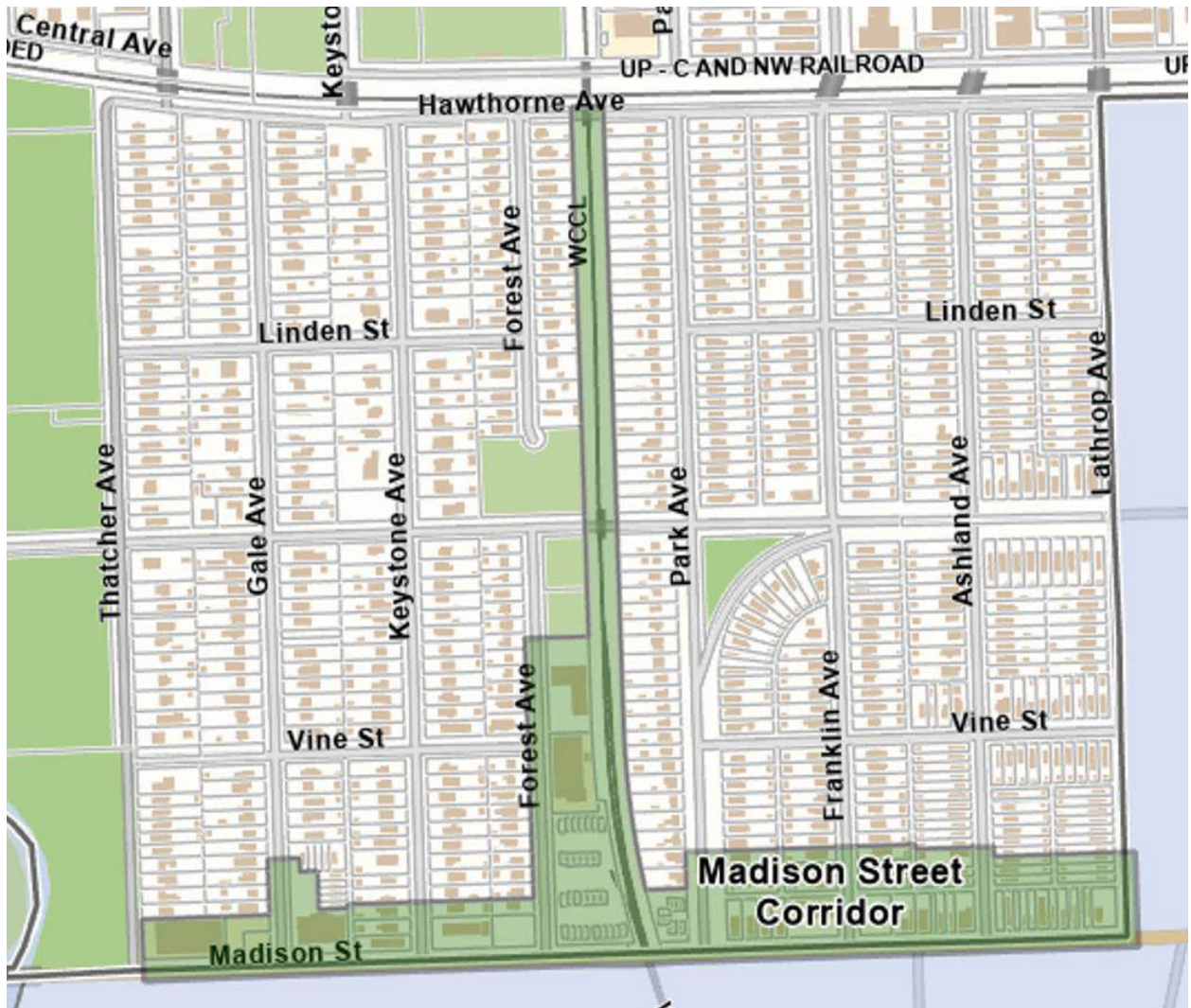


EXHIBIT B

Legal Description of the Property

(See attached)

Legal descriptions for the following former addresses:

ADDRESS: 7620 Madison Street

PIN(S): 15-12-322-031-0000 & 15-12-322-032-0000 & 15-12-322-033-0000 & 15-12-322-034-0000 & 15-12-322-035-0000

LOT ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), IN BLOCK SEVEN (7) IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7618 Madison Street

PIN(S): 15-12-322-047-0000

LOT 16 AND THE WEST 16 FEET 10 1/2 INCHES OF LOT 17, IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7614 Madison Street

PIN(S): 15-12-322-048-0000

LOT 17 (EXCEPT THE WEST 17.45 FEET THEREOF) AND THE WEST 16.88 FEET OF LOT 18 IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7612 Madison Street

PIN(S): 15-12-322-039-0000

THE EAST 8.12 FEET OF LOT 18 AND ALL OF LOT 19 IN BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 11 Ashland Ave

PIN(S): 15-12-322-020-0000

LOT 20 IN NEEBES AND PELTON'S RESUBDIVISION OF THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 10 Lathrop Avenue

PIN(S): 15-12-322-030-0000

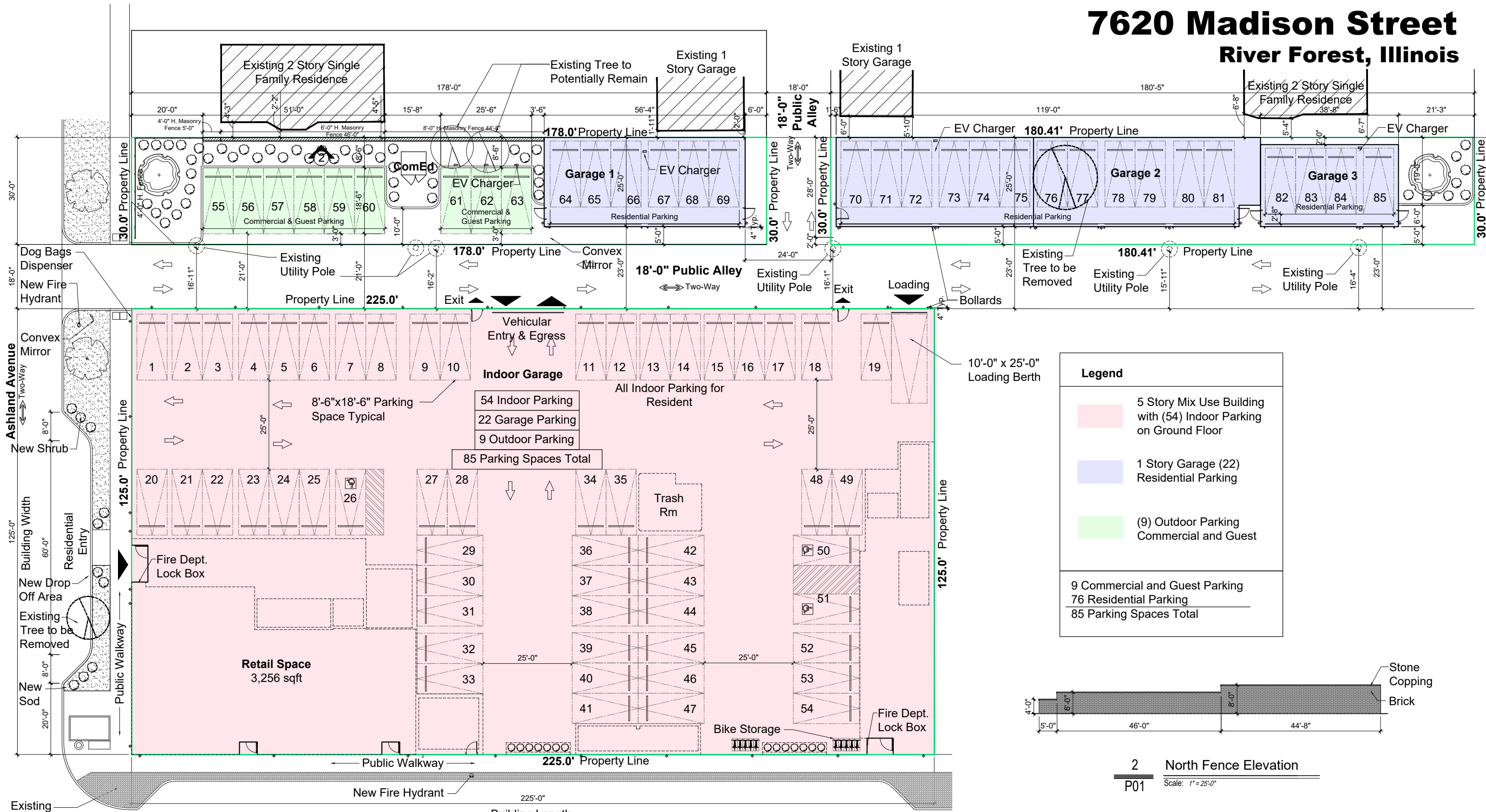
LOT 21 IN NEEBES AND PELTON'S RESUBDIVISION OF THE NORTH 450 FEET OF BLOCK 7
IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

EXHIBIT C

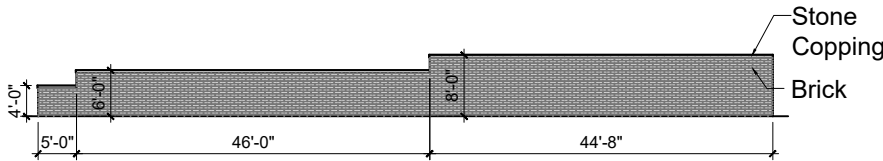
Site Plan for the Project

7620 Madison Street

River Forest, Illinois



Legend	
	5 Story Mix Use Building with (54) Indoor Parking on Ground Floor
	1 Story Garage (22) Residential Parking
	(9) Outdoor Parking Commercial and Guest
9 Commercial and Guest Parking 76 Residential Parking 85 Parking Spaces Total	



2 North Fence Elevation
P01

1 Site / Parking Plan
P01



EXHIBIT D

Detailed Description of the Project

(See Attached)

DETAILED DESCRIPTION OF THE PROPOSAL

The Madison Street project proposes the redevelopment of the vacant, approximately 0.92-acre site generally known as 7620 Madison Street, including properties along Madison Street, Ashland Avenue, and Lathrop Avenue. The revised proposal consists of a five-story mixed-use building containing 69 residential units and approximately 3,200 square feet of ground-floor commercial space.

The development will provide 129 parking spaces, including 85 standard spaces and 44 spaces designed to accommodate parking lifts. The lift-capable spaces allow the project to provide additional parking for residents without expanding the building's footprint. Parking will also include portions of the building's podium garage, structured parking components, and garages located on the northern portions of the property.

EXHIBIT E

{NOTE -SUBJECT TO FURTHER REVIEW AND EDITS BY DEVELOPER} **TIF Eligible Redevelopment Costs**

- To the greatest extent permitted by law, all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental, to the TIF Plan and the redevelopment Project.
- To the greatest extent permitted by law, all redevelopment project costs as defined in the Act, including as defined in 65 ILCS 5/11-74.4-3(q).
- To the greatest extent permitted by law, all redevelopment project costs specified in the above Agreement.

To the greatest extent permitted by law, and without limitation, the following:

- Architectural fees
- Civil engineering fees
- Structural engineering fees
- Surveying
- Geotechnical studies
- Traffic studies
- Phase 1 & Phase 2, if applicable, environmental studies
- Entitlement and zoning costs
- Legal fees related to redevelopment approvals (RDA negotiation, zoning)
- Legal fees related to the property acquisition
- TIF consulting fees
- Construction loan interest during construction to the fullest extent permitted by the Act
- Lender fees
- Lender's appraisal, closing & title fees
- Utility relocation costs
 - ComEd relocations
 - AT&T relocations
 - Gas relocations
- Streetscape Improvements
 - Parkways
 - Madison streetscape
- Public sidewalk improvements
- ADA improvements
- Street lighting and public infrastructure improvements

- Excavation
- Stone base
- Landscaping
- Concrete sidewalks
- Sewer & Water Improvements
- Portions of the concrete work associated with the site development, paving, and parking improvements
- Portions of the building podium garage and structured parking components that can be attributed to the incremental cost of providing structured parking versus surface parking and cost of garages on north lots of the Property
- Reconstruction of Alley including permeable pavers and underground water detention
- Costs associated with creating underground stormwater detention under the building.

EXHIBIT F

PUBLIC IMPROVEMENTS

(See Attached)

PUBLIC IMPROVEMENTS

Per the Application submitted in June 2026 and as amended thereafter, the public improvements are comprised of improvements to be constructed in the public right of way and including curbs, sidewalks, and parkway/ streetscape improvements. The Applicant further reserves the right to identify and request such improvements as may be deemed necessary or appropriate subject to a professional engineering report which is yet to be completed.

EXHIBIT G

FORM OF APPLICATION

(See Attached)

TIF ELIGIBLE REDEVELOPMENT COSTS — EXPENSE REPORT

MADISON STREET DEVELOPMENT

Village of River Forest, Illinois

SUBMITTER AND REPORT INFORMATION

Company Name		Report Period		Request No.	
Contact Name / Title		Submission Date		Telephone	
Business Address		Email			
City, State ZIP		Project	Madison Street Project		

CLAIM SUMMARY

Total Gross Costs	-	TIF-Eligible Amount Requested	-	Amount Not Requested	-
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Enter each cost separately below. Cost classification and reimbursement eligibility remain subject to the applicable Redevelopment Agreement and Village review.

Line	Eligible Cost Category	Invoice / Cost Date	Date Paid	Vendor / Payee	Invoice No.	Check / EFT No.	Description of Cost	Gross Cost (\$)	TIF-Eligible Amount Requested (\$)	Docs Attached?	Notes / Agreement Reference
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											

Line	Eligible Cost Category	Invoice / Cost Date	Date Paid	Vendor / Payee	Invoice No.	Check / EFT No.	Description of Cost	Gross Cost (\$)	TIF-Eligible Amount Requested (\$)	Docs Attached?	Notes / Agreement Reference
24											
25											
26											
27											
28											
29											
30											
TOTALS								-	-	Not Requested	-

CERTIFICATION

I certify that the information reported above is true and complete to the best of my knowledge; the listed costs were incurred for the Madison Street Project; the amounts requested have not been previously reimbursed; and supporting documentation is attached. Submission of this report does not guarantee eligibility or reimbursement.

Authorized Representative Name / Title		Date	
Authorized Signature		Telephone / Email	

SUBMISSION CHECKLIST

1. List each invoice or payment as a separate line item and enter the gross amount in Column I.

2. Enter only the amount requested for TIF reimbursement in Column J; it should not exceed the gross cost shown in Column I.

3. Attach invoices, proof of payment, and any additional documentation required by the Redevelopment Agreement.

4. Select the cost category identified in the applicable agreement. For "Other," cite the relevant agreement provision in Column L.

EXHIBIT G | VILLAGE OF RIVER FOREST | MADISON STREET REDEVELOPMENT

EXHIBIT H

FORM OF MEMORANDUM OF AGREEMENT

THIS DOCUMENT WAS PREPARED BY:

Lance C. Malina
Klein, Thorpe and Jenkins, Ltd.
120 S. LaSalle St., Ste. 1710
Chicago, IL 60603

AFTER RECORDING, MAIL TO:

Lance C. Malina
Klein, Thorpe and Jenkins, Ltd.
120 S. LaSalle St., Ste. 1710
Chicago, IL 60603

MEMORANDUM OF REDEVELOPMENT AGREEMENT

THIS MEMORANDUM OF REDEVELOPMENT AGREEMENT is dated as of _____, 2026 and made by and between the VILLAGE OF RIVER FOREST, ILLINOIS, an Illinois municipal corporation (the “Village”) and MADISON 531 LLC, an Illinois limited liability company (the “Developer”) (Village and Developer are sometimes collectively referred to herein as “Parties”).

Recitals.

A. The Parties entered into a certain Redevelopment Agreement dated as of _____, 2026 (the “Redevelopment Agreement”) for the redevelopment of certain real property consisting of six (6) parcels containing, in the aggregate, approximately 38,877 square feet located within the Madison Street Tax Increment Financing District of the Village of River Forest, Illinois, and legally described on Exhibit A, attached hereto (the “Property”). The Redevelopment Agreement provides for the redevelopment of the Property with the 7620 Madison Development, a five-story mixed-use building containing 69 apartment units, approximately 3,200 square feet of ground-floor commercial space, and 85 parking spaces (the “Project”).

B. The Village and Developer hereby confirm that the Redevelopment Agreement contains the following provisions, among others:

1. The Village is desirous of having the Property redeveloped under the terms and conditions set forth in the Redevelopment Agreement, to assist such development.

2. The Developer agreed to redevelop the Property in accordance with the Redevelopment Agreement. This Memorandum of Redevelopment Agreement is made solely for purposes of evidencing certain matters stated in the Redevelopment Agreement, and does not in any manner enlarge or reduce the respective rights, privileges, liabilities or obligations of the Parties under the Redevelopment Agreement. Reference is made to the Redevelopment Agreement for the definition of capitalized terms used but not otherwise defined herein.

3. All of the covenants, agreements, conditions and undertakings contained in the Redevelopment Agreement inure to the benefit of and are binding upon the Parties and their respective authorized successors and assigns. The Developer's rights and obligations under the Redevelopment Agreement are covenants running with title to the Property, and successor owners of the Property are bound by the Redevelopment Agreement to the same extent as Developer.

VILLAGE:

Village of River Forest, Illinois, an Illinois municipal corporation

DEVELOPER:

Madison 531 LLC, an Illinois limited liability company, by Five Thirty One Partners LLC, its sole and managing member, by Stark Holdings LLC, its Manager

By: _____

Printed Name: Catherine M. Adduci

Its: President

By: _____

Printed Name: Charles R. Westphal

Its: Manager

STATE OF ILLINOIS)
COUNTY OF COOK)) SS.

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that CATHERINE M. ADDUCI, personally known to me to be the President of the Village of River Forest, Illinois, an Illinois municipal corporation, appeared before me this day in person and acknowledged that she signed and delivered the said instrument on behalf of the Village of River Forest, as its President, and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2026.

Notary Public

My Commission expires: _____

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that CHARLES R. WESTPHAL, personally known to me to be the Manager of Stark Holdings LLC, which is the Manager of Five Thirty One Partners LLC, the sole and managing member of Madison 531 LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the operating agreement of Madison 531 LLC, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2026.

Notary Public

My Commission expires: _____