



VILLAGE OF RIVER FOREST RESCHEDULED REGULAR VILLAGE BOARD MEETING

Tuesday, May 26, 2020 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305

AGENDA

Physical attendance at this public meeting is limited to 10 individuals, with Village Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Sara Phyfer at sphyfer@vrf.us. You may listen to the meeting by participating in a telephone conference call as follows, dial-in number: 312-626-6799 with meeting ID: 885 3356 3938. If you would like to participate over the phone, please email sphyfer@vrf.us by 5:00 PM on Tuesday, May 26, 2020. If you would like to watch the livestream, please go to the Village website: www.vrf.us/events/event/1636.

1. Call to Order/Roll Call
2. Approval of Remote Participation
3. Pledge of Allegiance
4. Citizen Comments
5. Elected Official Comments & Announcements
6. Consent Agenda
 - a. Village Board of Trustees Meeting Minutes – April 27, 2020
 - b. Create Section 1-23-3-1.C.12 of the Village Code Regarding Filing of Statements of Economic Interest – Ordinance
 - c. Award of Bid and Contract for the 2020 Street Improvement Project to Builders Paving LLC in the amount of \$768,000.00
 - d. Appropriation of \$630,000 in Motor Fuel Tax Funds for the 2020 IDOT Maintenance Agreement – Resolution
 - e. Authorization to Sell Surplus Property – 2013 Ford Explorer and 2013 Ford Taurus – Ordinance
 - f. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 746 Clinton
 - g. Accounts Payable – April 2020 – \$1,786,810.19
 - h. Monthly Department Reports
 - i. Performance Measurement Report
 - j. Village Administrator's Report
7. Consent Items for Separate Consideration
 - a. Accounts Payable from the General Fund to McDonald's-Karavites for \$77.99 (*Trustee O'Connell Common Law Conflict of Interest*)
8. Recommendations of Boards, Commissions and Committees
 - a. Sustainability Commission – Recommendation on Entering Into a Master Power Supply Agreement with MC Squared Energy Services, LLC for the Village's Electrical Aggregation Program and Approval of Master Power Supply Agreement with MC Squared Energy Services, LLC for the Village's Electric Aggregation Program – Ordinance
 - b. Sustainability Commission – Report on Backyard Chicken Program
 - c. Sustainability Commission – Recognition of Julie Moller
 - d. Traffic and Safety – Report and Recommendation on Village Parking Study

- e. Plan Commission – Report, Recommendation and Approval of the Affordable Housing Plan
- f. Age-Friendly Advisory *Ad Hoc* Committee – Resolution Amending Resolution 20-4 Regarding the Number of Members of the Village of River Forest Age-Friendly Advisory *Ad Hoc* Committee – Resolution
- g. Appointments: Trustee Respicio Vazquez (Chair), Chris Hauri, Angie Seder, Ron Sherman, Daniel Lauber, Deborah Frederick, Lydia Manning, James Flanagan
- h. Board and Commission Appointments/Reappointments
 - 1. Plan Commission – Reappoint Keary Cragan – 4 Year Term Expiring 4/30/24
 - 2. Plan Commission – Reappoint David Crosby – Chair, 2 Year Term Expiring 4/30/22
 - 3. Economic Development Commission – Reappoint Robert Graham – 4 Year Term Expiring 4/30/24
 - 4. Economic Development Commission – Reappoint Carr Preston – 4 Year Term Expiring 4/30/24
 - 5. Economic Development Commission – Reappoint Lee Neubecker (Member Term) – 4 Year Term Expiring 4/30/24
 - 6. Zoning Board of Appeals – Reappoint Joanna Schubkegel – 5 Year Term Expiring 4/30/25
 - 7. Development Review Board – Reappoint Joanna Schubkegel – 2 Year Term Expiring 4/30/22
 - 8. Development Review Board – Reappoint David Crosby – 2 Year Term Expiring 4/30/22
 - 9. Development Review Board – Reappoint Maryanne Fishman – 2 Year Term Expiring 4/30/22
 - 10. Sustainability Commission – Appoint Lauren Behan – (Moller vacancy) – Remaining Term Expiring 4/30/21
 - 11. Sustainability Commission – Appoint Lisa Gillis – Chair (Moller vacancy) – Remaining Term Expiring 4/30/21
 - 12. Fire Pension Board – Reappoint Rosemary McAdams – Three Year Term Expiring 4/30/23
 - 13. Historic Preservation Commission – Appoint Jan Saeger – (Dowling vacancy) – Remaining Term Expiring 4/30/23

9. Unfinished Business

10. New Business

- a. Discussion and Direction: Block Parties
- b. Discussion and Direction: Zoning Text Amendment for “At Home Kitchens”
- c. Discussion and Direction: Expiration of Relief Period for Various Waivers of Fees, Penalties, Deadlines and Requirements Related to the COVID-19 Pandemic
- d. Discussion: Reopen River Forest Government Draft Plan
- e. Update Regarding Video Campaign for River Forest Businesses

11. Executive Session

12. Adjournment

**VILLAGE OF RIVER FOREST
VILLAGE BOARD OF TRUSTEES MINUTES
Monday, April 27, 2020**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, April 27, 2020 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 Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O'Shea, Finance Director Rosemary McAdams, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Attorney Greg Smith

2. APPROVAL OF REMOTE PARTICIPATION

Trustee Bachner made a motion, seconded by Trustee Brennan, to allow the meeting to occur by remote audio and video conference.

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

3. CITIZEN COMMENTS

None.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Bachner read a statement to acknowledge that this land was once inhabited by indigenous people and stated that River Forest continues to be a place that people from diverse backgrounds live and gather. She provided a Census update, noting that the Complete Count Committee met recently. She stated that deadlines are being extended, but people still need to count themselves based on where they lived on April 1, 2020. As they get further away from that date, she emphasized the difficulty of counting people and stated the Committee is looking at ways to communicate the message. She noted that some of their ideas include sending postcards to residences and creating challenges to get people excited about the Census, as well as reaching out to faith-based partners.

Assistant to the Village Administrator Pape added that the self-response rate was currently at 74.4%.

In response to a question from Trustee Henek about being able to tell where responses are lacking, Trustee Bachner stated that would be easier in Chicago, for example, due to their population density, whereas River Forest only has two Census tracts.

Trustee Cargie noted that the next Deer Management Ad Hoc Committee meeting is on Thursday. He stated that the agenda includes discussion of the survey and potential subcommittees.

Trustee Vazquez thanked first responders, the Village President, and Village staff for all their work in this time, and he recognized Helen Kwan and the Senior Response Program for helping seniors and residents who are disabled. He also thanked residents for their cooperation and encouraged them to continue following the executive order. He also noted the legal challenges of the Governor's order but stated that following medical officials' advice is the right thing to do.

Village Clerk Brand-White echoed Trustee Vazquez's comments. She stated this is especially important as the weather gets nicer. As the mother of a frontline worker, she asked that everyone take the pandemic as seriously as possible. She thanked everyone for their work.

Trustee Brennan noted that facial coverings are becoming more important as they are required in River Forest starting tomorrow, and the whole state starting Friday. She emphasized that any type of facial covering is sufficient. She stated the mask-making groups have made over 1,000 facial coverings for seniors and those who are the most vulnerable. Those with donations of materials or volunteers to sew should contact rfseniorhelp@gmail.com, she stated. Trustee Brennan also noted she has been working with Lee Neubecker, Chair of the Economic Development Commission, on strategies of how to let businesses operate safely. Lastly, she noted a beautification initiative, which includes continuing public murals.

Trustee Henek echoed the comments about the good things people are doing. She asked about the location to drop off face covering materials and who is coordinating the painting project.

Trustee Brennan stated those interested can send an email to the Senior Response group, which can also make deliveries of the materials to sewers. She also explained that she and Mr. Neubecker will be coordinating with the Village and Little Bits Workshop on the murals.

Trustee O'Connell echoed the other comments and thanked everyone. He wished continued success to the Village staff.

President Adduci said thank you to Village staff, first responders, and the Village attorney, noting that there are many people to thank in this community. She highlighted the success of the Village communications including E-News and robocalls, noting she and Staff are trying

to gather and synthesize the information as quickly as possible, and she invited suggestions for the communications as well. She briefly discussed Executive Order 20-4 and Mr. Neubecker's work of bringing together the Economic Development Commission to promote local businesses during the pandemic.

5. CONSENT AGENDA

- a. Committee of the Whole Meeting Minutes – April 13, 2020
- b. Village Board Meeting Minutes – April 13, 2020
- c. Award of Bid and Contract for the 2020 Sewer Lining Project to Benchmark Construction in the amount of \$118,626.00
- d. Plat of Consolidation – 910 William
- e. Authorization to Springbrook Software LLC for Springbrook Annual Maintenance Fee in the Amount of \$26,170.00
- f. Village Administrator's Report

Trustee Henek made a motion, seconded by Trustee Brennan, to approve the Consent Agenda items A - F.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

- a. Economic Development Commission – Report from Friday's Meeting

Administrator Palm briefly summarized the Commission's campaign, which is to promote businesses and let people know there are safe environments to shop in using the tagline "we've got you covered." He stated former resident and video producer John Griffin, who has completed videos for the Village previously, will be creating a series of videos that the Village will push out in those marketing efforts.

President Adduci stated she thinks it will be well received and may be copied by other communities. She noted that Mr. Griffin anticipates having something by the end of the week or early next week.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

- a. Adopting Executive Order 20-4 Regarding the Use of Face Coverings Issued by the Village President Under a Declaration of a State of Emergency (COVID-19 – April 13, 2020) – Ordinance

Trustee Brennan made a motion, seconded by Trustee Vazquez, to approve an ordinance adopting Executive Order 20-4 Regarding the Use of Face Coverings Issued by the Village President Under a Declaration of a State of Emergency (COVID-19 - April 13, 2020).

President Adduci explained that this order was to require businesses to wear face coverings by Friday, April 24. She stated Officer Ransom went to each business to talk to them and give them mask starter kits. She stated that face coverings for customers going into those businesses will be required starting April 28. President Adduci stated that since this order was signed on Wednesday, the Governor extended his Stay at Home order until May 30 and that the order includes a requirement for face covering. She explained the purpose of the Order is to ensure the health and safety of the community and that there is a need to find ways to get businesses going under the State's guidance.

In response to a question from Trustee O'Connell, President Adduci stated that the Village could communicate this requirement on the messaging boards around town.

In response to a question from Trustee Cargie about denying service, President Adduci stated the Order includes language about businesses using their discretion and best judgment in case there is a medical or health reason to not use one, noting that businesses can also provide coverings to their customers. She also stated that Assistant Village Administrator Scheiner will be putting together a protocol so there is clear direction on this matter.

Administrator Palm stated that as the business liaison, Officer Ransom has meets with the businesses when there are issues and that when the executive orders come though, the Village hand delivers them. He emphasized that the businesses each have starter kits and the Village will provide them extra resources as available. He also stated Staff is working on an online form to report concerns about businesses not following the requirements. He explained this is to divert these types of calls from dispatch and to give residents and businesses a place to take these concerns.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

President Adduci state that because the Governor has extended the Stay at Home Order, she will be signing Declaration 20-4 to extend the Village's State of Emergency until the next Village Board of Trustees meeting on May 11.

b. Discussion and Direction: Statement of Economic Interest Filing Policy for Boards & Commissions

Administrator Palm explained that as past practice, the Village has required all elected officials, requisite Staff, and commissioners to complete the Statement of Economic Interest filing. He noted that this issue was raised by a commissioner who had asked what the legal requirement of this filing was. Mr. Palm summarized the Village Attorney's findings, noting that there is no legal requirement for certain commissions. He stated the Board is being asked to adopt a policy on who should be required to submit the Statement of Economic Interests form.

Trustee Cargie stated he did not think the form was hard to fill out, but stated he felt the Economic Development Commission should be required.

Trustee Henek agreed and asked if the commissioner voiced his concerns.

Mr. Palm stated that the commissioner felt it was not something necessary for him to complete because he is a volunteer and trying to give back time to the community.

Trustee Bachner stated she was inclined to have all the commissioners complete the form for transparency because the commissions provide recommendations.

Trustee Brennan concurred with Trustee Bachner. She added that she had never heard a commissioner express concerns about it before.

President Adduci stated she had not heard that before either, noting that it is being brought forward because there is no policy.

Trustee Vazquez stated he agreed with Trustees Bachner and Brennan, stating that he is inclined to have it apply to all commissioners for transparency purposes.

In response to a question from Trustee O'Connell, Village Attorney Smith stated that the filings are available for review on the County's website.

President Adduci expressed her concern that they would be changing an informal policy for one complaint.

The Village Board reached a consensus to require all commissioners to complete the Statement of Economic Interests filing.

In response to a question from Trustee Henek about a timeline for reappointing commissioners, President Adduci stated that those whose terms expire on April 30 can continue to serve and that she will need to have a conversation with all of them.

In response to a follow up question from Trustee Henek, President Adduci stated there is a process for filling vacancies and that there is a waiting list of people who have applied to serve.

Trustee O'Connell requested that the Pledge of Allegiance be added back to the agenda.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

Trustee Cargie made a motion, seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 7:49 p.m.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 4, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Sara Phyfer, Management Analyst/Deputy Clerk

Subj: Create Section 1-23-3-1.C.12 of the Village Code with regard to filing of Statements of Economic Interest.

Issue: At its April 27, 2020 Village Board of Trustees meeting, there was Board consensus to require members of all Village commissions to complete the filing of Statements of Economic Interest. The proposed ordinance would codify this requirement in the Ethics chapter of the Village Code.

Requested Action: Approve the attached ordinance creating Section 1-23-3-1.C.12 of the Village Code with regard to the filing of Statements of Economic Interest.

Attachment:
Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE VILLAGE OF RIVER FOREST VILLAGE CODE REGARDING FILING OF STATEMENTS OF ECONOMIC INTEREST

WHEREAS, the Village of River Forest ("Village") is a non-home rule unit of local government as provided by Article VII, Section 7 of the Illinois Constitution of 1970; and

WHEREAS, the Village requires appointees to Village commissions to file annual statements of economic interest with the Cook County Clerk to increase transparency in conducting the Village's business; and

WHEREAS, the Village President and Board of Trustees desire to amend the Village of River Forest Village Code ("Village Code") to codify this requirement; and

WHEREAS, the Village President and Board of Trustees have determined that it would best serve the public's health, safety and welfare to amend the Village Code as set forth below;

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

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

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

Section 1-23-3-1.C.12. of the Village Code, entitled "Statement of Economic Interest," is hereby created and shall read as follows:

"All officers, including appointees to Village commissions, shall file a statement of economic interest with the Cook County Clerk with the information required by, and within the time required by, Article 4A of the Illinois Governmental Ethics Act, 5 ILCS 420/4A, as amended."

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

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

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

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

PASSED this 11th day of May, 2020 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 11th day of May, 2020.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk



MEMORANDUM

DATE: May 26, 2020

TO: Eric J. Palm, Village Administrator

FROM: Jeff Loster, Village Engineer

SUBJECT: Award of Contract - 2020 Street Improvement Project (SIP)

Issue: Staff is seeking the award of a contract for the 2020 Street Improvement Project (SIP).

Analysis: The FY21 budget allocates \$825,000 for the 2020 SIP: \$500,000 in the Motor Fuel Tax Fund, \$50,000 in the Water & Sewer Fund and \$275,000 in the Infrastructure Improvement Bond Fund.

This year's project consists of resurfacing the following streets:

1. Oak Avenue (Thatcher to Bonnie Brae)
2. Quick Avenue (Lathrop to Bonnie Brae)
3. Jackson Avenue (Chicago to Augusta)
4. Franklin Avenue (Oak to Chicago)
5. Keystone Avenue (Chicago to Thomas)
6. Forest Avenue (Chicago to Thomas)
7. Jackson Avenue (Lake to Quick)
8. Monroe Avenue (Lake to Oak)

On May 20, 2020 ten bids were received and opened. Attached for reference is a copy of the Bid Tabulation. The low bidder is Builders Paving LLC. with a total project cost of \$768,000.00, well within the allocated budget.

Builders Paving has not previously worked in the Village of River Forest. Multiple references have been contacted regarding their past work and all those that responded indicated only positive feedback.

Recommendation: Staff recommends approval of this contract with the following motion: Motion to award a contract to Builders Paving LLC. in the amount of \$768,000.00 for the 2020 Street Improvement Project and authorize the Village Administrator to execute the contract agreement.

Attachments: Bid Tabulation

Village of River Forest
2020 Street Improvement Project
Bid Tabulation
May 20, 2020

				Builders Paving, LLC		Brothers Asphalt Paving, Inc.		Johnson Paving		Schroeder Asphalt Services, Inc.		MAT Construction	
				4413 Roosevelt Rd #108		315 S. Stewart Ave.		1025 E. Addison Ct.		PO Box 831		4450 South Morgan Street	
				Hillside, IL 60162		Addison, IL 60101		Arlington Heights, IL 60005		Huntley, IL 60142		Chicago, IL	
Item #	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Combination Curb and Gutter Removal	Foot	2457.5	\$4.00	\$9,830.00	\$4.12	\$10,124.90	\$4.00	\$9,830.00	\$4.00	\$9,830.00	\$5.00	\$12,287.50
2	Sidewalk Removal	SqFt	10455.5	\$1.00	\$10,455.50	\$1.03	\$10,769.17	\$1.10	\$11,501.05	\$1.00	\$10,455.50	\$1.50	\$15,683.25
3	Driveway Pavement Removal	SqYd	245.7	\$10.00	\$2,457.00	\$10.30	\$2,530.71	\$10.00	\$2,457.00	\$10.00	\$2,457.00	\$20.00	\$4,914.00
4	Hot Mix Asphalt Surface Removal (Variable Depth)	SqYd	42500.0	\$2.10	\$89,250.00	\$2.00	\$85,000.00	\$2.15	\$91,375.00	\$2.15	\$91,375.00	\$2.70	\$114,750.00
5	Hot-Mix Asphalt Surface Removal (ButtJoint)	SqYd	423.0	\$25.00	\$10,575.00	\$3.00	\$1,269.00	\$1.00	\$423.00	\$4.00	\$1,692.00	\$2.70	\$1,142.10
6	Frames and Lids to be Adjusted	Each	5.0	\$350.00	\$1,750.00	\$399.90	\$1,999.50	\$350.00	\$1,750.00	\$350.00	\$1,750.00	\$350.00	\$1,750.00
7	Frames and Lids to be Adjusted (Special)	Each	58.0	\$600.00	\$34,800.00	\$597.40	\$34,649.20	\$600.00	\$34,800.00	\$600.00	\$34,800.00	\$575.00	\$33,350.00
8	Frames and Lids, Type 1	Each	63.0	\$365.00	\$22,995.00	\$355.35	\$22,387.05	\$335.00	\$21,105.00	\$365.00	\$22,995.00	\$300.00	\$18,900.00
9	Saw Cutting (Special)	Foot	450.0	\$1.00	\$450.00	\$1.03	\$463.50	\$1.75	\$787.50	\$1.00	\$450.00	\$1.00	\$450.00
10	Combination Concrete Curb and Gutter, Type B-6.12 (Modified)	Foot	2457.5	\$24.50	\$60,208.75	\$24.20	\$59,471.50	\$23.00	\$56,522.50	\$23.50	\$57,751.25	\$25.00	\$61,437.50
11	PCC Sidewalk, 5"	SqFt	10455.5	\$6.35	\$66,392.43	\$6.70	\$70,051.85	\$7.25	\$75,802.38	\$7.00	\$73,188.50	\$5.50	\$57,505.25
12	PCC Sidewalk, 6"	SqFt	10.0	\$6.35	\$63.50	\$8.24	\$82.40	\$8.50	\$85.00	\$8.00	\$80.00	\$6.00	\$60.00
13	Detectable Warnings	SqFt	930.0	\$25.00	\$23,250.00	\$23.69	\$22,031.70	\$24.25	\$22,552.50	\$23.00	\$21,390.00	\$25.00	\$23,250.00
14	Portland Cement Concrete Driveway Pavement, 6"	SqYd	245.7	\$60.00	\$14,742.00	\$51.50	\$12,653.55	\$50.00	\$12,285.00	\$50.00	\$12,285.00	\$64.00	\$15,724.80
15	Class D Patches, Type I, 2"	SqYd	50.0	\$39.00	\$1,950.00	\$20.00	\$1,000.00	\$32.50	\$1,625.00	\$19.00	\$950.00	\$12.00	\$600.00
16	Class D Patches, Type II, 2"	SqYd	50.0	\$35.00	\$1,750.00	\$20.00	\$1,000.00	\$25.50	\$1,275.00	\$19.00	\$950.00	\$13.00	\$650.00
17	Class D Patches, Type III, 2"	SqYd	50.0	\$31.00	\$1,550.00	\$20.00	\$1,000.00	\$21.00	\$1,050.00	\$19.00	\$950.00	\$14.00	\$700.00
18	Class D Patches, Type IV, 2"	SqYd	50.0	\$26.50	\$1,325.00	\$20.00	\$1,000.00	\$21.00	\$1,050.00	\$19.00	\$950.00	\$15.00	\$750.00
19	Bituminous Materials (Prime Coat)	Lbs	38236.0	\$0.01	\$382.36	\$0.10	\$3,823.60	\$0.01	\$382.36	\$0.01	\$382.36	\$0.55	\$21,029.80
20	Leveling Binder (Machine Method), N50	Ton	1820.0	\$71.00	\$129,220.00	\$72.00	\$131,040.00	\$68.00	\$123,760.00	\$77.00	\$140,140.00	\$78.00	\$141,960.00
21	Hot-Mix Asphalt Surface Course, Mix D, N50	Ton	3640.0	\$65.00	\$236,600.00	\$72.00	\$262,080.00	\$68.00	\$247,520.00	\$76.25	\$277,550.00	\$76.00	\$276,640.00
22	Topsoil Placement, 3"	SqYd	1226.0	\$5.50	\$6,743.00	\$5.66	\$6,939.16	\$3.00	\$3,678.00	\$5.00	\$6,130.00	\$4.00	\$4,904.00
23	Salt Tolerant Sod	SqYd	1226.0	\$10.00	\$12,260.00	\$10.30	\$12,627.80	\$12.50	\$15,325.00	\$8.00	\$9,808.00	\$11.00	\$13,486.00
24	Supplemental Watering	Unit	5.0	\$100.00	\$500.00	\$103.00	\$515.00	\$100.00	\$500.00	\$50.00	\$250.00	\$100.00	\$500.00
25	Traffic Control and Protection, Standard 701501	L.S.	1.0	\$10,000.00	\$10,000.00	\$10,300.00	\$10,300.00	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00	\$6,900.00	\$6,900.00
26	Traffic Control and Protection, Standard 701801	L.S.	1.0	\$2,500.00	\$2,500.00	\$2,575.00	\$2,575.00	\$2,500.00	\$2,500.00	\$1.00	\$1.00	\$1.00	\$1.00
27	Mobilization	L.S.	1.0	\$16,000.46	\$16,000.46	\$7,672.00	\$7,672.00	\$34,545.71	\$34,545.71	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00

As Calculated		\$768,000.00		\$775,056.59		\$784,487.00		\$811,060.61		\$844,325.20
As Read		\$768,000.00		\$774,830.75		\$784,487.00		\$811,060.61		\$844,325.20

=corrected value

				Lindah! Brothers, Inc.		M&J Asphalt Paving Company		Plote Construction, Inc.		Alamp Concrete Contractors, Inc.		K-Five Construction Corporation	
				622 E. Green Street		3124 S. 60th Court		1100 Brandt Drive		1900 Wright Boulevard		999 Oakmont Plaza Drive, Ste 200	
				Bensenville, IL 60106		Cicero, IL 60804		Hoffman Estates, IL 60192		Schaumburg, IL 60193		Westmont, IL 60559	
Item #	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Combination Curb and Gutter Removal	Foot	2457.5	\$5.00	\$12,287.50	\$5.60	\$13,762.00	\$4.20	\$10,321.50	\$4.00	\$9,830.00	\$4.00	\$9,830.00
2	Sidewalk Removal	SqFt	10455.5	\$1.00	\$10,455.50	\$1.40	\$14,637.70	\$1.10	\$11,501.05	\$1.20	\$12,546.60	\$1.00	\$10,455.50
3	Driveway Pavement Removal	SqYd	245.7	\$10.00	\$2,457.00	\$11.00	\$2,702.70	\$10.00	\$2,457.00	\$12.00	\$2,948.40	\$10.00	\$2,457.00
4	Hot Mix Asphalt Surface Removal (Variable Depth)	SqYd	42500.0	\$3.00	\$127,500.00	\$2.45	\$104,125.00	\$2.60	\$110,500.00	\$3.00	\$127,500.00	\$3.15	\$133,875.00
5	Hot-Mix Asphalt Surface Removal (ButtJoint)	SqYd	423.0	\$10.00	\$4,230.00	\$5.00	\$2,115.00	\$15.00	\$6,345.00	\$10.00	\$4,230.00	\$3.00	\$1,269.00
6	Frames and Lids to be Adjusted	Each	5.0	\$350.00	\$1,750.00	\$345.00	\$1,725.00	\$350.00	\$1,750.00	\$400.00	\$2,000.00	\$350.00	\$1,750.00
7	Frames and Lids to be Adjusted (Special)	Each	58.0	\$600.00	\$34,800.00	\$855.00	\$49,590.00	\$600.00	\$34,800.00	\$600.00	\$34,800.00	\$600.00	\$34,800.00
8	Frames and Lids, Type 1	Each	63.0	\$365.00	\$22,995.00	\$300.00	\$18,900.00	\$340.00	\$21,420.00	\$400.00	\$25,200.00	\$365.00	\$22,995.00
9	Saw Cutting (Special)	Foot	450.0	\$1.00	\$450.00	\$4.00	\$1,800.00	\$1.00	\$450.00	\$5.00	\$2,250.00	\$2.00	\$900.00
10	Combination Concrete Curb and Gutter, Type B-6.12 (Modified)	Foot	2457.5	\$25.00	\$61,437.50	\$29.00	\$71,267.50	\$24.00	\$58,980.00	\$24.00	\$58,980.00	\$23.00	\$56,522.50
11	PCC Sidewalk, 5"	SqFt	10455.5	\$7.00	\$73,188.50	\$6.00	\$62,733.00	\$7.10	\$74,234.05	\$5.60	\$58,550.80	\$6.35	\$66,392.43
12	PCC Sidewalk, 6"	SqFt	10.0	\$8.00	\$80.00	\$6.25	\$62.50	\$8.00	\$80.00	\$7.00	\$70.00	\$6.35	\$63.50
13	Detectable Warnings	SqFt	930.0	\$23.00	\$21,390.00	\$30.00	\$27,900.00	\$23.00	\$21,390.00	\$32.00	\$29,760.00	\$25.00	\$23,250.00
14	Portland Cement Concrete Driveway Pavement, 6"	SqYd	245.7	\$50.00	\$12,285.00	\$65.00	\$15,970.50	\$50.00	\$12,285.00	\$55.00	\$13,513.50	\$60.00	\$14,742.00
15	Class D Patches, Type I, 2"	SqYd	50.0	\$38.00	\$1,900.00	\$33.00	\$1,650.00	\$30.00	\$1,500.00	\$55.00	\$2,750.00	\$70.00	\$3,500.00
16	Class D Patches, Type II, 2"	SqYd	50.0	\$38.00	\$1,900.00	\$33.00	\$1,650.00	\$30.00	\$1,500.00	\$50.00	\$2,500.00	\$70.00	\$3,500.00
17	Class D Patches, Type III, 2"	SqYd	50.0	\$38.00	\$1,900.00	\$33.00	\$1,650.00	\$30.00	\$1,500.00	\$45.00	\$2,250.00	\$70.00	\$3,500.00
18	Class D Patches, Type IV, 2"	SqYd	50.0	\$38.00	\$1,900.00	\$33.00	\$1,650.00	\$30.00	\$1,500.00	\$40.00	\$2,000.00	\$70.00	\$3,500.00
19	Bituminous Materials (Prime Coat)	Lbs	38236.0	\$0.01	\$382.36	\$0.01	\$382.36	\$0.01	\$382.36	\$0.10	\$3,823.60	\$0.01	\$382.36
20	Leveling Binder (Machine Method), N50	Ton	1820.0	\$78.00	\$141,960.00	\$77.50	\$141,050.00	\$80.00	\$145,600.00	\$80.00	\$145,600.00	\$80.00	\$145,600.00
21	Hot-Mix Asphalt Surface Course, Mix D, N50	Ton	3640.0	\$72.00	\$262,080.00	\$77.50	\$282,100.00	\$72.00	\$262,080.00	\$80.00	\$291,200.00	\$80.00	\$291,200.00
22	Topsoil Placement, 3"	SqYd	1226.0	\$7.00	\$8,582.00	\$4.50	\$5,517.00	\$8.00	\$9,808.00	\$3.00	\$3,678.00	\$1.00	\$1,226.00
23	Salt Tolerant Sod	SqYd	1226.0	\$7.00	\$8,582.00	\$12.00	\$14,712.00	\$8.00	\$9,808.00	\$12.00	\$14,712.00	\$14.00	\$17,164.00
24	Supplemental Watering	Unit	5.0	\$20.00	\$100.00	\$100.00	\$500.00	\$65.00	\$325.00	\$1.00	\$5.00	\$146.00	\$730.00
25	Traffic Control and Protection, Standard 701501	L.S.	1.0	\$15,250.00	\$15,250.00	\$7,250.00	\$7,250.00	\$22,900.00	\$22,900.00	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00
26	Traffic Control and Protection, Standard 701801	L.S.	1.0	\$1.00	\$1.00	\$1,980.00	\$1,980.00	\$1.00	\$1.00	\$1.00	\$1.00	\$100.00	\$100.00
27	Mobilization	L.S.	1.0	\$20,000.00	\$20,000.00	\$5,719.74	\$5,719.74	\$52,500.00	\$52,500.00	\$15,000.00	\$15,000.00	\$22,150.71	\$22,150.71

As Calculated		\$849,843.36		\$853,102.00		\$875,917.96		\$880,698.90		\$896,855.00
As Read		\$849,843.36		\$853,102.00		\$875,917.96		\$880,698.90		\$896,855.00



MEMORANDUM

DATE: May 26, 2020

TO: Eric J. Palm, Village Administrator

FROM: Jeff Loster, Village Engineer

SUBJECT: Approval of Motor Fuel Tax Resolution -
2020 Maintenance of Streets and Highways

Issue: Staff is seeking approval of a Resolution for Streets and Highways by Municipality Under the Illinois Highway Code that authorizes expending Motor Fuel Tax (MFT) funds for the 2020 Street Improvement Project (SIP, the 2020 Asphalt Pavement Crack Sealing Project and the 2020 Street Patching Project.

Analysis: In order for municipalities to expend MFT funds, the Illinois Department of Transportation (IDOT) requires that the Village Board approve the appropriation by adopting a resolution. Attached is the IDOT MFT resolution appropriating an expenditure of \$630,000 for the aforementioned projects.

The 2020 SIP project was designed in-house and has been approved by IDOT. It was recently competitively bid with Builders Paving LLC as the low bidder. The contract award for construction of this project has been submitted under a separate cover memo. Contracts were previously awarded to Denler, Inc. for the 2020 Asphalt Pavement Crack Sealing Project on April 22, 2019 in the amount of \$43,400.00 and to McGill Constructoin LLC for the 2020 Asphalt Pavement Street Patching Project on April 22, 2019 in the amount of 91,425.00. IDOT requires that the attached resolution be approved in addition to individual contract awards.

Recommendation: Staff is recommending a motion to approve a resolution appropriating \$630,000.00 of Motor Fuel Tax funds for the 2020 Maintenance Agreement.

Attachment: IDOT Resolution



**Illinois Department
of Transportation**

**Resolution for Maintenance of
Streets and Highways by Municipality
Under the Illinois Highway Code**

BE IT RESOLVED, by the President and Board of Trustees of the
(Council or President and Board of Trustees)
Village of River Forest, Illinois, that there is hereby
(City, Town or Village) (Name)
appropriated the sum of \$630,000.00 of Motor Fuel Tax funds for the purpose of maintaining
streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2020
(Date)
to December 31, 2020.
(Date)

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon as practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Schaumburg, Illinois.

I, Katherine Brand-White Clerk in and for the Village of River Forest, County of Cook
(City, Town or Village)

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the President and Board of Trustees at a meeting on May 26, 2020
(Council or President and Board of Trustees) Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

(SEAL) _____ Village Clerk
(City, Town or Village)

Approved
_____ Regional Engineer Department of Transportation
_____ Date



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: May 18, 2020

SUBJECT: Authorization to Sell Surplus Village Property

Issue: The Police Department owns a 2013 Ford Explorer Police Patrol Vehicle that has exceeded its useful service life as a police vehicle. This vehicle served initially as a primary patrol unit and was converted to secondary use as a traffic enforcement vehicle for the last several years. A marked 2020 Ford F-150 Responder was purchased (via VBOT Authorization) and has been recently deployed to replace this outgoing unit. The equipment and upfitting was fully funded through the Grand Prize of the Illinois Association of Chiefs of Police Traffic Safety Challenge in 2019.

Analysis: The vehicle has exceeded its useful service life as a police unit.

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

Motion to approve an ordinance authorizing the sale by auction a certain village owned vehicle, specifically one 2013 Ford Explorer Police Patrol Vehicle:
VIN# 1FM5K8AR1DGB15873

Village of River Forest



POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: May 18, 2020

SUBJECT: Authorization to Sell Surplus Village Property

Issue: The Police Department owns a 2013 Ford Taurus Police Patrol Vehicle that has exceeded its useful service life as a police vehicle. This vehicle served initially as a primary patrol unit after which it was converted to secondary use for the Crime Prevention Unit for the last several years. A marked 2016 Dodge Charger AWD front line patrol unit will be re-assigned and take the place of this outgoing patrol unit.

Analysis: The vehicle has exceeded its useful service life as a police unit.

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

Motion to approve an ordinance authorizing the sale by auction a certain village owned vehicle, specifically one 2013 Ford Taurus Police Patrol Vehicle:
VIN#1FAHP2MT3DG144904

ORDINANCE NO. ____

**AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION 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 of the municipal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of River Forest on May 26, 2020 to sell said municipal property by public auction on the internet.

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:

<u>ITEM DESCRIPTION</u>	<u>MINIMUM VALUE</u>
1. One 2013 Ford Explorer Police Patrol Vehicle VIN# 1FM5K8AR1DGB15873	\$ 500.00
2. One 2013 Ford Taurus Police Patrol Vehicle VIN# 1FAHP2MT3DG144904	\$ 500.00

now owned by 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 sale.

Section 2: Pursuant to said Section 5/11-76-4, the Village Administrator or his designee is hereby authorized and directed to sell the aforementioned municipal property, now owned by the Village of River Forest.

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

Section 4: No bid shall be accepted for the above described property which is less than the minimum value set forth herein, unless the Village Administrator or his designee so authorizes.

Section 5: 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 _____ day of _____, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

Village Clerk

APPROVED by me this _____ day of _____, 2020.

Village President

APPROVED and FILED in my office this _____ day of _____, 2020.
and published in pamphlet form in the Village of River Forest, Cook County, Illinois



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: May 19, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: License Agreement with Property Owner at 746 Clinton Place for an Underground Sprinkler System in the Public Right-of-Way

Issue: Fabian Salinas, owner of the property located at 746 Clinton Place, would like to install an underground irrigation system with certain components in the Village right-of-way and needs permission from the Village Board of Trustees to do so.

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

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

Recommendation: Authorize the Village Administrator to execute a right-of-way encroachment waiver and agreement for an irrigation system in the public right-of-way with the property owner at 746 Clinton Place.

Attachment: License Agreement with Property Owner 746 Clinton Place.

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

Klein Thorpe & Jenkins, Ltd.
20 North Wacker Drive, Suite 1000
Chicago, IL 60606
Gregory T. Smith

[The above space for recording purposes]

RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT

I/We, Fabian Salinas, as owner of Salinas & Sons (insert
business name) represent that Elliott Rodgers is the legal owner ("Legal Owner") of real property
commonly known as:

746 Clinton Place, River Forest, Illinois 60305
(the "Benefitted Property").

PIN(S) #:

(Survey of property containing legal description of said Benefitted Property is attached and made a part hereof as
"EXHIBIT A")

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

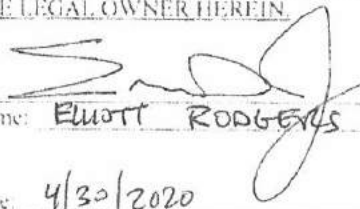
Project: Underground Sprinkler System

I/We, on behalf of Legal Owner, understand that the Village of River Forest Village Code does not permit any
obstructions in the Public Right-of-Way and does not allow for the placement of (the
"Encroachment") within the Public Right-of-Way for the purpose of

I/We agree, on behalf of Legal Owner, that the Encroachment placed by Legal Owner or an agent for the benefit of
the Benefitted Property owned by the Legal Owner, and which encroach upon the Public Right-of-Way at the above
address, will be the responsibility of the Legal Owner to maintain, repair, and replace if necessary, due to any
damage by the Village or other public agencies for whatever reason, including but not limited to excavation in the
Public Right-of-Way by the Village for the purposes of repairing a water main break, installation or replacement of a
water main or other utilities, replacement or reconstruction of the street, or due to normal wear and tear.

I/We further agree, on behalf of Legal Owner, that any work to be performed on or underneath the Public Right-of-
Way shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county
laws and regulations and the Village codes, ordinances, and regulations.

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


Name: ELLIOTT RODGERS
Date: 4/30/2020

Name: _____
Date: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that Elliott Rodgers is/are personally known to me to be the Owner and [of Property], a _____ Corporation (the "Corporation"), and are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ and _____, respectively, of the Corporation, they signed and delivered this instrument and caused the seal of the Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of the Corporation,] and as their free and voluntary act, and as the free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of April, 2020.

Notary Signature: Jason Franklin [SEAL]



Signature Witnessing Certificate

State of Illinois

County of Cook

Signed or attested before me on 4-30-2020 (date) by Elliott Rodgers
(name[s] of person[s]).

Jason Franklin

Signature of Notarial Officer

Notary Public

Title (and Rank)

[My commission expires: 7-16-2023]

(Seal)



I/We further agree, on behalf of Legal Owner, that the Legal Owner shall be responsible for any and all costs of restoring any disturbances of the Public Right-of-Way caused by its installation and use of the Encroachment in the Public Right-of-Way, and any and all repairs or damage to the Public Right-of-Way arising from the misuse or damage to same by it, or its officers, agents, employees, contractors, subcontractors, successors, and assigns, to the reasonable satisfaction of the Village. Upon completion of installation or any subsequent repair or maintenance, the Legal Owner shall return the Public Right-of-Way to good order, condition and repair. In the event the Legal Owner fails, in a timely manner, to restore any disturbances or make any and all repairs of the Public Right-of-Way as set forth above, the Village may make such restoration or repairs. In the event the Village makes such restorations or repairs, the Legal Owner agrees to pay the costs of such restoration or repairs upon written demand, or the Village may remove the Encroachment and/or lien the Benefitted Property for the costs of such restoration or repair. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's restoration or repair of the Public Right-of-Way or removal of the Encroachment under this paragraph.

I/We further agree, on behalf of Legal Owner, that Legal Owner shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title or ownership of the Public Right-of-Way. The Village retains the right to grant easements, licenses, or any other property interests in and to the Public Right-of-Way in which the Encroachment is located, as determined by the Village in the Village's sole discretion. This Agreement shall not limit or prohibit the Village from granting easements, licenses, or any other property interests in or to the Public Right-of-Way in which the Encroachment is located, as determined by the Village in the Village's sole discretion.

I/We further agree, on behalf of Legal Owner, that if the Village, in its sole discretion, determines that the Encroachment should be removed for any reason, or no reason, or that the further existence or use of the Encroachment in the Public Right-of-Way is, or will be, hazardous to the public or to the Public Right-of-Way, Legal Owner agrees to, upon written notice by the Village, make modifications or remove the Encroachment at the Legal Owner's sole expense. In the event the Legal Owner fails to make required modifications within a reasonable time frame, or if such modifications cannot be completed within said time frame, the Village may make the necessary modifications or remove the Encroachment. In the event the Village installs and/or makes the necessary modifications, Legal Owner agrees to pay the costs of such modifications or improvements upon written demand to the Village, or the Village may remove the Encroachment in its Public Right-of-Way and/or lien the Benefitted Property for the costs of such modifications. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's modifications to the Encroachment or the Public Right-of-Way or removal of the Encroachment under this paragraph.

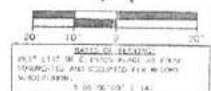
I/We, on behalf of the Legal Owner, also understand that as a condition of the Village of River Forest granting permission to utilize the Public Right-of-Way abutting the Benefitted Property for the aforesaid purposes, the Legal Owner covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village of River Forest, and its elected officials, employees, agents, volunteers, and attorneys against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature, including, but not limited to attorneys' fees, related to this Agreement or such Encroachment being located in the Public Right-of-Way and/or from acts or omissions by the Legal Owner, its contractors, sub contractors, or agents or employees in maintaining the same and/or conjunction with the use of the Public Right-of-Way abutting the Benefitted Property for the aforesaid purposes.

I/We, on behalf of Legal Owner, understand that the terms and conditions contained herein apply uniquely to the Public Right-of-Way adjacent to the Benefitted Property at the above address as legally described in Exhibit A and it is the intent of myself and the Village to have the terms and conditions of this instrument run with the land and be binding on subsequent purchasers of the Benefitted Property.

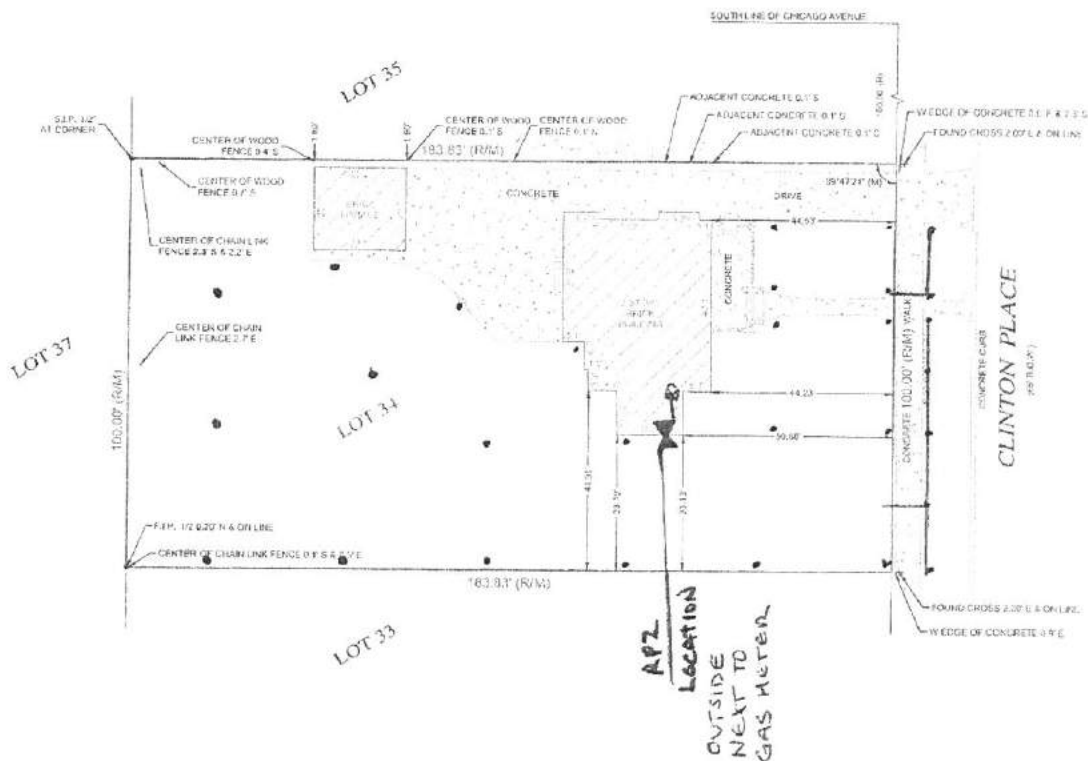
This document shall be notarized and recorded with the Cook County Recorder of Deeds.

42

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$$^{\circ}\text{C} = 1.8^{\circ}\text{F} - 32$$


- [illegible]



APZ	Location
	OUTSIDE NEXT TO GAS METER



Moore Engineering, Inc.
575 Waverlyville Road, Erie, IL 60522
Phone: (815) 371-1470
FAX: (815) 371-0714
WEBSITE: WWW.ECML.COM

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

COUNTY OF DALLAS
I, THE UNDERSIGNED,

THEY ARE CURRENTLY ON THE "WANT" LIST OF THE FBI AND THE U.S. MARSHALS SERVICE. DO NOT HAVE CONTACT WITH THIS INDIVIDUAL. SERVICE ADVISES TO THE CURRENT LIMITED VEHICLE STRAIGHTS FOR A MAINTENANCE DELIVERY. AND THAT THE PLAN HEREIN IS A COMBINED APPROACH TO THE DC State Street.

DATE, THIS 17TH DAY OF APRIL, A.D.

2017, 48:1 (B), 17-19

12

BLANCO MARIAN (L) DRIVER NO. 035-2317
LITTON BAKING CO DATE NOV 24 1960

EXPIRATION DATE NOVEMBER 28, 2018
ILLINOIS BUREAU OF SECURITIES (IBS) 104-001204



4494 C

[illegible]

RECEIVED: 12/15/01; REVISED: 1/10/02; ACCEPTED: 1/10/02

DATE: 11/11/11

ELIOT _____ CHANGE ALL PAGES REFERRED TO LAST

POLICE OFFICER: 04-16/2017 / 761103



MEMORANDUM

Date: May 4, 2020

To: Eric Palm, Village Administrator

From: Rosey McAdams, Director of Finance

Subject: Expenditures –April 2020

Attached for your review and approval is a list of payments made to vendors by account number for the period from April 1-30, 2020. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED April 30, 2020

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	\$ 699,690.24	\$ 513,062.90	\$ 1,212,753.14
Water & Sewer Fund	02	232,382.76	47,784.30	280,167.06
Motor Fuel Tax	03	-	-	-
Debt Service	05	-	-	-
Capital Equip Replacement	13	47,343.64	-	47,343.64
Capital Improvement Fund	14	245,376.25	-	245,376.25
Economic Development Fund	16	110.00	-	110.00
TIF-Madison	31	1,138.09	-	1,138.09
TIF-North	32	-	-	-
Infrastructure Imp Fund	35	-	-	-
Total Village Expenditures		\$ 1,226,040.98	\$ 560,847.20	\$ 1,786,888.18

Requested Board Actions:

1. Motion to Approve the April 2020 Accounts Payable and Payroll transactions totaling \$1,786,810.19.
2. Motion to Approve the April 2020 payment to McDonald's-Karavites totaling \$77.99.

Accounts Payable

Transactions by Account

User: rmcadams
 Printed: 05/04/2020 - 8:27AM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-16-0010	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	04/30/2020	50633	-992.68	
01-00-00-16-0010	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	04/30/2020	50633	1,787.76	
01-00-00-16-0010	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	04/30/2020	50633	8,173.35	
Vendor Subtotal for Division:00					8,968.43	
01-00-00-16-0010	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTH	04/30/2020	50659	1,070.00	
Vendor Subtotal for Division:00					1,070.00	
01-00-00-16-0010	MOE Funds	P/W EMPLOYEE HEALTH INS/JUN	04/30/2020	50660	6,290.20	
Vendor Subtotal for Division:00					6,290.20	
01-00-00-16-0010	North East Multi-Regional Training	ANNUAL MEMBERSHIP FOR ENT	04/30/2020	50665	3,040.00	
Vendor Subtotal for Division:00					3,040.00	
01-00-00-16-0010	Springbrook Software LLC	SPRINGBROOK ANNUAL MAINTENANCE	04/30/2020	0	16,490.00	
Vendor Subtotal for Division:00					16,490.00	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	04/15/2020	50562	547.20	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	04/15/2020	50562	781.81	
Vendor Subtotal for Division:00					1,329.01	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0025	Roy Strom Refuse Removal Inc	YARDWASTE NOT STICKERED BU	04/30/2020	0	5,999.35	
Vendor Subtotal for Division:00					5,999.35	
01-00-00-21-0015	State Treasurer	PR Batch 00015.04.2020 State Income	04/15/2020	999698	16,789.12	
01-00-00-21-0015	State Treasurer	PR Batch 00030.04.2020 State Income	04/30/2020	999692	12,916.34	
Vendor Subtotal for Division:00					29,705.46	
01-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Medicare En	04/15/2020	999699	5,617.93	
01-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 FICA Emplo	04/15/2020	999699	4,332.42	
01-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Federal Inco	04/15/2020	999699	54,223.08	
01-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 FICA Emplo	04/15/2020	999699	4,332.42	
01-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Medicare En	04/15/2020	999699	5,617.93	
01-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Federal Inco	04/30/2020	999693	36,550.23	
01-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Medicare En	04/30/2020	999693	4,307.35	
01-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 FICA Emplo	04/30/2020	999693	4,993.04	
01-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 FICA Emplo	04/30/2020	999693	4,993.04	
01-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Medicare En	04/30/2020	999693	4,307.35	
Vendor Subtotal for Division:00					129,274.79	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Emplc	04/15/2020	999690	5,975.21	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Emplc	04/15/2020	999690	650.60	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Emplc	04/15/2020	999690	1,581.70	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF-Volun	04/15/2020	999690	295.87	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF-Volun	04/15/2020	999690	996.08	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Emplc	04/15/2020	999690	2,457.81	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF-Volun	04/30/2020	999690	242.87	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Emplc	04/30/2020	999690	7,122.57	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF-Volun	04/30/2020	999690	1,079.72	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Emplc	04/30/2020	999690	657.78	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Emplc	04/30/2020	999690	1,599.13	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Emplc	04/30/2020	999690	2,929.77	
Vendor Subtotal for Division:00					25,589.11	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.04.2020 ICMA	04/15/2020	999696	3,340.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.04.2020 ICMA	04/15/2020	999696	3,007.90	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.04.2020 ICMA	04/30/2020	999689	3,338.79	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.04.2020 ICMA	04/30/2020	999689	2,273.68	
Vendor Subtotal for Division:00					11,960.55	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Loan R	04/15/2020	999694	98.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Flat 50	04/15/2020	999694	900.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA %	04/15/2020	999694	1,576.41	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Flat	04/15/2020	999694	1,442.99	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Roth	04/15/2020	999694	225.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Roth %	04/15/2020	999694	2,516.57	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Emplo	04/15/2020	999694	555.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Roth %	04/30/2020	999687	1,704.93	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Loan R	04/30/2020	999687	98.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Flat 50	04/30/2020	999687	900.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Flat	04/30/2020	999687	1,443.01	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Emplo	04/30/2020	999687	554.99	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA %	04/30/2020	999687	849.89	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Roth	04/30/2020	999687	225.00	
Vendor Subtotal for Division:00					13,091.55	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00015.04.2020 VEBA Contr	04/15/2020	999695	3,267.24	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00030.04.2020 VEBA Contr	04/30/2020	999688	3,219.09	
Vendor Subtotal for Division:00					6,486.33	
01-00-00-21-0050	Illinois Fraternal Order of Police Lab	PR Batch 00015.04.2020 Police Union	04/15/2020	6164	48.00	
01-00-00-21-0050	Illinois Fraternal Order of Police Lab	PR Batch 00030.04.2020 Police Union	04/30/2020	6164	1,344.00	
Vendor Subtotal for Division:00					1,392.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	4,720.30	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	8.40	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	1,885.56	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					6,614.26	
01-00-00-21-0050	International Union of Operating En	PR Batch 00015.04.2020 Public Work:	04/15/2020	6165	272.08	
01-00-00-21-0050	International Union of Operating En	PR Batch 00030.04.2020 Public Work:	04/30/2020	6165	261.65	
Vendor Subtotal for Division:00					533.73	
01-00-00-21-0050	International Union of Operating En	PR Batch 00015.04.2020 Public Work:	04/15/2020	6166	55.11	
01-00-00-21-0050	International Union of Operating En	PR Batch 00030.04.2020 Public Work:	04/30/2020	6166	52.93	
Vendor Subtotal for Division:00					108.04	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.04.2020 Supplementa	04/15/2020	6167	46.61	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00030.04.2020 Supplementa	04/30/2020	6167	46.40	
Vendor Subtotal for Division:00					93.01	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.04.2020 Doran-17031	04/15/2020	999697	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00030.04.2020 Doran-17031	04/30/2020	999691	434.50	
Vendor Subtotal for Division:00					869.00	
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	04/15/2020	50608	3,138.02	
Vendor Subtotal for Division:00					3,138.02	
01-00-00-25-0051	Houseal Lavigne Associates	BONNIE BRAE/THOMAS	04/15/2020	50590	1,125.00	
Vendor Subtotal for Division:00					1,125.00	
01-00-00-25-0051	Klein Thorpe and Jenkins Ltd	DEVELOPMENT REVIEW BOARD/	04/30/2020	0	220.00	
Vendor Subtotal for Division:00					220.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-42-2120	Lisa Calenda	REFUND TOTAL VS PURCHASES (04/30/2020	50636	110.00	
		Vendor Subtotal for Division:00			110.00	
01-00-00-42-2120	Catherine Chavez	REFUND OVERPAYMENT OF VEH	04/15/2020	50569	42.50	
		Vendor Subtotal for Division:00			42.50	
01-00-00-42-2120	Shannon/Michael Martin/Bruffey	REFUND OVERPAYMENT OF VEH	04/30/2020	50657	85.00	
		Vendor Subtotal for Division:00			85.00	
01-00-00-42-2120	Carl Walker	REFUND OVERPAYMENT OF VEH	04/15/2020	50618	22.50	
		Vendor Subtotal for Division:00			22.50	
01-00-00-44-4230	Paul McCarthy	REFUND DUPLICATE PAYMENT O	04/15/2020	50594	30.00	
		Vendor Subtotal for Division:00			30.00	
01-10-00-52-0330	Illinois Municipal Retirement Fund	Employer Contribution Adjustment	04/30/2020	999690	-0.04	
		Vendor Subtotal for Division:10			-0.04	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	7,280.38	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	-0.01	
		Vendor Subtotal for Division:10			7,280.37	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	5.70	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	1,345.07	
		Vendor Subtotal for Division:10			1,350.77	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	88.00	
		Vendor Subtotal for Division:10			88.00	
01-10-00-53-0200	AT&T	MONTHLY ELEVATOR CHARGE	04/15/2020	50561	408.62	
		Vendor Subtotal for Division:10			408.62	
01-10-00-53-0200	CALL ONE	MONTHLY PHONE SERVICE	04/15/2020	50567	2,019.34	
		Vendor Subtotal for Division:10			2,019.34	
01-10-00-53-0200	Comcast Cable	HIGH SPEED INTERNET	04/30/2020	50641	288.04	
		Vendor Subtotal for Division:10			288.04	
01-10-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	04/15/2020	0	142.24	
		Vendor Subtotal for Division:10			142.24	
01-10-00-53-0300	BKD LLP	FY 2019 AUDIT - IMRF ALLOCATIO	04/15/2020	50565	2,000.00	
		Vendor Subtotal for Division:10			2,000.00	
01-10-00-53-0380	City of Lake Forest	NORTHERN ILLINOIS BENCHMAI	04/30/2020	50640	2,916.67	
		Vendor Subtotal for Division:10			2,916.67	
01-10-00-53-0380	Houseal Lavigne Associates	PROFESSIONAL CONSULTING	04/15/2020	50590	3,320.90	
01-10-00-53-0380	Houseal Lavigne Associates	PLANNING PROFESSIONAL SERV	04/30/2020	50652	3,235.00	
		Vendor Subtotal for Division:10			6,555.90	
01-10-00-53-0380	Total Administrative Services Corp	FLEX/VEBA ADMIN FEES	04/15/2020	50614	1,081.70	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0380	Total Administrative Services Corp	FLEX/VEBA ADMIN FEES	04/15/2020	50614	1,081.70	
01-10-00-53-0380	Total Administrative Services Corp	COBRA ADMIN FEES	04/30/2020	50681	73.00	
Vendor Subtotal for Division:10					2,236.40	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY20 - IT SUPPORT POLICE DEPT/	04/30/2020	0	1,682.50	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY20 - IT SUPPORT/MAR 2020	04/30/2020	0	3,367.50	
01-10-00-53-0410	ClientFirst Consulting Group LLC	IT SUPPORT/MAR 2020 (COVID-19	04/30/2020	0	881.25	
Vendor Subtotal for Division:10					5,931.25	
01-10-00-53-0410	TKB Associates Inc	LASERFICHE HELP SUPPORT	04/30/2020	50680	2,975.00	
Vendor Subtotal for Division:10					2,975.00	
01-10-00-53-0410	Webitects	WEBSITE HOSTING & UPDATES	04/15/2020	50620	722.50	
Vendor Subtotal for Division:10					722.50	
01-10-00-53-0429	J.P. Cooke Company	PET & MOTORCYCLE TAGS 2020/2	04/30/2020	50644	59.02	
Vendor Subtotal for Division:10					59.02	
01-10-00-53-1100	Health Inspection Professionals Inc	HEALTH INSPECTION SERVICES/J	04/15/2020	0	3,862.50	
Vendor Subtotal for Division:10					3,862.50	
01-10-00-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	04/30/2020	50647	505.34	
Vendor Subtotal for Division:10					505.34	
01-10-00-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	04/15/2020	50606	238.82	
Vendor Subtotal for Division:10					238.82	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4350	Able Printing Service Inc	POST CARDS - COVID-19 SENIOR	04/15/2020	50558	1,503.61	
		Vendor Subtotal for Division:10			1,503.61	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 7629 V	04/30/2020	50632	300.00	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 134 G.	04/30/2020	50632	105.00	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 32 LA'	04/30/2020	50632	210.00	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 1514 I	04/30/2020	50632	300.00	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 810 M	04/30/2020	50632	175.00	
01-10-00-53-5600	Bahena's Landscaping Inc	SENIOR SNOW PROGRAM - 742 M	04/30/2020	50632	140.00	
		Vendor Subtotal for Division:10			1,230.00	
01-10-00-54-0100	Cintas #769	LOBBY FLOOR MATS	04/30/2020	50639	46.58	
		Vendor Subtotal for Division:10			46.58	
01-10-00-54-0100	J.P. Cooke Company	PET & MOTORCYCLE TAGS 2020/2	04/30/2020	50644	61.53	
		Vendor Subtotal for Division:10			61.53	
01-10-00-54-0100	The Printing Store Inc	WINDOW ENVELOPES #10	04/15/2020	50604	497.00	
		Vendor Subtotal for Division:10			497.00	
01-10-00-54-0100	Special T Unlimited	"PARK CLOSED" SIGNS (COVID-19)	04/15/2020	50612	1,000.00	
		Vendor Subtotal for Division:10			1,000.00	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	04/15/2020	50619	52.99	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	04/15/2020	50619	93.02	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	04/15/2020	50619	79.77	
01-10-00-54-0100	Warehouse Direct Inc	HAND SANITIZER (COVID-19)	04/30/2020	50692	199.99	
01-10-00-54-0100	Warehouse Direct Inc	WEBCAM (COVID-19)	04/30/2020	50692	77.58	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:10			503.35	
01-10-00-54-0150	Leonard M Bulat	DECALS FOR POLICE VESTIBULE	04/30/2020	50635	275.00	
		Vendor Subtotal for Division:10			275.00	
01-10-00-54-0600	Village of Forest Park	FACE MASK PURCHASE (COVID-1	04/30/2020	50690	13,400.00	
		Vendor Subtotal for Division:10			13,400.00	
01-10-00-54-1300	UPS	PLANS TO HEALTH INSPECTOR R	04/30/2020	50687	23.31	
		Vendor Subtotal for Division:10			23.31	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	04/30/2020	0	10,877.37	
		Vendor Subtotal for Division:14			10,877.37	
01-15-00-53-0380	Houseal Lavigne Associates	AFFORDABLE HOUSING PLAN	04/15/2020	50590	300.00	
		Vendor Subtotal for Division:15			300.00	
01-15-00-53-0420	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	04/30/2020	0	1,276.00	
		Vendor Subtotal for Division:15			1,276.00	
01-15-00-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL/SCREENING	04/15/2020	50582	610.00	
		Vendor Subtotal for Division:15			610.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	2,434.67	
		Vendor Subtotal for Division:20			2,434.67	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	8.96	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	1.87	
		Vendor Subtotal for Division:20			10.83	
01-20-00-53-0370	Envirosafe	PEST CONTROL	04/15/2020	50583	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	04/15/2020	50583	235.00	
		Vendor Subtotal for Division:20			470.00	
01-20-00-53-0370	Verizon Wireless	DATA SERVICE FOR TABLETS & M	04/15/2020	0	13.97	
		Vendor Subtotal for Division:20			13.97	
01-20-00-53-1300	B&F Construction Code Services Inc	MAR 2020 INSPECTIONS	04/30/2020	50630	4,240.00	
		Vendor Subtotal for Division:20			4,240.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	CONCORDIA ANNUAL ELEVATOR	04/15/2020	0	384.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR RE-INSPECTIONS	04/30/2020	0	64.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR RE-INSPECTION	04/30/2020	0	32.00	
		Vendor Subtotal for Division:20			480.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/914 ASHLAND AVE	04/15/2020	50563	150.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/JEWEL 7525 LAKE	04/15/2020	50563	1,564.87	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/243 PARK AVE	04/15/2020	50563	749.60	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/SOLAR PANEL 511	04/15/2020	50563	225.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/SOLAR PANEL 801	04/15/2020	50563	225.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/SOLAR PANEL 143	04/15/2020	50563	225.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/DOMINICAN 7900	04/30/2020	50630	262.50	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/SOLAR PANEL 42 C	04/30/2020	50630	225.00	
Vendor Subtotal for Division:20					3,626.97	
01-20-00-53-1305	Baxter & Woodman	PLAN REVIEW/KEYSTONE PARK	04/15/2020	50564	790.00	
Vendor Subtotal for Division:20					790.00	
01-30-00-53-0420	Clark Baird Smith LLP	EMPLOYMENT LAW SERVICES	04/15/2020	50573	2,553.75	
Vendor Subtotal for Division:30					2,553.75	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	PUBLIC WORKS ADVISORY	04/30/2020	0	66.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	04/30/2020	0	14,673.56	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	RIVER FOREST TOWN CENTER	04/30/2020	0	2,926.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	COVID-19	04/30/2020	0	7,649.11	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	M THORNLEY POLICE OFFICER P	04/30/2020	0	1,120.80	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	WEST LAKE ST BUSINESS DISTRI	04/30/2020	0	232.50	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	POLICE ADVISORY	04/30/2020	0	4,099.60	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	711 PARK AVE LITIGATION	04/30/2020	0	1,652.71	
Vendor Subtotal for Division:30					32,420.28	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	04/30/2020	0	500.00	
Vendor Subtotal for Division:30					500.00	
01-40-00-52-0330	Illinois Municipal Retirement Fund	SLEP	04/30/2020	999690	15.17	
Vendor Subtotal for Division:40					15.17	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	44,667.09	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:40					44,667.09	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	51.30	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	12,674.30	
Vendor Subtotal for Division:40					12,725.60	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	511.23	
Vendor Subtotal for Division:40					511.23	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	04/12/2020	227	206.01	
Vendor Subtotal for Division:40					206.01	
01-40-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	04/15/2020	0	79.59	
Vendor Subtotal for Division:40					79.59	
01-40-00-53-0385	Municipal Systems Inc	MONTHLY SUBSCRIPTION FEE/M	04/30/2020	0	950.00	
Vendor Subtotal for Division:40					950.00	
01-40-00-53-0410	CDS Office Technologies Inc	SQUAD CAMERA SOFTWARE UPC	04/15/2020	0	520.00	
01-40-00-53-0410	CDS Office Technologies Inc	ARBITRATOR IN-CAR VIDEO LICI	04/30/2020	0	1,120.00	
Vendor Subtotal for Division:40					1,640.00	
01-40-00-53-0410	NetMotion Software Inc	NETMOTION ANNUAL FEES (15 P	04/15/2020	50598	1,240.31	
Vendor Subtotal for Division:40					1,240.31	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-0410	Verizon Connect NWF Inc	GPS FLEET MANAGEMENT PROG	04/15/2020	50617	132.65	
		Vendor Subtotal for Division:40			132.65	
01-40-00-53-0410	Thomson Reuters-West	CP CLEAR MONTHLY SUBSCRIPT	04/30/2020	50678	185.66	
		Vendor Subtotal for Division:40			185.66	
01-40-00-53-0430	Animal Care League	IMPOUND FEES/FEB & MAR 2020	04/15/2020	0	60.00	
		Vendor Subtotal for Division:40			60.00	
01-40-00-53-3100	Best Technology Systems Inc	GUN RANGE CLEANING	04/30/2020	50634	2,870.00	
		Vendor Subtotal for Division:40			2,870.00	
01-40-00-53-3100	CAMZ Communications Inc	REPAIR CAR #6 RADIO	04/30/2020	50637	95.00	
		Vendor Subtotal for Division:40			95.00	
01-40-00-53-3200	Fleet Safety Supply	VEHICLE BRACKET	04/15/2020	50586	37.73	
01-40-00-53-3200	Fleet Safety Supply	REPLACE LOCK FOR SHOTGUN R	04/30/2020	50648	137.40	
		Vendor Subtotal for Division:40			175.13	
01-40-00-53-3200	Nick's Emergency Lighting & More	STRIP/DECOMMISSION OLD PD V	04/30/2020	50663	810.00	
		Vendor Subtotal for Division:40			810.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2018 CHEVY TAHOE #2	04/15/2020	0	783.52	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2013 FORD EXPLORER #	04/15/2020	0	1,018.35	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2018 CHEVY TAHOE #2	04/15/2020	0	30.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 DODGE CHARGER :	04/15/2020	0	567.18	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 DODGE CHARGER :	04/15/2020	0	4,143.32	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2018 DODGE DURANGO	04/15/2020	0	24.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2015 FORD EXPLORER #	04/15/2020	0	88.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 DODGE CHARGER :	04/15/2020	0	659.50	
		Vendor Subtotal for Division:40			7,313.87	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/MA	04/30/2020	0	4,354.11	
		Vendor Subtotal for Division:40			4,354.11	
01-40-00-53-4200	Linda Conway	ISEARCH BILLING - 4TH QTR 2020	04/15/2020	50576	1,312.50	
		Vendor Subtotal for Division:40			1,312.50	
01-40-00-53-4200	R.A.D. Systems	2020 R.A.D. RE-CERTIFICATION/A	04/30/2020	50669	75.00	
		Vendor Subtotal for Division:40			75.00	
01-40-00-53-4200	Thrive Counseling Center	THRIVE QUARTERLY SERVICES	04/30/2020	50679	1,500.00	
		Vendor Subtotal for Division:40			1,500.00	
01-40-00-53-4200	Kimberly Wojack	ISEARCH BILLING - 4TH QTR 2020	04/15/2020	50623	900.00	
		Vendor Subtotal for Division:40			900.00	
01-40-00-54-0100	David L Ransom Jr	ICS-EOC FORM BOARDS (COVID-	04/15/2020	50579	840.00	
		Vendor Subtotal for Division:40			840.00	
01-40-00-54-0100	Datasource Ink	TONER/SGT OFFICE	04/30/2020	50646	920.00	
		Vendor Subtotal for Division:40			920.00	
01-40-00-54-0300	Galls LLC	UNIFORMS/M OSTROWSKI	04/15/2020	50587	73.98	
01-40-00-54-0300	Galls LLC	UNIFORMS/P EBERLING	04/15/2020	50587	17.80	
01-40-00-54-0300	Galls LLC	UNIFORMS/P EBERLING	04/15/2020	50587	86.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:40					177.96	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/W CASSIDY	04/15/2020	50592	179.95	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/L TAGLE	04/15/2020	50592	183.25	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/A MURILLO	04/15/2020	50592	7.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/W CASSIDY	04/15/2020	50592	116.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/W CASSIDY	04/15/2020	50592	131.90	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/PD JACKETS	04/15/2020	50592	412.25	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/PD CAPS	04/15/2020	50592	678.40	
Vendor Subtotal for Division:40					1,708.75	
01-40-00-54-0300	Justin Labriola	REIMB UNIFORM ALLOWANCE PI	04/30/2020	50656	183.08	
Vendor Subtotal for Division:40					183.08	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/J MONTIEL (DUTY GU	04/15/2020	50601	455.40	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A MURILLO	04/15/2020	50601	736.11	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/D HUMPHREYS	04/15/2020	50601	213.94	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/B RANSOM (DUTY WI	04/15/2020	50601	829.00	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/B RANSOM	04/15/2020	50601	35.00	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/T FIELDS	04/30/2020	50666	838.62	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A PLUTO	04/30/2020	50666	658.87	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A PLUTO	04/30/2020	50666	74.99	
Vendor Subtotal for Division:40					3,841.93	
01-40-00-54-0400	McDonald's-Karavites Restaurant 67	PRISONER MEALS	04/30/2020	50658	77.99	
Vendor Subtotal for Division:40					77.99	
01-40-00-54-0600	Thomson Reuters-West	LAW MANUALS	04/30/2020	50678	638.00	
Vendor Subtotal for Division:40					638.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0601	Chicago Communications LLC	(3) XPR RADIOS & PROGRAMMIN	04/15/2020	50570	1,918.00	
		Vendor Subtotal for Division:40			1,918.00	
01-40-00-54-0602	Axon Enterprise Inc	TASER BATTERIES	04/30/2020	50628	680.00	
		Vendor Subtotal for Division:40			680.00	
01-40-00-54-0603	Albertsons/Safeway	SUPPLIES/PPE (COVID-19)	04/30/2020	50625	13.78	
01-40-00-54-0603	Albertsons/Safeway	SUPPLIES/PPE (COVID-19)	04/30/2020	50625	17.98	
		Vendor Subtotal for Division:40			31.76	
01-40-00-54-0603	Cintas #769	SHOE COVERS & SURGICAL APRON	04/30/2020	50639	188.99	
		Vendor Subtotal for Division:40			188.99	
01-40-00-54-0603	Ray O'Herron Co. Inc	SAFETY GOGGLES (COVID-19)	04/30/2020	50666	470.00	
01-40-00-54-0603	Ray O'Herron Co. Inc	SAFETY FACE MASKS (COVID-19)	04/30/2020	50666	415.00	
		Vendor Subtotal for Division:40			885.00	
01-40-00-54-0603	TriTech Forensics Inc	SAFETY PPE (COVID-19)	04/15/2020	50615	144.49	
01-40-00-54-0603	TriTech Forensics Inc	PPE SUPPLIES	04/15/2020	50615	252.90	
01-40-00-54-0603	TriTech Forensics Inc	EVIDENCE SUPPLIES	04/15/2020	50615	63.90	
01-40-00-54-0603	TriTech Forensics Inc	DISINFECTANT SOLUTION (COVID-19)	04/30/2020	50684	60.98	
01-40-00-54-0603	TriTech Forensics Inc	ANTI-BACTERIAL SOLUTION (COVID-19)	04/30/2020	50684	56.00	
01-40-00-54-0603	TriTech Forensics Inc	HAND SANITIZER (COVID-19)	04/30/2020	50684	246.00	
		Vendor Subtotal for Division:40			824.27	
01-40-00-54-0605	Fleet Safety Supply	NEW SQUAD PARTS FOR CAR #3	04/30/2020	50648	3,895.20	
		Vendor Subtotal for Division:40			3,895.20	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	28,141.06	
		Vendor Subtotal for Division:50			28,141.06	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	8,798.92	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	31.35	
		Vendor Subtotal for Division:50			8,830.27	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	284.12	
		Vendor Subtotal for Division:50			284.12	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	04/12/2020	227	247.09	
		Vendor Subtotal for Division:50			247.09	
01-50-00-53-0410	ESO Solutions Inc	FIREHOUSE CLOUD ANNUAL FEE	04/15/2020	50584	3,734.70	
		Vendor Subtotal for Division:50			3,734.70	
01-50-00-53-0410	NetMotion Software Inc	NETMOTION ANNUAL FEES (15 P	04/15/2020	50598	330.75	
		Vendor Subtotal for Division:50			330.75	
01-50-00-53-3100	Air One Equipment Inc	AIR TEST ON AIR COMPRESSOR	04/30/2020	50624	150.00	
		Vendor Subtotal for Division:50			150.00	
01-50-00-53-4200	Promos 911 Inc	STICKER BADGE	04/30/2020	50668	316.88	
		Vendor Subtotal for Division:50			316.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-53-4300	Dave Bochenek	REIMB 2 YEAR MEMBERSHIP TO	04/15/2020	50566	250.00	
		Vendor Subtotal for Division:50			250.00	
01-50-00-53-4300	International Assoc of Arson Investig	2020 DUES - K BOHLMANN	04/15/2020	50591	130.00	
		Vendor Subtotal for Division:50			130.00	
01-50-00-53-4300	Illinois Fire Service Admin. Professi	IFSAP 2020 MEMBERSHIP RENEW	04/30/2020	50653	45.00	
		Vendor Subtotal for Division:50			45.00	
01-50-00-53-5400	Certified Fleet Services Inc	LADDER EXTENSION & RETRACT	04/15/2020	0	14,776.73	
		Vendor Subtotal for Division:50			14,776.73	
01-50-00-54-0300	Response Graphics & Embroidery L	TURNOUT GEAR - BENCIK, DORA	04/30/2020	50671	13,710.12	
		Vendor Subtotal for Division:50			13,710.12	
01-50-00-54-0300	VCG Uniform Ltd	RETIREMENT BADGE & WALLET	04/30/2020	50689	130.90	
01-50-00-54-0300	VCG Uniform Ltd	PANTS/BOCHENEK	04/30/2020	50689	143.85	
		Vendor Subtotal for Division:50			274.75	
01-50-00-54-0600	Air One Equipment Inc	SMALL TOOL FUEL	04/15/2020	50560	160.00	
		Vendor Subtotal for Division:50			160.00	
01-50-00-54-0600	CJC Auto Parts & Tires	DIESEL OIL	04/15/2020	50572	63.00	
		Vendor Subtotal for Division:50			63.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-54-0600	Stryker Sales Corp	ASSEMBLY BATTERY FOR #215	04/30/2020	50676	318.98	
		Vendor Subtotal for Division:50			318.98	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL/MA	04/15/2020	0	168.30	
		Vendor Subtotal for Division:50			168.30	
01-50-00-54-0600	Warehouse Direct Inc	GERMICIDAL WIPES (COVID-19)	04/15/2020	50619	261.00	
		Vendor Subtotal for Division:50			261.00	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	4,682.71	
		Vendor Subtotal for Division:60			4,682.71	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	5.70	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	1,974.66	
		Vendor Subtotal for Division:60			1,980.36	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	88.27	
		Vendor Subtotal for Division:60			88.27	
01-60-01-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	04/15/2020	0	47.27	
01-60-01-53-0200	Verizon Wireless	DATA FOR MESSAGE BOARD	04/30/2020	0	18.02	
		Vendor Subtotal for Division:60			65.29	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	04/15/2020	0	1,745.87	
		Vendor Subtotal for Division:60			1,745.87	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3100	Bristol Hose & Fitting Inc	HOSE FOR FUEL PUMP	04/30/2020	0	34.94	
		Vendor Subtotal for Division:60			34.94	
01-60-01-53-3200	D & K Truck Safety Lane LLC	SAFETY INSPECTIONS	04/15/2020	50578	87.00	
		Vendor Subtotal for Division:60			87.00	
01-60-01-53-3200	Sutton Ford Inc	DELIVERY OF NEW P/W TRUCK C	04/30/2020	50677	150.00	
		Vendor Subtotal for Division:60			150.00	
01-60-01-53-3200	Wigit's Truck Center	REPAIRS TO #44 97 INT 4900	04/15/2020	50622	3,000.00	
		Vendor Subtotal for Division:60			3,000.00	
01-60-01-53-3400	Lyons & Pinner Electric Companies	REPAIR VIADUCT LIGHTS OUT OI	04/15/2020	0	1,022.90	
		Vendor Subtotal for Division:60			1,022.90	
01-60-01-53-3550	Arthur Clesen Inc	INSECTICIDE, ARBOR PLUGS & D	04/30/2020	50627	4,704.50	
		Vendor Subtotal for Division:60			4,704.50	
01-60-01-53-3600	Anderson Elevator Co	QUARTERLY ELEVATOR MAINTEN	04/30/2020	50626	645.00	
		Vendor Subtotal for Division:60			645.00	
01-60-01-53-3600	DCG Roofing Solutions Inc	VILLAGE HALL ROOF REPAIRS	04/15/2020	50580	1,715.00	
		Vendor Subtotal for Division:60			1,715.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3600	Restore Restoration Inc	VILLAGE HALL CLEANING (COV	04/15/2020	50607	1,600.00	
		Vendor Subtotal for Division:60			1,600.00	
01-60-01-53-4300	Brian Skoczek	REIMB ARBORIST RE-CERTIFICA	04/30/2020	50675	120.00	
		Vendor Subtotal for Division:60			120.00	
01-60-01-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL/SCREENIN	04/15/2020	50582	100.00	
		Vendor Subtotal for Division:60			100.00	
01-60-01-53-5300	Growing Community Media NFP	LEGAL AD: 2020 SEWER LINING	04/15/2020	0	154.00	
01-60-01-53-5300	Growing Community Media NFP	LEGAL AD: 2020 CURB & SIDEWA	04/15/2020	0	161.00	
01-60-01-53-5300	Growing Community Media NFP	LEGAL AD: 2020 PATCHING PROJ	04/15/2020	0	161.00	
01-60-01-53-5300	Growing Community Media NFP	LEGAL AD: 2020 PAVEMENT PRE	04/15/2020	0	161.00	
01-60-01-53-5300	Growing Community Media NFP	LEGAL AD: 2020 CRACK SEALING	04/15/2020	0	147.00	
		Vendor Subtotal for Division:60			784.00	
01-60-01-53-5350	Greenwood Transfer LLC	STUMP GRINDINGS/STREET SWE	04/15/2020	50589	565.69	
01-60-01-53-5350	Greenwood Transfer LLC	TREE PLANTING & STREET SWEE	04/30/2020	50650	97.21	
01-60-01-53-5350	Greenwood Transfer LLC	STREET SWEEPING/TREE DEBRIS	04/30/2020	50650	308.87	
01-60-01-53-5350	Greenwood Transfer LLC	TREE PLANTING DEBRIS/SEWER	04/30/2020	50650	210.84	
		Vendor Subtotal for Division:60			1,182.61	
01-60-01-53-5350	Roy Strom Refuse Removal Inc	TREE DEBRIS	04/15/2020	0	17.78	
		Vendor Subtotal for Division:60			17.78	
01-60-01-53-5400	Lyons & Pinner Electric Companies	REPAIR CONCRETE AROUND NEV	04/30/2020	0	823.50	
01-60-01-53-5400	Lyons & Pinner Electric Companies	REPAIR CONCRETE POLE HIT BY	04/30/2020	0	9,550.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			10,373.50	
01-60-01-53-5450	AEP Energy	ELECTRICITY FOR STREET LIGHT	04/15/2020	50559	1,744.33	
		Vendor Subtotal for Division:60			1,744.33	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	04/15/2020	50574	738.42	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	04/30/2020	50642	730.29	
		Vendor Subtotal for Division:60			1,468.71	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	04/15/2020	50575	86.18	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	04/30/2020	50643	68.83	
		Vendor Subtotal for Division:60			155.01	
01-60-01-54-0310	Alec Cepak	REIMB UNIFORM ALLOWANCE	04/30/2020	50638	18.77	
		Vendor Subtotal for Division:60			18.77	
01-60-01-54-0310	Ken Monterubio	REIMB REMAINING BALANCE ON	04/30/2020	50661	98.28	
		Vendor Subtotal for Division:60			98.28	
01-60-01-54-0310	Luke Palm	REIMB UNIFORM ALLOWANCE	04/30/2020	50667	147.01	
		Vendor Subtotal for Division:60			147.01	
01-60-01-54-0310	Josh Schwarz	REIMB UNIFORM ALLOWANCE	04/15/2020	50611	19.97	
01-60-01-54-0310	Josh Schwarz	REIMB REMAINING BALANCE ON	04/30/2020	50673	16.48	
		Vendor Subtotal for Division:60			36.45	
01-60-01-54-0310	Brian Skoczek	REIMB BALANCE ON UNIFORM A	04/30/2020	50675	164.11	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			164.11	
01-60-01-54-0500	Wentworth Tire Service Inc	PAY LOADER TIRES	04/15/2020	50621	5,088.32	
		Vendor Subtotal for Division:60			5,088.32	
01-60-01-54-0600	First Aid Corporation	DISPOSABLE GLOVES FOR PUBLI	04/15/2020	50557	125.18	
		Vendor Subtotal for Division:60			125.18	
01-60-01-54-0600	DuPage Topsoil Inc	TOP SOIL	04/15/2020	50581	385.00	
		Vendor Subtotal for Division:60			385.00	
01-60-01-54-0600	Fastenal Company	WHEELS FOR SALT SPREADER S1	04/15/2020	50585	77.40	
		Vendor Subtotal for Division:60			77.40	
01-60-01-54-0600	W.W. Grainger Inc	FOAM HAND SOAP	04/15/2020	50588	140.26	
01-60-01-54-0600	W.W. Grainger Inc	SOAP DISPENSERS	04/15/2020	50588	62.40	
01-60-01-54-0600	W.W. Grainger Inc	ADHESIVE BANDAGE	04/30/2020	50649	6.98	
		Vendor Subtotal for Division:60			209.64	
01-60-01-54-0600	JSN Contractors Supply	CAUTION TAPE, EAR PLUGS & SC	04/30/2020	50654	124.50	
		Vendor Subtotal for Division:60			124.50	
01-60-01-54-0600	Keller-Heartt Oil Co Inc	DEF FLUID FOR TRUCKS	04/15/2020	0	92.13	
		Vendor Subtotal for Division:60			92.13	
01-60-01-54-0600	Menards	TREE TRUNK GUARDS	04/15/2020	50595	86.60	
		Vendor Subtotal for Division:60			86.60	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-54-0600	Russo Power Equipment Inc	HARNESS KIT FOR BACKPACK BI	04/15/2020	50609	26.99	
		Vendor Subtotal for Division:60			26.99	
01-60-01-54-0600	W.C. Schauer Hardware	PAINT FOR SIGNS	04/15/2020	50610	12.58	
01-60-01-54-0600	W.C. Schauer Hardware	SPRAY PAINT	04/15/2020	50610	25.16	
01-60-01-54-0600	W.C. Schauer Hardware	MISC P/W SUPPLIES	04/15/2020	50610	15.27	
01-60-01-54-0600	W.C. Schauer Hardware	HOSE SPRINKLER	04/15/2020	50610	12.59	
01-60-01-54-0600	W.C. Schauer Hardware	PLASTIC PAIL FOR COMPOST DEI	04/30/2020	50672	4.49	
		Vendor Subtotal for Division:60			70.09	
01-60-01-54-0600	Unique Products & Service Corp	SOAP & HAND LOTION	04/15/2020	50616	298.88	
01-60-01-54-0600	Unique Products & Service Corp	MISC SUPPLIES	04/15/2020	50616	100.46	
01-60-01-54-0600	Unique Products & Service Corp	ANTIBACTERIAL HAND CLEANER	04/30/2020	50686	65.80	
		Vendor Subtotal for Division:60			465.14	
01-60-05-53-5500	Roy Strom Refuse Removal Inc	REFUSE REMOVAL PER CONTRACT	04/30/2020	0	91,781.45	
		Vendor Subtotal for Division:60			91,781.45	
		Subtotal for Fund: 01			699,690.24	
02-00-00-16-0010	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTH	04/30/2020	50659	766.00	
		Vendor Subtotal for Division:00			766.00	
02-00-00-16-0010	MOE Funds	P/W EMPLOYEE HEALTH INS/JUN	04/30/2020	50660	8,301.80	
		Vendor Subtotal for Division:00			8,301.80	
02-00-00-16-0010	Springbrook Software LLC	SPRINGBROOK ANNUAL MAINTENANCE	04/30/2020	0	9,680.00	
		Vendor Subtotal for Division:00			9,680.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-16-0010	Union Pacific Railroad Company	2019 WATER MAIN IMPROVE PRO	04/30/2020	50685	6,000.00	
		Vendor Subtotal for Division:00			6,000.00	
02-00-00-21-0000	Suzanne Treudt	Refund Check 008814-000, 526 ASH	04/20/2020	50683	4.89	
		Vendor Subtotal for Division:00			4.89	
02-00-00-21-0015	State Treasurer	PR Batch 00015.04.2020 State Income	04/15/2020	999698	1,538.76	
02-00-00-21-0015	State Treasurer	PR Batch 00030.04.2020 State Income	04/30/2020	999692	1,622.23	
		Vendor Subtotal for Division:00			3,160.99	
02-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 FICA Emplo	04/15/2020	999699	2,110.94	
02-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Medicare En	04/15/2020	999699	493.67	
02-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Medicare En	04/15/2020	999699	493.67	
02-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 Federal Inco	04/15/2020	999699	3,916.51	
02-00-00-21-0015	United States Treasury	PR Batch 00015.04.2020 FICA Emplo	04/15/2020	999699	2,110.94	
02-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 FICA Emplo	04/30/2020	999693	2,221.26	
02-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Medicare En	04/30/2020	999693	519.49	
02-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Federal Inco	04/30/2020	999693	4,107.28	
02-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 Medicare En	04/30/2020	999693	519.49	
02-00-00-21-0015	United States Treasury	PR Batch 00030.04.2020 FICA Emplo	04/30/2020	999693	2,221.26	
		Vendor Subtotal for Division:00			18,714.51	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Empl	04/30/2020	999690	445.34	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF-Volun	04/30/2020	999690	187.77	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Empl	04/30/2020	999690	1,422.40	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Empl	04/30/2020	999690	183.18	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF-Volun	04/30/2020	999690	400.04	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.04.2020 IMRF Empl	04/30/2020	999690	3,458.08	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Empl	04/15/2020	999690	1,336.32	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF-Volun	04/15/2020	999690	397.80	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Empl	04/15/2020	999690	445.34	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF-Volun	04/15/2020	999690	187.78	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Empl	04/15/2020	999690	183.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.04.2020 IMRF Emplc	04/15/2020	999690	3,248.76	
		Vendor Subtotal for Division:00			11,895.99	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.04.2020 ICMA	04/15/2020	999696	99.82	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.04.2020 ICMA	04/15/2020	999696	24.69	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.04.2020 ICMA	04/30/2020	999689	101.21	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.04.2020 ICMA	04/30/2020	999689	24.69	
		Vendor Subtotal for Division:00			250.41	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Flat 50	04/15/2020	999694	100.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Flat	04/15/2020	999694	142.01	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.04.2020 AXA Emplo	04/15/2020	999694	61.67	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Flat	04/30/2020	999687	141.99	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Flat 50	04/30/2020	999687	100.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.04.2020 AXA Emplo	04/30/2020	999687	61.68	
		Vendor Subtotal for Division:00			607.35	
02-00-00-21-0050	International Union of Operating En	PR Batch 00030.04.2020 Public Work:	04/30/2020	6165	324.14	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.04.2020 Public Work:	04/15/2020	6165	313.71	
		Vendor Subtotal for Division:00			637.85	
02-00-00-21-0050	International Union of Operating En	PR Batch 00030.04.2020 Public Work:	04/30/2020	6166	64.07	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.04.2020 Public Work:	04/15/2020	6166	61.89	
		Vendor Subtotal for Division:00			125.96	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00030.04.2020 Supplementa	04/30/2020	6167	9.60	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.04.2020 Supplementa	04/15/2020	6167	9.39	
		Vendor Subtotal for Division:00			18.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	6,596.23	
		Vendor Subtotal for Division:60			6,596.23	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	0.47	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	04/01/2020	226	200.53	
		Vendor Subtotal for Division:60			201.00	
02-60-06-53-0100	ComEd	ELECTRICITY FOR PUMP STATION	04/30/2020	50643	2,579.82	
		Vendor Subtotal for Division:60			2,579.82	
02-60-06-53-0200	CALL ONE	MONTHLY PHONE SERVICE	04/15/2020	50567	504.83	
		Vendor Subtotal for Division:60			504.83	
02-60-06-53-0200	Comcast Cable	INTERNET AT PUMP STATION	04/30/2020	50641	104.85	
		Vendor Subtotal for Division:60			104.85	
02-60-06-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & N	04/15/2020	0	47.27	
		Vendor Subtotal for Division:60			47.27	
02-60-06-53-0380	Strand Associates Inc	SEWER MODELING - PAYMENT #6	04/30/2020	0	548.39	
		Vendor Subtotal for Division:60			548.39	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	04/15/2020	0	1,745.88	
		Vendor Subtotal for Division:60			1,745.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-0410	Sensus USA Inc	SYSTEM SUPPORT	04/30/2020	50674	1,949.94	
		Vendor Subtotal for Division:60			1,949.94	
02-60-06-53-0410	Springbrook Software LLC	UB WEB PAYMENTS/MAR 2020	04/30/2020	0	649.00	
		Vendor Subtotal for Division:60			649.00	
02-60-06-53-3050	NG Plumbing Inc	LEAD SERVICE LINE REPLACEMI	04/15/2020	50599	4,500.00	
		Vendor Subtotal for Division:60			4,500.00	
02-60-06-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	04/30/2020	50647	56.15	
		Vendor Subtotal for Division:60			56.15	
02-60-06-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	04/15/2020	50606	26.53	
		Vendor Subtotal for Division:60			26.53	
02-60-06-53-3600	Alarm Detection Systems Inc	ALARM MONITORING AT PUMP S	04/30/2020	0	197.28	
		Vendor Subtotal for Division:60			197.28	
02-60-06-53-3600	Nicor Gas Company	NATURAL GAS FOR PUMP STATIC	04/15/2020	50600	178.29	
02-60-06-53-3600	Nicor Gas Company	NATURAL GAS FOR PUMP STATIC	04/30/2020	50664	161.79	
		Vendor Subtotal for Division:60			340.08	
02-60-06-53-3600	Patten Industries Inc	MAINTENANCE/REPAIRS TO GEN	04/30/2020	0	1,713.00	
		Vendor Subtotal for Division:60			1,713.00	
02-60-06-53-3640	MidCity Plumbing Inc	EMERGENCY SEWER REPAIR/133'	04/15/2020	50596	16,750.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			16,750.00	
02-60-06-53-3640	Ozinga Ready Mix Concrete Inc	CONCRETE/STREET PATCH FOR S	04/15/2020	50602	659.40	
		Vendor Subtotal for Division:60			659.40	
02-60-06-53-4300	Backflow Solutions Inc	RIVER FOREST ANNUAL BSI ONL	04/30/2020	50631	495.00	
		Vendor Subtotal for Division:60			495.00	
02-60-06-53-4300	Treasurer State of Illinois	IEPA CLASS "C" RENEWAL/D RAD	04/30/2020	50682	10.00	
		Vendor Subtotal for Division:60			10.00	
02-60-06-53-4350	Sebis Direct (Printing)	UTILITY BILL PRINTING/MAR 202	04/30/2020	0	130.99	
		Vendor Subtotal for Division:60			130.99	
02-60-06-53-4480	Suburban Laboratories Inc	WATER QUALITY TESTING	04/15/2020	50613	140.00	
		Vendor Subtotal for Division:60			140.00	
02-60-06-53-5350	Greenwood Transfer LLC	STUMP GRINDINGS/STREET SWE	04/15/2020	50589	565.70	
02-60-06-53-5350	Greenwood Transfer LLC	TREE PLANTING DEBRIS/SEWER	04/30/2020	50650	75.00	
02-60-06-53-5350	Greenwood Transfer LLC	STREET SWEEPING/TREE DEBRIS	04/30/2020	50650	121.57	
02-60-06-53-5350	Greenwood Transfer LLC	TREE PLANTING & STREET SWEE	04/30/2020	50650	312.16	
		Vendor Subtotal for Division:60			1,074.43	
02-60-06-54-0310	Dan Raddatz	REIMB UNIFORM ALLOWANCE	04/30/2020	50670	268.07	
		Vendor Subtotal for Division:60			268.07	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-0600	Core & Main LP	NEW WATER METER/934 BONNIE	04/15/2020	50577	210.00	
02-60-06-54-0600	Core & Main LP	NEW WATER METER/800 HARLEN	04/15/2020	50577	3,615.00	
02-60-06-54-0600	Core & Main LP	NEW WATER METER/538 MONROE	04/30/2020	50645	505.00	
02-60-06-54-0600	Core & Main LP	TOOL FOR SEWER/WATER REPAIR	04/30/2020	50645	3,115.00	
Vendor Subtotal for Division:60					7,445.00	
02-60-06-54-0600	Fastenal Company	NUTS & BOLTS	04/15/2020	50585	35.85	
Vendor Subtotal for Division:60					35.85	
02-60-06-54-0600	Hawkins Inc	SODIUM HYPOCHLORITE	04/15/2020	0	188.90	
Vendor Subtotal for Division:60					188.90	
02-60-06-54-0600	Kara Company Inc	STOCK PAINT FOR J.U.L.I.E. LOCA	04/30/2020	50655	1,260.00	
Vendor Subtotal for Division:60					1,260.00	
02-60-06-54-0600	Keller-Heartt Oil Co Inc	DEF FLUID FOR TRUCKS	04/15/2020	0	92.12	
Vendor Subtotal for Division:60					92.12	
02-60-06-54-0600	R.N.O.W. Inc	CONTROL VALVE FOR SEWER TR	04/15/2020	50605	165.88	
Vendor Subtotal for Division:60					165.88	
02-60-06-54-0600	USABlueBook	INFRARED THERMOMETER	04/30/2020	50688	125.29	
Vendor Subtotal for Division:60					125.29	
02-60-06-54-0600	Vulcan Construction Materials LLC	BACKFILL STONE	04/30/2020	50691	92.76	
Vendor Subtotal for Division:60					92.76	
02-60-06-54-1300	Sebis Direct (Postage)	UTILITY BILLING POSTAGE	04/15/2020	0	414.43	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					414.43	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	04/15/2020	50571	56,932.95	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	04/15/2020	50571	53,216.70	
Vendor Subtotal for Division:60					110,149.65	
02-60-06-55-1400	Core & Main LP	NEW METERS AT WATER PLANT (04/30/2020	50645	10,960.00	
Vendor Subtotal for Division:60					10,960.00	
Subtotal for Fund: 02					232,382.76	
13-00-00-55-8700	Leonard M Bulat	DECALS FOR NEW CAR #3	04/30/2020	50635	795.00	
13-00-00-55-8700	Leonard M Bulat	DECALS FOR NEW CAR #3	04/30/2020	50635	795.00	
Vendor Subtotal for Division:00					1,590.00	
13-00-00-55-8700	CDS Office Technologies Inc	ARBITRATOR ANTENNAS FOR NE	04/15/2020	0	211.83	
13-00-00-55-8700	CDS Office Technologies Inc	COMPUTER ANTENNAS FOR NEW	04/15/2020	0	288.41	
Vendor Subtotal for Division:00					500.24	
13-00-00-55-8700	Fleet Safety Supply	UP-FIT PARTS FOR NEW CAR #3 (2	04/30/2020	50648	4,440.22	
13-00-00-55-8700	Fleet Safety Supply	NEW SQUAD PARTS FOR CARS #3	04/30/2020	50648	2,434.91	
13-00-00-55-8700	Fleet Safety Supply	PARTS FOR NEW CAR #5	04/30/2020	50648	3,119.28	
Vendor Subtotal for Division:00					9,994.41	
13-00-00-55-8700	Ray O'Herron Co. Inc	FLASHLIGHT FOR NEW CAR #8	04/15/2020	50601	138.99	
Vendor Subtotal for Division:00					138.99	
13-00-00-55-8700	Piemonte National Fleet	NEW SQUAD PURCHASE (REPLAC	04/15/2020	50603	35,120.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			35,120.00	
		Subtotal for Fund: 13			47,343.64	
14-00-00-55-1205	H&H Electric Co	LAKE & THATCHER TRAFFIC SIG	04/30/2020	50651	164,190.50	
		Vendor Subtotal for Division:00			164,190.50	
14-00-00-55-1205	Houseal Lavigne Associates	BIKE PLAN IMPLEMENTATION	04/15/2020	50590	8,220.00	
14-00-00-55-1205	Houseal Lavigne Associates	PLANNING PROF SVCS (BIKE PL	04/30/2020	50652	6,376.25	
		Vendor Subtotal for Division:00			14,596.25	
14-00-00-55-1205	KLOA Inc	LAKE & THATCHER SIGNAL PRO	04/15/2020	50593	1,330.34	
		Vendor Subtotal for Division:00			1,330.34	
14-00-00-55-1250	MQ Sewer & Water Contractors Inc	2018 GREEN ALLEY IMPROVE PR	04/15/2020	50597	31,517.10	
		Vendor Subtotal for Division:00			31,517.10	
14-00-00-55-1250	MYS Inc	THOMAS ST ALLEY IMPROVE-PA	04/30/2020	50662	14,356.44	
		Vendor Subtotal for Division:00			14,356.44	
14-00-00-55-8620	B&B Networks Inc	PHONE SYSTEM UPGRADE (COV	04/30/2020	50629	8,256.34	
		Vendor Subtotal for Division:00			8,256.34	
14-00-00-55-8620	CAMZ Communications Inc	CHANGING COMPUTER DOCK FC	04/15/2020	50568	195.00	
14-00-00-55-8620	CAMZ Communications Inc	CONVERT SQUADS TO NEW COM	04/15/2020	50568	780.00	
14-00-00-55-8620	CAMZ Communications Inc	NEW DOCK INSTALL FOR NEW C	04/15/2020	50568	290.00	
14-00-00-55-8620	CAMZ Communications Inc	NEW DOCK INSTALL FOR NEW C	04/30/2020	50637	390.00	
14-00-00-55-8620	CAMZ Communications Inc	NEW DOCK SWAPS FOR NEW CO	04/30/2020	50637	195.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					1,850.00	
14-00-00-55-8620	ClientFirst Consulting Group LLC	FY20 CIP - SOFTWARE UPGRADES	04/30/2020	0	3,118.75	
14-00-00-55-8620	ClientFirst Consulting Group LLC	FY20 CIP - PC REPLACEMENT/MA	04/30/2020	0	4,397.50	
14-00-00-55-8620	ClientFirst Consulting Group LLC	FY20 CIP - STREET CAMERA STRA	04/30/2020	0	1,686.25	
Vendor Subtotal for Division:00					9,202.50	
14-00-00-55-8620	Fleet Safety Supply	FD MDT REPLACEMENT PARTS	04/30/2020	50648	76.78	
Vendor Subtotal for Division:00					76.78	
Subtotal for Fund: 14					245,376.25	
16-00-00-53-0420	Klein Thorpe and Jenkins Ltd	TIF ISSUES (2008)	04/30/2020	0	110.00	
Vendor Subtotal for Division:00					110.00	
Subtotal for Fund: 16					110.00	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND A	04/15/2020	50575	21.78	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND A	04/15/2020	50575	22.13	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 10 LATHROP A	04/15/2020	50575	24.34	
Vendor Subtotal for Division:00					68.25	
31-00-00-53-0380	Houseal Lavigne Associates	MADISON TIF CONSULTING	04/15/2020	50590	1,017.50	
Vendor Subtotal for Division:00					1,017.50	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON ST TIF DISTRICT	04/30/2020	0	46.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					46.50	
31-00-00-53-3600	W.C. Schauer Hardware	DRYWALL SCREW FOR FENCE AT	04/30/2020	50672	5.84	
Vendor Subtotal for Division:00					5.84	
Subtotal for Fund: 31					1,138.09	
Report Total:					1,226,040.98	



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

MEMORANDUM

Date: May 1, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – April, 2020

The Village issued 85 permits in April, 2020, compared to 139 during the same month in 2019. April, 2020 was the first full month of the Governor's Stay-At-Home order as a result of the COVID-19 pandemic, which accounts for the notable shift in permit activity. Permit revenue collected in April, 2020 totaled \$28,789, compared to \$39,812 in March. Fiscal Year 2020 building permit revenue totaled \$1,080,853, which is 108% of the \$999,740 budgeted.

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer submitted an application and the public hearing was opened on March 5, 2020. The petitioner then requested that the hearing be continued so that they could amend their application to address some of the comments that were received from staff and consultants as well as the DRB during the pre-filing meeting. The public hearing was continued to May 7, 2020. It is anticipated that the Development Review Board will continue it

again to a date certain. Information regarding this application and the continued public hearing date is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- There are no applications on file for the month of April.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission continued its discussion and consideration of the Affordable Housing Plan on March 3, 2020. They are scheduled to meet again on May 20, 2020 at 7:00 p.m.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	63
February	67	87	58	67	53
March	109	120	93	101	91
April	97	148	136	139	85
Two Month Comparison	206	268	229	240	176
Fiscal Year Total	1,381	1,527	1,375	1,403	1,222

Real Estate Transfers

	April 2020	April 2019	FY 2020 Total	FY 2019 Total
Transfers	19	19	229	232

Residential Property Demolition

	April 2020	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	5	2	4	7



MEMORANDUM

TO: Eric J. Palm
Village Administrator

FROM: Kurt Bohlmann
Kurt Bohlmann
Fire Chief

DATE: May 6 2020

SUBJECT: Monthly Report – April – 2020

The Fire Department responded to 148 calls during the month of April. This is below our average number of calls in comparison to 2019. We experienced 6 fire related calls for the month. Emergency Medical Service calls represented 50% of our response activity for the month of April.

Incident Group	Count
100 – Fire	6
200 – Rupture/Explosion	0
300 – Rescue/EMS	74
400 – Hazardous Condition	4
500 – Service Calls	9
600 – Good Intent	28
700 – False Alarm	27
800 – Severe Weather	0
900 – Special Incidents	0

The Fire Department continues to provide the same high quality service our residents have come to expect, even in these difficult times. The firefighters are using appropriate Personal Protective Equipment (PPE) on all calls. We have instituted a self-monitoring system for the firefighters while they are on duty to assure no one has or spreads the virus. All of our firefighters are doing an exemplary job of protecting themselves and our residents from the virus. We have developed a plan with the Forest Park Fire Department to man an extra ambulance if either town sees a significant increase in ambulance calls. Thankfully, that has not happened to date.

We have suspended public education projects, including CPR classes and station tours, until the pandemic is over and it is safe to resume these projects.

We provided about 50 birthday parades for residents during the month. The parades have become VERY popular!



I attended various online conferences regarding COVID-19 protocols and resource development with IDPH, Loyola, and the Illinois Fire Chiefs Association.

Incidents of Interest

River Forest Fire Department responded to a possible chimney fire in River Forest. After investigating, we extinguished the wood fire in the basement fireplace using pressurized water. No smoke or fire was noted in the attic space.

See details below.

Suppression Activities

For the month of April, we responded to 148 emergency calls, which is below our average amount of calls. Of this total, six were fire related incidents. Three of these fire incidents occurred in River Forest. The other three fire incidents occurred outside of River Forest.

The first incident was a possible chimney fire in River Forest. Our crew extinguished a wood fire in the basement fireplace using pressurized water. We inspected the chimney from the bottom fire box and no fire was found burning in the chimney. The outside of the chimney was inspected using a TIC camera; no smoke, flame, or heat was noted. We entered the attic space and inspected the chimney and attic; no smoke or fire was noted. All companies were returned.

The second incident was a bush fire in River Forest. Upon arrival, our crew extinguished the front yard bush with water. We confirmed the fire was out.

The third incident was a dumpster fire in Oak Park. RFFD responded mutual aid and upon arrival, our crew was returned by command.

The other three fires were cooking fires that caused no damage. One of these occurred in River Forest and the other two in Elmwood Park.

Training

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

- Probationary FF/PM Rouse continuing his familiarization of Fire Department and procedures
- Loyola CE was done online and subject was respiratory emergencies and SMO review
- Division 11 TRT drill was held online. Subject was Western Shelter tent assembly and take down and ropes and knots review.
- All personnel were updated and keep getting updated as things changed to the Loyola SMO's and procedures regarding COVID-19 as well as the Village's policy
- All shifts participated in the Birthday parade drive-by program. Numerous drive-bys were performed

Paramedic Activity

We responded to 74 ambulance calls making contact with 75 patients for the month of April, which is below our monthly average number of EMS calls. Of this total, 37 patients were classified as ALS and 37 were BLS. There was 1 invalid assist. 16 of the 37 BLS patients refused treatment and/or transport.

A detailed monthly EMS report is available for review.

Fire Prevention

During the month of April, the Fire Prevention Bureau did not conduct any inspections due to COVID-19 distancing. A self-inspection program is being developed for use while social distancing continues. Fire Prevention performed 2 plan reviews.

A detailed monthly Fire prevention report is available for review.

Village of River Forest

POLICE DEPARTMENT MEMORANDUM



TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: May 6, 2020

SUBJECT: April 2020 Monthly Report

Crime Statistics

The month of April 2020 showed a 53% decrease in Part I offenses in comparison to April 2019. There was a 57% decrease in Part II reported crimes compared to April 2020. A decrease in Theft incidents contributed to the reduction in Part I crimes. A decrease in Battery, Disorderly Conduct, and Misdemeanor Traffic offenses contributed to the Part II reduction. Year-to-Date Part I are even while Part II offenses are down 34% in comparison to 2019 data. Year-to-date statistics for calendar year 2020 will continue to be monitored closely for patterns and to determine resource deployment.

	Apr 2020	Apr 2019	Diff. +/-	% +/-	YTD 2020	YTD 2019	Diff. +/-	% +/-
Part I*	8	17	-9	-53%	65	65	0	0%
Part II**	30	69	-39	-57%	165	251	-86	-34%
Reports***	47	134	-87	-65%	382	555	-173	-31%
Events****	558	1107	-549	-50%	2619	3091	-472	-15%

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

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

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

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

Town Center

The Police Department conducted seventy-two (72) calls for service at the Town Center properties in April 2020; of those calls there were thirteen (13) reported crimes, which included two (2) Thefts, two (2) Retail Thefts, and nine (9) Panhandler/Criminal Trespass incidents. Calls for service at the Town Center are down 24% in comparison to April 2019, and criminal activity is down 6% year-to-date in comparison to 2019 statistics.

Collaboration and Relationship Strengthening

- Focus on ATM locations due to on-going west-suburban ATM burglary/theft pattern.
- Attended River Forest Administrator's Forum via Zoom.
- Attended River Forest BFPC meeting via Zoom.
- Participated in daily COVID-19 Status Conference Calls with Village Management, Illinois State Police, and other Cook County agencies regarding operations, planning, coordination, and PPE supplies.
- The shifts increased their presence around the Business District along Lake due to the quality of life complaints from the businesses and the patrons.
- Officers conducted additional patrols/premise checks in the business districts, parks, and closed schools due to the COVID-19 pandemic.
- Officers responded to all priority, criminal, and emergency calls for service as usual.
- Officers assisted with department preparedness by inspecting and staging necessary equipment and frequently cleaning station work areas and vehicles.
- Officers were issued additional PPE gear such as face shields, surgical aprons, and shoe covers.
- Officers followed policies and procedures instituted to help in reducing the spread of COVID-19 and in gaining compliance from community members to follow Social Distancing and Shelter-In-Place guidelines.
- Officers participated in multiple drive-by birthday celebrations for people in the Village that could not have parties to celebrate.
- Officers handed out masks to residents and the general public according to the Village directive to wear masks.
- Officers participated in funeral processions for three fallen officers: Chicago Police Officer Marco DiFranco on April 9, Chicago Police Sergeant Clifford Martin on April 21, and Melrose Park Officer Joseph Capello on April 29. All three officers passed as a result of COVID-19.

School and Community Support

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

Ordinance Enforcement Officer Activity Summary for April 2020

Bank/Metra	13 Assignments / 4.3 Hours
Errands	9 Assignments / 3 Hours
Local Ordinance Enforcement / Citations	5 Assignments / 55 Minutes
Parking Citations	1 Citation
Fingerprinting assignments	0 Assignments
Administrative Duties	13 Assignments / 13.5 Hours
Animal Calls	1 Assignment / 45 Minutes
Vehicle Service	18 Assignments / 13.4 Hours
Crossings	0 Assignments
Bond Hearing / Court	5 Assignments / 2.5 Hours
Adjudication / Red Light Hearing	0 Assignments
Other Calls for Service	42 Assignments / 9 Hours

The OEO conducted parking enforcement throughout the Village, resulting in 1 ticket for:

Handicapped	1
TOTAL	1

School Resource/Community Service Officer Activity Summary for April 2020

Written Reports	4
Foot Patrols / Premise Checks	86
I-Search and Too Good For Drugs Activities	2 group discussions via Zoom
Calls for Service	14
Other Assignments	29 assignments / 36 hours
Special Assignments	31 assignments / 82 hours (see below)

School and Community-Support Activity Highlights for April 2020

Ofc. Ransom completed the following:

Too Good For Drugs Activities:

- Zoom Discussion with Grace Lutheran students on 04/14/2020.
- Zoom Discussion with St. Luke's students on 04/29/2020.

Community Activities

- Investigated alleged elderly abuse case on 04/01/2020 (20-00332 Supplement report completed).
- Facilitated locating, retrieving and logging PPE donations from various sources over the course of the month. Donations included temporal thermometers, gloves, masks, hand sanitizer and more.
- Completed multiple face-to-face meetings with business owners/managers regarding Covid-19 and the village's guidelines and executive orders throughout the month.
- Created "Senior Care Packs" to hand out to needy resident around town on 04/03/2020.
- Coordinated with Fire Dept. to schedule and fulfill "Birthday Gram" requests for residents. 26+ birthday grams completed in April.
- Met with Good Earth owners regarding social distancing complaints on 04/03/2020.
- Attended Dominican University CCRT Zoom meeting on 04/08/2020.
- Followed up with Elderly resident in need of senior care on 04/10/2020.
- Visited all essential businesses to study PPE use by employees/customers and availability of PPE for future needs. Report completed and submitted on 04/10/2020.
- Met with 7-Eleven regarding robbery 20-00354.
- Completed range training on 04/13/2020.
- Created COVID-19 business guide to track activity of essential and non-essential businesses. The guide is updated weekly.
- Investigated complaint of deceptive practice by elderly resident (2000048778) on 04/14/2020.
- Collaborated with Dominican U staff to create name and logo for Community Response Team (CCRT) on 04/14/2020.
- Attended CCRT Zoom meeting on 04/15/2020.
- Attended Youth Council Network Zoom meeting on 04/16/2020.
- Conducted compliance checks on local businesses on 04/16/2020.
- Attended Grant Writing Training webinar on 04/20/2020 & 04/22/2020.
- Reviewed and edited Officer Humphrey's Traffic Safety Challenge submission on 04/21/2020.
- Assisted Officer Humphreys with E-News submission on 04/21/2020.
- Spoke with Trinity H.S. dean regarding Senior Protest rumors on 04/22/2020.
- Spoke with Keystone Montessori Principal regarding shelter in place concerns on 04/23/2020.
- Investigated and closed Online Harassment case 20-00338 over the course of the month (3 supplemental reports completed).
- Phone meeting with Dominican U security on 04/23/2020.
- Met with all essential businesses to discuss new Executive Order 20-04 on 04/23/2020 and 04/24/2020.
- Coordinated with Senior Citizen Response and Senior Services regarding welfare check on 04/24/2020.
- Completed Police Law Institute training on 04/27/2020.
- Attended CCRT Webinar Training on 04/29/2020.

- Attended CCRT zoom meeting on 04/30/2020.

UPCOMING School and Community Support Activities for May 2020

Ofc. Ransom will:

- Continue to update business list.
- Continue working with businesses to check compliance and offer assistance.
- Continue to support Senior Citizen Response team efforts.
- Complete ILETSB online training.
- Continue to assist patrol with calls for service.
- Conduct regular business and parks checks.
- Attend PYD meeting on 05/06/2020.
- Attend Youth Network Council meeting on 05/14/2020.
- Attend Dementia Friendly RF meeting on 05/18/2020.
- Continue attending Birthday Gram appointments.

Sgt. Grill will:

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

OEO Raymond will:

- Enforce any/all new regulated parking zones recently approved by the village board.
- Monitor parking issues near the River Forest Community Center.
- Monitor and enforce parking regulations in Daily Fee, Time Zone, Resident Only Zones, and Handicapped Parking Only Areas etc.
- Assist with Court records communications.
- Assist with Animal Control.
- Administer traffic control services during Fire and Police related events.
- Continue to utilize the Automated License Plate Reader to increase efficiency and effectiveness of parking enforcement efforts in an effort to gain better community compliance.

Active Solicitor Permits		
Individual or Organization	Description	Expires
Renewal by Anderson	Home Repair	12-July-20
Power Home Remodeling	Home Repair	30-Aug-20
Power Home Remodeling	Home Repair	13-Jan-21
Point Pest Control	Home Services	06-June-20
Environment Illinois	Home Repair	10-Feb-21
Eastern Promotions Inc.	Home Services	13-Sept-20

Budget and Fiscal Monitoring

April 01 – April 30, 2020

April is the last month of Fiscal Year 2020. During the month of April, parking citation revenue was slightly lower than the monthly average projection of \$13,530 for the fiscal year (FY 2020). Administrative tow revenue was lower than the FY 2020 monthly projection of \$10,754, and local ordinance revenue was lower than the monthly average of \$399 for FY 2020. Overtime costs were significantly lower than the monthly projection of \$15,021 for FY 2020. These revenue streams are projected to be zero or significantly lower due to the Covid-19 pandemic, especially for the months of March, April, May, and June. We will continue to monitor and report any notable patterns or anomalies that occur during the closeout of FY 2020 and into FY 2021.

Revenue/Expenditure Summary

Category	Total # Paid FY20 04/20	Total # Paid FY20 Y-T-D	Expenditure/Revenue FY20 04/20	FY20 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	266	3,477	\$7,115	\$159,983
Admin. Tows	0	182	\$0	\$90,700
Local Ordinance	0	14	\$0	\$2,255
Overtime	78 hrs.	2,256 hrs.	\$4,969	\$142,739

Significant Incidents and Notable Arrests:

20-00336 Driving on a Suspended License

On April 1, 2020, at 8:16 AM, River Forest units were dispatched to the area of Lake and Keystone in reference to a hit and run accident. According to a witness, a truck with "Napa Auto Parts" written on the side of the vehicle struck a Pace bus and fled the scene. The operator of the bus was transported to the hospital with non-life threatening injuries. The River Forest street cameras captured the accident. The driver, 23-year-old male from Bellwood, was contacted and agreed to come to the station. The driver admitted to the accident, advising he fled

the scene due his driver's license being suspended. The driver was charged with numerous IVC violations, driving on a suspended license and leaving the scene of an accident. The driver was released on bond.

20-00341 Criminal Damage

On April 7, 2020, at 1:36 PM, River Forest units were dispatched to area of Lake and Harlem for the report of a subject that jumped onto a car, causing damage to the windshield. Witnesses accounts indicated the subject intentionally jumped onto the vehicle. Officers observed a subject matching the description enter a southbound bus. The bus was stopped and the offender, a 28-year old male from Maywood, was positively identified by the victim. The offender was arrested and charged with criminal damage to property. The offender was later released on bond.

20-00342 Retail Theft/Criminal Trespass to Property

On April 7, 2020 at 8:19 PM officers responded to Jewel at 7525 Lake Street. An employee reported a male, that was previously banned from the property, had stolen liquor and fled. The 41-year old male from Chicago was located in a parking lot near Lake and Clinton by responding officers. The offender was identified by the employee and arrested for Retail Theft and Criminal Trespass. The offender was released on bond with a court date at the Maybrook courthouse.

20-00358 Retail Theft/Resisting Arrest/Obstructing an Officer

On April 14, 2020 at 6:48 PM officers were called to Walgreens at 7251 Lake Street for a Retail Theft. The offender was outside the store and pointed out by an employee to responding officers. The 34-year old male from Chicago ran from the officers but was stopped and arrested. The offender was charged with Retail Theft, Obstructing an Officer, and Resisting Arrest. The offender was released on bond with a court date at the Maybrook courthouse.

20-00368 Aggravated Speeding

On April 19, 2020 at 10:29 PM a River Forest officer was conducting business checks along Lake Street and observed a vehicle traveling at an extremely high rate of speed. The officer was able to capture the vehicle on radar at 59mph. While the officer was trying to catch up with the vehicle it was observed traveling approximately 65mph on Harlem Avenue. The officer was able to stop the vehicle near Harlem Avenue and Chicago Avenue. The 19-year old female from Oak Park was cited for misdemeanor speeding 26+ over the limit and no insurance. Her driver's license was collected on the street as bond and she was released with a court date at the Maybrook courthouse.

20-00371 Wallet Theft

On April 21, 2020 at 4:59 PM a plain clothes River Forest officer recognized some subjects as being known pick-pockets. The group were acting suspiciously entering and exiting Whole Foods at 7245 Lake Street. The officer followed them when they left in a vehicle and made an investigative stop. At the same time, a victim called the police department from Whole Foods, reporting her wallet stolen. The victim identified several people in the vehicle as the offenders involved in stealing her wallet. A 62-year old female, 57-year old male, and 55-year old male, all from Chicago, were arrested. The victim's wallet and property was recovered. One of the men was also charged with assaulting a police officer during the booking process. All three were released on bond with court dates at the Maybrook courthouse.

The following chart summarizes and compares the measured activity for all three Patrol Watches during the month of April 2020:

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230
Criminal Arrests	0	0	2
Warrant Arrests	0	0	0
D.U.I Arrests	0	0	0
Misdemeanor Traffic Arrests	0	1	1
Hazardous Moving Violations	1	5	4
Compliance Citations	0	0	0
Parking Citations	1	0	1
Traffic Stop Data Sheets	3	2	1
Quasi-Criminal Arrests/ L.O	0	0	1
Field Interviews	18	16	23
Premise Checks/Foot Patrols	698	591	630
Written Reports	3	33	37
Administrative Tows	0	0	0
Booted vehicles	0	0	0
Sick Time used (in days)	0	1	1

Detective Division

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

Detective Fries worked twenty-two (22) scheduled days performing detective duties.

Detective Sergeant Labriola completed numerous Certificates of Purchase from O'Hare Towing.

Detective Sergeant Labriola and Detective Fries conducted daily inventory of PPE supplies, ordered new supplies, and distributed the supplies to members of the department as necessary due to the COVID-19 pandemic. Furthermore, they have assisted patrol in their daily routines to adequately provide sufficient services to residents.

During the month of April, the Detective Unit opened up/reviewed four (4) cases for potential follow-up. Of those cases, one (1) was Cleared by Arrest, two (2) are Pending, and one (1) was Administratively Closed. The Unit also continued to investigate open cases from previous months, as well as assisted the Patrol Division in multiple cases reported in the month of April.

Year-to-Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
13	3	17	0

April 2020 Case Assignment Summary

Part I	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except	Pend	Refer	Unfound
Aggravated Robbery	1						1		
Attempted Vehicular Hijacking	1		1						
Motor Vehicle Theft	1	1							
Attempted Theft	1						1		
Part I Total	4	1	1	0	0	0	2	0	0
Part II	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Part II Total	0	0	0	0	0	0	0	0	0
TOTALS	4	1	1	0	0	0	2	2	0

April 2020 Juvenile Arrests

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

New Investigations

20-00354-Aggravated Robbery

On April 12, 2020 at 5:56PM River Forest Police units responded to 7-11 located at 1140 Harlem in reference to an Aggravated Robbery. The clerk and witness reported that two male subjects wearing hooded sweatshirts, gloves, and ski masks entered the store, and demanded money from the register while implying they were armed with a firearm. The offenders took the money and were last seen entering a black Dodge Durango south on Harlem. Shortly thereafter, the Oak Park Police Department observed the vehicle which fled from them. River Forest Investigators worked with the Chicago Police Department and FBI Major Crimes Units to locate the Dodge Durango which was stolen the day before this incident in Summit. A GPS tracker was placed on the vehicle, but the offenders never committed any further crimes utilizing it. This case is still pending identification of the offenders.

20-00374-Attempted Vehicle Hijacking

On April 25, 2020 at 11:17AM River Forest Police units responded to the Jewel located at 7525 Lake St. in reference to an Attempted Vehicular Hijacking. The victim related that she was sitting in the driver seat of her vehicle when she was approached by a male subject who told her to get out of the vehicle and implied he possessed a firearm. The victim exited the vehicle and the male subject as well as another male subject entered her vehicle. The offenders were unable to start the vehicle and fled in the vehicle they arrived in which was stolen the day prior. The offending vehicle was later found in Chicago after it had been set on fire and destroyed. This case was Administratively Closed since there is no physical evidence and the victim cannot identify the offenders.

20-00379-Motor Vehicle Theft

On April 28, 2020 at 8:22PM River Forest Police units responded to 7215 Lake St. in reference to a Motor Vehicle Theft which just occurred. The victim related that he left his vehicle running while he went inside 7215 Lake St. and when he exited he observed three male subjects enter his vehicle and drive south on Harlem Ave. The victim also related that he had two firearms in the trunk of the vehicle. River Forest Investigators located the vehicle in Maywood and took one 27-year-old male from Broadview into custody. He was charged with Criminal Trespass to motor Vehicle, and Investigators have been working with over a dozen agencies who believe that the offenders who stole the vehicle were responsible for multiple crimes. This case was cleared by Arrest.

20-00382-Attempted Theft

On April 29, 2020 at 7:40PM River Forest Units responded to McDonald's located at 624 Harlem in reference to an Attempted Theft. Store employees related that a male subject had entered through the back door while the employees were taking out the garbage. The male subject had a McDonald's uniform shirt on and proceeded to the drive-thru register where he attempted to gain access. However, he could not open the register and left the store without any proceeds. This case is still Pending identification of the offender.

Old Cases

18-01634-Burglary

Investigators obtained an Illinois State Police Forensic Science Center at Chicago report which identified an offender in this Burglary from fingerprint analysis. Investigators spoke with the victim who did not wish to pursue this case any longer. This case will be Exceptionally Cleared.

18-01498-Burglary

Investigators obtained an Illinois State Police Forensic Science Center Chicago report which identified two offenders in this Burglary from fingerprint analysis. Investigators spoke with the victim who did not wish to pursue this case any longer. This case will be Exceptionally Cleared.

Training

During the month of April, all nineteen (19) scheduled training courses were cancelled due to pandemic.

Officer Name	Course Title	Start	End	Hours
Totals				0

Department members completed online Police Law Institute training and conducted ongoing weapons' training on the range. Department members also completed the State mandated online training for Child Abuse and Neglect and Officer Stress Management.





MEMORANDUM

DATE: May 5, 2020

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Monthly Report – April 2020

Executive Summary

In the month of April, the Department of Public Works transitioned to spring operations with an emphasis on inlet/catch basin cleaning, street sweeping and tree planting. There were two snow & ice events that required a response which resulted in distributing 3.3 tons of rock salt on Village streets. Due to the COVID-19 pandemic the changes that were made to the staffing schedule of Public Works employees continued through April 20th. Staff was divided into alternating shifts to ensure that the entire group of employees weren't on site at any one time. This shift schedule changed to a fully staffed Public Works Department on 4/20 with half of the employees that report to the PW garage working from 6am to 2:30pm and the other group working from 7am to 3:30pm. The traffic signal upgrade project at Lake and Thatcher began on 3/12 and is now complete. This project consisted of upgrading the traffic signals at this intersection to be equipped with left turn arrows in all directions. New mast arms and foundations were installed to accommodate these new turn arrows. The purpose of this project was to ease congestion based on data showing heavy traffic volumes during peak travel times. Due to the ongoing pandemic the finished compost collection that normally takes place at the Depot was available this spring. However, Public Works staff began making deliveries to curbside composting subscribers to continue to provide this service to subscribing residents. Public Works staff met virtually with officials from the Cook County Department of Transportation about a grant application for the second phase of the bicycle plan implementation. This is a grant opportunity that is seeking partial funding of the portions of the bicycle plan located along the IDOT routes in the Village.

Public Works items approved/discussed by the Village Board of Trustees in April:

- Award of Bid and Contract for the 2020 Street Patching Program to McGill Construction, LLC in the amount of \$91,425.00
- Award of Bid and Contract for the 2020 Curb and Sidewalk Replacement Program to Strada Construction Co. in the amount of \$59,512.50
- Award of Bid and Contract for the 2020 Pavement Preservation Project to Denler, Inc. in the amount of \$50,000.00
- Award of Bid and Contract for the 2020 Asphalt Pavement Crack Sealing Project to Denler, Inc. in the amount of \$43,400.00

- Waiver of Formal Bid (Due to Competitive RFP) and Award of Contract for Construction Engineering Services for 2020 Street Improvement Project, Alley Improvement Project and Water Main Projects with Thomas Engineering Group in a not-to-exceed amount of \$142,787.84
- Pipeline Crossing Agreement with Union Pacific Railroad for the 2019 Water Main Improvement Project
- Amend Section 9-3-20 of the Village Code for Removal of an ADA Parking Space on Edgewood Between Central and Lake – Ordinance

Sustainability Commission Meeting Items

- Commissioner Reports and Updates
- Urban Chicken Recommendation
- Green Block Parties

Engineering Division Summary

- Reviewed 4 grading plan permit submittals and 2 utility permit submittals
- Conducted monthly Combined Sewer Overflow (CSO) inspection
- Continued to coordinate the 2019 Commuter Parking Study Survey
- Approved the Intergovernmental Agreement with the Union Pacific Railroad for the 2019 Water Main Improvement Project
- Continued to coordinate development project at Chicago and Harlem
- Continued to coordinate Geographic Information System (GIS) improvements through the Village's consultant (MGP)
- Completed the design of the 2020 Water Main Improvement Project and submitted for permitting with the IEPA and MWRD
- Completed design of the 2020 Street Improvement Project, received an approved permit from IDOT and advertised the project for competitive bid
- Completed the design of the 2020 Alley Reconstruction Project and submitted for permitting with the MWRD
- Awarded contracts for the 2020 Street Patching, Curb and Sidewalk, Pavement Preservation, Crackfill and Sewer Lining Projects
- Drafted a Request for Proposals for the design engineering services of 3-4 alleys for construction in future years

Public Works – Operations

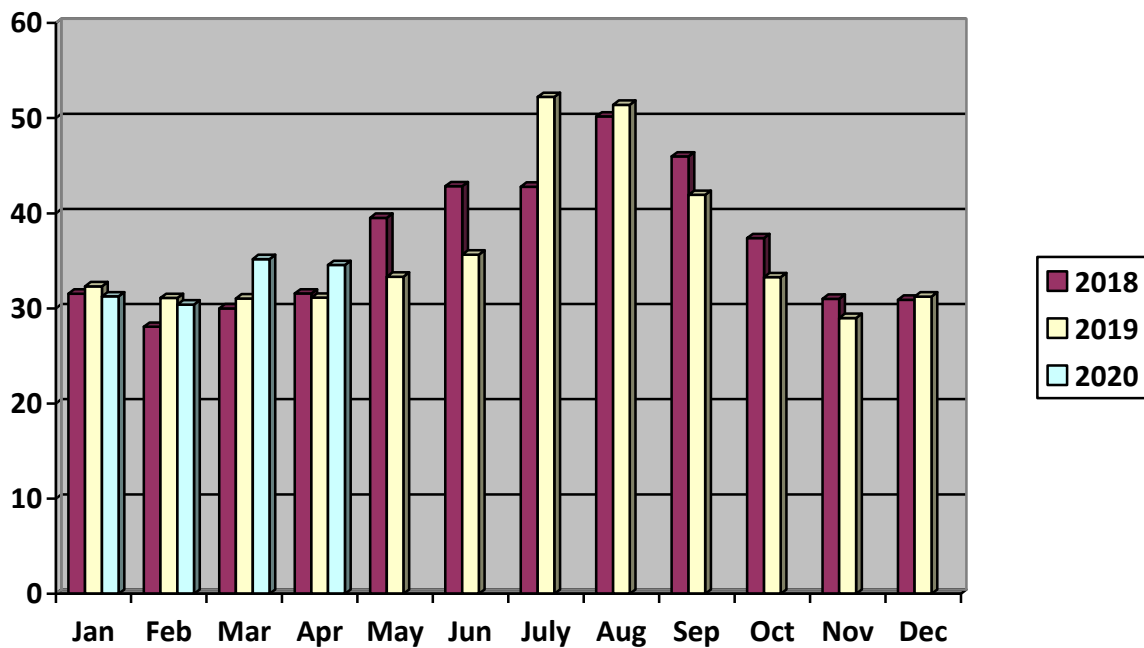
The following is a summary of utility locate requests received from JULIE (Joint Utility Locating Information for Excavators) and work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past 12 months:

	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Utility Locates	226	210	457	311	206	155	77	55	40	28	56	165
Work Orders	39	61	54	46	28	64	44	23	14	5	6	19

Water and Sewer

Monthly Pumpage: April's average daily pumpage of 1.15 million gallons (MG) is slightly higher than April's average of 1.04 MG in 2019.

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



Residents and Businesses were notified of backflow violations, but no shut offs were delivered in April due to the COVID-19 pandemic.

The Eddy hydrant at the southwest corner of Bonnie Brae and Division was completely rebuilt on 4/23.

T&M Plumbing tore the 1 ½" water service and corp off of the 6" water main while doing a private sewer repair for 1506 Lathrop on 4/27. 31 residents were affected by the water shut down between 9:51am through 1:51pm. This repair was the responsibility of the contractor. A new tapping sleeve, 45 fitting, copper service, round-way, and b-box were installed.

The generator at the pumping station failed while running a monthly test. The technician was contacted and repaired the primer pump and filters.

The Water Division personnel performed these additional tasks in April:

- Responded to 267 service calls
- Installed 1 meter
- Exercised 16 valves

Streets and Forestry

Staff in the Streets and Forestry division focused heavily on inlet/catch basin cleaning, street sweeping and tree trimming. These are the details of the tasks performed frequently in the month of April:

Description of Work Performed	Quantity
Street Sweeping (curb miles)	260
Inlet/Catch Basin Cleaning	42
Trees Planted	75
Trees Removed	4
Stumps Removed	5
Number of Snow & Ice Responses	2



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

MEMORANDUM

Date: May 6, 2020
To: Eric Palm, Village Administrator
From: Lisa Scheiner, Assistant Village Administrator
Subj: Village-Wide Performance Measurement Report – April 2020

Building Department Performance Measures	FY 2019 Actual	FY 2020 Goal	April Actual	FY 2020 YTD
Plan reviews of large projects completed in 21 days or less	75% (98 of 130)	95%	85% (11 of 13)	86% (108 of 126)
Average length of review time for plan reviews of large projects	18.1 days (Monthly Avg)	>21	17.38 days	14.4 days (Monthly Avg)
Re-reviews of large projects completed in 14 days or less	92% (160 of 174)	95%	82% (9 of 11)	93% (139 of 149)
Average length of review time for plan re-reviews of large projects	10.1 days (Monthly Avg)	>14	10.27 days	8.3 days (Monthly Avg)
Plan reviews of small projects completed in 7 days or less	100% (185 of 185)	95%	100% (13 of 13)	100% (152 of 152)
Express permits issued at time of application	100% (231 of 231)	100%	100% (13 of 13)	100% (213 of 213)
Inspections completed within 24 hours of request	100% (1576 of 1576)	100%	100% (78 of 78)	100% (1542 of 1542)
Contractual inspections passed	93% (1459 of 1576)	80%	90% (70 of 78)	94% (1453 of 1542)
Inspect vacant properties once per month	100% (210 of 210)	100%	100% (21 of 21)	100% (239 of 239)
Code violation warnings issued	179	N/A	0	123
Code violation citations issued	40	N/A	0	28
Conduct building permit survey quarterly	4	1 per quarter	1	4
Make contact with existing business owners	60	5/month 60/year	5	60

Fire Department Performance Measures	FY 2019 Actual	FY 2020 Goal	April Actual	FY 2020 YTD
Average fire/EMS response time for priority calls for service (Includes call processing time)	4:13 minutes	5 Min	4:08 minutes	4:06 minutes
Customer complaints and/or public safety professional complaints	0%	<1%	0%	0%
All commercial, multi-family and educational properties inspected annually	334	335 inspections	0	289
Injuries on duty resulting in lost time	1	<3	0	1
Plan reviews completed 10 working days after third party review	2.17 days on average	<10	2. days on average	2.39 days on average
Complete 270 hours of training for each shift personnel	4792.8	4824	415.75	4797.
Inspect and flush fire hydrants semi-annually	455	445 annually	0	382

Police Department Performance Measures	FY 2019 Actual	FY 2020 Goal	April Actual	FY 2020 YTD
Average police response time for priority calls for service (Does not include call processing time)	4:53 minutes	4:00	2:04 minutes	3:20 minutes
Injuries on duty resulting in lost time	2	0 Days Lost	0	4
Reduce claims filed for property & vehicle damage caused by the Police Department by 25%	7	<3	0	4
Maintain positive relationship with the bargaining unit and reduce the number of grievances	0	0%	0	1
Reduce overtime and improve morale by decreasing sick leave usage	116 days	10% reduction	6 days	239 days
Track accidents at Harlem and North to determine impact of red light cameras	17 accidents	10% reduction	0 accidents	5 accidents
Decrease reported thefts (214 in 2012)	167	5% reduction	5	173
Formal Citizen Complaints	0	0	0	0
Use of Force Incidents	10	0	1	15
Send monthly crime alerts to inform residents of crime patterns and prevention tips	148	1 email/month; 12 emails/year	10	148

Public Works Performance Measures	FY 2019 Actual	FY 2020 Goal	April Actual	FY 2020 YTD
Complete tree trimming/pruning service requests within 7 working days	98% (171 of 175)	95%	100% (6 of 6)	97% (209 of 216)
Complete service requests for unclogging blocked catch basins within 5 working days	100% (8 of 8)	95%	N/A (0 of 0)	100% (5 of 5)
Percent of hydrants out of service more than 10 working days	0.00% (0 of 2640)	<1%	0.00% (0 of 440)	0.00% (0 of 4840)
Replace burned out traffic signal bulb within 8 hours of notification	N/A	99%	N/A	N/A
Complete service requests for patching potholes within 5 working days	100% (12 of 12)	95%	N/A (0 of 0)	100% (8 of 8)
Repair street lights in-house, or schedule contractual repairs, within five working days of notification	96% (23 of 24)	95%	100% (1 of 1)	100% (25 of 25)
Safety: Not more than two employee injuries annually resulting in days off from work	1	≤2	0	0
Safety: Not more than one vehicle accident annually that was the responsibility of the Village	2	≤1	0	0
Televis 2,640 lineal feet of combined sewer each month from April – September	165% (26196 of 15840)	2,640/ month (15,840/ year)	N/A (0 of 0)	243% (32098 of 13200)
Exercise 25 water system valves per month	43% (117 of 275)	25/month (300/year)	64% (16 of 25)	88% (242 of 275)
Complete first review of grading plans within 10 working days	100% (98 of 98)	95%	100% (4 of 4)	100% (103 of 103)

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



MEMORANDUM

Date: May 26, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Village Administrator's Report

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

Wednesday, May 27	6:00 PM	Board of Fire and Police Commissioners Meeting – <i>Cancelled</i>
Thursday, May 28	7:00 PM	Historic Preservation Commission Meeting – <i>Cancelled</i>
Tuesday, June 2	7:30 PM	Deer Management Committee Meeting
Thursday, June 4	7:30 PM	Development Review Board Meeting – <i>Cancelled</i>
Monday, June 8	7:00 PM	Village Board of Trustees Meeting

Recent Payments of >\$10,000

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

Vendor	Amount	Description
ClientFirst Consulting Group	\$15,134	IT Consulting
Lyons & Pinner Electric Companies	\$10,374	Concrete Repair around Street Light
West Suburban Consolidated Dispatch	\$10,877	Monthly Contribution – 911 Dispatch
Core & Main LP	\$14,580	New Meters and Water Plant
Fleet Safety Supply	\$14,104	Parts for Squad Cars
MOE Funds	\$14,592	Public Works Health Insurance
MYS Inc	\$14,356	Thomas Street Alley Improvement – Final Payment
Response Graphics & Embroidery LLC	\$13,710	Turnout Gear
Village of Forest Park	\$13,400	Purchase of Masks
Klein Thorpe and Jenkins	\$17,869	Legal Consulting Services
Eugene A. de St. Aubin & Bros Inc	\$13,819	Trees for Spring Planting

New Business Licenses:

None

Thank you.



MEMORANDUM

DATE: May 20, 2020

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Sustainability Commission – EcoGreen Energy Aggregation

Issue: One of the goals of the Sustainability Commission is to reduce the carbon footprint of the Village through the use of more renewable sources of energy. One of the areas that addresses this issue is the means by which electric energy is supplied to residents. This goal was communicated to the Village Board as part of the sustainability commission's annual report at the 2/24 Village Board meeting. The Sustainability Commission is recommending green energy aggregation on the basis that the Village Board signed the Chicago Climate Agreement in December 2017 which states the Village has specifically committed to accelerating municipal use of renewable energy and working to deliver affordable renewable energy across all communities among other items. Village Trustees also made this commitment when they signed on to the Greenest Region Compact and most recently when they signed the letter of Commitment to join the PlanItGreen Initiative Pursuing 100% Renewable Energy last February. It is also included in the Village Comprehensive Plan. This is only the first step in making sure we are working towards these goals and all commissions and Village departments and Trustees should be pursuing any tools to reduce the Villages emissions.

Analysis: Staff used an energy consultant (Satori Energy) to seek out proposals for this type of green energy aggregation. The program that is currently available to meet this goal is offered through energy supplier MC Squared called the EcoGreen Aggregation Program. It is a program that purchases Renewable Energy Credits (RECs) from energy supplied by wind farms in the Midwest on the Village's behalf at zero added cost to residents since they commit to match ComEd rates.

The Sustainability Commission met on May 12th and were presented with the EcoGreen Aggregation Program by energy supplier MC Squared. The details of the program were discussed and a representative from MC Squared shared the following information: MC Squared analyzes cost to serve each account based on attributes such as peak period consumption to create a cost profile. Ratepayers with a lower cost to serve is enrolled with MC Squared to acquire RECs for the Village. Ratepayers with a higher cost to serve remain

with ComEd and are considered participants of the EcoGreen aggregation as RECs are also acquired to match their historical usage. Once the program begins all ratepayers receive notice of the program and the value of the renewable energy for the community. Ratepayers may opt out or leave at any time with no termination fees. They continue to be billed by ComEd all charged at the same rate. The US Environmental Protection Agency would designate the Village of River Forest as an EPA Green Power Partner Community.

MC Squared has completed their analysis of the ComEd accounts in River Forest and would be supplying energy for about 42% of the total accounts. Once MC Squared enters into an agreement with the Village the percentage of Renewable Energy Credits (RECs) can be chosen by the Village and the percentage would determine the amount of “Civic Contribution” funds that the Village would receive by being a part of this program. In order to be considered a “Green Power Community” at least 25% RECs need to be committed. The Village “Civic Contribution” amount is based on the following scale:

Percent of RECs:	0%	25%	50%	75%	100%
Civic contribution:	\$70 - 80k	\$60 - \$70k	\$50 - \$60k	\$40 - \$50k	\$30 - \$40k

The Village can use these funds however it sees fit. The sustainability commission is recommending choosing 100% RECs to provide the biggest offset of carbon emissions. They are also recommending that the funds received are used for items related to sustainability initiatives. The term they are recommending is 24 months in length.

Recommendation: If the Village Board agrees with the recommendations for the Sustainability Commission, the following motion would be appropriate:

Motion to adopt an ordinance authorizing the Village Administrator to execute a 24-month contract agreement with MC Squared on behalf of the Village, for the EcoGreen Aggregation Program.

Attachments:

EcoGreen Aggregation Program Brochure

List of municipalities currently enrolled

Proposed timeline of rollout

Ordinance Approving a Master Power Supply Agreement

Master Power Supply Agreement

The Benefits

EcoGreen Aggregation Program



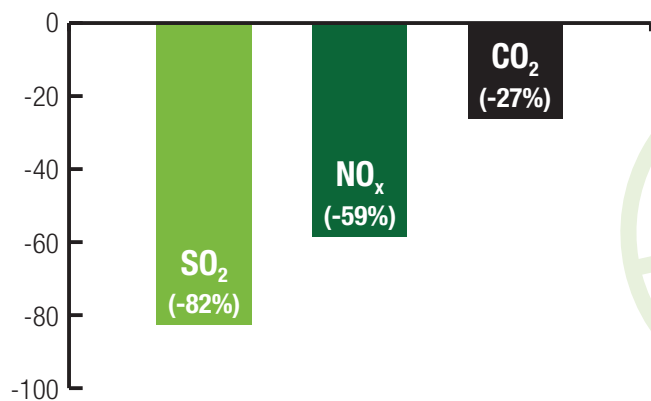
Program Benefits:

- Supports Midwest renewable wind generators
- Supports reduction of harmful emissions
- No rate risk: electricity supply rate equal to ComEd published rate
- Receive designation as an EPA Green Power Partner Community
- Never any fees to ratepayers; residents and small businesses may opt out
- Achieves a strategic objective of the Metropolitan Mayors Caucus Greenest Region Compact

Why support renewable Wind Generation resources?

Proven Results in the US for the ten years ending 2017:

- Coal based generation reduced by 40% *
- Wind based generation increased by 638% **
- Wind energy helps reduce carbon footprint ***



SO₂ = Sulfur Dioxide NO_x = Nitrogen Oxide CO₂ = Carbon Dioxide

* EIA Table 3.1.A (2007 - 2017 Generation Data)

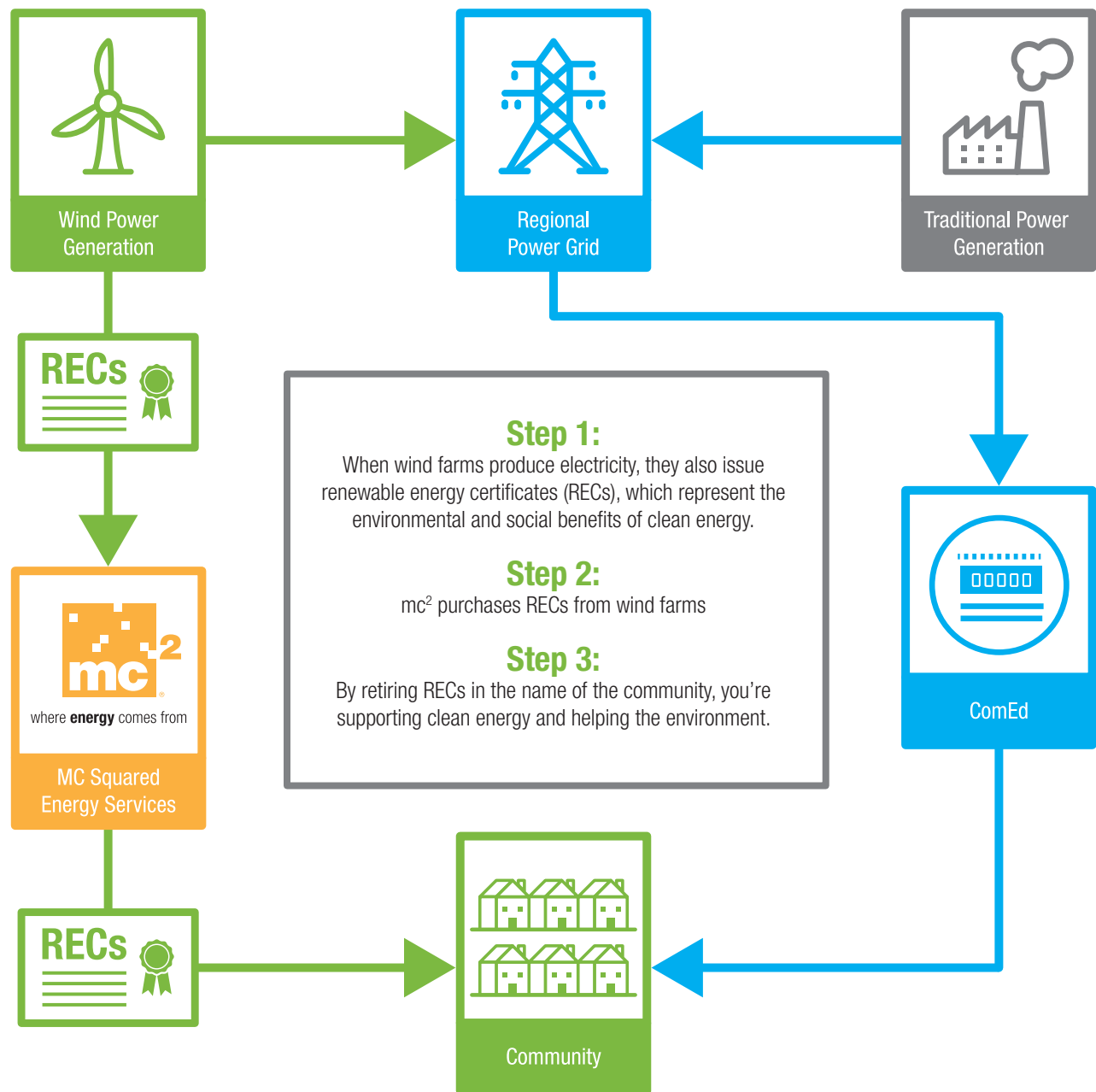
** EIA Table 3.1.B (2007 - 2017 Generation Data)

*** EIA Table 9.1 (2007 - 2017 Emissions Data)



where **energy** comes from

How does EcoGreen Aggregation work?



where **energy** comes from

EcoGreen Aggregation Program

Proposal:

Implement a Municipal Aggregation program with Wind Renewable Energy Certificates (RECs)* at zero added cost to residents and small businesses. Participate in the green movement to reduce reliance on fossil fuels and promote leadership as an environmentally responsible community.

Residents and small businesses are billed at the published monthly ComEd rates for supply. Eliminates risk that aggregation rate could be higher than the ComEd rate.

History:

- Municipal electric aggregation has achieved success and favorability across Illinois since 2011, saving a cumulative hundreds of millions of dollars for residents.
- Municipal electric aggregation continues to provide benefits with the EcoGreen Aggregation Program.
- Municipalities are enacting community-wide sustainable practices and policies to help reduce their carbon footprint.
- Over 100 communities in the Chicago region have now adopted the Greenest Region Compact (GRC2).

How Program Works:

- Supplier mc² analyzes cost to serve each account based on numerous attributes, such as peak period consumption, to create a cost profile.
 - Ratepayers with a lower cost to serve enable mc² to acquire RECs for the community. This group is enrolled with mc².
 - Ratepayers with a higher cost to serve remain with ComEd and are considered participants of the EcoGreen Aggregation as RECs are also acquired to match their historical usage.
 - Ratepayers enrolled with an alternative supplier are not included.
- All ratepayers receive notice of the program and the value of the Renewable Energy for the community.
- Ratepayers may opt out or leave at any time with no termination fees.
- Ratepayers continue to be billed by ComEd; all charged the same rate, including the variable monthly PEA.
- The US Environmental Protection Agency designates the municipality as an EPA Green Power Partner Community.

* Renewable Energy Certificates (RECs) from wind farms within the Midwest Renewable Energy Tracking System (MRETS).



where **energy** comes from

The Details



Municiple Aggregation Town Name	Start with mc2	Term End	Term Mo.
Village of Lagrange Park	Nov- 18	Nov- 21	36
City of Sycamore	Jan - 19	Aug - 20	19
City of Elmhurst	May-19	May-21	24
Village of Gurnee	Jul-19	Jul-20	12
City of Wood Dale	Jul-19	Jul-20	12
City of Crest Hill	Aug-19	Aug-20	12
City of Pontiac	Sep-19	Sep-20	12
Village of Orland Park	Sep-19	Sep-20	12
Village of Campton Hills	Oct-19	Oct-20	12
Village of Manteno	Oct-19	Oct-21	24
Village of Deer Park	Oct-19	Oct-20	12
Village of Clarendon Hills	Oct-19	Oct-20	12
Village of Palos Park	Oct-19	Oct-21	24
Village of Oswego	Oct-19	Oct-21	24
Village of Tinley Park	Oct-19	Oct-21	24
Village of South Elgin	Oct-19	Oct-21	24
Village of South Barrington	Oct-19	Oct-20	12
Village of Oak Park	Oct-19	Oct-21	24
Village of Oak Lawn	Jan-20	Jan-21	12
Village of Bedford Park	Jan-20	Jan-21	12
Village of Round Lake Beach	Feb-20	Feb-21	12
Village of Hawthorn Woods	Feb-20	Feb-23	36
Villae of Buffalo Grove	Mar-20	Mar-21	12
City of Darien	Arp-20	Apr-22	24
Village of Park Forest	Apr-20	Apr-23	36

Village of River Forest Opt Out Mailing Schedule Sept 2020

Meter Cycles 2 & 3

Date	Activity Opt Out Schedule
5/28/20	Assumed date Village signs contract
6/5/20	Village sends MC ² all information necessary to create individual letterheads and outer envelopes
6/10/20	MC ² receives updated Address lists and Account numbers from Village
6/15/20	MC ² orders letterheads and outer envelopes from mailing house
6/20/20	MC ² send draft mailing packets to Village for approval
7/1/20	Village approves the final mailing proofs; mc ² sends to mailing house for print
7/10/20	21 days Opt Out Notice Mailing
7/31/20	Opt Out Due Date
8/3/20	MC ² processes account numbers for enrollment
8/12/20	DASR dates (Enrollments for meter cycles 2)
8/31/20	First meter cycle starts for the new price (Sept meter cycle 2)

**AN ORDINANCE APPROVING A MASTER POWER SUPPLY AGREEMENT
WITH MC SQUARED ENERGY SERVICES, LLC**

WHEREAS, the Village of River Forest ("Village") is a non-home rule unit of local government as provided by Article VII, Section 7 of the Illinois Constitution of 1970; and

WHEREAS, under Section 1-92 of the Illinois Power Agency Act, 20 ILCS 3855/1-1, *et seq.* ("Act"), the Village may operate an electric aggregation program as an opt-out program for residential and small commercial retail customers, if a referendum is passed by a majority vote of the residents pursuant to the requirements under the Act; and

WHEREAS, the Village may operate an electric power aggregation program as an opt out program for residential and small commercial retail customers, if a referendum is passed by a majority vote of the residents pursuant to the requirements of the Act; and

WHEREAS, the Village submitted a referendum at the March 20, 2012 Presidential Primary General Election asking whether the Village should have the authority to arrange for the supply of electricity for its residential and small commercial retail customers who have not opted out of such program, and a majority of the electors voting on the question voted in the affirmative; and

WHEREAS, the Village published notice of and held the required public hearings for the "Electrical Power Aggregation Plan of Operation and Governance" on March 12, 2012 and March 19, 2012 at the Village of River Forest Village Hall; and

WHEREAS, on June 8, 2012, the Village President and Board of Trustees approved Ordinance No. 3434, which authorized the aggregation of certain electrical loads in the Village and adopted the Village's "Electrical Power Aggregation Plan of Operation and Governance" ("Plan"); and

WHEREAS, the Village President and Board of Trustees find that it is in the best interest of the Village and its residents to enter into the "Master Power Supply Agreement" by and between the Village and MC Squared Energy Services, LLC attached hereto as **EXHIBIT A** and made a part hereof ("Agreement") pursuant to the terms of the Act and in furtherance of the Plan;

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

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

SECTION 2: Approval of Agreement. That the Village President and Board of Trustees grant the Village President, or her designees, the authority to execute the

Agreement on behalf of the Village, with such changes thereto as may be approved by the Village President.

SECTION 3: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 5: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

PASSED this 26th day of May, 2020 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 26th day of May, 2020.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

EXHIBIT A
AGREEMENT

(attached)

**MASTER POWER SUPPLY AGREEMENT
BY AND BETWEEN THE VILLAGE OF RIVER FOREST AND MC SQUARED ENERGY
SERVICES, LLC TO PROVIDE FULL-REQUIREMENTS ELECTRICITY SUPPLY AND
RELATED SERVICES FOR THE VILLAGE'S ELECTRIC AGGREGATION PROGRAM**

This **MASTER POWER SUPPLY AGREEMENT BY AND BETWEEN THE VILLAGE OF RIVER FOREST AND MC SQUARED ENERGY SERVICES, LLC TO PROVIDE FULL-REQUIREMENTS ELECTRICITY SUPPLY AND RELATED SERVICES FOR THE VILLAGE'S ELECTRIC AGGREGATION PROGRAM** ("Agreement"), is entered into as of this ____ day of May 2020 ("Effective Date") between the Village of River Forest, an Illinois municipal corporation ("Municipality") and MC Squared Energy Services, LLC (mc²) ("Supplier") (each a "Party" and collectively, the "Parties").

RECITALS

- A. The Municipality has established an Electricity Aggregation Program ("Program") pursuant to the Aggregation Ordinance and the Aggregation Statute, and will conduct the Program as an opt-out program pursuant to the Aggregation Ordinance and the Aggregation Statute.
- B. The Municipality conducted a Request for Qualifications and/or Power Supply Bid process to identify qualified suppliers of electricity in the market.
- C. The purpose of this Agreement is for the Supplier to provide the Full-Requirements Electricity Supply Services and the Program Implementation Services as defined herein (collectively, the "Services") to all Eligible Customers who choose not to opt out of or choose to opt in to the Program, as the case may be, throughout the Term of this Agreement at the Price established in this Agreement.
- D. The Supplier acknowledges and agrees that it has all certifications, authorizations, qualifications, and approvals necessary pursuant to the Requirements of Law to sell Full-Requirements Electricity Supply to Eligible Customers pursuant to this Agreement, including without limitation that:
 - 1. Supplier is certified by the Illinois Commerce Commission as a Retail Electric Supplier and is authorized to sell Full-Requirements Electricity Supply to customers in the State of Illinois utilizing the existing transmission and distribution systems of ComEd within the service areas of ComEd.
 - 2. Supplier is currently registered with ComEd to serve residential and small commercial customers under Rate RESS - Retail Electric Supplier Service with Rider PORCB - Purchase of Receivables and Consolidated Billing.
 - 3. Supplier acknowledges and agrees that it will provide the Services, including without limitation Full-Requirements Electricity Supply to all Participating Customers, pursuant to the Bid Package, the Bid Response, this Agreement, and the Requirements of Law.
 - 4. The Municipality desires to enter into this Agreement with Supplier for the provision by the Supplier of Full-Requirements Electricity Supply to all Eligible Customers pursuant to the Program unless exceptions are clearly stated on the RFP response.

AGREEMENT

In consideration of the mutual covenants and agreements contained herein, the Municipality and the Supplier agree as follows:

ARTICLE 1 RECITALS

- 1.1 The foregoing recitals are, by this reference, fully incorporated into and made part of this Agreement.

ARTICLE 2 DEFINITIONS

The following terms shall have the meanings ascribed to them in this section:

- 2.1 “Aggregate” means the total number of Eligible Customers that are within the jurisdictional boundaries of the Municipality.
- 2.2 “Aggregation Ordinance” means that certain ordinance adopted by the Municipality authorizing the Program.
- 2.3 “Aggregation Statute” means Section 1-92 of the Illinois Power Agency Act, 20 ILCS 3855/1-92, as amended, and applicable rules and regulations of the Illinois Commerce Commission.
- 2.4 “Bid Package” means the bid documents provided to the pre-qualified bidders pursuant to the Power Supply Bid and attached to this Agreement as Exhibit A and made a part hereof.
- 2.5 “Bid Response” means the response submitted by the Supplier to the Bid Package, which is attached to this Agreement as Exhibit B and made a part hereof.
- 2.6 “Billing Services” means those services described in Section 4.4 of this Agreement, including all subsections of Section 4.4.
- 2.7 “ComEd” means Commonwealth Edison.
- 2.8 “Compliance Services” means those services identified in Section 4.5 of this Agreement, including all subsections of Section 4.5.
- 2.9 “Confidential Information” means the information defined in Section 9 of this Agreement.
- 2.10 “Customer Information” means that certain information that the Electric Utility or Former Aggregation Supplier is required to provide by statute (including the Aggregation Statute), regulation, tariff, or contract to the Corporate Authorities of the Municipality pursuant to the Aggregation Statute, including without limitation those names and addresses and Electric Utility account numbers of residential and small commercial retail customers in the Aggregate area that are reflected in the Electric Utility or Former Aggregation Supplier’s records at the time of the request.
- 2.11 “Data” means the data defined in Section 9 of this Agreement.
- 2.12. “Electric Utility” means ComEd.
- 2.13 “Eligible Customers” means residential and small commercial electricity customers receiving Full-Requirements Electricity Supply within the Municipality who are eligible to participate in

the Program pursuant to the Aggregation Statute and the Requirements of Law. Eligible Customers may be further classified as determined by the parameters defined in Exhibit E of this Agreement, attached hereto and made a part hereof, by the Supplier and mutually agreed to by the Supplier and Municipality.

- 2.14 “Energy” means generated electricity.
- 2.15 “Enrollment Services” means those services described in Section 4.3 of this Agreement, including all subsections of Section 4.3.
- 2.16 “Extended Term” means the term defined in Section 5.1 of this Agreement.
- 2.17 “Force Majeure Event” means the circumstances defined in Section 7.1 of this Agreement.
- 2.18 “Former Aggregation Supplier” means the RES that supplied the Program of the Municipality immediately prior to Supplier under this Agreement, if any. If Former Aggregation Supplier as defined would be Supplier or ComEd, then no Former Aggregation Supplier is considered to exist.
- 2.19 “Force Majeure Event” means the circumstances defined in Section 7.1 of this Agreement.
- 2.20 “Full-Requirements Electricity Supply” means all services or charges necessary to provide the continuous supply of electricity to all Participating Customers, including, without limitation, Energy, capacity, losses, renewable portfolio standard (RPS) charges, imbalances, load factor adjustments, transmission costs, congestion charges, marginal losses, ancillary services, taxes applicable only to the Supplier, and any additional necessary services or charges.
- 2.21 “Full-Requirements Electricity Supply Services” means those portions of the Services described in Section 4.1 of this Agreement, including all subsections of Section 4.1.
- 2.22 “ICC” means the Illinois Commerce Commission.
- 2.23 “Independent System Operator” or “ISO” means that certain independent system operator for the Electric Utility established pursuant to the Public Utilities Act, 220 ILCS 5/16-626.
- 2.24 “Power Supply Bid” means the bidding process conducted by the Municipality.
- 2.25 “New Customers” means the customers defined in Section 4.3.9 of this Agreement.
- 2.26 “Opt-Out Notice” means the notices described in Section 4.2.1.1 of this Agreement and provided to Eligible Customers informing them of their ability to opt-out of the Program pursuant to the Requirements of Law.
- 2.27 “Opt-Out Period” means the time prior to the implementation of the Program during which Eligible Customers may choose not to participate in the Program pursuant to the Requirements of Law.
- 2.28 “Opt-Out Process” means the process defined in Section 4.2.1 of this Agreement.
- 2.29 “Participating Customers” means those Eligible Customers who do not opt out of the Program and are not Special Billing Customers, and New Customers. Participating customers may be served by Supplier or Tariffed Service pursuant to Exhibit E.

- 2.30 “Plan of Governance” or “POG” means that certain Plan of Operation and Governance approved by The Municipality pursuant to the Aggregation Statute.
- 2.31 “Point of Delivery” means the point specified by the Electric Utility at which the Supplier must deliver the Full-Requirements Electricity Supply to the Electric Utility for distribution to Participating Customers.
- 2.32 “Price” means the price expressed in cents per kilowatt hour at which the Supplier will provide the Services as set forth in Exhibit E to this Agreement, which is attached hereto and made a part hereof.
- 2.33 “Program” means the electricity aggregation program operated by the Municipality in accordance with the Aggregation Statute and authorized by the Aggregation Ordinance, to aggregate residential and small commercial retail electrical loads located within the corporate limits of the Municipality for the purpose of soliciting and entering into service agreements to facilitate for those loads the sale and purchase of Full-Requirements Electricity Supply and related Services.
- 2.34 “Program Implementation Services” means those portions of the Services described in Section 4.2 of this Agreement, including all subsections of Section 4.2.
- 2.35 “Renewable Energy Credits, (RECs)” means a market-based instrument that represents the legal property rights to the environmental attributes of renewable electricity generation sources such as wind, solar, biomass or hydroelectric compliant with EPA established guidelines.
- 2.36 “Requirements of Law” means the Aggregation Ordinance, the Aggregation Statute, the Illinois Public Utilities Act, the Illinois Consumer Fraud Act, the Plan of Governance, the rules, regulations, and final decisions of the ICC or Illinois Power Agency (including the ICC Final Order in Docket No. 11-0434 issued on April 4, 2012), the rules, regulations and tariffs applicable to the Electric Utility and the Independent System Operator, and all other applicable federal, state, and local laws, orders, rules, and regulations, all as may be hereinafter duly amended.
- 2.37 “Retail Electric Supplier” or “RES” means an “alternative retail electric supplier” as that term is defined in Section 16-102 of the Public Utilities Act, 220 ILCS 5/16-102.
- 2.38 “Services” means the Full-Requirements Electricity Supply Services, Program Implementation Services, Enrollment Services, Billing Services, and Compliance Services provided in Article 4 of this Agreement.
- 2.39 “Special Billing Customers” means the customers defined in Section 4.3.8 of this Agreement.
- 2.40 “Supplier” means MC Squared Energy Services, LLC and the lawful successor, transferee, designee, or assignee thereof.
- 2.41 “Tariffed Service” means the electricity supply service provided by Electric Utility as required by 220 ILCS 5/16-103. The magnitude of Tariffed Services are typically posted on PlugInIllinois.org and currently includes ComEd’s electricity supply charge plus ComEd’s transmission series charge, and including the ComEd’s purchased electricity adjustment.
- 2.42 “Term” means the period of time defined in Section 5.1 of this Agreement.
- 2.43 “Municipality” means the Village of River Forest, Illinois.

2.44 “Withdrawing Customer” means a customer defined in Section 4.3.6 of this Agreement.

ARTICLE 3 PROGRAM RESPONSIBILITIES

3.1 Municipality Responsibilities.

- 3.1.1 Customer Information. The Municipality shall, with the assistance of the Supplier, pursuant to the Requirements of Law, obtain the Customer Information from ComEd and/or the Former Aggregation supplier.
- 3.1.2 Notices and Customer Information from ComEd and/or the Former Aggregation supplier. The Municipality shall promptly forward to Supplier the Customer Information received from ComEd and/or the Former Aggregation supplier and each Party will promptly provide to the other Party any notices received by that Party from ComEd and/or the Former Aggregation supplier concerning the accounts of Eligible or Participating Customers relevant to the Program and/or the Services provided pursuant to this Agreement.
- 3.1.3 Submittals to ComEd. The Municipality shall, with the assistance of Supplier, submit to ComEd (a) the “Government Authority Aggregation Form”, (b) a list of Eligible Customers who are not Participating Customers because they have elected to opt out of the Program, (c) a list of all Participating Customers, and (d) such other forms as are or may become necessary to access interval data for billing or non-billing purposes to the extent that Supplier is authorized to access such data.
- 3.1.4 No Municipality Obligations to Provide Services. The Parties acknowledge and agree that the Municipality is not responsible to provide, and this Agreement shall not be construed to create any responsibility for the Municipality to provide, the Services to any person or entity, including without limitation the Supplier, the Electric Utility, the ISO, Eligible Customers, Special Billing Customers, New Customers or Participating Customers.
- 3.1.5 No Municipality Financial Responsibility. The Parties acknowledge and agree that this Agreement does not impose or create, and shall not be construed to create, any financial obligation of the Municipality to any other person or entity, including without limitation the Supplier, the Electric Utility, the ISO, Eligible Customers, Special Billing Customers, or Participating Customers.

3.2 Supplier Obligations.

- 3.2.1 Provision of Services. The Supplier will provide all of the Services described in Article 4 of this Agreement throughout the Term, including but not limited to the provision of sufficient Full-Requirements Electricity Supply to allow the Electric Utility to deliver and distribute uninterrupted electric service to all Participating Customers. The Supplier acknowledges and agrees that the Municipality is not responsible to provide, and shall not be liable to the Supplier or any Eligible Customer for any failure to provide, any Services pursuant to this Agreement.
- 3.2.2 Compliance with the Requirements of Law. Supplier shall comply with all Requirements of Law.
- 3.2.3 Supplier Press Releases. The Supplier may issue press releases concerning the Program that are approved in advance by the Municipality prior to issuance.

- 3.2.4 All information provided by the Supplier to Municipality or any of its agents relating to this Agreement in any way shall be true and accurate in all respects at all times to the best of Supplier's knowledge and belief.

ARTICLE 4 SUPPLIER SERVICES

- 4.1 Full Requirements Electricity Supply. The Supplier must supply the following Full-Requirements Electricity Supply Services as provided in this Section 4.1.

4.1.1 Scheduling, Transmission and Delivery of Full-Requirements Electricity Supply.

4.1.1.1 Generally. The Supplier shall take all actions necessary to arrange for the scheduling, transmission, and delivery of Full-Requirements Electricity Supply to the Electric Utility for distribution to all Participating Customers.

4.1.1.2 Scheduling. Supplier shall schedule the Full-Requirements Electricity Supply for distribution as required by the ISO and the Electric Utility.

4.1.1.3 Distribution and Transmission Rights. Supplier shall obtain necessary distribution and transmission rights necessary for the delivery of the Full-Requirements Electricity Supply to the Electric Utility hereunder.

4.1.1.4 Transmission and Delivery to Electric Utility.

4.1.1.4.1 Transmission and Delivery. Supplier shall cause to be transmitted and delivered to the Electric Utility at the Delivery Point sufficient Energy to provide continuous Full-Requirements Electricity Supply to all Participating Customers. The Municipality acknowledges that the Electric Utility, and not the Supplier, is responsible for the distribution of the Full-Requirements Electricity Supply to the Participating Customers after delivery by the Supplier to the Delivery Point, and that Supplier does not take responsibility for the distribution of the Full-Requirements Electricity Supply to Participating Customers after the Supplier provides Full-Requirements Electricity Supply to the Point of Delivery.

4.1.1.4.2 Failure of Delivery. Supplier acknowledges and agrees that if the Supplier fails to comply with any requirement related to the Full-Requirements Electricity Supply to the Participating Customers pursuant to this Agreement, including without limitation if Supplier fails to schedule all or part of the Full-Requirements Electricity Supply for any Participating Customer, Supplier shall be solely responsible for any additional costs, charges, or fees incurred because of such failure, and shall not pass through any such additional costs, charges, or fees to Participating Customers.

4.1.2 Pricing. The Supplier shall receive the Price in full payment for all Services, and shall not be entitled to any additional costs, adjustments, charges, fees, or any other payments or compensation, except that the Supplier may not impose an early termination fee on Withdrawing Customers. The Municipality acknowledges that the Price does not include sales or other consumer-based taxes applicable to Participating Customers or other taxes that are not applicable to the Supplier.

- 4.2 Program Implementation Services. The Supplier must supply the following Program Implementation Services as provided in this Section 4.2:

4.2.1 Opt-Out Process. Supplier, at its sole costs and expense, shall, assist the Municipality, in administering the process by which Eligible Customers are provided with the opportunity to opt-out of the Program prior to its implementation (the “Opt-Out Process”), including, but not limited to, the following:

4.2.1.1 Opt-Out Notices. Supplier, at its own expense, shall be fully responsible to prepare and mail form Opt-Out Notices to all Eligible Customers as required pursuant to the Requirements of Law. Opt-Out Notices must include all information required pursuant to the Requirements of Law, including without limitation: (i) the terms and conditions of participation in the Program, (ii) the cost to the Customer of Full-Requirements Electricity Supply under the Program, (iii) the methods by which Customers may opt out of the Program, and (iv) the length of the Opt-Out Period. The Opt-Out Notices must prominently include the toll-free telephone number and secure website, if applicable, described in Section 4.2.1.3. The form and content of the Opt-Out Notices shall be approved by the Municipality prior to mailing by Supplier. In addition to the Opt-Out Notices, the Supplier will provide Participating Customers with terms and conditions for the provision of Services to those Participating Customers, which terms and conditions shall comply with and accurately reflect all of the requirements of this Agreement and the Requirements of Law and shall be substantially similar to the Illustrative form attached in Exhibit C.

4.2.1.2 Notices to Special Billing Customers and Utility-to-Utility Customers. The Municipality acknowledges that the Supplier may provide notices to Special Billing Customers concerning the Program, the Price, the rates charged to Special Billing Customers under their existing service, and the opportunity for Special Billing Customers to opt in to the Program as provided in Section 4.3.9 of this Agreement. Without regard to whether it is required under Applicable Law, municipality agrees to send pursuant to Section 4.2.1.1 notices to customers currently on Tariffed Service who will remain on Tariffed Service while participating in the Program. This notice shall inform the customer of the existence of the Program and inform the customer that the customer will stay on Tariffed Service as participants.

4.2.1.3 Toll Free Number and Website Content. In addition to receiving completed Opt-Out Notices from Eligible Customers by mail, the Supplier shall, at its own expense, provide, operate, and maintain a toll-free number for the use of Eligible Customers to opt out of the Program. The toll-free number must be operational during normal business hours. In addition, the Supplier will use reasonable commercial efforts to work with the Municipality to develop website content and FAQ’s appropriate for posting on the Municipality website. The Opt-Out Notices must prominently include the toll-free number and the Municipality website address and a mc² email address for email inquiries. Supplier will be required to support Spanish speaking residents and customers with disabilities.

4.2.1.4 Reporting. During the Opt-Out Period, Supplier is responsible for the receipt and processing of all Opt-Out Notices. Supplier must assemble, track, and report to the Municipality concerning the delivery and receipt of all Opt-Out Notices to and from Eligible Customers, including without limitation providing the Municipality with complete information concerning all Eligible Customers who choose to opt-out of the Program.

- 4.2.2 Required Disclosures. Supplier shall provide Eligible Customers with all information required to be disclosed to Eligible Customers concerning Full-Requirements Electricity Supply and the Program pursuant to the Requirements of Law, including without limitation all information required to be included in the Opt-Out Notices.
- 4.2.3 Disclosure to Commission. The Municipality agrees to provide such assistance as is necessary for Supplier to provide to the ICC pursuant to 83 Ill. Admin. Code § 470.200(a) required information within three business days of the signing of this Agreement.
- 4.3 Enrollment Services. The Supplier must supply the following Enrollment Services as provided in this Section 4.3:
- 4.3.1 Record of Participating Customers. Following the completion of the Opt-Out Period, the Supplier shall be responsible for compiling a complete list of all Participating Customers (including those on Tariffed Service) and those Eligible Customers who have opted out of the Program, and shall ensure that no Eligible Customers who have opted out are enrolled in the Program.
- 4.3.2 Enrollment. Upon completion of the Opt-Out Process and the identification of all Eligible Customers who have opted out of the Program, the Supplier shall, at its sole cost and expense, take all actions necessary to enroll Participating Customers in the Program pursuant to the Requirements of Law.
- 4.3.3 Term of Enrollment. Participating Customers who do not opt out of the Program shall be enrolled in the Program by the Supplier, and shall remain enrolled in the Program until the end of the Term, unless the Agreement is terminated pursuant to its terms or the Participating Customer withdraws from the Program pursuant to Section 4.3.6 of this Agreement.
- 4.3.4 Direct Access Service Request. The Supplier shall submit a direct access service request to ComEd for each Participating Customer in compliance with the “standard switching” subsection of Rate RDS - Retail Delivery Service, in order to allow Full-Requirements Electricity Supply to commence following the Municipality’s implementation schedule which is attached as Exhibit D and made a part hereof.
- 4.3.5 Payment of Switching Fees. The Supplier shall reimburse Participating Customers for any switching fee imposed by the Electric Utility related to the enrollment of a Participating Customer in the Program within 30 days of receiving notice of such switching fee. The Supplier shall not be responsible to pay any switching fees imposed on Participating Customers who switch service from an alternative retail electric supplier.
- 4.3.6 Withdrawal by a Participating Customer. For Participating Customers who notify the Supplier after the completion of the Opt-Out Period that the Participating Customer desires to withdraw from the Program (“Withdrawing Customer”), the Supplier must, at the direction of the Participating Customer, drop the Participating Customer from the Supplier’s Full-Requirements Electricity Supply on the next available meter read, which will result in restoring the Participating Customer to Tariffed Service. The Supplier will not assess an early termination fee but the Participating Customer will be responsible to pay for charges incurred for service prior to the termination.
- 4.3.7 Customer Service Inquiries. After completion of the Opt-Out Period, Supplier must maintain and operate a toll-free telephone number and internet email address for the purpose of receiving questions and comments from Participating Customers

concerning the Full-Requirements Electricity Supply. The Supplier may inform Participating Customers that questions about the delivery and billing of the Full-Requirements Electricity Supply should be directed to ComEd. Supplier must promptly and courteously address customer service inquiries in a manner that meets or exceeds the ICC requirements for the operation of call centers.

4.3.8 Special Billing Customers. Subject to the Requirements of Law and due to the minimal and/or fixed nature of their existing billing rates, the following Eligible Customers shall not be automatically enrolled in the Program, but may subsequently elect to enroll in the Program as New Customers pursuant to Section 4.3.9 of this Agreement.

4.3.8.1 Any Eligible Customer in the residential customer class, as described in Section 4.4.2 of this Agreement, that is taking service under the following ComEd rates:

- Rate BESH – Basic Electric Service Hourly Pricing
- Rate RDS – Retail Delivery Service; and

4.3.8.2 Any Eligible Customer in the commercial customer class, as described in Section 4.4.2 of this Agreement, that is taking service under the following ComEd rates:

- Rate BESH – Basic Electric Service Hourly Pricing
- Rate RDS – Retail Delivery Service.

(collectively, the “Special Billing Customers”).

4.3.9 New Customers. After the commencement of the Program and the enrollment of Participating Customers, the Supplier shall, at the request of a New Customer, as defined in this Section 4.3.9, immediately enroll the following customers in the Program and provide Full-Requirements Electricity Supply to those customers at the Price:

4.3.9.1 Any Eligible Customer within the Municipality that moves to a new location within the Municipality;

4.3.9.2 Any Eligible Customer that moves into an existing location within the Municipality; and

4.3.9.3 Any Eligible Customer that previously opted out of the Program during the Opt-Out Period; and

4.3.9.4 Any Eligible Customer that was inadvertently omitted from the list of Participating Customers and not enrolled in the Program. (collectively, the “New Customers”).

4.4 Billing Services. The Supplier must supply the following Billing Services as provided in this Section 4.4 for all customers served by the Supplier:

4.4.1 Billing Generally. Supplier shall confirm that billing to Eligible Customers will be provided by ComEd under a consolidated billing format pursuant to “Rider PORCB – Purchase of Receivables and Consolidated Billing,” and pursuant to the Requirements of Law. The Municipality acknowledges and agrees that ComEd will bill Participating Customers for the Price of the Full-Requirements Electricity Supply as part of its billing for the distribution of such supply, and that the Supplier shall not be responsible for billing Participating Customers

4.4.2 Customer Classes. Eligible Customers shall be categorized within either the residential or commercial customer classes according to the applicable rates under

which they received electricity supply from ComEd prior to participating in the Program.

4.4.2.1 Residential Customer Class. The residential customer class shall include Participating Customers taking service from ComEd under the following rates:

- Residential Single Family Without Electric Space Heat Delivery Class
- Residential Multi Family Without Electric Space Heat Delivery Class
- Residential Single Family With Electric Space Heat Delivery Class
- Residential Multi Family With Electric Space Heat Delivery Class

4.4.2.2 Commercial Customer Class. The commercial customer class shall include those Participating Customers taking service from ComEd as described below:

- 15,000 annual kWh's usage or less small commercial customers as defined under the Requirements of Law including the ComEd Rate GAP Tariff

4.5 Compliance Assistance. When either Supplier or the Municipality has a compliance obligation under Requirements of Law, the other Party shall take commercially reasonable steps to assist the Party with the compliance obligation.

ARTICLE 5 TERM

5.1 Term. This Agreement commences as of the Effective Date and is for a term of twenty-four (24) months of consecutive monthly billing periods starting from the initial meter read date designated by the Municipality in consultation with the Supplier in September 2020, and expires at the end of the last day of the 24th billing cycle for the Participating Customer(s) with the latest billing cycle (the "Term"). The Municipality and the Supplier may extend the Term for additional periods of time up to 3 years for each extension, by written agreement approved and executed by each Party (each an "Extended Term"). In the event that the Municipality discontinues its aggregation program, nothing in this Agreement shall be construed to prevent Supplier from following the procedure for customer renewal in the Customer Terms and Conditions in Exhibit C for any Participating Member.

ARTICLE 6 REMEDIES AND TERMINATION

6.1 Municipality's General Remedies. In addition to every other right or remedy provided to the Municipality under this Agreement, if the Supplier fails to comply with any of the provisions of this Agreement (for reason other than a Force Majeure Event pursuant to Section 7.1 of this Agreement or a Regulatory Event pursuant to Section 7.2 of this Agreement), then the Municipality may give notice to the Supplier specifying that failure. The Supplier will have 15 calendar days after the date of that notice to take all necessary steps to comply fully with this Agreement, unless (a) this Agreement specifically provides for a shorter cure period, or (b) an imminent threat to the public health, safety, or welfare arises that requires a shorter cure period, in which case the notice must specify the cure period, or (c) compliance cannot reasonably be achieved within 15 calendar days but the Supplier promptly commences a cure and diligently pursues the cure to completion. If the Supplier fails to comply within that 15-day period, or the shorter period if an imminent threat, or if the Supplier fails to promptly commence a cure and diligently pursue the cure to completion, then the Municipality, subject to the limits of applicable federal or State of Illinois law, may take any one or more of the following actions:

- 6.1.1 Seek specific performance of any provision of this Agreement other than provision of Services or seek other equitable relief, and institute a lawsuit against the Supplier for those purposes.
- 6.1.2 Institute a lawsuit against the Supplier for breach of this Agreement and, except as provided in Section 6.3 of this Agreement, seek remedies and damages as the court may award.
- 6.1.3 In the case of noncompliance with a material provision of this Agreement, declare this Agreement to be terminated in accordance with the following:
 - 6.1.3.1 The Municipality will give written notice to the Supplier of the Municipality's intent to terminate this Agreement ("Termination Notice"). The notice will set forth with specificity the nature of the noncompliance. The Supplier will have 10 calendar days after receipt of the notice to object in writing to termination, to state its reasons for that objection, and to propose a remedy for the circumstances. If the Municipality has not received a response from the Supplier, or if the Municipality does not agree with the Supplier's response or any remedy proposed by the Supplier, then the Municipality will conduct a hearing on the proposed termination. The Municipality will serve notice of that hearing on the Supplier at least 10 business days prior to the hearing, specifying the time and place of the hearing and stating the Municipality's intent to terminate this Agreement.
 - 6.1.3.2 At the hearing, the Supplier will have the opportunity to state its position on the matter, present evidence, and question witnesses. Thereafter, the Municipality will determine whether or not this Agreement will be terminated. The hearing must be public and held on record.
 - 6.1.3.3 The decision of the Municipality must be in writing and delivered to the Supplier by certified mail.

If the rights and privileges granted to the Supplier under this Agreement are terminated, then the Supplier, within 14 calendar days after the Municipality's demand, must reimburse the Municipality for all costs and expenses incurred by the Municipality, including, without limitation, reasonable attorneys' fees, in connection with that termination of rights or with any other enforcement action undertaken by the Municipality.

- 6.2 Actions on Termination or Expiration of this Agreement. This Agreement shall terminate upon the expiration of the Term or an Extended Term, as applicable (with the understanding that the expiration of service for any particular Participating Customer will be tied to that customer's billing cycle), or the Municipality's termination of the Agreement pursuant to Section 6.1 or 4.1.2. Upon termination as a result of expiration of the Term (absent agreement upon an Extended Term), or upon termination as a result of expiration of an Extended Term, as applicable, Supplier shall return Participating Customers to Tariffed Service upon expiration of the Term or Extended Term, as applicable, on the first available meter read. In the event of the Municipality's termination of the Agreement prior to the end of the Term or Extended Term pursuant to Section 6.1.c, as applicable, Supplier shall return Participating Customers to Tariffed Service on the second available meter read in order to provide the opportunity for Participating Customers to identify alternate sources of electrical supply prior to returning to Tariffed Service. Participating Customers shall not be liable for any termination fee as a result of such termination or expiration in accordance with the preceding sentences of this Section 6.2. Supplier shall not be responsible to any Participating Customer for any damages or penalties resulting from the return to Tariffed Service, including claims relating to the Tariffed Service price being higher than the Price herein.

- 6.3 Limitation of Liability. Except for the Supplier's failure to provide Full-Requirements Electricity Supply to Participating Customers not on Tariffed Service or the disclosure of Customer Information in violation of the Requirements of Law, or as otherwise specifically provided herein, in no event will either Party be liable to the other Party under this Agreement for incidental, indirect, special, or consequential damages connected with or resulting from performance or non-performance of this Agreement, irrespective of whether such claims are based upon breach of warranty, tort (including negligence of any degree), strict liability, contract, operation of law or otherwise.

ARTICLE 7

FORCE MAJEURE EVENTS; REGULATORY EVENTS AND ADDITIONAL CHARGES, TAXES OR LEVIES

- 7.1 Force Majeure Events. The Supplier shall not be held in default under, or in noncompliance with, the provisions of the Agreement, nor suffer any enforcement or penalty relating to noncompliance or default (including termination, cancellation or revocation of the Franchise), where such noncompliance or alleged defaults occurred or were caused by a "Force Majeure Event," defined as a strike, riot, war, earthquake, flood, tidal wave, unusually severe rain or snow storm, hurricane, tornado or other catastrophic act of nature, labor disputes, or other event that is reasonably beyond the Supplier's ability to anticipate or control. Non-compliance or default attributable to a Force Majeure Event shall be corrected within a reasonable amount of time after the Force Majeure Event has ceased.
- 7.2 Regulatory Event. The following shall constitute a "Regulatory Event":
- a. Illegality. It becomes unlawful for a Party to perform any obligation under this Agreement due to the adoption of any new, or change in the interpretation of any existing, applicable law by any judicial or government authority with competent jurisdiction.
 - b. Adverse Government Action. A regulatory, legislative or judicial body (A) requires a material change to the terms of this Agreement that materially and adversely affects a Party or (B) takes action that adversely and materially impacts a Party's ability to perform, or requires a delay in the performance of this Agreement that either Party determines to be unreasonable or (C) orders a change or modification that affects the Program such that either Party's obligations hereunder are materially changed, and the change is not deemed a Force Majeure Event.

ARTICLE 8

INDEMNIFICATION AND INSURANCE

- 8.1 Indemnification. The Supplier shall indemnify and hold harmless the Municipality, its officers, employees, agents, and attorneys, from and against any third party injuries, claims, demands, judgments, damages, losses and expenses, including reasonable attorney's fees and costs of suit or defense, arising from the Supplier's provision of the Services, except to the extent caused by the sole negligence of the Municipality. This duty shall survive for all claims made or actions filed within one (1) year following either the expiration or earlier termination of this Agreement. The Municipality shall give the Supplier timely written notice of its obligation to indemnify and defend the Municipality after the Municipality's receipt of a claim or action pursuant to this Section. For purposes of this Section, the word "timely" shall mean within a time period that does not cause prejudice to the respective positions of the Supplier and/or the Municipality. Nothing herein shall be construed to limit the Supplier's duty to indemnify the Municipality by reference to the limits of insurance coverage described in this Agreement.

- 8.2 Insurance. Contemporaneous with the Supplier's execution of this Agreement, the Supplier shall provide certificates of insurance, all with coverages and limits as set forth in Exhibit F to this Agreement and made a part hereof. For good cause shown, the Municipality Manager, Municipality Administrator, or his or her designee may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as the Municipality Administrator, or his or her designee may impose in the exercise of his sole discretion. Such certificates and policies shall be in a form acceptable to the Municipality and from companies with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Such insurance policies shall provide that no change, modification in, or cancellation of, any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to the Municipality. The Supplier shall, at all times during the term of this Agreement, maintain and keep in force, at the Supplier's expense, the insurance coverages provided above.

ARTICLE 9 CONFIDENTIAL INFORMATION

- 9.1 Confidential and Proprietary Information. Notwithstanding anything to the contrary set forth herein, the Parties are not required to disclose information which they reasonably deem to be proprietary or confidential in nature. The Parties agree that any information disclosed by a Party and designated as proprietary and confidential shall only be disclosed to those officials, employees, representatives, and agents of the other Party that have a need to know in order to administer and enforce this Agreement. For purposes of this Section, the terms "proprietary or confidential" include, but are not limited to, information relating to a Party's corporate structure and affiliates, marketing plans, financial information unrelated to the calculation of the Price or rates pursuant to the Requirements of Law, or other information that is reasonably determined by a Party to be competitively sensitive. A Party may make proprietary or confidential information available for inspection but not copying or removal by the other Party's representatives. Compliance by the Municipality with the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq. ("Illinois FOIA"), including compliance with an opinion or directive from the Illinois Public Access Counselor or the Illinois Attorney General under the Illinois FOIA, or with a decision or order of a court with jurisdiction over the Municipality, shall not be a violation of this Section.
- 9.2 Ownership of Data and Documents. All data and information, regardless of its format, developed or obtained under this Agreement ("Data"), other than the Supplier's confidential information, will be and remain the sole property of the Municipality. The Supplier must promptly deliver all Data to the Municipality at the Municipality's request. The Supplier is responsible for the care and protection of the Data until that delivery. The Supplier may retain one copy of the Data for the Supplier's records subject to the Supplier's continued compliance with the provisions of this Agreement. However, nothing in this Section shall prevent Supplier from retaining copies of such documentation and data as is needed to fulfill any Requirement of Law regarding record retention.
- 9.3 Limitations on Customer Information. Both Parties acknowledge and agree that the Customer Information is subject to, and must be maintained in compliance with, the limitations on disclosure of the Customer Information established by the Requirements of Law, including without limitation the Aggregation Statute, Section 16-122 of the Public Utilities Act, 220 ILCS 5/16-102, Section 2HH of the Consumer Fraud and Deceptive Business Practices Act, 815 ILCS 505/2HH, the ICC Order in Case No. 11-0434 issued April 4, 2012, and the provisions of ComEd's Tariff Rate GAP, and Parts 412 and 470 of the ICC's Rules. The Municipality shall warrant to ComEd that customer-specific information provided to the

Municipality in accordance with the provisions of ComEd's Tariff Rate GAP shall be treated as confidential. To protect the confidentiality of Customer Information:

- 9.3.1 Supplier access to Customer Information is limited those authorized representatives of Supplier, or any third party, who have a need to know the information for purposes of this Agreement.
- 9.3.2 Supplier warrants that it will not disclose, use, sell, or provide Customer Information to any person, firm or entity for any purpose outside of the aggregation program, unless agreed to by the Municipality.
- 9.3.3 Supplier will comply with record retention and destruction Requirements of Law including but not limited to those in ComEd Rate GAP and Part 470 of the ICC's Rules.
- 9.4 Proprietary Rights, Survival. Each Party acknowledges the proprietary rights of the other Party in and to the Confidential Information. The obligations under this Article Nine shall survive the conclusion or termination of this Agreement for two (2) years.
- 9.5 The Supplier shall maintain its records relating to the performance of the Agreement in compliance with the requirements of the Local Records Act (50 ILCS 205/1 *et seq.*) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by the Supplier shall be available for review and audit by the Village. The Supplier shall cooperate with the Village (a) with any request for public records made pursuant to the Freedom of Information Act (5 ILCS 140/1 *et seq.*), (b) with any request for public records made pursuant to any audit, and (c) by providing full access to and copying of all relevant books and records within a time period which allows the Village to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). Failure by the Supplier to maintain the books, records and supporting documents required by this section or the failure by the Supplier to provide full access to and copying of all relevant books and records within a time period which allows the Village to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*) shall establish a presumption in favor of the Village for the recovery of any funds paid by the Village under this Agreement or for the recovery for any penalties or attorney's fees imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

ARTICLE 10 MISCELLANEOUS

- 10.1 Notices. Any notices, requests or demands regarding the services provided under this Agreement and the Attachments shall be deemed to be properly given or made (i) if by hand delivery, on the day and at the time on which delivered to the intended recipient at its address set forth in this Agreement; (ii) if sent by U.S. Postal Service mail certified or registered mail, postage prepaid, return receipt requested, addressed to the intended recipient at its address shown below; or (iii) if by Federal Express or other reputable express mail service, on the next Business Day after delivery to such express service, addressed to the intended recipient at its address set forth in this Agreement. The address of a Party to which notices or other communications shall be mailed may be changed from time to time by giving written notice to the other Party.

To Municipality:
Village of River Forest
400 Park Avenue

To Supplier:
Charles C. Sutton
President

River Forest, IL 60305
Attention: Village Administrator

MC Squared Energy Services, LLC
175 W. Jackson Blvd., Suite 240
Chicago, IL 60604
Fax: (877) 281-1279

With a copy to:
Village of River Forest
400 Park Avenue
River Forest, IL 60305
Attention: Village Attorney

With a copy to:
Jeremiah McGair
Senior Counsel
Wolverine
175 W. Jackson Blvd. Suite 200
Chicago, IL 60604
Fax: (312) 884-3944

10.2 Mutual Representations and Warranties. Each Party represents and warrants to the other Party, as of the date of this Agreement, that:

- a. It is duly organized and validly existing under the laws of the jurisdiction of its organization or incorporation, and if relevant under such laws, in good standing;
- b. It has the corporate, governmental and/or other legal capacity, authority and power to execute, deliver and enter into this Agreement and any other related documents, and perform its obligations under this Agreement, and has taken all necessary actions and made all necessary determinations and findings to authorize such execution, delivery and performance;
- c. The execution, delivery and performance of this Agreement does not violate or conflict with any law applicable to it, any provision of its constitutional documents, any order or judgment of any court or other agency of government applicable to it or any of its assets or any contractual restriction binding on or affecting it or any of its assets; and
- d. It has reviewed and understands this Agreement; and
- e. It, to the extent applicable, shall comply with all the Requirements of Law.

10.2.1 Supplier **further** represents and warrants that:

- a. Supplier is certified by the Illinois Commerce Commission as a Retail Electric Supplier and is authorized to sell Full-Requirements Electricity Supply to customers in the State of Illinois utilizing the existing transmission and distribution systems of ComEd within the service areas of ComEd;
- b. Supplier is currently registered with ComEd to serve residential and small commercial customers under Rate RESS - Retail Electric Supplier Service with Rider PORCB - Purchase of Receivables and Consolidated Billing; and

10.3 Entire Agreement. This Agreement and the response to qualifications referenced in 10.3, including all Attachments hereto, contain all of the terms and conditions of this Agreement reached by the Parties, and supersede all prior oral or written agreements with respect to this Agreement. This Agreement may not be modified, amended, altered or supplemented, except by written agreement signed by both Parties hereto. No waiver of any term, provision, or conditions of this Agreement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or shall constitute a waiver of any other provision hereof, whether or not similar, nor shall such waiver constitute a continuing waiver, and no waiver shall be binding unless executed in writing by the Party making the waiver.

- 10.4 Exhibits. Exhibits A through F attached to this Agreement are, by this reference, incorporated into and made part of this Agreement.
- 10.5 Waivers. The failure of either Party to insist upon strict performance of such requirements or provisions or to exercise any right under this Agreement shall not be construed as a waiver or relinquishment of such requirements, provisions or rights.
- 10.6 Applicable Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Illinois without regard for the conflicts of law provisions thereof.
- 10.7 Controlling Provisions. In the event of any inconsistency between the terms herein and the terms of the Exhibits hereto, the provisions of the Agreement shall control.
- 10.8 Severability. Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions or affecting the validity or enforceability of such provision in any other jurisdiction. The non-enforcement of any provision by either Party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or the remainder of this Agreement.
- 10.9 Venue. Except as to any matter within the jurisdiction of the ICC, all judicial actions relating to any interpretation, enforcement, dispute resolution or any other aspect of this Agreement shall be brought in the Circuit Court of the State of Illinois, Cook County, Illinois. Any matter brought pursuant to the jurisdiction of the federal court shall be brought in the United States District Court of the Northern District of Illinois.
- 10.10 No Third-Party Beneficiaries. Nothing in this Agreement is intended to confer third-party beneficiary status on any person, individual, corporation or member of the public to enforce the terms of this Agreement.
- 10.11 No Waiver of Rights. Nothing in this Agreement shall be construed as a waiver of any rights, substantive or procedural, that the Municipality may have under Federal or state law unless such waiver is expressly stated herein.
- 10.12 Validity of Agreement. The Parties acknowledge and agree in good faith on the validity of the provisions, terms and conditions of this Agreement, in their entirety, and that the Parties have the power and authority to enter into the provisions, terms, and conditions of this Agreement.
- 10.13 Authority to Sign Agreement. Each Party warrants to the other Party that it is authorized to execute, deliver and perform this Agreement. The individual signing this Agreement on behalf of each Party warrants to the other Party that he/she is authorized to execute this Agreement in the name of the Party for which he/she is signing.
- 10.13 Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Municipality and the Supplier and their respective successors, grantees, lessees, and assigns throughout the Term of this Agreement.
- 10.14 Non-Assignability. This Agreement shall not be transferred or assigned by the Supplier without the express written authorization of the Municipality, which consent shall not be unreasonably withheld, provided, however, that upon advance written notice to the Municipality, Supplier may assign this Agreement to an affiliate without the express authorization of the Municipality.

10.15 Counterparts. This Agreement may be executed in one or more counterparts (delivery of which may occur by facsimile or electronic email), each of which shall be deemed an original, but all of which shall together constitute one instrument.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement to be effective on the date first written above.

Supplier: MC Squared Energy Services, LLC

Municipality: Village of River Forest

Signed:_____

Signed:_____

Printed/Typed Name: Charles C. Sutton

Printed/Typed Name: Catherine M. Adduci

Title: President

Title: Village President

Date: _____

Date: _____

Attest:

Attest:

Signed:_____

Signed:_____

Date: _____

Date: _____

EXHIBIT A
BID PACKAGE
(attached)

EXHIBIT B
BID RESPONSE
(attached)

EXHIBIT C

ILLUSTRATIVE GENERAL STANDARD T&C's AND UDS

VILLAGE OF RIVER FOREST CUSTOMER ELECTRIC SUPPLY AGREEMENT TERMS AND CONDITIONS OF SERVICE

The following Terms and Conditions of Service (Agreement) apply to the provision of electric supply to Customer (or "you") by
MC Squared Energy Services, LLC d/b/a mc² – Where Energy Comes From (mc²).

Supply Agreement Disclosures	
Legal name	MC Squared Energy Services, LLC (mc ²)
Business address	175 West Jackson Blvd, Suite 240 Chicago, IL 60604
Service charges for term	Variable rate including ComEd Purchased Electricity Charges, Transmission Charges and ComEd Purchased Electricity Adjustment for Twenty-four (24) months.
Fixed monthly charge (if any)	\$0.00
Fixed monthly charge terms (if any)	N/A
Contract and renewal terms	Contract Term – Twenty (24) months Renewal Terms - Unless this Agreement and/or the PSA is terminated prior to the end of the term of this Agreement and in the event the PSA is not renewed or extended by the Village of River Forest, you will be restored to ComEd bundled service at the end of the term of this Agreement. If the PSA is renewed or extended by the Village of River Forest, you will receive a notice with the proposed specific rate, terms and conditions and the opportunity to opt-out of the Village 's Aggregation Program.
Termination fee (if any)	\$0.00
Deposit/prepayment (if any)	\$0.00
Switching fees (if any)	\$0.00
Guarantee(s) of Customer Savings (If any)	N/A
Rescission	You may rescind this contract by notifying mc ² or the utility within ten (10) calendar days after the utility processes your enrolment. To rescind this agreement, contact mc ² at RiverForest@mc2energyservices.com or call 1-877-622-7697; or contact ComEd at 1-800-334-7661.
Supplier disclosure	mc ² is an independent seller of electric power and energy service certified by the Illinois Commerce Commission. mc ² is not representing, endorsed by, or acting on behalf of a utility or a utility program, a consumer group or consumer group program. This Municipal Aggregation Program is endorsed by the Village of River Forest.

Utility Responsibility	The electric utility remains responsible for the delivery of electric power and energy to a customer's premises and will continue to respond to any service calls and emergencies. You will receive written notification from the electric utility confirming a switch of your electricity supplier.	
Contact Information (Toll free phone numbers)	MC Squared Energy Utility ComEd ICC Consumer Services Division	1-877-622-7697 1-800-334-7661 1-800-524-0795

Scope of mc² Service

You appoint mc² as your exclusive Alternative Retail Energy Supplier (ARES). mc² agrees to sell and you agree to buy all of your electric power and energy service subject to the terms in this Agreement. You authorize mc² to obtain all data necessary so that mc² can enroll your account(s) and you authorize us to take such actions as necessary and reasonable to perform this Agreement, including accessing and using account information and meter usage data (including interval usage data) from the Utility (ComEd), enrolling account(s), procuring supply, scheduling and causing electricity to be delivered to each account.

Price

For delivery of power to ComEd's distribution facilities on behalf of your Utility account(s), you agree to pay the variable price per kWh, calculated pursuant to that certain Power Supply Agreement ("PSA") between the Village of River Forest and mc² dated Date, 2020. The PSA price through your September 2022. ComEd meter read date under this Agreement is equal to the monthly ComEd Purchased Electricity Charges, Transmission Charges and ComEd Purchased Electricity Adjustment per kWh. In addition to mc² electricity supply charges, ComEd distribution charges and related taxes will be itemized separately by ComEd in your bill and are not included in the price under this Agreement. You are responsible to pay ComEd for these charges.

Term

mc² will commence service on the next available meter read date and continue through the number of monthly billing cycles set forth in the above Supply Agreement Disclosure of this Agreement. The start date for the Initial Term will be subject to receiving an accepted Delivery Access Service Request (DASR) from the Utility for Customer's Utility account. The Initial Term and any Renewal Term are collectively referred to herein as the "Term".

Billing and Payment

The cost of your power and energy from mc² will be included on your Utility bill for each billing cycle and will be based on Utility meter reads or estimates from the Utility. You agree that the Utility may provide us with your payment information and that you accept the Utility's measurements for the purpose of determining the amount you owe mc² for power and energy under this Agreement. You must remit payment to the Utility under their terms and at the address provided by the Utility.

Renewal

Unless this Agreement and/or the PSA is terminated prior to the end of the term of this Agreement and in the event the PSA is not renewed or extended by the Village of River Forest, you will be restored to ComEd bundled service at the end of the term of this Agreement. If the PSA is renewed or extended by the Village, you will receive a notice with the proposed specific rate, terms and conditions and the opportunity to opt-out of the Village 's Aggregation Program.

CANCELLATIONS MAY BE SENT ELECTRONICALLY TO: RiverForest@mc2energyservices.com

OR MAY BE MAILED TO:

MC Squared Energy Services, LLC - mc²

175 West Jackson Blvd., Suite 240

Chicago, IL 60604

Fax: (877) 281-1279

OR CAN BE CALLED IN TO: 1-877-622-7697

Termination

In addition to any other remedies mc² may have, this Agreement may be terminated by mc² upon 30-day notice to customer if we return your service to ComEd per the PSA, you move outside the Village of River Forest area, you cease to be a ComEd customer or become ineligible for ComEd's Consolidated Billing. You may terminate this Agreement within 10 days after you receive your first bill under this Agreement from ComEd by notifying us at 1-877-622-7697. There is NO Termination Fee if you terminate the MC Squared Agreement prior to the end of the applicable term. If you terminate your agreement early, you will be obligated to pay for services rendered under the contract until service is terminated.

Adverse Material Change

This Agreement may be revised at any time by mc² in the event of the occurrence of an event beyond mc² reasonable control that materially alters the obligations of mc² in performance of this Agreement. In such circumstances, mc² will notify you and offer you a revised price and terms. If you do not accept the revised price and terms within 30 days, mc² may terminate this Agreement.

Community Solar

Definitions: The following definitions from external sources are incorporated by reference.

- "Community Solar," or "CS," is a type of net metering that is available to customers pursuant to Section 16-107.5(l) of the Public Utilities Act [220 ILCS 5] and ComEd Rider POGCS [ILL C.C. No. 10, Sheet 344].
- "Subscriber" and "Subscription" are defined in Section 1-10 of the Illinois Power Agency Act [20 ILCS 3855]; "Subscriber" shall also incorporate the definition of "CS Subscriber" from ComEd Rider POGCS.
- "CS Beneficiary" is defined in ComEd Rider POGCS.
- "Energy Supply Rate" is defined below, and is intended to reflect an estimate of mc² costs to serve the Customer net of capacity, transmission, and other costs.

Community Solar Arranged By Customer Independent Of Supplier. To the extent that Customer is granted Subscriber or Beneficiary status by their utility with a CS project that Supplier did not arrange, the credit from Supplier to Customer pursuant to Section 16-107.5(l)(2) of the Public Utilities Act (e.g., the Energy Supply Rate) shall be no higher than \$0.02/kWh, unless otherwise specified in the Confirmation attached hereto. Customer need not take further action with mc² to effectuate such a subscription or other interest.

Customer acknowledges that mc² will provide credits to the customer based on information provided by the utility to the Regional Transmission Organization/RTO and/or mc². Customer agrees to indemnify and hold harmless mc² for any errors made by the utility or Regional Transmission Organization/RTO in providing or communicating relevant credits and information to mc².

Notices

Except as otherwise set forth in this Agreement or required by applicable law, notices to be provided under this Agreement shall be by U.S. Mail to the mailing address provided or electronic to the email address if provided.

Limitations of Liabilities

LIABILITIES NOT EXCUSED BY REASON OF FORCE MAJEURE OR OTHERWISE SHALL BE LIMITED TO DIRECT AND ACTUAL DAMAGES AS THE SOLE AND EXCLUSIVE REMEDY AND ALL OTHER REMEDIES OR DAMAGES EXPRESSLY WAIVED. NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY, SPECIAL, OR INDIRECT DAMAGES. MC2S LIMITATIONS APPLY WITHOUT REGARD TO THE CAUSE OF ANY LIABILITY OR DAMAGE.

Miscellaneous Provisions Waiver

A waiver by either Party of any breach of the Agreement, or failure of either Party to enforce any of the terms and provisions of the Agreement, will not in any way affect, limit or waive that Party's right to subsequently enforce and compel strict compliance with the same or other terms or provisions of the Agreement.

Assignment

Neither Party may assign the Agreement, in whole nor in part, without the other Party's prior written consent, but neither party may unreasonably withhold consent. However, mc² may assign the Agreement to another ARES without Customer's prior consent but that ARES shall agree in writing to be bound by this Agreement.

Force Majeure

If either Party is unable to perform its obligations, in whole or in part, due to an event of Force Majeure as defined herein, then the obligations of the affected Party (other than the obligations to pay any amounts due prior to the Force Majeure event) shall be suspended to the extent made necessary by such event. The term Force Majeure shall mean any act or event that is beyond the claiming Party's control (and which is not reasonably anticipated and prevented through the use of reasonable measures) including, without limitation, the failure of the Utility to receive, transport or deliver or otherwise perform, unless due to the failure of the Party claiming Force Majeure to perform such Party's obligations hereunder, and an event of Force Majeure of mc² suppliers. The Party suffering the event of Force Majeure shall give written notice of such event of Force Majeure in reasonably full particulars to the other Party, as soon as reasonably possible. Each Party shall make reasonable efforts to remedy Force Majeure as soon as possible. Force Majeure shall not include (i) the opportunity for mc² to sell the electricity to be sold under this Agreement to another party at a higher price than that set forth in the Agreement, (ii) the opportunity for Customer to purchase the electricity (or its Accounts from another party) at a lower price than that set forth in the Agreement, or (iii) the inability of either Party to pay its bills under the Agreement or any other of its bills.

Entire Agreement Amendments

This Agreement constitutes the entire understanding between the Parties, and supersedes and replaces any and all previous understandings, oral or written, in any matter relating to this Agreement. This Agreement may be amended only upon mutual agreement of the Parties and will only be effective if the amendment is in writing and executed by the Parties.

Emergency, Outage and Wire Service

In the event of an emergency, outage or service need, Customer must call the Utility at the emergency number indicated on the Utility invoice: 1-800-EDISON1 (1-800-334-7661).

Customer Care

Customer may contact mc² for Customer Care if Customer has specific comments or questions by calling mc²'s toll-free telephone number at 1-877-622-7697 between the hours of 8AM and 5PM Central Prevailing Time (CPT), faxing mc² at (877) 281-1279, emailing mc² at RiverForest@mc2energyservices.com or mailing to the business address. The Illinois Commerce Commission can also be reached at 1-800-524-0795, TTY at (800) 858-9277 and their website address is <http://www.icc.illinois.gov/>.

Dispute Resolution

In the event of a dispute between you and mc², you and mc² both agree to (1) raise any claim that could be brought at the Illinois Commerce Commission ("Commission") at the Commission, and (2) in the event of a dispute at the Commission, agree to voluntary binding arbitration pursuant to the Commission's Rules.

UNIFORM DISCLOSURE STATEMENT

Name: MC Squared Energy Services, LLC (mc²)
Address: 175 West Jackson Blvd, Suite 240 Chicago, IL 60604
Phone: 1-877-622-7697

Rates and Product Information	
Price (in cents/kWh) and number of months this price stays in effect:	Variable - ComEd Purchased Electricity Charges, Transmission Charges and ComEd Purchased Electricity Adjustment. 24 months
Other monthly charges:	None
Total Price (in cents/kWh) with other monthly charges:	N/A
Length of contract:	Twenty-four (24) months
Price after the initial price:	N/A
Early Termination Fees and Contract Renewal	
Early Termination Fee:	\$0.00
Contract Renewal:	No Automatic Renewal
Right to Rescind and Cancel	
Rescission:	You have a right to rescind (stop) your enrollment within 10 days after your utility has received your order to switch suppliers. You may call us at 1-877-622-7697 or your utility at (800) 334-7661 to accomplish this.
Cancellation:	You also have the right to terminate the contract without any termination fee or penalty if you contact us at 1-877-622-7697 within 10 business days after the date of your first bill with charges from MC Squared Energy Services (mc ²).

This is a sales solicitation and the seller is MC Squared Energy Services (mc²), an independent retail electricity supplier. If you enter in a contract with the seller, you will be changing your retail electric supplier. The seller is not endorsed by, representing, or acting on behalf of, a utility or utility program, a governmental body or a governmental program, or a consumer group or a consumer group program.

If you have any concerns or questions about this sales solicitation, you may contact the Illinois Commerce Commission's Consumer Services Division at (800) 524-0795. For information about the electric supply price of your electric utility and offers from other retail electric suppliers, please visit PlugInIllinois.org.

EXHIBIT D

TIMELINE

Date	Activity Opt Out Schedule
5/28/20	Assumed date Village signs contract
6/5/20	Village sends MC ² all information necessary to create individual letterheads and outer envelopes
6/10/20	MC ² receives updated Address lists and Account numbers from Village
6/15/20	MC ² orders letterheads and outer envelopes from mailing house
6/20/20	MC ² send draft mailing packets to Village for approval
7/1/20	Village approves the final mailing proofs; mc ² sends to mailing house for print
7/10/20	21 days Opt Out Notice Mailing
7/31/20	Opt Out Due Date
8/3/20	MC ² processes account numbers for enrollment
8/12/20	DASR dates (Enrollments for meter cycles 2)
8/31/20	First meter cycle starts for the new price (Sept meter cycle 2)

EXHIBIT E

PRICE

Eligible Customers as defined in Section 2.11 includes all residential and small commercial Aggregation customers within the Municipality excluding customers served by other alternative retail electric suppliers (ARES), including pending “with RES” status; customers served under ComEd’s Hourly Tariffed supply service (Rate RRTP); and participants enrolled in a net metering program through ComEd or an ARES other than the Supplier.

Eligible Customers in the initial and subsequent opt-out cycles will be placed on Supplier service or Tariffed Service as defined in Section 2.38 of the Agreement (i.e. ComEd default tariff supply service) based on Supplier’s criteria including the customer’s usage patterns and wholesale market conditions. Eligible Customers will be assessed the same Customer Class Price, and will continue to receive monthly invoice statements from ComEd without regard to whether they are served by Supplier or on Tariffed Service.

Eligible Customer Class Price:

Variable rate equal to the ComEd published tariff supply service costs including the Purchased Electricity Charges (PEC), Transmission Service Charges (TSC) and the Purchased Electricity Adjustment (PEA) for each applicable month for the Term of the Agreement.

Termination Fee for Withdrawing Customers:

No Early Termination Fee - \$0 per utility account.

Special Services:

Delivery Term:

Sept 2020 – Sept 2022	Percent of RECs (see below):	100%
	Civic Contribution:	\$36,000 annual

Supplier will provide an annual \$36,000 Civic Contribution to the Village per Term. The Civic Contribution will be payable in equal monthly installment payments (\$3,000/month) to the Village within 30 days after the last meter read cycle of each delivery month (i.e. September 2020 payment will be paid in November 2020).

In addition to every other right or remedy provided to the Municipality under this Agreement, Supplier may terminate or mutually agree to adjust the monthly Civic Contribution payment to the Village if the number of accounts that supplier serves under this agreement falls below the higher of 700 accounts or 20% of the total number of

accounts reported by ComEd pursuant to Rate GAP, because it would not be financially viable to continue the funding below such number.

Supplier will acquire and retire on behalf of the Village of River Forest, Renewable Energy Certificates (RECs) that meet the EPA's Green Power Community Program requirements from a location to be determined by Supplier with a preference given to wind RECs generated within the Midwest Renewable Energy Tracking System (MRETS) or the PJM Generation Attribute Tracking System (GATS). However, in Supplier's sole discretion, Supplier may secure RECs from other locations within the United States to meet the EPA Green Power Partner Community Program requirements.

The RECs to be retired will be equal to an amount equal to the historical twelve months of electricity usage for the Eligible Customers excluding accounts on ComEd hourly tariff supply service and accounts with another alternative electric supplier, represented on the provided ComEd "Usage Data" file multiplied by the Percent of RECs value identified above. Supplier will assist the Village of River Forest with all the documentation required to become an EPA Green Power Partner Community.

EXHIBIT F

INSURANCE COVERAGES

- A. Worker's Compensation and Employer's Liability with limits not less than:
- (1) Worker's Compensation: Statutory;
 - (2) Employer's Liability:
 - \$500,000 injury-per occurrence
 - \$500,000 disease-per employee
 - \$500,000 disease-policy limit
- Such insurance shall evidence that coverage applies in the State of Illinois.
- B. Comprehensive General Liability
- a. with coverage written on an "occurrence" basis with limits no less than:
\$1,000,000 Bodily Injury and Property Damage Combined Single Limit
Coverage is to be written on an "occurrence" basis.
Coverage shall include:
 - Broad Form Property Damage Endorsement
 - Blanket Contractual Liability (must expressly cover the indemnity provisions of the Agreement)
 - \$200,000 Deductible
 - b. coverage written on a "claims made" basis with limits no less than:
\$1,000,000 Bodily Injury and Property Damage Combined Single Limit
Coverage is to be written on a "claims made" bases.
Coverage shall include:
 - Broad Form Property Damage Endorsement
 - Blanket Contractual Liability (must expressly cover the indemnity provisions of the Agreement)
 - \$200,000 Deductible
 - c. with coverage for motor vehicle liability with a combined single limit of liability for bodily injury and property damage of not less than \$1,000,000 for vehicles owned, non-owned, or rented.
- C. Umbrella Policy. The required coverage may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.



MEMORANDUM

DATE: May 26, 2020

TO: Eric J. Palm, Village Administrator

FROM: Jeff Loster, Village Engineer

SUBJECT: Commuter Parking Study – Final Recommendations

Issue: Staff is seeking the approval of proposed recommendations established in the Commuter Parking Study, in addition to a few recommendations made at the 5/20/20 Traffic and Safety Commission meeting.

Analysis: The Transportation Engineering Firm of Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) has completed the Commuter Parking Study and has completed a draft report indicating their findings and proposed recommendations. These materials were previously reviewed and discussed by the Traffic and Safety Commission on May 20, 2020. Based on feedback provided during this meeting, the Commuter Parking Study Draft Report has now been finalized for Village Board review. The recommendations made by the Traffic and Safety Commission include the following:

Zone 1 (Dominican University Main Campus):

- Option 1 – Maintain free street parking with targeted enforcement on impacted blocks. Remove 2-hr time regulations on Park Avenue along University frontage to compress parking impacts to the campus edges. Monitor conditions for alternate measures.

Zone 2 (Concordia University Campus):

- Option 1 – Install resident parking zones (8am-8pm, M-F) on 7200 blocks of Division Street (Bonnie Brae to Harlem, south side) and Thomas Street (Bonnie Brae to Harlem, north side) to compress parking impacts to campus edges and preserve parking for apartment tenants. Targeted enforcement of current resident parking zones. Monitor conditions for alternate measures.
- In addition to Option 1 as listed above, an additional recommendation was made to change the current No Parking (9am-5pm, M-F) restriction to a Resident Parking Only (8am-8pm, M-F) parking restriction on the 900 blocks of Monroe and Bonnie Brae (Iowa to Augusta) to maintain consistency with the 900 blocks of William and Clinton and those areas identified in Option 1.

Zone 3 (Area surrounding River Forest Town Center):

- Neighborhood Area North of Town Center – Replace the 2-hr time limit parking across Zone 3 with a 4-hr, 8am-5pm, M-F time-limit restriction to deter commuter parking impacts without inconveniencing residents while allowing for efficient enforcement efforts. Implement the same 4-hr restriction on currently unregulated blocks, blocks with current 3-hr time-limit restrictions and blocks with current No Parking (8am-10am, M-F) restrictions.
- Town Center Area South of Lake Street – Switch resident-only, daily fee parking on Central Avenue with the business permit parking (east of Bonnie Brae) to move it

closer to the Harlem/Lake Green Line Station. Publicize spaces to encourage greater use. Rebalance business permit and 2-hr parking.

- In addition to these recommendations, the Traffic and Safety Commission recommends that the parking spaces immediately south of the post office (north side of Central Avenue) be allowed to remain as 2-hr spaces as these are regularly used by post office customers when the parking lot reaches capacity.

Zone 4 (Area surrounding the River Forest Metra Station):

- Option 1 – Maintain resident permit parking program and extend permit opportunities to apartment tenants in need. Targeted enforcement on impacted blocks. Monitor conditions for alternate measures.
- In addition to the recommendation of Option 1, the Traffic and Safety Commission recommended that a permanent solution be established for those residents along Edgewood that are currently permitted to park on Edgewood 24/7 due to the UP Railroad access ramp constructed just east of the Edgewood/Central intersection.

Village Hall Parking:

- Option 1 – Switch the parking lane on Central Ave (between Park and Lathrop) from the north side of the street to the south side of the street. This would increase the parking capacity by 59%, eliminates sight-line conflicts at driveways and provides additional parking opportunities (8am-5pm, M-F) for Village Hall employees and local residents.

To further clarify project components and answer any questions, KLOA representative Eric Russell will be presenting the project to the Village Board on May 26, 2020.

Please note that if approved, all associated ordinance modifications will be presented to the Village Board for approval at a later date.

Recommendation: Consider a Motion to approve the recommendations in the Commuter Parking Study Draft Report as modified and recommended by the Traffic and Safety Commission with the intent to implement all associated signage and regulations in 2020.

Attachments

Public Comment

Traffic and Safety Agenda Packet - 5/20/20

Jeff Loster

From: Ceci Morris [REDACTED] >
Sent: Friday, May 15, 2020 3:20 PM
To: Jeff Loster
Subject: Zone four parking

Hello Jeff,

I would like to place my vote for option one of the proposed plans for Parking in Zone Four.

Thank you for your time,

-Ceci Strom

[REDACTED]
8113 Lake St.
[REDACTED]

"Don't be afraid, I've redeemed you.
I've called your name. You're mine."
Isaiah 43:1

Jeff Loster

From: Megan Kesitalo [REDACTED]
Sent: Monday, May 18, 2020 10:28 AM
To: Jeff Loster
Subject: traffic and safety public comment

For Public Comment:

Dear Traffic and Safety Commissioners,

I am writing to comment on the Commuter Parking Study draft recently released by KLOA. I am a resident of a townhouse on the 8100 block in River Forest, on the west side of Edgewood and South of Lake. This area is part of study zone 4. I urge you to consider **ONLY** Option 1 presented in the study. Option 2 will not meet the needs of residents, due to the blanket restrictions on parking. Residents park on Edgewood and on Central 24 hours a day, 7 days a week. Some of them have no other parking options. While the needs of the apartment residents were addressed in the study, the needs of the town home residents residing along Edgewood and Lake were not. A four hour parking restriction makes sense where residents have another option for parking but with a density of housing units and no available public parking for those residents, you will force the parking problem into zone 4 adjacent streets, inconveniencing both those residents and the residents of my area by adopting Option 2.

The village has very carefully and collaboratively worked with residents of my area over the last two years to address rail noise and safety concerns and address parking changes that have been caused by the Third Mainline Expansion Project. This issue applies particularly to town home residents along Edgewood, who have recently lost access to parking on the Union Pacific easement that now hosts a crumbling and eroding access road and unsightly concrete barriers. Please consider their needs as you make your decision. They really have nowhere else to park their cars.

While Option 1 may make regulation more difficult for enforcement monitoring, Option 2 will make parking untenable to residents.

This Saturday afternoon I counted the cars on Edgewood between Lake and Central. On a non-weekday, during a pandemic and under a shelter at home order, when we can reasonably expect residents to be parked and commuters to not be parked, I observed 9 parked cars, occupying most of the available parking on Edgewood. This parking is very necessary to residents of both the apartments and the town homes. Option 1 may maintain a current status quo and increase access to zoned parking permits but this parking is necessary for the residents of this area and parking near their homes allows street parking to be localized and controlled much more easily than implementing Option 2 and forcing that parking traffic onto Zone 4 adjacent streets.

I am sure if residents were notified that they needed to have zone hang tags in their vehicles and those hang tags were made available to the residents of Zone 4, the residents would comply. Right now the process for obtaining hang tags or need for them has not been made clear to the residents of the area, so the lack of hang tags observed makes sense. Once they have had the opportunity to obtain hang tags for their vehicles, I am sure that the enforcement officers would see a high rate of compliance in this area.

Neither plan directly addresses overnight parking, which is a special concern in this area, since, as stated above, residents are using the area for 24 hour parking and will continue to have a need to park their cars overnight somewhere in the village. Please use this opportunity to clarify resident's permission for overnight parking,

particularly for the residents of the town homes along the 400 block of Edgewood Place, who have been so inconvenienced already and have had their access to overnight parking negotiated with the village through Eric Palm.

Thank you for your consideration of my neighbors, especially during this difficult and uncertain time.

All the best,

Megan Keskitalo
8125 Lake St.
River Forest, IL

Jeff Loster

From: Gino [REDACTED]
Sent: Monday, May 18, 2020 4:02 PM
To: Jeff Loster
Cc: [REDACTED]
Subject: Edgewood Parking!!



Good day Mr. Loster,

I am a Senior Citizen resident living at 8119 West Lake Street which is the section of duplexes that are adjacent to the rear of the duplexes on Edgewood. Located the furthest south of Lake Street, we do not have any axis to convenient street parking. When guests arrive, we usually direct them to Edgewood to park. Having a designated time for parking would not be inviting or allow my guests to visit at their leisure. We personally are against any designated times or zoning. The parking situation has worked for the 25 years we have resided here, but if we were to choose we would prefer Option A.

Thank you for your consideration to our viewpoint and concerns.

May the best solution work for all of us!

Sincerely,
Gino Pisani and Alex Sun

Jeff Loster

From: John Kwoka [REDACTED]
Sent: Tuesday, May 19, 2020 10:46 AM
To: Jeff Loster
Cc: Eva Jasinska
Subject: Hi Jeff; Edgewood residents parking clarification

Jeff,

We are writing to comment on the Commuter Parking Study draft recently released by KLOA. My wife and I are residents of the townhouse at [424 Edgewood Place](#) in River Forest. This area is part of study zone 4. Option 1, presented in the study is the only option that seems reasonable.

Option 2, which includes 4-hour parking, is not a valid option for us and the Edgewood townhome residences. We own 2 cars, as well as some of our neighbors on our street, and re-parking our car every 4-hours is not an option. Also, paying for a street pass/permit to park on the street would be an unfair burden as the Union Pacific has already taken away our contractually agreed upon parking along the easement on Central Ave, as a result of the added third rail. We residents of the Edgewood townhouses park our 5 cars on Edgewood 24 hours a day, 7 days a week. We received zone hang tags from the village and our tag is always displayed. These tags work well for us and parking in front of our townhouse is the most reasonable option.

Lastly, the needs of the residents who lost their access to park on the Union Pacific easement was not addressed in the study. We are not clear if our already settled agreement negotiated with the village through Eric Palm is going to be withdrawn.

Thank you for your consideration.

John Kwoka

--

John Kwoka *Creative Lead*

[REDACTED]



Jeff Loster

From: Jess H [REDACTED]
Sent: Tuesday, May 19, 2020 1:28 PM
To: Jeff Loster
Subject: Public Comment for May 20, 2020 Traffic & Safety Commission Meeting

Dear Mr. Jeff Loster,

Please find below my submission for public comment for the Traffic and Safety Commission meeting on May 20, 2020. My submission is in regards to the Commuter Parking Study draft.

Thank you,
Jessica Harmon

For Public Comment:

Dear Traffic and Safety Commissioners,

I am writing to comment on the Commuter Parking Study draft recently released by KLOA. I am a resident of a townhouse on 8100 Lake Street in River Forest. I am located on the west side of Edgewood and South of Lake. This area is part of study zone 4.

Among the options presented in the study for Zone 4, I believe that ultimately maintaining the current requirements in place as closely as possible is the best approach. Thus, Option 1 is the closest to status quo and should be selected. I agree with Option 1 because there is no need to make substantial changes to how Zone 4 is regulated. The permit system is serving the community well, as was cited in the study itself: “The objective of **Option 1 is to maintain the status quo** with targeted supplemental measures **since the resident permit parking program appears to be effective at minimizing commuter parking impacts and few comments were received from residents residing on the permit-regulated blocks.**” (Page 48 in the study; emphasis added.)

As a resident on a permit-regulated block in Zone 4, I have not had an issue with finding parking, and have not been inconvenienced by the time limits or by needing to display a hang tag. Understanding that not every eligible resident uses the hang tag as expected, I suggest providing targeted communication to residents in permit areas reminding them of the requirement and how to obtain the appropriate hang tag. Such periodic communication would help mitigate the need for any additional steps for greater enforcement.

I also support Option 1 as it protects the limited parking available for a densely populated residential area. This is especially important for my neighbors along the 400 block of Edgewood Place. The recent Union Pacific Third Mainline Expansion project impacted all residents that live in the townhomes just west of the River Forest Metra Station. The project magnified our sound and safety concerns – which has been discussed with Union Pacific, Metra, the Village Government, and state and federal elected officials. One of the safety concerns pertained to the placement of the poorly maintained access road at Central and Edgewood. This road removed the easement, and thus parking available to the townhomes facing Edgewood. As a result, those residents have permission to use Edgewood for supplemental parking as they have permits. Option 1 would allow this resolution to remain intact (though admittedly it does not fully compensate for the loss of private property suffered by these residents due to the expansion project), whereas Option 2 would not protect this arrangement. Moreover, Option 2, as called out in the study, would threaten to make the limited parking available in the area more accessible to people who do not live in the area: “**May open streets to commuters traveling for short trips, including residents from other parts of the Village.**” (Page 49 in the study; emphasis added.)

Again, I strongly encourage you to move forward with Option 1 – a choice that protects the needs of residents in the area first, and has been found to be effective in deterring commuter parking impacts.

Thank you for your consideration,

Jessica Harmon
8117 Lake St.
River Forest, IL



VILLAGE OF RIVER FOREST TRAFFIC AND SAFETY COMMISSION MEETING

Wednesday, May 20, 2020 – 7:30 PM

Village Hall – Community Room, 400 Park Ave., River Forest, IL

AGENDA

Due to complications related to COVID-19, this meeting will take place online. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jeff Loster at jloster@vrf.us. You may listen to the meeting by participating in a telephone conference call as follows – dial-in number: 312-626-6799 with meeting ID: 826 9114 5828.

1. Call to Order/Roll Call
2. Public Comment
3. Presentation of the River Forest Commuter Parking Study (Draft) Report by KLOA, Inc., to be followed by a discussion of the Report's findings and recommendations.
4. Adjournment

REVISED DRAFT

Commuter Parking Study

River Forest, Illinois



Prepared For:



April 30, 2020

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I. Executive Summary

Kenig, Lindgren, O'Hara, Aboona, Inc., (KLOA, Inc.) was retained by the Village of River Forest to perform a Commuter Parking Study with the objective of identifying strategies to minimize impacts on the Village's residential streets by the commuting population and to efficiently accommodate commuter parking needs at the River Forest Metra Station.

For purposes of this study, the Village has identified commuters as residents and non-residents that park on the Village's public streets and in its commuter parking lots to utilize the transit services within or adjoining the Village, including Metra commuter rail service at the River Forest Metra Station and Oak Park Metra Station, CTA rapid transit service at the Harlem/Lake Green Line Station, and CTA and Pace Bus service along Harlem Avenue and North Avenue. Commuters also include employees of the Village of River Forest and local businesses, as well as students, faculty and staff from Dominican University and Concordia University that utilize street parking.

Since the Village only has a limited amount of off-street parking for commuters, all of which is located at the River Forest Metra Station, it relies on its street parking supply to accommodate much of the commuter parking demand. Further, since the transit stations and university campuses are imbedded into residential and commercial areas of the Village, the Village must balance the commuter parking needs with the parking needs of local residents, employees, and customers.

The study area for the commuter parking study was selected by Village staff and is comprised of four zones reflecting the areas of the Village most impacted by commuter parking. The study also includes an evaluation of a selected number of off-street parking lots that currently serve commuters or have the potential to serve commuters in the future.

The recommendations from this study were developed from field surveys of parking inventory and utilization, demographic data from the U.S. Census Bureau and the Chicago Metropolitan Agency for Planning (CMAP), transit ridership and parking data from Metra, projections of future commuter parking demand, and public input received from Village residents through broad distribution of a parking questionnaire. The recommendations were then vetted through Village staff, the Village's Traffic and Safety Commission, and the Village Board of Trustees.

The Appendix of this report includes the questions and responses from the parking questionnaire and summary tables of the parking inventory and utilizations surveys.

Key recommendations from the study follow.

Zone 1

Three options could be considered to reduce commuter parking impacts around the main campus of Dominican University.

- Option 1 – Maintain free street parking with targeted enforcement on impacted blocks. Remove 2-Hr time regulations on Park Ave along University frontage to compress parking impacts to the campus edges. Monitor conditions for alternate measures.
- Option 2 - Implement paid/metered parking on Division St and Park Ave along campus frontage as a user fee to be applied towards street maintenance costs (\$0.25/hr, 8A-8P, M-F). Restrict parking on Division St east of Park Ave. No other parking regulation changes. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.
- Option 3 - Implement paid/metered parking on Division St and Park Ave along campus frontage. Convert resident parking zones to No Parking 8A-5P, M-F on 1100 blocks of Thatcher Ave, Keystone Ave and Forest Ave, consistent with existing regulations on 1100 block of Park and the 1400 blocks of Keystone and Forest. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.

Zone 2

Three options could be considered to reduce commuter parking impacts around the Concordia University campus.

- Option 1 – Install resident parking zones (8A-8P, M-F) on 7200 blocks of Division St (Bonnie Brae-Harlem, south side) and Thomas St (Bonnie Brae-Harlem, north side) to compress parking impacts to campus edges and preserve parking for apartment tenants. Targeted enforcement of current resident parking zones. Monitor conditions for alternate measures.
- Option 2 - Implement paid/metered parking on Division St and Bonnie Brae Pl along campus frontage as a user fee to be applied towards street maintenance costs (\$0.25/hr, 8A-8P, M-F). Install resident parking zones on 7200 blocks of Division St and Thomas St. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.
- Option 3 - Implement paid/metered parking on Division St and Bonnie Brae Pl along campus frontage. Install resident parking zones on 7200 blocks of Division St and Thomas St. Expand No Parking 8A-5P, M-F regulations onto unregulated blocks and existing blocks with resident parking and 2-Hr parking limits. Broad enforcement on surrounding blocks. Monitor conditions for alternate measures.

Zone 3

Options to be considered to reduce commuter parking impacts in the residential and commercial areas of Zone 3 include:

Neighborhood Area North of Town Center

Replace the 2-Hr time limit parking across Zone 3 with a 4-Hr, 8A-5P, M-F time regulation to deter commuter parking impacts without inconveniencing residents while allowing for efficient enforcement efforts. Implement same 4-Hr regulation on unregulated blocks, blocks with 3-Hr time limits, and blocks with No Parking 8A-10A, M-F regulations.

Town Center Area South of Lake Street

Switch residents-only, daily fee parking on Central Ave with business permit parking (east of Bonnie Brae) to move it closer to Harlem/Lake Green Line Station. Publicize spaces to encourage greater use. Rebalance business permit and 2-Hr parking.

Zone 4

Two options could be considered to reduce commuter parking impacts around the River Forest Metra Station.

- Option 1 – Maintain resident permit parking program and extend permit opportunities to apartment tenants in need. Targeted enforcement on impacted blocks. Monitor conditions for alternate measures.
- Option 2 – Replace resident permit parking, 2-Hr and 3-Hr parking regulations with a 4-Hr, 8A-5P, M-F blanket parking regulation across Zone 4 for greater resident convenience, lower cost, and more efficient enforcement efforts. Monitor conditions for alternate measures.

Metra Station Parking

First Course of Action – Improve Efficiency of Existing Commuter Parking Condition

The Village has dedicated 189 parking spaces to the Metra Station in two lots on Thatcher Avenue and in parking lanes along Central Avenue and Hawthorne Avenue. While there is currently a parking surplus at the Metra Station ranging from 21 to 55 spaces, the limited number of monthly commuter parking permits issued by the Village, the wait times to obtain a permit, the disproportional daily fee rates paid by those desiring a permit, and the current utilization of the West Thatcher monthly-permit parking lot (58%) are four of the most concerning issues expressed in the parking questionnaire. Measures to improve the efficiency of existing commuter parking conditions include:

- Maintain the current commuter parking space allocation comprised on monthly permit parking west of Keystone Ave and daily fee parking east of Keystone Ave.
- Eliminate the monthly permit wait list (currently 39 residents) by lifting the permit sales cap (121 permits) and selling permits to all residents that desire them.
- Continue operating the monthly permit parking spaces on a first-come, first-served basis.
- Advertise that monthly permit holders are able to park in the daily fee spaces, if necessary, without penalty of paying twice.
- Research installing an electric vehicle charging station in the East Thatcher parking lot.

Second Course of Action - Accommodate Potential Future Commuter Parking Demand

Should future population growth in the Village necessitate increased parking capacity at the Metra Station, the following options could be considered:

- Extend center island in West Thatcher lot and remove curbing separating the lot from the former rehabilitation institute parking aisle. *Gain: 3 spaces.*
- Extend daily fee parking on Hawthorne Ave east to Franklin Ave. *Gain: 10 spaces*
- Lease or purchase the west lot of United Methodist Church (450 ft from train platform) for commuter parking on weekdays. *Gain: 36 spaces*

Village Hall Parking Options

The Village makes use of several lots and street parking locations to accommodate the parking needs of Village Hall employees, visitors and municipal vehicles. A total of 78 spaces are reserved for this use (excluding spaces for Police vehicles on the west side of Village Hall). The Lake and Park lot is a temporary location that may one day be redeveloped for a different use. Two options could be considered to ensure that the Village Hall parking needs do not infringe on the commuter parking supply in the future or create commuter parking impacts into adjoining residential areas.

- Option 1 – Switch the parking lane on Central Ave (Park-Lathrop) from the north side of the street to the south. Increases street parking capacity by 59%, eliminates sight-line conflicts at driveways, and provides additional parking opportunities (8A-5P, M-F) for Village Hall employees and local residents. *Gain: 16 spaces*
- Option 2 – Construct parking deck on Village Hall lot. Constrained lot size would require deck to span over one-half of Central Ave. Portion of ground level could be secured behind gated entry and exit drives for some municipal vehicles and Village Hall employees. Upper levels could be available for Village Hall employees and visitors. Potential three-level deck could provide just under three times more capacity than the existing surface lot and accommodate all of the Village Hall's current employee parking need. *Gain: 55 spaces*

1. Introduction

This report presents the findings of a Commuter Parking Study and strategies to minimize impacts on the Village's residential streets by the commuting population and to efficiently accommodate commuter parking needs at the River Forest Metra Station.

For purposes of this study, the Village has identified commuters as residents and non-residents that park on the Village's public streets and in its commuter parking lots to utilize the transit services within or adjoining the Village, including Metra commuter rail service at the River Forest Metra Station and Oak Park Metra Station, CTA rapid transit service at the Harlem/Lake Green Line Station, and CTA and Pace Bus service along Harlem Avenue and North Avenue. Commuters also include employees of the Village of River Forest and local businesses, as well as students, faculty and staff from Dominican University and Concordia University that utilize street parking.

Since the Village only has a limited amount of off-street parking for commuters, all of which is located at the River Forest Metra Station, it relies on its street parking supply to accommodate much of the commuter parking demand. Further, since the transit stations and university campuses are imbedded into residential and commercial areas of the Village, the Village must balance the commuter parking needs with the parking needs of local residents, employees, and customers.

The study area for the commuter parking study was selected by Village staff and is comprised of four zones reflecting the areas of the Village most impacted by commuter parking. **Figure 1** shows the four zones of the study area in relation to the street system. The study also includes an evaluation of a selected number of off-street parking lots that currently serve commuters or have the potential to serve commuters in the future.

The recommendations from this study were developed from field surveys of parking inventory and utilization, demographic data from the U.S. Census Bureau and the Chicago Metropolitan Agency for Planning (CMAP), transit ridership and parking data from Metra, projections of future commuter parking demand, and public input received from Village residents through broad distribution of a parking questionnaire. The recommendations were then vetted through Village staff, the Village's Traffic and Safety Commission, and the Village Board of Trustees.

The subsequent sections of this report summarize the following:

- Commuter parking questionnaire
- Existing parking inventory by zone
- Existing parking utilization by zone
- Parking analysis and recommendations by zone
- Existing and projected Metra parking demand
- Village Hall parking options

The Appendix of this report includes the questions and responses from the parking questionnaire and summary tables of the parking inventory and utilizations surveys.

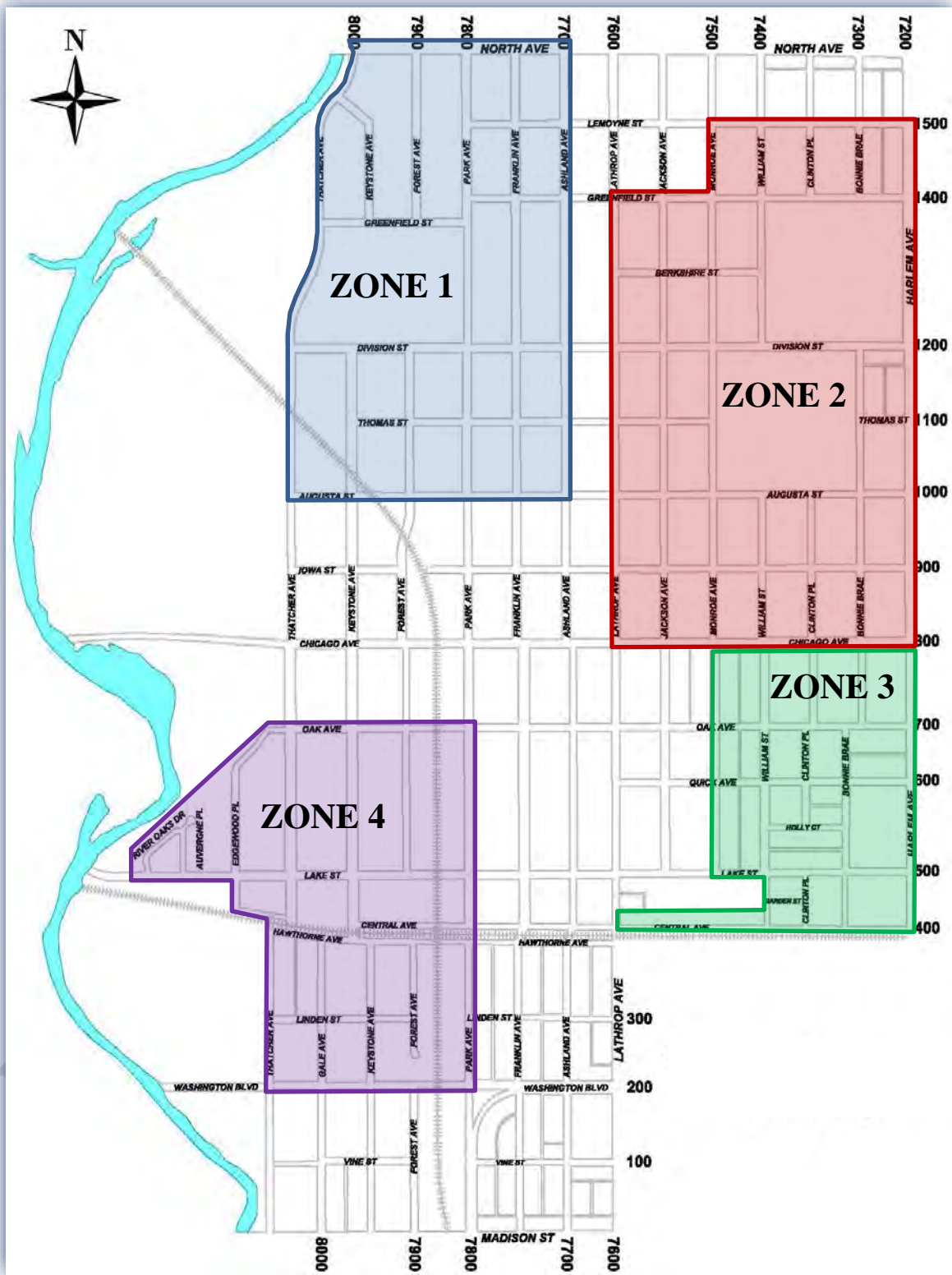


Figure 1

Study Area Zones

2. Commuter Parking Questionnaire

To determine how well the Village's commuter parking supply is currently meeting the needs of its residents and businesses, and to assist in identifying residential areas of the Village most impacted by commuter parking, the public was engaged through the use of an online commuter parking questionnaire. A link to the questionnaire was broadcast by the Village via various electronic and printed platforms to Village residents and business owners, monthly parking permit holders, and those receiving the Village's E-News newsletter. Platforms included email, the Village website, and printed flyers. The link was also forwarded to Concordia University and Dominican University for distribution to their campus population. A total of 348 questionnaires were completed representing a sampling of opinions on commuter parking in River Forest. The questions and responses are contained in the Appendix.



Key findings from the questionnaire are summarized below:

- Responders primarily consisted of Village residents (52%), those employed in the Village (28%), those attending college in the Village (20%)
- Approximately 51% of responding residents use the River Forest Metra Station as their primary means for commuting to work
- Approximately 10% of responding residents use the CTA's Harlem/Lake Green Line Station as their primary means of commuting to work
- Less than 2% of responding residents use a Pace bus as a means of commuting to work
- Approximately 43% of Metra Station commuters feel there is an inadequate amount of commuter parking near the station
- Approximately 48% of Metra Station commuters feel that the \$50 monthly parking permit fee and/or the \$5 daily parking fee is acceptable
- Approximately 84% of monthly parking permit holders would not be interested in a premium permit entitling them to a guaranteed space at the Metra Station primarily due to the cost (\$100)
- 28 responders indicate they are on the wait list for a monthly commuter parking permit around 50% of which have been waiting for over a year
- Approximately 27% of those on the wait list would be interested in the premium permit while the remainder would prefer the standard monthly permit
- Almost one-half (47%) of commuters that park at the Metra Station regularly utilize the commuter parking 5 days a week
- More than 80% of residents feel that their block is not impacted by commuter parking

- Concerns with commuter parking impacts were expressed by residents of 9 blocks in Zone 4, 7 blocks in Zone 2, 3 blocks in Zone 1, and one block in Zone 3
- Responses from business owners indicate that employees are primarily using private lots to park (68%) or are parking on the street (32%) in permit, time-limit or unregulated spaces
- Approximately 21% of Metra commuters using a rideshare company to travel to and/or from the River Forest station
- Approximately 13 people responded that they own an electric vehicle
- The Metra Station is the most desired location for an electric vehicle charging station
- Approximately 19% of university students reported parking on the street rather than on campus primarily due to the cost of a campus parking permit

Several issues were repeatedly conveyed in the resident responses, including the following:

- Limited amount of monthly permit parking at the Metra Station
- Commuter parking at the Metra Station fills up by early morning during the week
- West Thatcher commuter lot was converted from daily fee parking to monthly permit parking and now never appears to be full
- There is a wait list for monthly permit parking and the wait times are very long
- Those without permits must pay the daily fee (\$5) at a per-day cost up to twice that of a monthly permit (\$50)
- Limited amount of daily fee parking at the Metra Station
- The daily fee spaces are a long walk from the station
- Monthly and daily commuter parking fees have doubled in recent years and are not in line with fees charged in other area communities
- Free parking areas near the Metra Station have virtually been eliminated by regulations

3. Existing Parking Inventory

To determine the utilization of parking within the four study area zones in order to identify potential commuter parking impacts, it was first necessary to establish the parking capacity on the study area streets as a foundation for the analysis. A field review was performed to inventory the parking capacity, as well as the parking regulations, on the public streets within each of the four study area zones. A parking inventory was also completed for a selected number of off-street parking lots or garages that serve commuters or have the potential to serve commuters in the future.

On-Street Parking Inventory

Zone 1

Zone 1 represents the portion of the Village where neighborhood streets are susceptible to commuter parking impacts from Dominican University's main campus, from commercial businesses along North Avenue, and from Willard Elementary School staff. There are 49 blocks within Zone 1. The parking capacity on each block is contained in Tables A1 and A2 in the Appendix. Parking on many of the blocks is unregulated. Blocks that are regulated are posted with one or more of the following regulations:

- Resident Parking 8A-8P, M-F
- Resident Parking 8A-8P
- No Parking 8A-5P, M-F
- No Parking 7A-9A, M-SAT
- No Parking 4P-6P, M-SAT
- 2-Hr 8A-6P, M-F
- 2-Hr, M-F
- 2-Hr 7A-4P School Days
- Student Loading Zone 8A-11A; 1P-4P

To minimize commuter parking impacts from Dominican University, the Village allows free parking along the campus frontage on the north side of Division Street, regulates parking with two-hour time limits along the campus frontage on the west side of Park Avenue, and prohibits parking or utilizes resident parking zones on most of the other streets within a block of the campus.

To minimize parking impacts from employees of commercial businesses along North Avenue, the Village utilizes two-hour parking zones or resident parking zones on some of the streets in Zone 1 within a block of North Avenue, including Forest Avenue and Ashland Avenue.

Figure 2 shows the posted parking regulations on the Zone 1 blocks.

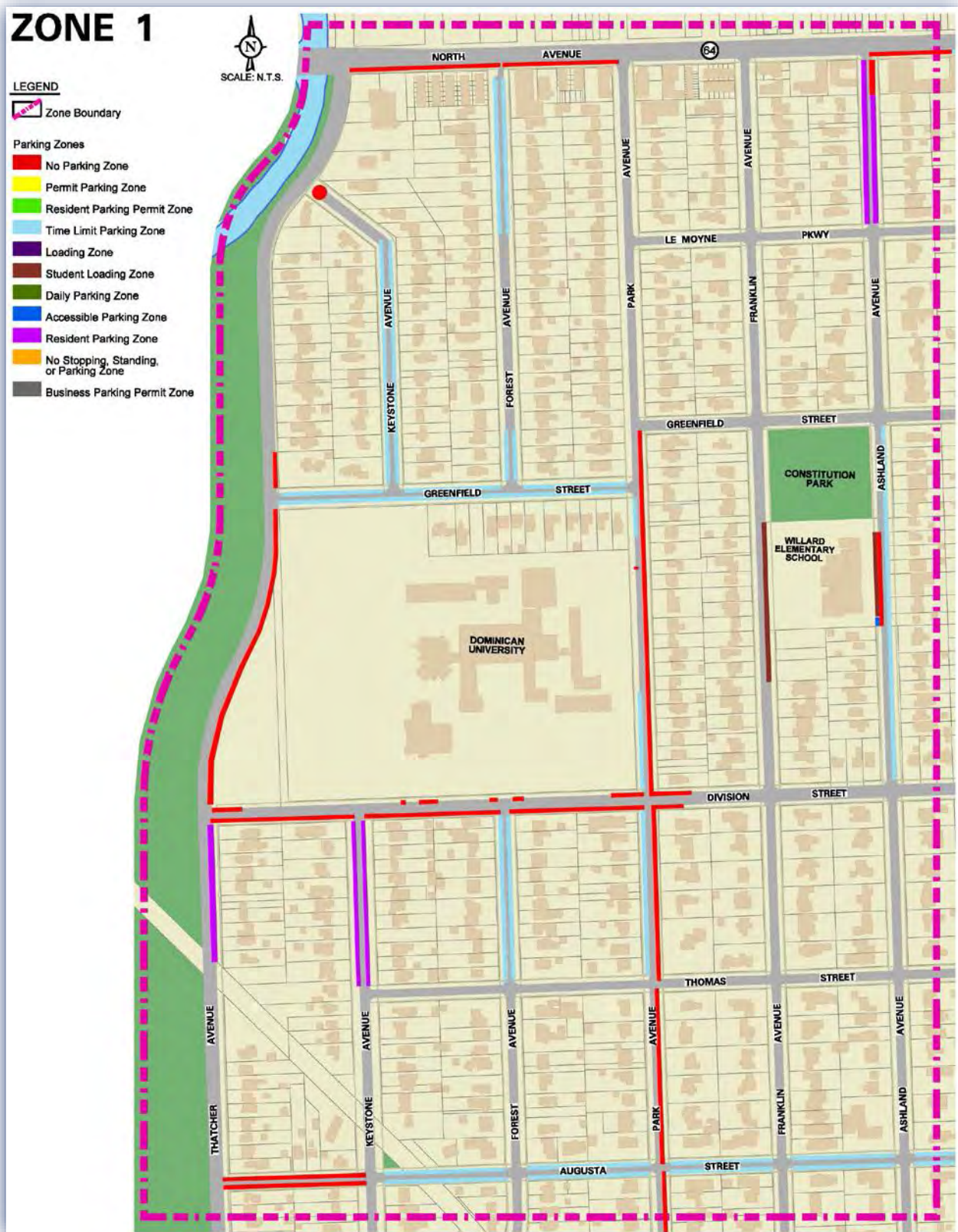


Figure 2

Zone 1 Parking Regulations

Zone 2

Zone 2 represents the portion of the Village where neighborhood streets are susceptible to commuter parking impacts from Concordia University, Dominican University's Priory campus, Pace bus routes along Harlem Avenue, and commercial businesses along North Avenue. There are 78 blocks within Zone 2. The parking capacity on each block is contained in Tables A3 and A4 in the Appendix. Parking on many of the blocks is unregulated. Blocks that are regulated are posted with one or more of the following regulations:

- Resident Parking 8A-8P, M-F
- No Parking
- No Parking 8A-5P, M-F
- No Parking 7A-9A, M-SAT
- No Parking 4P-6P, M-SAT
- No Parking 9A-5P, M-F
- 2-Hr 8A-5P, M-F
- 2-Hr
- 30 min. 8A-4P, M-F
- Student Loading Zone 7:45A-8:45A; 2P-3:15P; 1-Hr 8:45 A-2P, M-F school days

To minimize commuter parking impacts from Concordia University, the Village allows free parking along the campus frontage on the south side of Division Street, regulates parking with two-hour time limits along the campus frontage on the west side of Bonnie Brae Place and on both sides of Thomas Street (Jackson-Monroe), and prohibits parking or utilizes resident parking zones on most of the other streets within a block of the east, south and west sides of the campus.

To minimize parking impacts from commuters using the Pace bus routes along Harlem Avenue, the Village prohibits parking or utilizes two-hour parking zones or resident parking zones along Bonnie Brae Place and Clinton Place.

Figure 3 shows the posted parking regulations on the Zone 2 blocks.

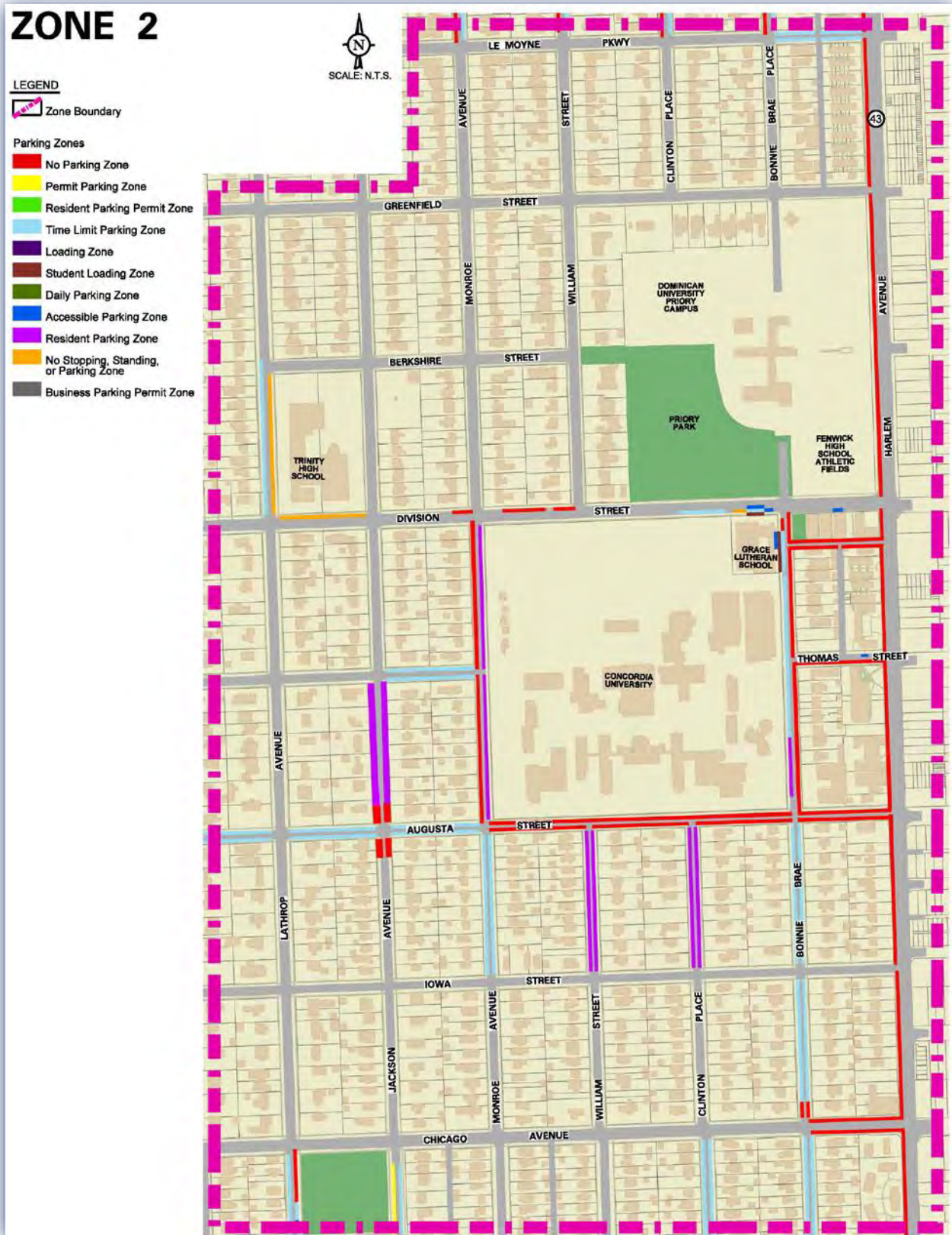


Figure 3

Zone 2 Parking Regulations

Zone 3

Zone 3 represents the portion of the Village where neighborhood streets are susceptible to commuter parking impacts from the Harlem/Lake CTA Station and Oak Park Metra Station. There are 39 blocks within Zone 3. The parking capacity on each block is contained in Tables A5 and A6 in the Appendix. Most of the blocks are regulated with one or more of the following regulations:

- No Parking 8A-10A, M-F
- No Parking 9A-10P, M-SAT
- No Parking 9A-10P
- 3-Hr 6A-2P, M-F
- 2-Hr
- 1-Hr
- 15 min.
- Residents-Only, Daily Fee 6A-2P, M-F
- Special Permit A (Business Permit)




To minimize commuter parking impacts from the CTA/Metra stations and the commercial centers along Lake Street, the Village prohibits parking on one or both sides of several of the commercial streets and broadly utilizes 2-Hr time limit parking on most of the residential streets in the Zone. To accommodate business employees and River Forest residents utilizing the Oak Park CTA and Metra stations, the Village utilizes permit parking and resident-only daily fee parking on Central Avenue and Clinton Place.


Figure 4 shows the posted parking regulations on the Zone 3 blocks.


ZONE 3


LEGEND

 Zone Boundary


Parking Zones


 No Parking Zone


 Permit Parking Zone


 Resident Parking Permit Zone


 Time Limit Parking Zone


 Loading Zone

 Student Loading Zone

 Daily Parking Zone

 Accessible Parking Zone

 Resident Parking Zone

 No Stopping, Standing, or Parking Zone


 Business Parking Permit Zone



Figure 4

Zone 3 Parking Regulations

Zone 4

Zone 4 represents the portion of the Village where neighborhood streets are susceptible to commuter parking impacts from the River Forest Metra Station. There are 39 blocks within Zone 4. The parking capacity on each block is contained in Tables A7 and A8 in the Appendix. Most of the blocks are regulated with one or more of the following regulations:

- Resident Permit Parking 6A-10A, M-F
- No Parking 6A-2P, M-F
- No Parking 9A-5P, M-F
- No Parking
- No Parking Loading Zone 7A-3P, M-F
- 3-Hr, 6A-2P, M-F
- 2-Hr 8A-5P, M-F
- 2-Hr
- 30 min.
- Daily Fee
- Monthly Permit
- Monthly Permit Parking 6A-2P, M-F
- Municipal Vehicles
- River Forest Employees



To minimize commuter parking impacts from the Metra station and prevent commuting residents from other part of the Village from parking on the nearby residential streets, the Village utilizes resident permit parking on the residential streets within one to 1½ blocks of the station and regulates parking with 2-Hr or 3-Hr time limits along Lake Street and on the residential streets two block south of the station. The Village accommodates Metra parkers with monthly permit and daily fee parking along Central Avenue and Hawthorne Avenue.

Figure 5 shows the posted parking regulations on the Zone 4 blocks.

ZONE 4


LEGEND


 Zone Boundary


Parking Zones


 No Parking Zone


 Permit Parking Zone


 Resident Parking Permit Zone


 Time Limit Parking Zone


 Loading Zone

 Student Loading Zone

 Daily Parking Zone

 Accessible Parking Zone

 Resident Parking Zone

 No Stopping, Standing, or Parking Zone


 Business Parking Permit Zone



Figure 5

Zone 4 Parking Regulations

Off-Street Parking Inventory

The off-street parking facilities selected for the study are located within each of the four zones, or in proximity to the zones, and currently serve commuters to the River Forest Metra Station, Concordia University and Dominican University campuses, and Village Hall. A few additional parking lots were also inventoried that are either owned by the Village or have the potential to serve commuters in the future. **Table 1** summarizes the capacity and user groups of each of the lots that were inventoried. The lot capacities were based on a field count of the marked parking stalls. Aerial images of the lots follow Table 1.

Table 1
EXISTING OFF-STREET PARKING INVENTORY

No.	Parking Lot	Address/Location	User Groups	Capacity
1	Thatcher Avenue East Lot ¹	River Forest Metra Station	Monthly Commuter Permits ² , 24-Hr Permits ² , Park District	62
2	Thatcher Avenue West Lot ¹	River Forest Metra Station	Monthly Commuter Permits ²	33
3	Village Hall Lot ¹	Village Hall/400 Park Ave	Village Employees, Visitors	32
4	Park and Lake Lot ¹	SE corner Park/Lake	Village Employees, 24-Hr Permits ²	22
5	United Methodist Church Lot	7970 Lake St	Church/Montessori Staff, Visitors	57
6	West Suburban Medical Center Garage (Upper Level)	NE corner Central/William	Employees, Visitors	105
7	Dominican University (All Lots & Garage)	Main Campus	Faculty, Staff, Students, Visitors	1,102
8	Dominican University Lot	Priory Campus	Faculty, Staff, Students, Visitors	153
9	Concordia University (All Lots & Garage)	Main Campus	Faculty, Staff, Students, Visitors	787
10	418 Franklin Lot ¹	418 Franklin Ave	3-Hr Parking, 24-Hr Permits ²	28

¹ Lot is owned by the Village of River Forest
² Permits are made available to Village residents only





4. Existing Parking Utilization

To determine the peak volume of cars parked on the streets within the four zones and in the off-street parking facilities, parking utilization surveys were conducted over a 12-hour period (7:00 A.M.-7:00 P.M.) on Tuesday, November 19, 2019 and Wednesday, November 20, 2019. An additional survey was performed in Zone 3 over the same 12-hour period on Thursday, November 21, 2019 to determine the parking duration of the cars parked on the street.

On-Street Parking Utilization

Zone 1

Table A1 in the Appendix provides an hourly summary of the number of cars parked on each of the streets in Zone 1 on the survey day (November 19, 2019) over the 12-hour survey period. Table A2 shows the percentage of street parking capacity utilized each hour. The hour(s) when parking utilization was highest on each street is highlighted in blue. The peak hour in which parking utilization was highest for all streets combined is highlighted in yellow at the bottom of each table.

As shown, the utilization of street parking for all streets in Zone 1 combined peaked at 11:00 A.M. when 236 parking spaces were utilized representing 20 percent of the total street parking capacity (1,195 spaces). **Figure 6** shows the peak parking utilization levels on each of the 49 blocks of Zone 1 during the 12-hour survey period. There were up to nine contractor or municipal service vehicles parked on the Zone 1 streets at any given time on the survey day. These vehicles have been excluded from the tables and from Figure 6.

The streets and blocks in which parking was utilized to the highest degree throughout much of the day are listed below.

- Division Street (north side) – Unregulated 3 blocks along Dominican U frontage from Thatcher Ave to Park Ave
- Division Street (both sides) – Unregulated block from Park Ave to Franklin Ave
- Franklin Avenue (east side) – Mid-block student loading zone along Willard School frontage
- Ashland Avenue (west side) - Mid-block student loading zone along Willard School frontage
- Forest Avenue (east side) – 1500 block south of North Ave along 1535 Forest condos frontage with 2-Hr parking regulation



Figure 6 **Zone 1 Peak Parking Utilization**

Zone 2

Table A3 in the Appendix provides an hourly summary of the number of cars parked on each of the streets in Zone 2 on the survey day (November 19, 2019) over the 12-hour survey period. Table A4 shows the percentage of street parking capacity utilized each hour. The hour(s) when parking utilization was highest on each street is highlighted in blue. The peak hour in which parking utilization was highest for all streets combined is highlighted in yellow at the bottom of each table.

As shown, the utilization of street parking for all streets in Zone 2 combined peaked at Noon when 240 parking spaces were utilized representing 15 percent of the total street parking capacity (1,601 spaces). **Figure 7** shows the parking utilization levels on each of the 78 blocks of Zone 2 during the 12-hour survey period. There were up to 26 contractor or municipal service vehicles parked on the Zone 2 streets at any given time on the survey day. These vehicles have been excluded from the tables and from Figure 7.

The streets and blocks in which parking was utilized to the highest degree throughout much of the day are listed below.

- Division Street (south side) – Unregulated 2 blocks along Concordia U frontage
- Division Street (south side) – Unregulated block from Bonnie Brae Pl to Harlem Ave along apartment frontage
- Division Street (south side) – Unregulated block from Lathrop Ave to Jackson Ave opposite Trinity High School but to a higher degree around the school afternoon dismissal time
- Berkshire Street (south side) – Unregulated block along Trinity High School frontage from Lathrop Ave to Jackson Ave but to a higher degree around the school afternoon dismissal time
- Thomas Street (north side) – Unregulated block from Bonnie Brae Pl to Harlem Ave
- Bonnie Brae Place (west side) – 2-Hr parking zone along Concordia U frontage from Augusta St to Division St



Figure 7

Zone 2 Peak Parking Utilization

Zone 3

Parking Utilization

Table A5 in the Appendix provides an hourly summary of the number of cars parked on each of the streets in Zone 3 on the survey day (November 20, 2019) over the 12-hour survey period. Table A6 shows the percentage of street parking capacity utilized each hour. The hour(s) when parking utilization was highest on each street is highlighted in blue. The peak hour in which parking utilization was highest for all streets combined is highlighted in yellow at the bottom of each table.

As shown, the utilization of street parking for all streets in Zone 3 combined peaked at 2:00 P.M. when 102 parking spaces were utilized representing 13 percent of the total street parking capacity (774 spaces). **Figure 8** shows the parking utilization levels on each of the 39 blocks of Zone 3 during the 12-hour survey period. There were up to four contractor or municipal service vehicles parked on the Zone 3 streets at any given time on the survey day. These vehicles have been excluded from the tables and from Figure 8.

The streets and blocks in which parking was utilized to the highest degree throughout much of the day are listed below.

- Clinton Place (east side) – 2-Hr parking zone from Garden St to Lake St
- Central Avenue (south side) – 2-Hr parking zone from William St to Clinton Pl but to a higher degree in the late afternoon/evening
- Central Avenue (side side) – Business permit parking zone from Clinton Pl to Harlem Ave
- Lake Street (south side) – 2-Hr parking zone from William St to Clinton Pl

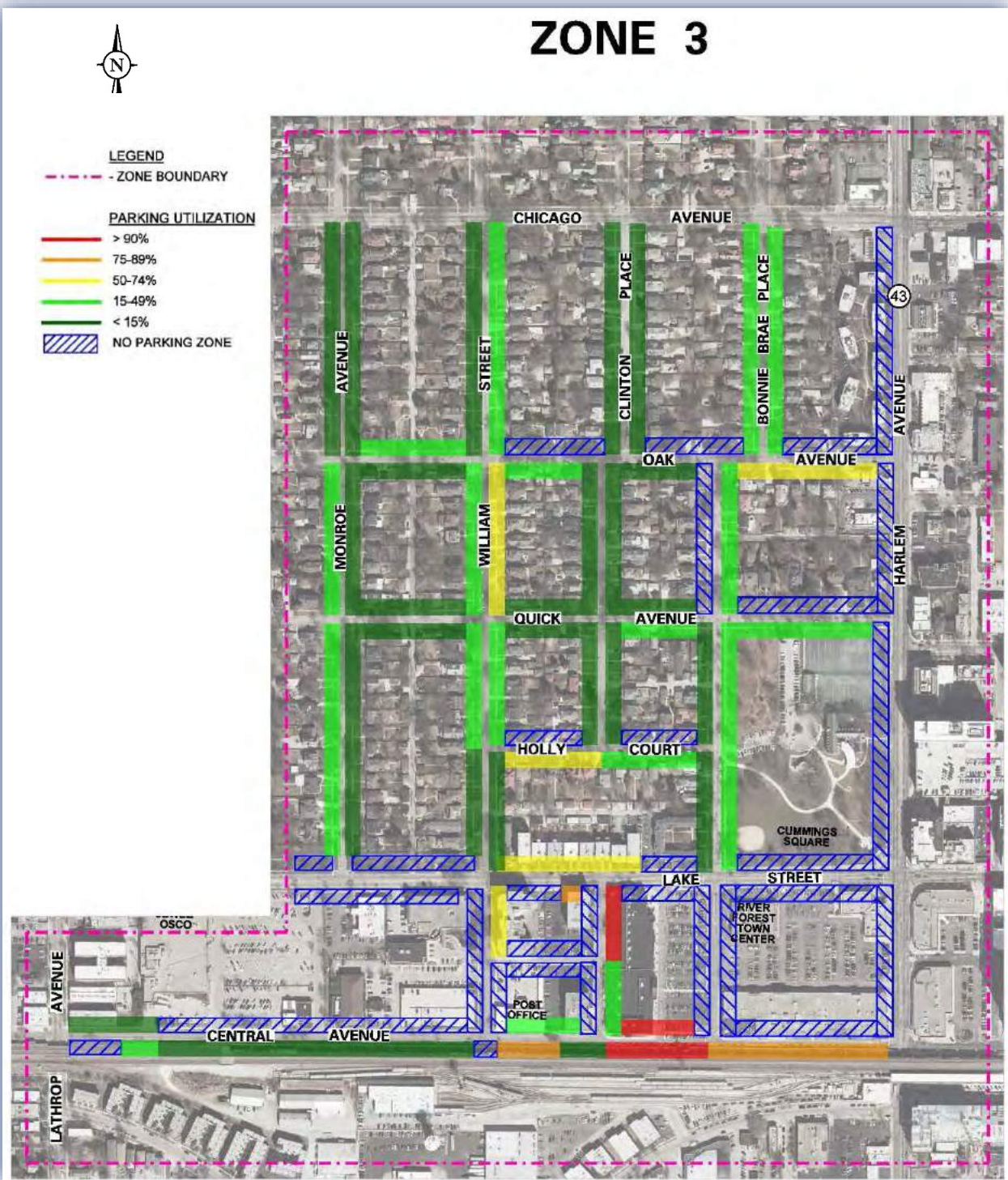


Figure 8

Zone 3 Peak Parking Utilization

Parking Duration

Figure 9 shows the results of the parking duration survey conducted for a portion of Zone 3 over a 12-hour period on Thursday, November 21, 2019. For this survey, the license plates of parked vehicles were recorded each hour over the 12-hour period, which yielded a time duration that these vehicles remained parked on the street.

Most of the blocks within Zone 3 are regulated with 2-Hr time limits to deter commuters from parking on the residential streets. In addition, 3-Hr time limits are posted on Monroe Avenue (Lake-Quick) and parking is prohibited on one side of several other blocks at all times or during specific times of the day. Figure 8 depicts the extent at which the vehicles that were parked along these streets violated the posted time regulations.

The streets and blocks that had the most significant degree of violations are listed below and reflect locations where several (3 or more) vehicles were parked for periods of time well beyond the posted time regulation.

- Oak Avenue (south side) – 2-Hr parking zone from Bonnie Brae Pl to Harlem Ave
- Lake Street (north side) – 2-Hr parking zone from William St to Clinton Pl
- Bonnie Brae Place (west side) – 2-Hr parking zone from Oak Ave to Chicago St
- Bonnie Brae Place (east side) – 2-Hr parking zone from Lake St to Holly Ct
- Central Avenue (north side) – 2-Hr parking zone from William St to Clinton Pl
- Holly Court (south side) – 2-Hr parking zone from Clinton Pl to Bonnie Brae Pl

Zone 4

Table A7 in the Appendix provides an hourly summary of the number of cars parked on each of the streets in Zone 4 on the survey day (November 20, 2019) over the 12-hour survey period. Table A8 shows the percentage of street parking capacity utilized each hour. The hour(s) when parking utilization was highest on each street is highlighted in blue. The peak hour in which parking utilization was highest for all streets combined is highlighted in yellow at the bottom of each table.

As shown, the utilization of street parking for all streets in Zone 4 combined peaked at Noon when 213 parking spaces were utilized representing 18 percent of the total street parking capacity (1,204 spaces). **Figure 10** shows the parking utilization levels on each of the 39 blocks of Zone 4 during the 12-hour survey period. There were up to 23 contractor or municipal service vehicles parked on the Zone 4 streets at any given time on the survey day. These vehicles have been excluded from the tables and from Figure 10.

The streets and blocks in which parking was utilized to the highest degree throughout much of the day are listed below.

- Hawthorne Avenue (north side) – Monthly permit & daily fee parking from Thatcher to Forest
- Central Avenue (north side) – Daily fee parking from Keystone Ave to CN railroad
- Central Avenue (both sides) – Village employee parking from CN railroad to Park Ave
- Park Avenue (west side) – 30-min Village Hall visitor parking

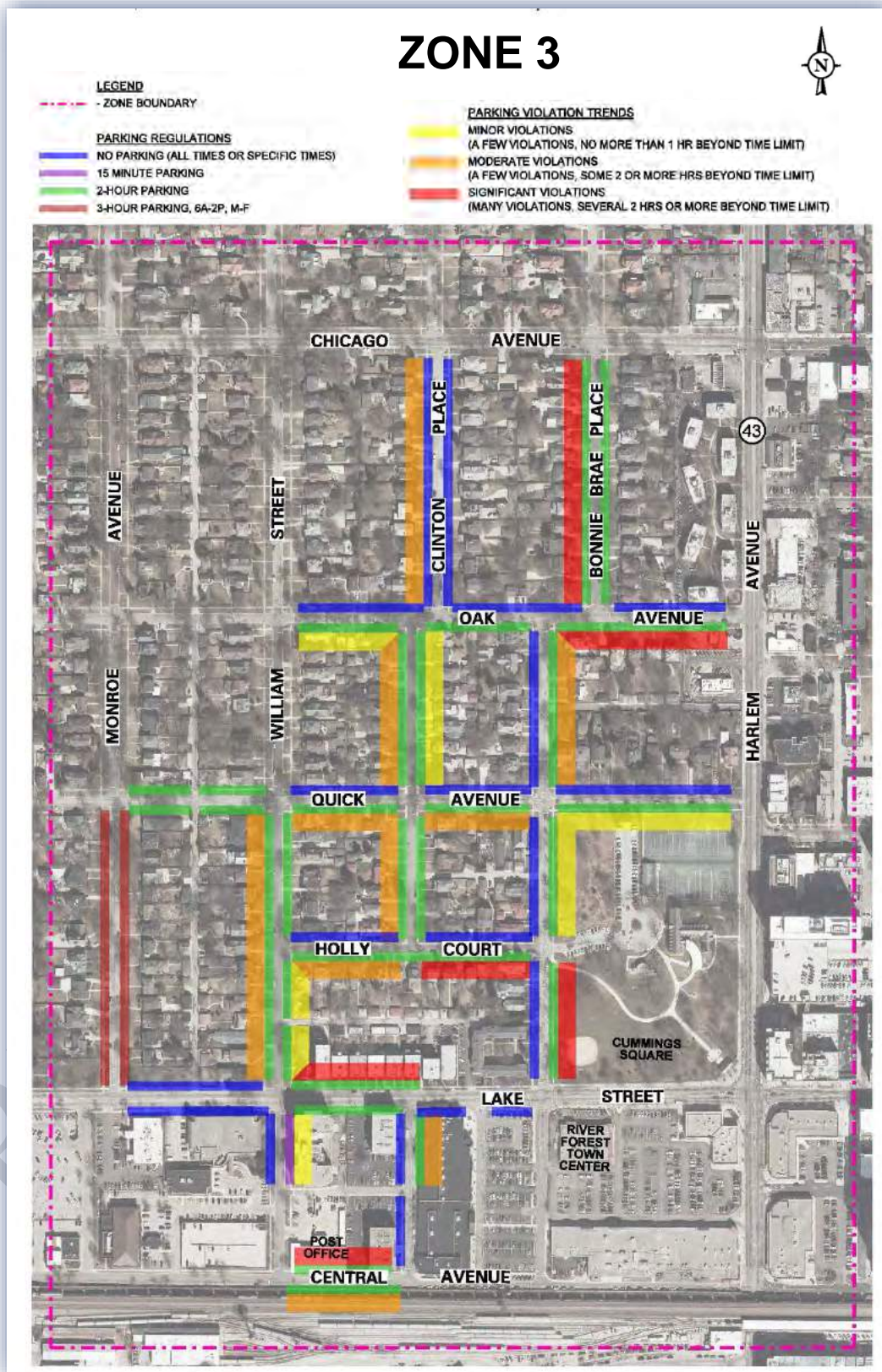


Figure 9

Zone 3 Parking Duration Issues

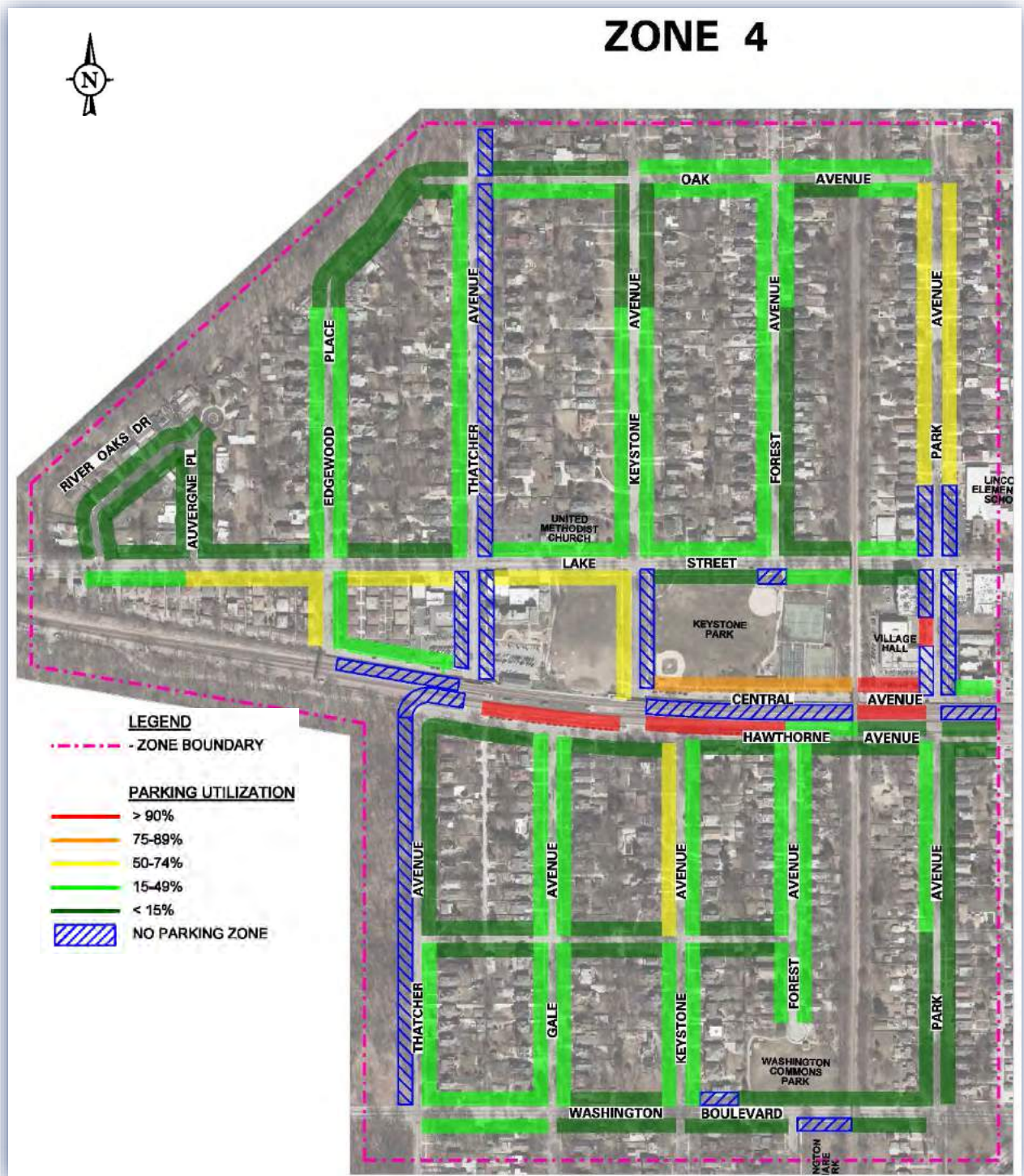


Figure 10

Zone 4 Peak Parking Utilization

Off-Street Parking Utilization

Table A9 in the Appendix provides an hourly summary of the number of cars parked in each of the off-street parking facilities included in the study. The parking utilization surveys in these facilities was performed over a 12-hour period on either November 19, 2019 or November 20, 2019. Table A10 shows the percentage of the facility's parking capacity utilized each hour. The hour(s) when parking utilization was highest in each facility is highlighted in blue. The peak hour in which parking utilization was highest for all streets combined is highlighted in yellow at the bottom of each table.

As shown, the utilization of off-street parking for all facilities combined peaked at 11:00 A.M. when 1,975 parking spaces were utilized representing 84 percent of the total off-street parking capacity (2,353 spaces).



Table 2 shows the peak parking utilization level in each of the off-street facilities during the 12-hour survey period. As shown, the facilities with the highest utilization include the Village Hall lot, the Park and Lake Lot, the monthly permit spaces in the Thatcher Avenue East lot, and the garages and lots on the Dominican University (Main Campus) and Concordia University campuses.

Table 2
PEAK UTILIZATION OF OFF-STREET PARKING FACILITIES

No.	Parking Lot	User Groups	Capacity	Peak Utilization	% Utilization
1	Thatcher Avenue East Lot ¹	Monthly Commuter Permits, 24-Hr Permits, Park District	62	47 ²	76%
2	Thatcher Avenue West Lot ¹	Monthly Commuter Permits	33	20	61%
3	Village Hall Lot ¹	Village Employees, Visitors	32	32	100%
4	Park and Lake Lot ¹	Village Employees, 24-Hr Permits	22	20	91%
5	United Methodist Church Lot	Church/Montessori Staff, Visitors	57	14	25%
6	West Suburban Medical Center Garage (Upper Level)	Employees, Visitors	105	46	44%
7	Dominican U-Main Campus (All Lots & Garage)	Faculty, Staff, Students, Visitors	1,102	1,044	95%
8	Dominican U-Priory Campus	Faculty, Staff, Students, Visitors	153	63	41%
9	Concordia U Campus (All Lots & Garage)	Faculty, Staff, Students, Visitors	787	715	91%
10	418 Franklin Lot ¹	3-Hr Parking, 24-Hr Permits	28	*	--
¹ Lot is owned by the Village of River Forest					
² Includes 100% of monthly permit spaces, 65% of 24-hr permit spaces, and 36% of Park District spaces					
* Lot was not available on survey day					

5. Parking Analysis & Recommendations

The key findings and issues identified in the parking questionnaire were evaluated with the results from the parking utilization and duration surveys for each of the four study area zones, and from the off-street parking facilities, to determine the most significant commuter parking issues to be addressed. A summarization of the analysis and recommendations for each zone follows.

Zone 1

As noted previously, the neighborhood streets in Zone 1 are susceptible to commuter parking impacts from Dominican University's main campus, from commercial businesses along North Avenue, and from Willard Elementary School staff.

Key Findings from Parking Utilization Surveys

Dominican University-Main Campus area

Dominican University provides 1,102 parking spaces on its main campus within a parking garage and several surface lots. Permits are sold to students, faculty and staff to park on campus. The parking utilization surveys indicate that campus parking is highly utilized, in excess of 90 percent of capacity, from mid-morning to mid-afternoon. At peak times, the number of vacant parking spaces on campus (58 spaces) is comparable to the peak number of cars parked on Division Street and Park Avenue. Responses from the parking questionnaire indicate that students choosing to park on the street rather than on campus do so to avoid the parking permit cost. Student enrollment on the main campus has been trending downward over the past 10 years with the advent of online classes and off-campus learning centers, which suggests parking demand on the adjoining streets may follow suit should campus parking permit costs remain stable.

The parking utilization surveys also indicate that the current parking regulations (resident parking, No Parking, 2-Hr limits) on the neighborhood streets surrounding the campus appear to be effective at containing the University parking demand to the unregulated blocks of Division Street adjoining the campus (Thatcher Avenue-Park Avenue), which are heavily utilized on weekdays.

Of note is that the demand for free street parking extends two blocks to the east of the campus along both sides of Division Street, which is a more residential area and may create conflicts with the Willard School crossing-guard locations on Division Street at Franklin Avenue and Ashland Avenue. A combined peak of 24 vehicles were parked on these two blocks of Division. Of further note is that the street parking adjacent to the campus on Park Avenue, which is regulated with 2-Hr time limits, is lightly utilized during the day at less than 30 percent of capacity (peak of 12 cars parked in a 40-space zone).

North Avenue area

Parking along the 1500 block of Forest Avenue is unusually high for a residential block under 2-Hr parking regulations (8A-6P, M-F). This may be due more to the higher multifamily residential

density along North Avenue with limited accessory parking than from employees of North Avenue commercial businesses since there are few commercial businesses on North near Forest.

Willard Elementary School area

Use of the mid-block student loading zones along the Willard School frontage on Franklin Avenue and Ashland Avenue are expectedly high during morning arrival and afternoon dismissal times. Use of the 2-Hr time limit parking along both sides of Ashland are moderately high midday at the lunch break and turnover between the morning and afternoon early childhood and Kindergarten sessions. No commuter parking impacts were detected on these blocks.

Parking Questionnaire Feedback

Three comments were received from residents in Zone 1 related to the need for parking regulations or the need for more effective parking regulations, as shown below. Two of the comments are from blocks to the south of the Dominican University campus and the other comment is from a block immediately south of North Avenue. No comments were provided from the blocks adjoining Willard School. The lack of comments further suggests that the current parking regulations have been effective.

PARKING QUESTIONNAIRE COMMENTS – ZONE 1

Block	Regulation	Issue	
Comment: Current Regulations Not Effective			
1000 Keystone (Thomas-Augusta)	None	Not provided	
Comment: Block Needs New Regulations			
1100 Keystone (Thomas-Division)	Resident Parking 8A-8P, M-F	Not provided	
1500 Ashland (Le Moyne-North)	Resident Parking 8A-8P, M-F	Not provided	

On the 1000 block of Keystone Avenue, the parking utilization survey indicated that 3-4 cars were parked along the east side throughout much of the afternoon while only one car or fewer was parked along the west side. Since this block is unregulated and a block south of the resident parking zones along the 1100 blocks of Thatcher, Keystone and Forest, it could be experiencing a parking impact from the University.

On the 1100 block of Keystone Avenue, the parking utilization survey also indicated that 2-4 cars were parked along the east side during the morning hours while one car or fewer was parked along the west side. On the 1500 block of Ashland Avenue, the surveys indicated that 1-2 cars were parked along the west side of the street while one car or fewer were parked along the east side. Both of these streets are posted for resident parking only, 8A-8P, M-F. While the 1500 block of Ashland does not appear to warrant further measures, the 1100 block of Keystone could be experiencing a parking impact from the University by students who are also residents of the Village.

An additional concern was submitted to the Village outside of the parking questionnaire from a resident on the northernmost end of the 1100 block of Forest Avenue regarding Dominican students parking on the west side of the street between their driveway and Division Street, creating

sight line issues when exiting the driveway which is complicated by the speed with which vehicles turn off of Division Street. It is possible that the same issue is experienced on the 1100 block of Keystone. While the parking utilization surveys indicate that only one or two vehicles park on the west side of Forest Avenue and Keystone Avenue, this safety concern can be alleviated by installing a No Parking Here to Corner zone between the first driveway on the west side of Forest Avenue and Keystone Avenue and their intersection with Division Street. Since there are fire hydrants near these corners, this regulation would only eliminate two parking spaces on each street, leaving more than sufficient parking capacity on both streets.

Recommendations

Three options have been developed to reduce the observed commuter parking impacts around the Dominican University campus and near North Avenue.

1. Option 1- Free Parking & Targeted Enforcement (see [Figure 11](#))

- Remove 2-Hr time regulations on Park Ave along University frontage
- Targeted enforcement of the Keystone Ave (Thomas-Division) resident parking zone
- Targeted enforcement of the 1500 block of Forest Ave 2-Hr parking zone
- Monitor impacted blocks for improvement or consideration of alternate measures
- Install No Parking Here to Corner signs at the north end of the west side of the 1100 blocks of Forest Ave and Keystone Ave

The objective of Option 1 is to compress parking impacts to the campus edges, reduce conflicts at the Willard School crossings on Division Street and at the corners of Division Street with Forest Avenue and Keystone Avenue, and avert the need to extend the resident parking zone onto the 1000 blocks of Thatcher, Keystone and Forest.

2. Option 2 – Metered Parking & Broad Enforcement (see [Figure 12](#))

- Implement paid/metered parking on Division St and Park Ave along campus frontage
- Remove 2-Hr time regulations on Park Ave along University frontage
- Extend No Parking regulations on both sides of Division St from Park to Ashland
- Enhance enforcement efforts for compliance on all blocks surrounding campus
- Targeted enforcement of the 1500 block of Forest Ave 2-Hr parking zone
- Monitor zone for new commuter parking impacts or consideration of alternate measures
- Install No Parking Here to Corner signs at the north end of the west side of the 1100 blocks of Forest Ave and Keystone Ave

With the University parking system operating near capacity and campus parking fees unbundled (i.e., optional) from commuter student's general fees, some students make use of the Village streets adjoining campus. Since the Village streets supplement the campus parking supply, this option would allow the Village to gain a small degree of revenue (or user fee) that could be applied towards the maintenance costs of the streets. The two streets would be assigned a unique zone number and parking fees could be handled through the Passport Parking mobile app currently utilized for daily fee parking around the Metra station. Hourly parking

fees should be comparable to the DU campus parking permit fees¹ to avert new impacts to the neighborhood. The recommended hourly rate is \$0.25/hour and would be in effect from 8:00 A.M.-8:00 P.M., Monday-Friday, based on the current street parking utilization. To deter students from parking along Division Street east of campus, the current No Parking regulations in place on both sides of Division Street (east of Park) can be extended further east to Ashland Avenue. The streets surrounding the campus will require enhanced enforcement efforts and should be monitored to determine if the metered parking zone creates any unintended impacts which could potentially be addressed by Option 3.

3. Option 3 – Metered Parking, No Parking Zones & Broad Enforcement (see Figure 13)

- Implement paid/metered parking on Division St and Park Ave along campus frontage
- Remove 2-Hr time regulations on Park Ave along University frontage
- Change resident parking zones to No Parking 8A-5P, M-F on 1100 blocks of Thatcher Ave, Keystone Ave and Forest Ave, consistent with existing regulations on 1100 block of Park and 1400 blocks of Keystone and Forest
- Extend No Parking regulations on both sides of Division St from Park to Ashland
- Enhance enforcement efforts for compliance on blocks surrounding campus
- Targeted enforcement of the 1500 block of Forest Ave 2-Hr parking zone
- Monitor zone for new commuter parking impacts or consideration of alternate measures

Same recommendations and rationale as Option 2 but with implementation of No Parking zones in place of resident parking zones to proactively deter students from parking in the neighborhood south of campus, including students who are also residents of other parts of the Village. The streets surrounding the campus will require enhanced enforcement efforts and should be monitored to determine if the metered parking zone creates any unintended impacts requiring further measures.

¹ Current Dominican Univ. student parking permit fee is \$25/semester. Equates to \$0.55/day based on attendance 3 days/week over 15-week.

The advantages and disadvantages of the three Zone 1 parking options are summarized below.

Parking Option	Advantages	Disadvantages
Option 1: Free Parking & Targeted Enforcement	<ul style="list-style-type: none"> • Makes maximum use of street parking capacity adjoining campus • Unregulated parking 1-2 blocks from campus becomes less convenient • Lessens need to extend resident parking zones onto other blocks • May reduce enforcement efforts • Targets blocks experiencing commuter impacts • Low-risk option; maintains status quo 	<ul style="list-style-type: none"> • Does not capitalize on revenue potential • Adds some additional traffic to Park Ave
Option 2: Metered Parking & Broad Enforcement	<ul style="list-style-type: none"> • Campus parking permits become slightly less expensive option for students • Generates revenue for Village • Allows for longer-term parking than current 2-hour limits on Park Ave • Reduces conflicts at Willard School crossings on Division St at Franklin and Ashland • Targets blocks experiencing commuter impacts • Maintains status quo on all other streets 	<ul style="list-style-type: none"> • Risk of displacing street parkers onto unregulated neighborhood streets • Requires broader enforcement efforts
Option 3: Metered Parking, No Parking Zones & Broad Enforcement	<ul style="list-style-type: none"> • Campus parking permits become slightly less expensive option for students • Generates revenue for Village • Allows for longer-term parking than current 2-Hr limits on Park Ave • Reduces conflicts at Willard School crossings on Division St at Franklin and Ashland • Deters students from parking on neighborhood streets, including students residing in other parts of Village • Provides consistent regulations around campus 	<ul style="list-style-type: none"> • Risk of displacing street parkers onto unregulated neighborhood streets • Requires broader enforcement efforts • Limits time periods when residents can park on the street



Figure 11

Zone 1 Parking Recommendations – Option 1



Figure 12

Zone 1 Parking Recommendations – Option 2



Figure 13

Zone 1 Parking Recommendations – Option 3

Zone 2

The neighborhood streets in Zone 2 are susceptible to commuter parking impacts from Concordia University, Dominican University's Priory campus, Pace bus routes along Harlem Avenue, and commercial businesses along North Avenue, as previously noted.

Key Findings from Parking Utilization Surveys

The findings from the parking utilization surveys indicate that the locations experiencing the highest levels of parking activity are adjacent to the Concordia University campus, Grace Lutheran School, and Trinity High School.

Concordia University Campus/Grace Lutheran School area

Concordia University provides 787 parking spaces on its campus within a parking garage and several surface lots. Permits are sold to students, faculty and staff to park on campus. The parking utilization surveys indicate that campus parking is highly utilized, in excess of 80 percent of capacity, from mid-morning to mid-afternoon. At peak times, the number of vacant parking spaces on campus (72 spaces) is comparable to the peak number of cars parked near campus on Division Street, Bonnie Brae Place and Thomas Street. Responses from the parking questionnaire indicate that students choosing to park on the street rather than on campus do so to avoid the parking permit cost. Concordia administration has indicated that the on-campus population (students, faculty and staff) is expected to remain stable at best as enrollment growth is only expected from online programming and off-campus graduate programs. This suggests that parking demand on the adjoining streets may remain stable as well assuming parking permit costs do the same.

The parking utilization surveys also indicate that the current parking regulations (resident parking, No Parking, 2-Hr limits) on the neighborhood streets surrounding the campus appear to be effective at containing the University parking demand to the unregulated blocks of Division Street adjoining the campus (Monroe-Harlem) and the 2-Hr parking zone along Bonnie Brae Place (Division-Augusta), both of which are heavily utilized on weekdays. Parking utilization is also high within Grace Lutheran School's student loading zone on Bonnie Brae Place at dismissal time.

Of note is that parking utilization is also very high (83-100%) on the unregulated block of Thomas Street east of campus (Bonnie Brae-Harlem) during the morning hours when parking demand peaks on campus. This block is surrounded by apartment buildings that offer limited parking for residents. Of further note is that parking utilization is moderately high throughout the day along the south side of Division Street between Bonnie Brae Place and Harlem Avenue, another location adjoining apartments buildings with limited off-street parking. Both of these blocks could be experiencing commuter parking impacts from the campus.

Trinity High School area

Use of the unregulated parking lanes along Division Street (Lathrop-Jackson) and Berkshire Street (Lathrop-Jackson) are expectedly high during the afternoon dismissal time. No commuter parking impacts were detected on these blocks.

Parking Questionnaire Feedback

Eight comments were received from residents in Zone 2 related to the need for parking regulations or the need for more effective parking regulations, as shown below. Seven of the comments are from residents within a block of the Concordia University campus and the other comment is from a resident two blocks south of campus and one block west of Harlem Avenue. No comments were provided from the blocks adjoining Trinity High School. The randomness of the comments suggests that the current parking regulations have generally been effective.

PARKING QUESTIONNAIRE COMMENTS – ZONE 2

Block	Regulation	Issue
Comment: Current Regulations Not Effective		
7500 Augusta (Monroe-Jackson)**	No Parking 8A-5P, M-F	Not provided
Comment: Block Needs New Regulations		
1100 Harlem (Thomas-Division)	No Parking	Not provided
900 Clinton (Augusta-Iowa)	Resident Parking 8A-8P, M-F	Not provided
900 William (Augusta-Iowa)	Resident Parking 8A-8P, M-F	Not provided
1000 Bonnie Brae (Augusta-Thomas)	West side (north): 2-Hr West side (south): Resident Parking 8A-8P, M-F	Not provided
800 Bonnie Brae (Chicago-Iowa)	2-Hr	Not provided

*Two comments received

**Three comments received

On the 7500 block of Augusta Street, the parking utilization survey did not find anyone parked on the street, indicating that the No Parking regulations are effective. Parking is prohibited on the 1100 block of Harlem Avenue, but it is possible residents are responding to the lack of street parking for the apartment buildings in the area.

The 900 blocks of Clinton and William, and the 1000 block of Bonnie Brae, all have resident parking regulations in effect on weekdays. The parking utilization survey indicated that these blocks had three or fewer vehicles parked on the street throughout the day. Since it is unknown whether these vehicles belonged to residents, these blocks could be experiencing a parking impact from the University by students who are also residents of the Village. Targeted enforcement efforts would ensure compliance with the current regulations or would identify if a different regulation would be more effective, such as the No Parking 9A-5P, M-F regulations on the 900 blocks of Monroe and Bonnie Brae.

On the 800 block of Bonnie Brae, the parking utilization survey indicated that two or fewer vehicles were parked on the street at any given time suggesting the 2-Hr parking regulation is effective and no further measures are necessary.

Recommendations

Three options have been developed to reduce the observed commuter parking impacts around the Concordia University campus.

1. Option 1- Resident Parking Zones & Targeted Enforcement (see [Figure 14](#))

- Install new resident parking zones (8A-8P, M-F) on Division St (Bonnie Brae-Harlem, south side) and Thomas St (Bonnie Brae-Harlem, north side)
- Targeted enforcement of current resident parking zones on 900 blocks of Clinton Pl and William St and 1000 block of Bonnie Brae Pl
- Monitor impacted blocks for improvement or consideration of alternate measures

The objective of Option 1 is to compress parking impacts to the campus edges, preserve street parking (19 total spaces) for apartment tenants that have limited off-street parking options, and target current resident parking zones around campus for compliance.

2. Option 2 – Metered Parking, Resident Parking Zones & Broad Enforcement (see [Figure 15](#))

- Implement paid/metered parking along campus frontage on Division St and Bonnie Brae Pl, and along Priory Park frontage on Division St
- Install new resident parking zones (8A-8P, M-F) on Division St (Bonnie Brae-Harlem, south side) and Thomas St (Bonnie Brae-Harlem, north side)
- Enhance enforcement efforts for compliance on all blocks surrounding campus
- Monitor zone for new commuter parking impacts or consideration of alternate measures

With the University parking system operating near capacity and campus parking fees unbundled (i.e., optional) from commuter student's general fees, students make use of the Village's adjoining public streets. Since the Village streets supplement the campus parking supply, the intent of this option is to allow the Village to gain a small degree of revenue (or user fee) that could be applied towards the maintenance costs of the streets. The two streets would be assigned a unique zone number and parking fees could be handled through the Passport Parking mobile app currently utilized for daily fee parking around the Metra station. Hourly parking fees should be comparable to the CU campus parking permit fees² to avoid new impacts to the neighborhood. The recommended hourly rate is \$0.25/hour and would be in effect from 8:00 A.M.-8:00 P.M., Monday-Friday, based on the current street parking utilization. This hourly rate would also be consistent with the rate proposed on the streets adjoining the Dominican University campus (Zone 1-Options 2 and 3). While this option also preserves street parking for the apartment residents along Division and Thomas (Option 1), it will require broader enforcement efforts on the streets surrounding the campus and continued monitoring to determine if the metered parking zone creates any unintended impacts which could potentially be addressed by Option 3.

² Current Concordia Univ. student parking permit fee is \$72/semester. Equates to \$1.60/day based on attendance 3 days/week over 15-week.

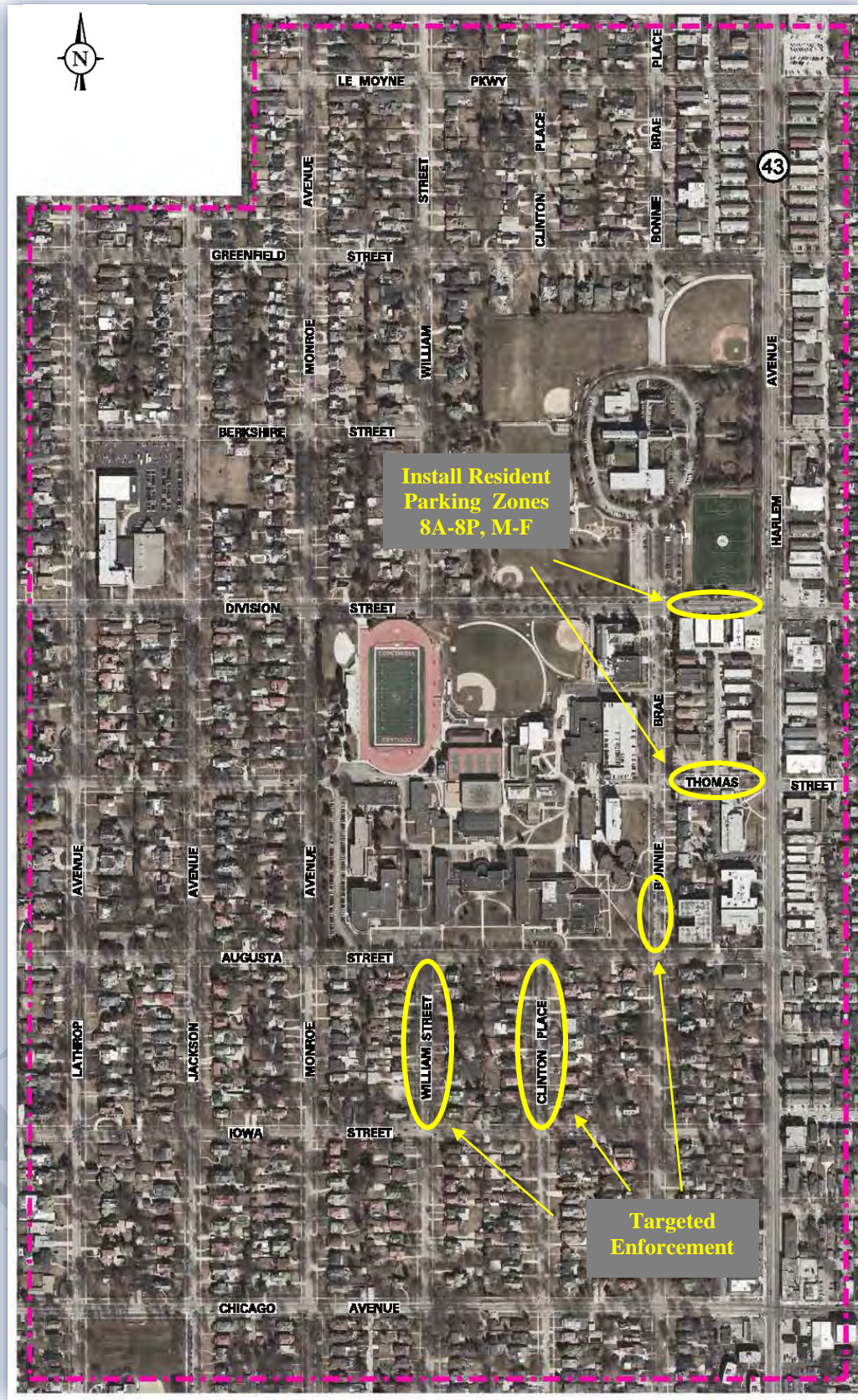


Figure 14

Zone 2 Parking Recommendations – Option 1

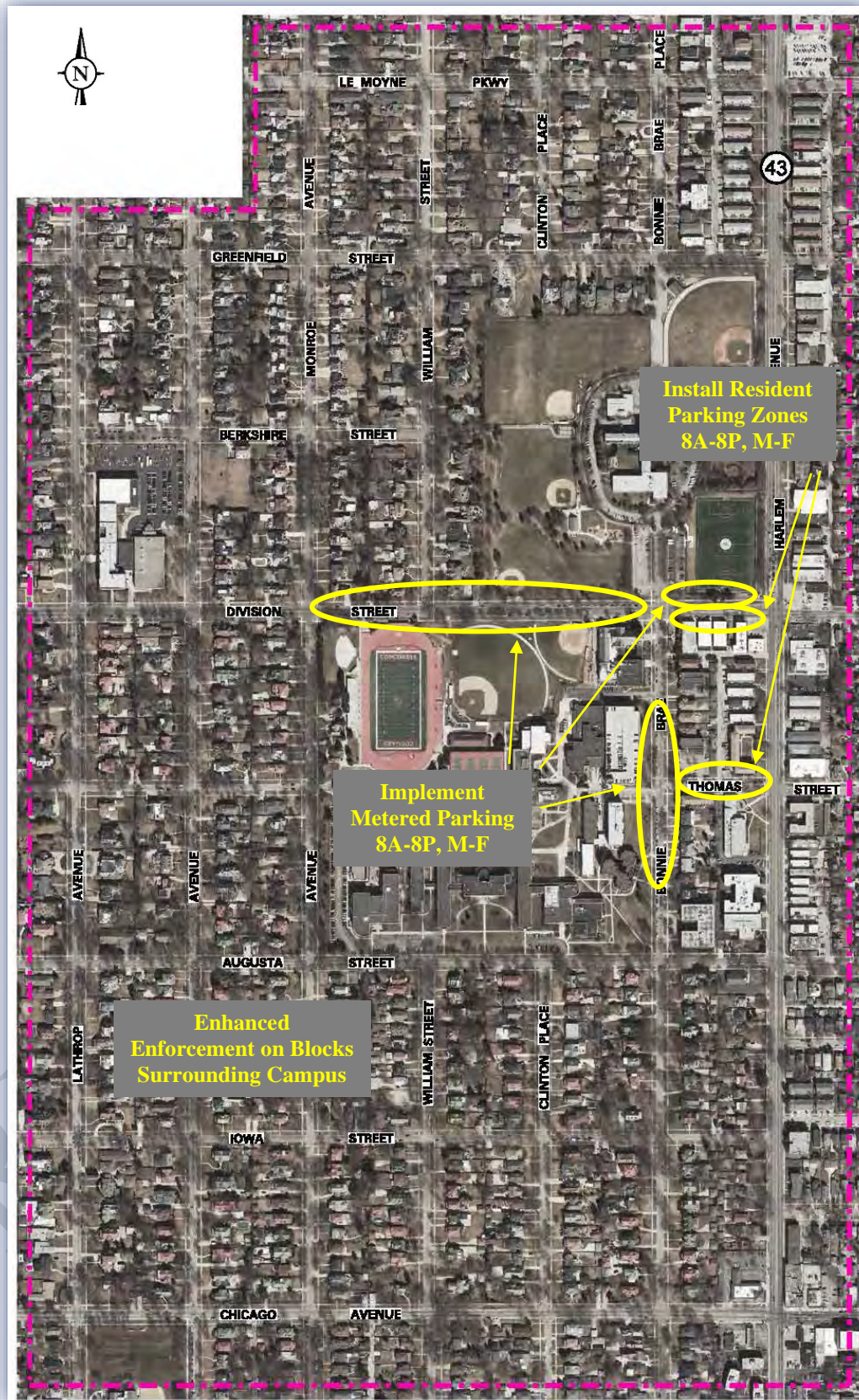


Figure 15

Zone 2 Parking Recommendations – Option 2

3. Option 3 – Metered Parking, No Parking & Resident Parking Zones, & Broad Enforcement
(see **Figure 16**)

- Implement paid/metered parking along campus frontage on Division St and Bonnie Brae Pl, and along Priory Park frontage on Division St
- Install new resident parking zones (8A-8P, M-F) on Division St (Bonnie Brae-Harlem, south side) and Thomas St (Bonnie Brae-Harlem, north side)
- Extend No Parking regulations on both sides of Division St from Jackson to Monroe
- Change time limits on No Parking regulations from 9A-5P, M-F to 8A-5P, M-F on 900 blocks of Monroe Ave and Bonnie Brae Pl
- Change resident parking zones to No Parking 8A-5P, M-F on 900 blocks of Clinton Pl and William St and 1000 and 1100 blocks of Monroe Ave
- Change 2-Hr parking regulations to No Parking 8A-5P, M-F on 7500 block of Thomas St
- Install No Parking 8A-5P, M-F regulations on 1200 blocks of Monroe Ave and William St
- Enhance enforcement efforts for compliance on all blocks surrounding campus
- Monitor zone for new commuter parking impacts or consideration of alternate measures

Same recommendations and rationale as Option 2 but with implementation of No Parking zones in place of 2-Hr time limit zones and resident parking zones (except for 7200 blocks of Thomas and Division) to proactively deter students from parking in the neighborhood on the north, south and west sides of campus, including students who are also residents of other parts of the Village. The recommendations also strive for consistency in the time periods that the regulations are in effect. The streets surrounding the campus will require enhanced enforcement efforts and should be monitored to determine if the metered parking zone creates any unintended impacts requiring further measures.

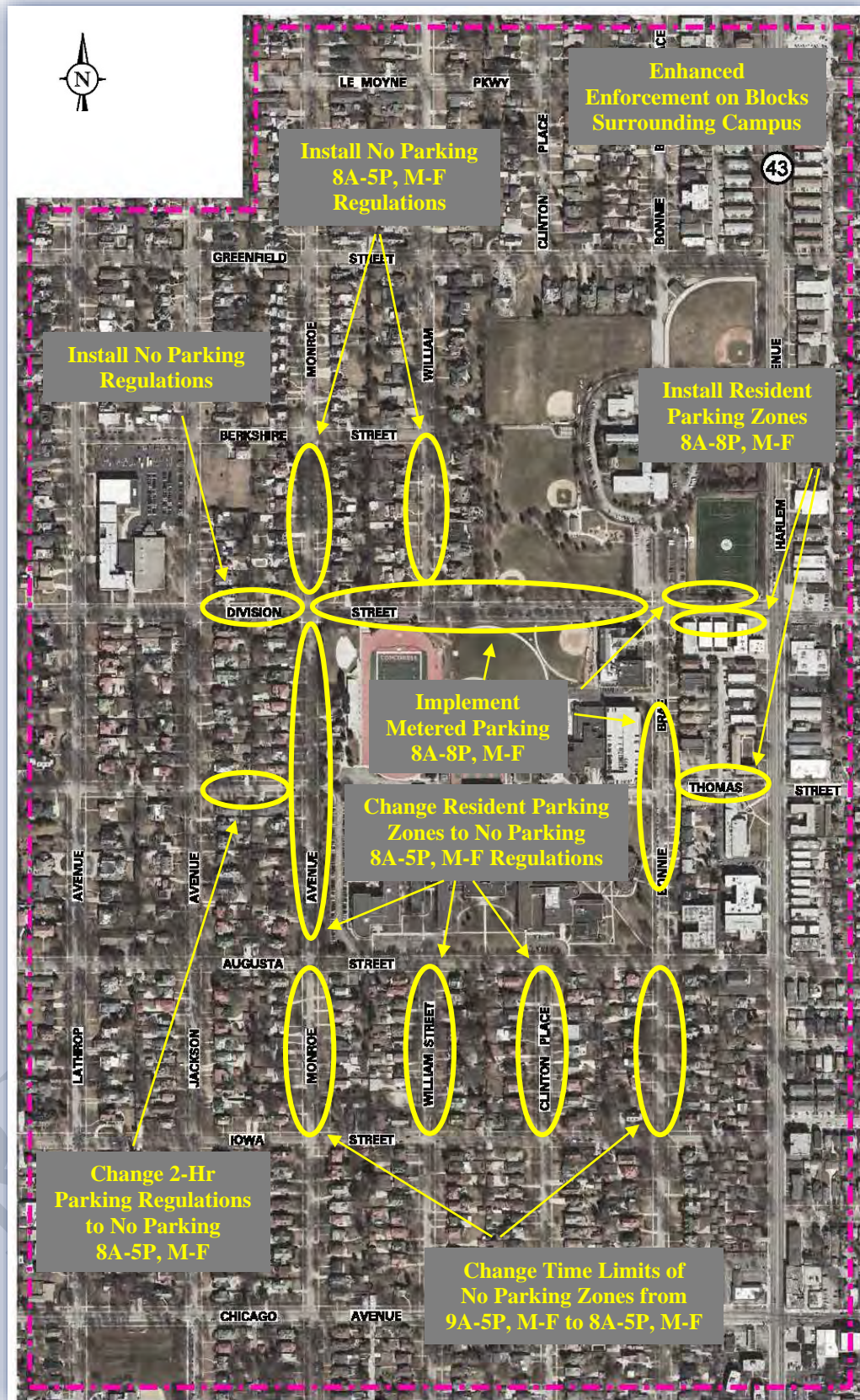


Figure 16

Zone 2 Parking Recommendations – Option 3

The advantages and disadvantages of the three Zone 2 parking options are summarized below.

Parking Option	Advantages	Disadvantages
Option 1: Resident Parking Zones & Targeted Enforcement	<ul style="list-style-type: none"> Preserves street parking for residents with limited parking options Unlikely to divert campus parking impacts to other neighborhood streets due to parking availability along Division St Targets blocks experiencing commuter impacts Low-risk option; close to maintaining status quo 	<ul style="list-style-type: none"> Does not capitalize on revenue potential Increases enforcement efforts to a small degree
Option 2: Metered Parking, Resident Parking Zones & Broad Enforcement	<ul style="list-style-type: none"> Metered parking likely to be well-utilized as campus parking permits remain more expensive option for students Generates revenue for Village Allows for longer-term parking than current 2-Hr limits on Bonnie Brae Pl Preserves street parking for residents with limited parking options 	<ul style="list-style-type: none"> Risk of displacing street parkers onto unregulated neighborhood streets Increases enforcement efforts to a larger degree than Option 1
Option 3: Metered Parking, No Parking & Resident Parking Zones, & Broad Enforcement	<ul style="list-style-type: none"> Metered parking likely to be well-utilized as campus parking permits remain more expensive option for students Generates revenue for Village Allows for longer-term parking than current 2-Hr limits on Bonnie Brae Pl Preserves street parking for residents with limited parking options Unregulated parking 2 blocks or more from campus becomes less convenient option Deters students from parking on neighborhood streets, including students residing in other parts of the Village Provides consistent regulations around campus 	<ul style="list-style-type: none"> Risk of displacing street parkers onto unregulated neighborhood streets Increases enforcement efforts to a larger degree than Option 1 Limits time periods when residents can park on the street

Zone 3

The neighborhood streets in Zone 3 are susceptible to commuter parking impacts from the Harlem/Lake CTA Station and Oak Park Metra Station, as previously noted.

Key Findings from Parking Utilization and Duration Surveys

The findings from the parking utilization surveys indicate that the locations experiencing the highest levels of parking activity were between Lake Street and Central Avenue in the vicinity of the River Forest Town Center. In addition, a few of the neighborhood blocks north of Lake Street have moderate parking utilization and/or a significant degree of parking violation.

Town Center Area South of Lake Street

The resident-only daily fee parking spaces on Central Avenue (west of William) are located four blocks or approximately 1/3-mile west of the CTA station and go unused. By comparison, the most distant Metra commuter spaces on Hawthorne Avenue east of the River Forest Metra station, which also go unused, are located less than 1/4-mile from the station, which is an indication of the distance that transit riders may be willing to walk to utilization the stations.

The 2-Hr parking zones along Central Avenue, Clinton Place, and Lake Street are located within three blocks of the CTA station, are highly utilized, and experience a significant degree of violation by vehicles parked for durations up to 7 hours. These short-term spaces, which are proximate to the station, may be experiencing encroachment from CTA commuters.

Within two blocks of the CTA station there is a combined total of 34 business permit parking spaces on Central Avenue (Harlem-Clinton) and Clinton Place (Central-Garden) which are highly utilized during the day by employees of the Town Center businesses. There are another 26 business permit parking spaces on Central Avenue to the west of Clinton that go unused.

Neighborhood Area North of Town Center

The majority of streets within the neighborhood have 2-Hr parking regulations in effect at all times on one or both sides of the street. The parking utilization on most of these streets is low indicating that the regulations have generally been effective. On a few of these streets there was a moderate degree of parking utilization and a significant degree of violation by vehicles parked for durations up to 11 hours. These streets included the 7200 block of Oak Avenue, the 7350 block of Lake Street, and the 7350 block of Holly Court. Other streets had lower parking utilization but still experienced significant violations of the 2-Hr time limits, including the 500 and 700 blocks of Bonnie Brae Place and the 7300 block of Holly Court.

It is uncertain as to whether these blocks are experiencing commuter parking impacts by CTA station users or are being used by residents in violation of the posted regulations. It is likely a combination of the two, and a review of the citation records may provide more insight on this. The Village's enforcement policy has been to only write citations for non-residents that exceed the time limits (excluding what appears to be guests or contractors of the residents), which may be reason why there were no concerns expressed from residents on the inconveniences of the 2-Hr time limits, but which also can require multiple layers of enforcement effort in checking a vehicle for

residency via use of the vehicle-mounted license plate reader (LPR), visual inspection for a Village vehicle registration tag, and/or insertion of the license plate into the Law Enforcement Agencies Data System (LEADS) system.

On the unregulated blocks within Zone 3, which include the 600 and 700 blocks of William Street and Monroe Avenue, the number of vehicles parked on the street was relatively low, however there were a few vehicles on each block that were parked for durations ranging from 6 to 12 hours. While quite distant from the CTA station (½- to ¾-mile away), it is possible that these blocks may also be experiencing commuter parking impacts.

Parking Questionnaire Feedback

Three comments were received from residents in Zone 3 related to the need for parking regulations or the need for more effective parking regulations, as shown below. All three comments came from residents of the same unregulated block (600 Monroe) regarding impacts from commuters parking on the street. The parking utilization survey indicated that three or fewer vehicles parked on the west side of the street throughout the day. Since it is unknown whether these vehicles belonged to residents, these blocks could be experiencing a commuter parking impact from the Harlem/Lake Green Line Station. The lack of comments from the other blocks in the zone suggests that the 2-Hr parking regulations have been effective.

PARKING QUESTIONNAIRE COMMENTS – ZONE 3

Block	Regulation	Issue
Comment: Block Needs New Regulations		
600 Monroe (Oak-Quick)**	None	Metra parking, student safety

**Three comments

Recommendations

Town Center Area South of Lake Street

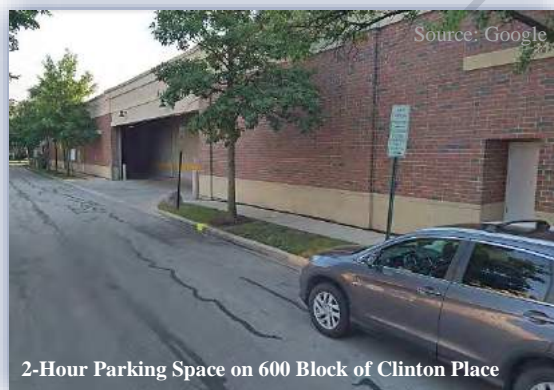
Recommendations within this area of Zone 3 are shown in **Figure 17** and are intended to better accommodate commuters or attract commuters that might be otherwise parking within the neighborhood north of Lake Street.

- Convert the 13 business parking spaces along the south side of Central Ave between Bonnie Brae Pl and Harlem Ave to residents-only, daily fee parking 6A-2P, M-F, which will put these spaces within 600 feet of the Green Line Station and better encourage their use
- Publicize the availability and convenience of this new residents-only daily fee parking zone to River Forest residents through multiple forms of media (email, Village website, mailings, newsletter, etc.) and provide a comparison of the daily fee to garage rates in Oak Park (\$11 for 6.5 to 10 hrs). Monitor use of spaces.
- Replace the 13 lost business parking spaces by:
 - Converting the four 2-Hr spaces on the south side of Central Ave west of Clinton Pl
 - Removing the island that bumps out from the curb on the south side of Central Ave west of Clinton Pl to create 4 new parking spaces

- Converting 4 of the existing unused residents-only, daily fee spaces on the south side of Central Ave west of William St
- Converting the one 2-Hr parking space on the east side of Clinton Pl south of the Town Center loading dock for consistency with the business parking on rest of the block
- Convert 5 of the existing unused residents-only, daily fee spaces on the south side of Central Ave west of William St to 2-Hr parking to replace the spaces converted to business permit parking
- Maintain the remaining 14 residents-only, daily fee spaces on Central Ave west of William St as currently regulated but consider for other purposes in the future should the demand for business permit parking or 2-Hr parking increase at a faster rate than the demand for the daily fee parking

The parking utilization survey indicated that the 36 existing business permit spaces on Central Avenue (east of William) and Clinton Place are utilized at 75 percent of capacity (27 spaces filled) so replacement of all 13 business permit spaces removed from Central Avenue east of Bonnie Brae Place will maintain flexibility for day-to-day variations in business permit space demand and for the issuance of new business parking permits.

Further, the surveys indicated that the 14 existing 2-Hr parking spaces on Central Avenue (William-Clinton) and Clinton Place are utilized to only 43 percent of capacity (6 spaces filled) so the replacement of all five of the 2-Hr spaces converted to business permit parking will also maintain flexibility for day-to-day variations in short-term parking demand.



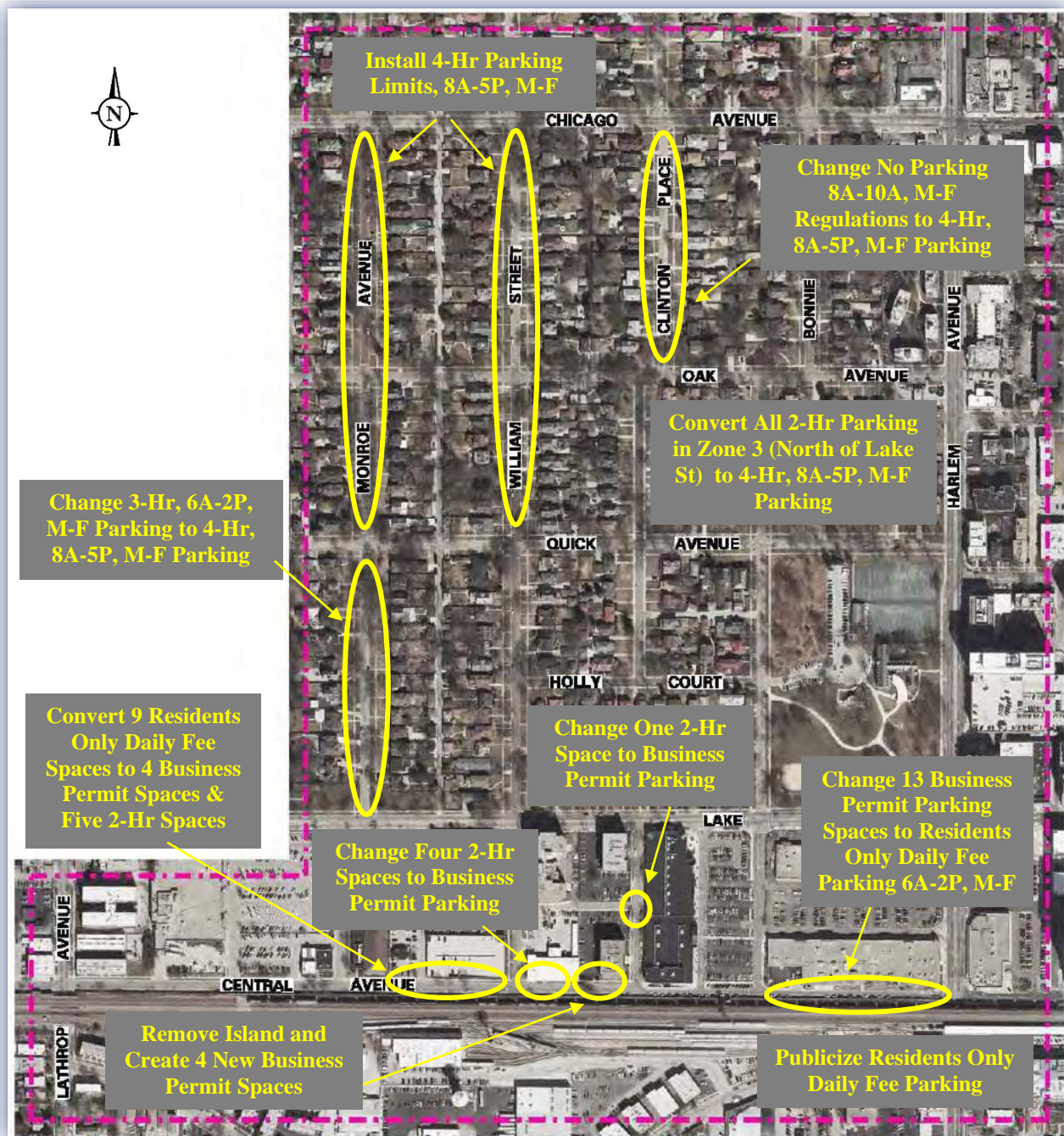


Figure 17

Zone 3 Parking Recommendations

Neighborhood Area North of Lake Street

The primary goal of the parking regulations in the neighborhood north of Lake Street is to effectively deter commuter parking impacts by Harlem/Lake CTA station users in a manner that does not inconvenience local residents while allowing for efficient enforcement efforts. While the 2-Hr time regulations have generally been effective at deterring commuter parking, the large number of vehicles parking in excess of two hours and likely not issued citations suggests that residents are being inconvenienced and enforcement requires more effort to confirm the registration residence of the vehicles. A longer parking time limit, restricted to the typical commuter workday, may achieve the same goal with less inconvenience and enforcement effort. This new regulation should be extended broadly across the zone for consistency, equity in impact reduction, and enforcement efficiency, as shown in **Figure 17**.

- Replace the 2-Hr time limit parking across Zone 3 with a 4-Hr, 8 A-5P, M-F time regulation. May reduce the number of vehicles parking in violation as much as 65% while maintaining the same deterrence to CTA station users.
 - Bonnie Brae Pl (Lake-Oak, East side)
 - Bonnie Brae Pl (Oak-Chicago, Both sides)
 - Clinton Pl (Holly-Oak, Both sides)
 - William St (Lake-Quick, Both sides)
 - Oak Ave (William-Harlem, South side)
 - Quick Ave (Monroe-William, Both sides)
 - Quick Ave (William-Harlem, South side)
 - Holly Ct (William-Bonnie Brae, South side)
 - Lake St (William-Clinton, North side)
- An alternate option is replacement of the 2-Hr time limit with a 6-Hr time regulation which may reduce the number of vehicles parking in violation as much as 85% but may offer opportunities for CTA station users that do not work full-day schedules
- Implement the same 4-Hr (or 6-Hr) time limit regulation on the blocks within Zone 3 that are not regulated (600 & 700 blocks of Monroe and William) or are regulated by 3-Hr time limits (500 block of Monroe) or No Parking 8A-10A, M-F limits (700 block of Clinton)
- To ease traffic flow on streets with higher traffic volume or narrower street widths, maintain the existing No Parking Any Time or No Parking 9A-10P, M-SAT regulations
- For the ordinance to be effective, it must apply to all parkers. Village enforcement officers should issue citations to violators regardless of residency, which will make enforcement monitoring more efficient and create better compliance with the posted regulations.

Zone 4

The neighborhood streets in Zone 4 are susceptible to commuter parking impacts from the River Forest Metra Station, as previously noted.

Key Findings from Parking Utilization Survey

The findings from the parking utilization surveys indicate that the locations experiencing the highest levels of parking activity were the monthly permit and daily fee parking spaces along Central Avenue and Hawthorne Avenue and the spaces on Central Avenue reserved for the Village of River Forest employees. Locations experiencing moderate parking utilization included the 3-Hr parking zones along Lake Street and Keystone Avenue and the unregulated parking zone along Park Avenue adjacent to Lincoln Elementary School. No commuter parking impacts were detected on these blocks.

Commuter parking impacts on the neighborhood streets surrounding the River Forest Metra Station appear to have been effectively managed by the institution of a residential permit parking program although few actual permits were observed to be on display on the vehicles parked on these streets. A few of the blocks under the permit regulation experienced moderate utilization of the street parking throughout large parts of the day. Since most of the vehicles parked on these blocks did not have a permit on display, they could be experiencing commuter parking impacts and include the 300 block of Keystone Avenue, the 500 block of Thatcher Avenue, and the 400 and 500 blocks of Edgewood Place.

The 2-Hr parking regulations on the blocks south of the resident permit parking zone (200 blocks of Thatcher, Gale, Keystone, Forest) have been effective at deterring commuter parking and do not appear to be causing significant inconvenience to the adjoining residents based on the number of vehicles parked on the street and the time limits of the regulations (8A-5P, M-F). Here again it appears that the enforcement efforts may overlook the parking duration of the vehicles if the vehicles are determined to be registered to local residents.

Parking Questionnaire Feedback

Twelve comments were received from residents within Zone 4, or just outside of the boundaries of Zone 4, related to the need for parking regulations or the need for more effective parking regulations, as shown below. Two of the comments are from apartment residents on Lake Street and Thatcher Avenue regarding the limitations of the street parking regulations. Two of the comments are from residents on a block regulated by resident permit parking. One of the comments is from a resident of an unregulated block. Seven of the comments are from residents on blocks just outside of Zone 4, six of which are unregulated and one of which has 2-Hr limits.

PARKING QUESTIONNAIRE COMMENTS – ZONE 4

Block	Regulation	Issue
Comment: Current Regulations Not Effective		
8000 Lake (Thatcher-Edgewood)	3-Hr 6A-2P, M-F	Apts need overnight parking
300 Forest (Hawthorne-Linden)*	Resident Permit Parking 6A-10A, M-F	Not provided
600 Forest (Oak-Lake, N ½ of blk)	None	Not provided
100 Keystone (Washington-Vine)*	None	Not provided
400 Thatcher (Lake-Central)	No Parking	More parking needed for apts
700 Park (Chicago-Oak)	None	Not provided
Comment: Block Needs New Regulations		
300 Ashland (Hawthorne-Linden)	None	Narrow street; driving difficult with business parking both sides.
100 Forest (Washington-Vine)	West: 2-Hr 9A-10P East: No Parking	Not provided
700 Keystone (Chicago-Oak)*	None	Metra parkers. Maybe not RF residents.

*Two comments received

Residents on the 8000 block of Lake Street and the 400 block of Thatcher Avenue may be constrained by the limited amount of off-street parking for the adjoining apartments and the 3-Hr parking regulations along Lake Street that go in effect at 6:00 A.M. While this is not a commuter parking impact, it could be addressed by making these residents eligible for a resident parking permit to park on Edgewood Place or Thatcher Avenue.

The 300 block of Forest Avenue has resident permit parking regulations in effect on weekdays. The parking utilization survey indicated that these blocks had three or fewer vehicles parked on each side of the street, many without permits on display. Since it is unknown whether these vehicles belonged to residents, this block could be experiencing a parking impact from the Metra Station.

The 600 block of Forest Avenue is unregulated and just north of the resident permit parking zone. The surveys indicated that there were up to three vehicles parked on each side of the block for much of the day suggesting that this block could be experiencing commuter parking impacts.

The 100 blocks of Keystone Avenue and Forest Avenue, and the 700 blocks of Park Avenue and Keystone Avenue, are outside of the Zone 4 study area. Since no parking data was collected on these blocks, it is inconclusive as to whether commuter parking impacts extend onto these blocks. Of note is that no comments were received from residents on the unregulated 600 blocks of Park Avenue and Keystone Avenue.

The 300 block of Ashland Avenue is also outside of the Zone 4 study area. The issue is more related to efficient traffic movements than parking impact as the width of the street (25 feet) makes traffic movement challenging when vehicles are parked along both sides. Restricting parking on one side of the street may eliminate this concern.

Recommendations

Two options have been developed to reduce the commuter parking impacts around the River Forest Metra Station. One maintaining the current resident permit parking program with minor adjustments to the regulations on the surrounding streets and the other replacing the resident permit parking program with a blanket regulation that covers a broader area.

1. Option 1- Resident Permit Parking & Targeted Enforcement (see [Figure 18](#))

- Maintain existing resident permit parking program
- Extend resident permit parking opportunities to apartment residents on 8000 block of Lake St and 400 block of Thatcher Ave
- Targeted enforcement of the permit parking regulations
 - 300 blocks of Keystone Ave and Forest Ave
 - 400 block of Edgewood Pl
 - 500 blocks of Edgewood Pl and Thatcher Ave
- Targeted enforcement of the 2-Hr parking regulations on the 100 block of Forest Ave
- Install No Parking 6A-2P, M-F regulation on one side of the 300 block of Ashland Ave
- Monitor parking conditions and vehicle registration residency on the 100 block of Keystone Ave, the 600 block of Forest Ave, and the 700 blocks of Park Ave and Keystone Ave to determine need for regulations
- Ensure that adequate commuter parking is provided at the Metra Station (see Chapter 6)

The objective of Option 1 is to maintain the status quo with targeted supplemental measures since the resident permit parking program appears to be effective at minimizing commuter parking impacts and few comments were received from residents residing on the permit-regulated blocks.

2. Option 2- Blanket Parking Regulation Across Zone (see [Figure 19](#))

- Replace resident permit parking, 2-Hr and 3-Hr parking regulations with a 4-Hr, 8A-5P, M-F blanket parking regulation across Zone 4
- Install No Parking 6A-2P, M-F regulation on one side of the 300 block of Ashland Ave
- Monitor parking conditions and vehicle registration residency on the 100 block of Keystone Ave and the 700 blocks of Park Ave and Keystone Ave to determine need for regulations
- For the ordinance to be effective, it must apply to all parkers. Village enforcement officers should issue citations to violators regardless of residency, which will make enforcement monitoring more efficient and create better compliance with the posted regulations.
- Ensure that adequate commuter parking is provided at the Metra Station (see Chapter 6)

The objective of Option 2 is to effectively deter commuter parking impacts by River Forest Metra Station users in a manner that does not inconvenience local residents while allowing for efficient enforcement efforts. While the resident permit parking regulations have generally been effective at deterring commuter parking, there are a large number of residents parking on the street that do not have the permits on display. Further, while the 2-Hr and 3-Hr time limit parking zones that surround the permit parking area are also effective at deterring commuter parking, the time limits may be too short causing inconvenience to residents and their guests and contractors. Similar to

Zone 3, enforcement requires more effort to confirm the registration residence of the vehicles and make exceptions for residents or their guests/contractors parking beyond the posted time limits. A single blanket time regulation across the entirety of Zone 4, that is longer than the current time limits and restricted to the typical commuter workday (8A-5P, M-F), would achieve the same objective with less inconvenience, lower cost, and more efficient enforcement efforts.

The advantages and disadvantages of the two Zone 4 parking options are summarized below.

Parking Option	Advantages	Disadvantages
Option 1: Resident Permit Parking & Targeted Enforcement	<ul style="list-style-type: none"> • Deters commuter impacts, including residents from other parts of the Village • Provides additional parking opportunities convenient to apartment residents along Lake St and Thatcher Ave • Improves traffic flow on Ashland Ave • Targets blocks experiencing commuter impacts • Low-risk option; close to maintaining status quo 	<ul style="list-style-type: none"> • Short time limits can inconvenience residents • Increases enforcement efforts
Option 2: Blanket Parking Regulation Across Zone	<ul style="list-style-type: none"> • Deters commuter impacts Metered parking likely to be well-utilized as campus parking permits remain more expensive option for students • Enhances parking opportunities convenient to apartment residents along Lake St and Thatcher Ave • Improves convenience for residents and their guests and contractors • Allows for consistent enforcement across Zone 	<ul style="list-style-type: none"> • May open streets to commuters traveling for short trips, including residents from other parts of the Village

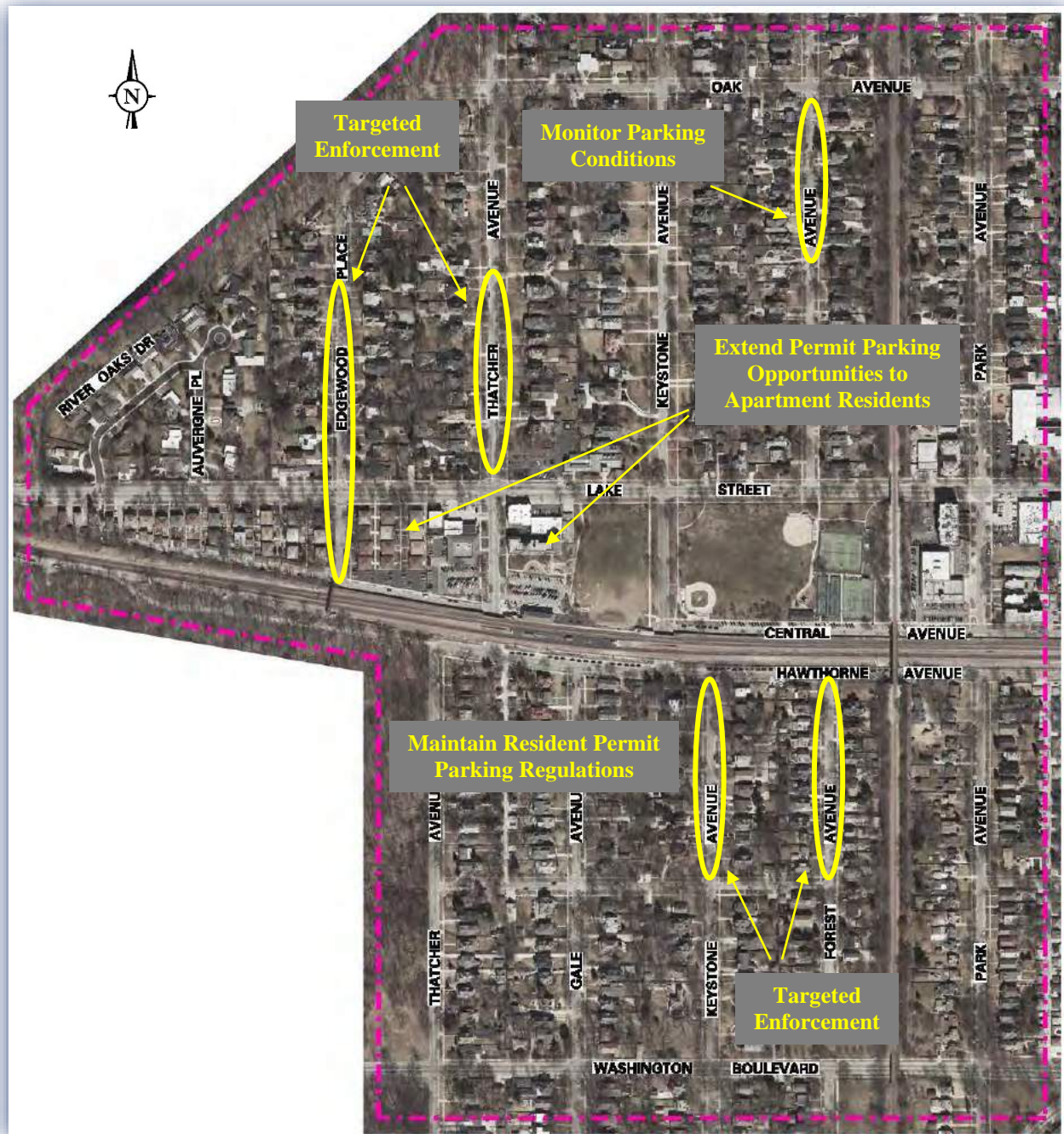


Figure 18

Zone 4 Parking Recommendations – Option 1



Figure 19

Zone 4 Parking Recommendations – Option 2

6. Existing & Projected Metra Parking Demand

To continue to manage commuter parking impacts within Zone 4, it is essential that an adequate supply of commuter parking is available around the River Forest Metra Station. It is equally essential that the commuter parking supply is both convenient and affordable.

Existing Metra Parking Supply & Demand

Table 3 summarizes the peak utilization of Village-owned parking supply at the River Forest Metra Station based on the KLOA parking utilization surveys. In total, there are 189 dedicated spaces for Metra station parking located within the two Thatcher Avenue parking lots and in the parking lanes along Central Avenue and Hawthorne Avenue. On the survey day, the use of these spaces peaked at 11:00 A.M. when 134 of the spaces were filled representing 71 percent of the total Metra parking capacity. A review of historic parking surveys performed by Metra³ between 2007 and 2016 indicates that the parking demand at the River Forest station has ranged from 147 spaces to 168 spaces.

Table 4 compares the utilization of the monthly permit spaces with the daily fee spaces from the KLOA parking utilization surveys. As shown, the monthly permit spaces were more heavily utilized (79%) than the daily fee spaces (64%).

Table 3

EXISTING RIVER FOREST METRA STATION PARKING UTILIZATION

No.	Lot / Street	Location	Regulations	Capacity	Peak Use ¹	%
1	River Forest Metra Station	E. Thatcher Ave Lot	Monthly Permit	31	31	100%
2	River Forest Metra Station	W. Thatcher Ave Lot	Monthly Permit	33	19	58%
3	Central Avenue (N side)	Edgewood-Thatcher	Monthly Permit	6	1	17%
4	Central Avenue (N side)	Keystone-CNRR	Daily Fee	47	40	85%
5	Hawthorne Avenue (N side)	Thatcher-Keystone	Monthly Permit	20	20	100%
6	Hawthorne Avenue (N side)	Keystone-E of Park	Daily Fee	52	23	44%
Total				189	134	71%

¹ Peak utilization of the Metra parking facilities occurred at 11:00 AM on the survey day.

Table 4

EXISTING METRA STATION PARKING UTILIZATION BY TYPE OF SPACE

	Monthly Permit Spaces	Daily Fee Spaces	Total
Parking Capacity	90	99	189
Peak Occupancy	71	63	134
Parking Surplus	19	36	55
Utilization %	79%	64%	71%

³ Metra Systemwide Parking Surveys: 2007, 2008, 2011, 2012, 2013, 2014, 2015, 2016.

Projected Metra Parking Supply & Demand

Ridership levels at the River Forest Metra Station have been increasing over the past 25 years and are currently at their highest levels based on boarding and alighting data published by Metra. While the Village's commuter parking supply dedicated to the Metra Station is sufficient to accommodate the current parking demand, demographic data provided by the U.S. Census Bureau and the Chicago Metropolitan Agency for Planning (CMAP) was reviewed to estimate the potential parking demand in the future. The Year 2050 is CMAP's planning horizon for the projections.

Table 5 shows the demographic data and journey-to-work by Metra data from the U.S. Census Bureau. As shown, the population and households in the Village are projected to increase by 10% and 33%, respectively, over the next 30 years potentially resulting in approximately 16 percent more residents using Metra for their commute to work.

Table 5

RIVER FOREST DEMOGRAPHICS AND METRA RIDERSHIP PROJECTIONS

Year	Population	Households	Employed Population Age 16 & Older	% Commuting by Metra	Employed Population Riding Metra
2000 Census ¹	11,635	4,092	5,680	9.3%	530
2010 Census ¹	11,172	3,961	4,986 ²	9.1%	455
2013-2017 Census Estimate ³	11,215	3,909	5,257	9.9%	532
2050 CMAP Projections⁴	12,319	5,227	6,236	9.9%⁵	617
¹ Source: U.S. Census Bureau ² Source: U.S. Census Bureau 2010-2014 American Community Survey 5-Year Estimates ³ Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates ⁴ Source: Chicago Metropolitan Agency for Planning (CMAP) demographic projections ⁵ Assumes 2013-2017 estimated commuting percentage remains consistent through 2050					

Table 6 provides an estimate of the projected parking conditions at the River Forest Metra Station based on existing and historic parking counts and boardings at the station. The current data concludes that a commuter parking surplus exists at the station ranging from 21 spaces to 55 spaces. The projected parking demand data suggests that additional commuter parking capacity (up to 35 additional spaces).

Table 6

PROJECTED METRA PARKING DEMAND vs. SUPPLY

	Boardings	Parking Demand	Parking Supply	Surplus/(Deficit)
Existing Conditions	440 ¹	134-168 ²	189	+21 to +55 spaces
Projected Conditions	503 ³	183-224 ⁴	189	+6 to -35 spaces
¹ Represents average of daily Metra boarding counts from Metra Station Boarding/Alighting Counts 2014, 2016 & 2018 ² Range based on KLOA surveys (2019) and Metra parking counts 2007-2016 ³ Based on proportion of Metra boarding counts to Census journey-to-work-by-train data applied to 2050 CMAP projection of Metra riders (617 riders) from Table 5 ⁴ Based on Metra parking counts in proportion with Metra boarding counts from 1997, 1999, 2014 & 2016 (36.4%-44.6%)				

Recommendations

Improving the efficiency of existing commuter parking conditions at the River Forest Metra Station is the recommended first course of action. Such actions would address most of the concerns expressed by Village residents in the parking questionnaire. Should additional commuter parking then be needed at the station in the future to accommodate parking demand from population growth in the Village, several options are recommended for consideration as a second course of action.

First Course of Action

1. Maximize Use of Existing Commuter Parking Supply

The limited number of monthly commuter parking permits issued by the Village, the wait times to obtain a permit, the disproportional daily fee rates paid by those desiring a permit, and the current utilization of the West Thatcher monthly-permit parking lot (58%) are four of the most concerning issues expressed in the parking questionnaire.

The Village has sold 103 monthly permits to park in the 90 dedicated permit spaces at the Metra station representing an oversell rate of 14%. The parking utilization surveys indicate that only 79% of the monthly permit spaces are utilized (or 69% of the permits sold). There are currently 39 residents on the monthly permit wait list and historically the wait list has been as high as 60 residents. The Village has established a monthly permit sales cap of 121 permits (34% oversell rate) meaning that almost half of the wait list could be eliminated by simply selling the remaining permits (18) below the cap. If all permits are sold to the 121-permit cap, the projected demand for monthly permit parking would be 83 spaces (or 92% of the permit parking capacity). If permits are sold to all residents currently on the wait list, the projected demand for monthly permit parking would be 98 (or 109% of the permit parking capacity).

Residents currently on the wait list have no recourse but to park in the daily fee spaces at a per-day cost (\$5) which is up to twice that of the average per-day cost of a monthly permit (\$50/month). If additional permits are sold, these commuters would maximize use of the monthly permit parking supply, and if monthly permit holders were aware that they could make use of the daily fee spaces, if necessary, without penalty of having to pay the daily fee, the permit sales cap could be lifted altogether so that any resident desiring a monthly permit could obtain one and park at the station at the monthly permit rate, regardless of the commuter space in which they parked. The dedicated monthly permit spaces would thus be available on a first-come, first-served basis and any permit holders not finding parking in these dedicated spaces would park in the daily fee spaces which are currently in surplus.

Recommendations include:

- Maintain the current commuter parking space allocation comprised on monthly permit parking west of Keystone Ave and daily fee parking east of Keystone Ave
- Eliminate the monthly permit wait list by lifting the permit sales cap and selling permits to all residents that desire them
- Continue operating the monthly permit parking spaces on a first-come, first-served basis
- Advertise that monthly permit holders are able to park in the daily fee spaces, if necessary, without penalty of paying twice

2. Research Installing Electric Vehicle Charging Station

In line with the Village's sustainability efforts, and in response to the interest expressed by Village residents in the parking questionnaire, consideration should be given to installing at least one electric vehicle charging station in a parking space in the East Thatcher parking lot adjacent to the Metra Station. Use of the charging station would then be monitored to determine if additional stations should be considered.

Second Course of Action

3. Increase the Commuter Parking Supply to Accommodate Future Parking Demand

In the future, should demand for commuter parking (monthly permit and daily fee spaces combined) begin to approach the current 189-space parking capacity at the Metra Station, several options are recommended for consideration to accommodate the demand and minimize the potential for future commuter parking impacts in the adjoining neighborhood. The total potential parking increase of 49 spaces could be realized from implementation of these options.

- Extend center island in West Thatcher lot and remove curbing that separates the lot from the former rehabilitation institute parking aisle (see **Figure 20**). *Gain: 3 spaces.*
- Extend daily fee parking on north side of Hawthorne Ave east to Franklin Ave. (¼-mile walk to platform) (see **Figure 21**). *Gain: 10 spaces*
- Lease or purchase the west lot of United Methodist Church (450 ft from train platform) for commuter parking on weekdays (possibly 6A-6P). The east and west church lots provide a combined total of 57 spaces which were observed to be only 25% utilized on the survey day (see **Figure 21**). *Gain: 36 spaces*



Figure 20

Potential West Thatcher Lot Parking Expansion



Figure 21 Potential UMC and Hawthorne Ave Commuter Parking Options

7. Village Hall Parking Options

As noted in Chapter 2, the Village makes use of several locations to accommodate the parking needs of Village Hall employees, visitors and municipal vehicles, including the Village Hall lot, the Park and Lake lot, and the reserved spaces along Central Avenue. A combined total of 78 spaces are reserved for this use (excludes spaces reserved for Police vehicles on the west side of Village Hall). The Lake and Park lot is a temporary location that may one day be redeveloped for a different use. To ensure that the Village Hall parking needs do not infringe on the commuter parking supply in the future, or create commuter parking impacts of their own, two options have been developed to compress the Village Hall parking demand closer to the building and accommodate additional parking for the Village Hall should the need arise.

Option 1: Expanded Parking on Central Avenue

Parking is currently permitted along the north side of Central Avenue between Park Avenue and Lathrop Avenue and there is space to park 27 vehicles over these three blocks. There are also multiple driveways on each of the blocks, which limits the parking opportunities and results in sight-line conflicts with the parking lane. Switching the parking lane from the north side of Central Avenue to the south side of the street, while maintaining 20-foot setbacks from the stop lines and pedestrian crossings, would increase the parking capacity on these three blocks to 43 spaces (59% parking increase or 16 space gain) while eliminating the sight-line conflicts at the driveway. This would not only increase street parking opportunities for the adjoining residents, it would provide an opportunity to reserve some of the spaces on the block between Park Avenue and Franklin Avenue for Village Hall employees (8A-5P, M-F) to supplement the Village Hall parking supply. These spaces would replace spaces currently regulated with 2-Hr time limits.



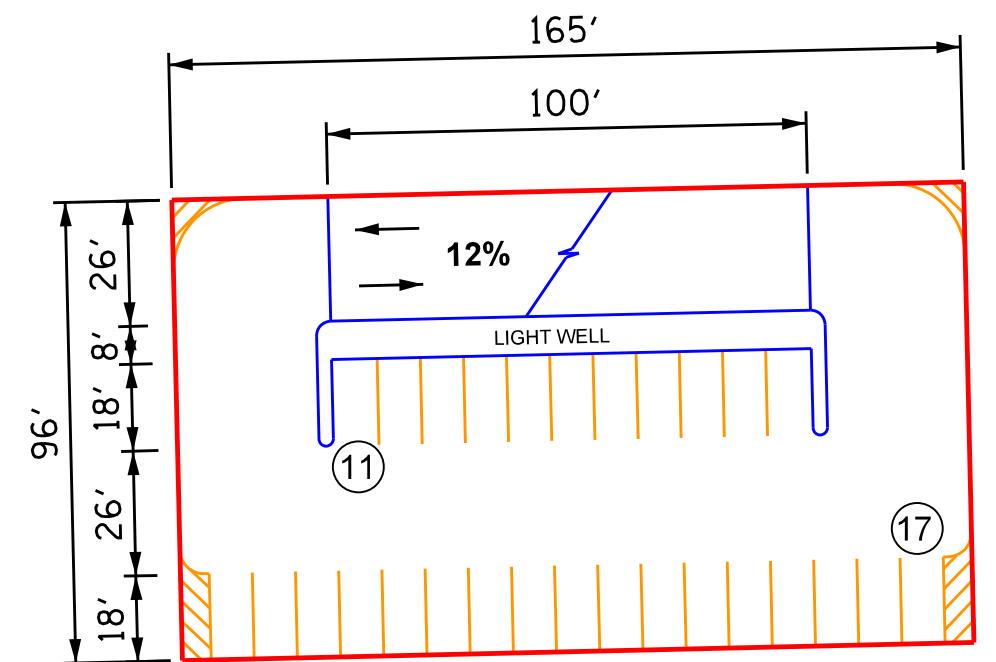
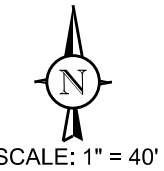
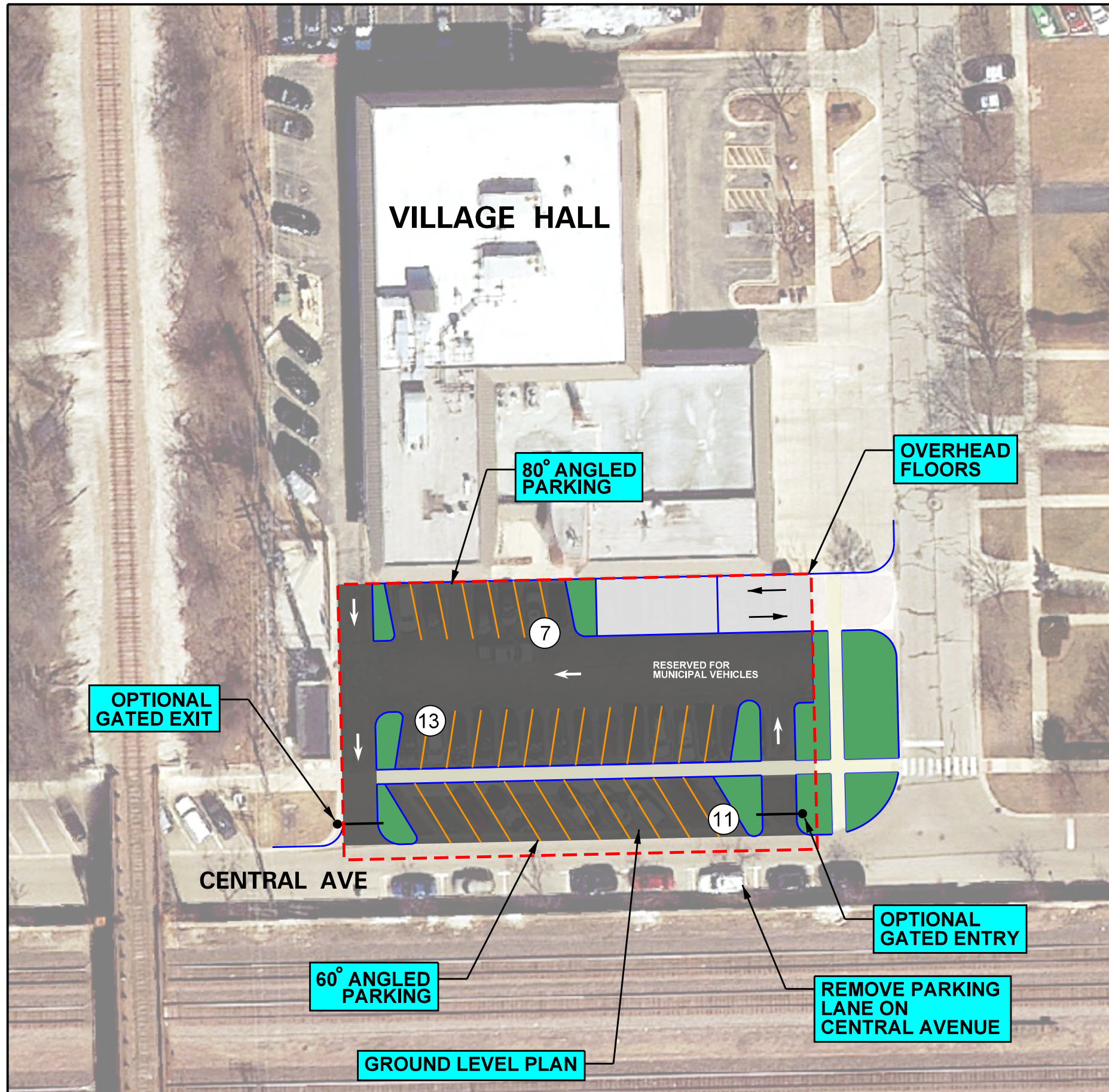
Option 2: Structured Parking on Village Hall Lot

The Village Hall lot has a current parking capacity of 32 spaces. The lot is approximately 70 feet wide by 160 feet long, which is too narrow to accommodate a parking deck with ramping and circulation aisles. To provide sufficient width for these operational elements, the deck would need a minimum width of 96 feet, which could only be accomplished by extending the deck over a

portion of Central Avenue. Further, the length of the parking lot at approximately 165 feet is relatively short for a parking deck and would require a ramp grade of around 12 percent to provide a 12-foot clear span, which is too steep to accommodate parking. The conceptual design, depicted in **Figure 22**, is similar to a single-threaded helix circulation/ramping system with a single, flat-floor, two-sided parking bay.

The first floor of the structure would be at grade and could accommodate 31 spaces. Twenty of the spaces could be secured behind gated entry drives for some Village Hall employees and municipal vehicles. A one-way circulation system would include an ingress drive on Central Avenue approximately 50 feet west of Park Avenue and an egress drive at the current parking lot driveway location. The egress drive would also provide an exit from the Police parking area on the west side of Village Hall. Both driveways could be gated with card-key or key-fob access systems. An additional 11 spaces could be accessed directly from Central Avenue outside of the secured parking area, similar to the existing angled Village Hall employee spaces.

The upper levels of the structure could support around 28 spaces on the flat-floor plate of each level and could be available for Village Hall employees and visitors. The total capacity of the three-level parking structure is estimated at 87 spaces, just under three times more capacity than the existing surface parking lot and of sufficient size to accommodate all of the Village Hall's current employee parking need.



2ND AND 3RD FLOOR PLAN

8. Conclusions

The objective of the preceding Commuter Parking Study for the Village of River Forest was to identify strategies to minimize impacts on the Village's residential streets by the commuting population and to efficiently accommodate commuter parking needs at the River Forest Metra Station.

To achieve these objectives, the project team (1) obtained input from Village residents through the broad distribution of a parking questionnaire, (2) documented the current parking regulations within the four study area zones, (3) performed field surveys of street parking utilization within those zones and off-street parking utilization within selected facilities that serve commuters or have the potential to serve commuters within or in proximity to those zones, (4) researched demographic data on River Forest from the U.S. Census Bureau and the Chicago Metropolitan Agency for Planning, (5) obtained historic ridership levels and parking counts from Metra for the River Forest Metra Station, (6) evaluated the data collected to identify the most significant commuter parking issues to be addressed, (7) developed recommendations and options to modify the current street parking regulations within the zones to reduce commuter parking impacts, (8) developed recommendations to improve the efficiency of existing commuter parking conditions at the River Forest Metra Station and accommodate potential growth in commuter parking demand at the station, (9) developed options to compress the Village Hall parking demand closer to the building, and (10) vetted the recommendations and options through Village staff, the Village's Traffic and Safety Commission, and the Village Board of Trustees.

Key recommendations from the study follow.

Zone 1

Three options could be considered to reduce commuter parking impacts around the main campus of Dominican University.

- Option 1 – Maintain free street parking with targeted enforcement on impacted blocks. Remove 2-Hr time regulations on Park Ave along University frontage to compress parking impacts to the campus edges. Monitor conditions for alternate measures.
- Option 2 - Implement paid/metered parking on Division St and Park Ave along campus frontage as a user fee to be applied towards street maintenance costs (\$0.25/hr, 8A-8P, M-F). Restrict parking on Division St east of Park Ave. No other parking regulation changes. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.
- Option 3 - Implement paid/metered parking on Division St and Park Ave along campus frontage. Convert resident parking zones to No Parking 8A-5P, M-F on 1100 blocks of Thatcher Ave, Keystone Ave and Forest Ave, consistent with existing regulations on 1100 block of Park and the 1400 blocks of Keystone and Forest. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.

Zone 2

Three options could be considered to reduce commuter parking impacts around the Concordia University campus.

- Option 1 – Install resident parking zones (8A-8P, M-F) on Division St (Bonnie Brae-Harlem, south side) and Thomas St (Bonnie Brae-Harlem, north side) to compress parking impacts to campus edges and preserve parking for apartment tenants. Targeted enforcement of current resident parking zones. Monitor conditions for alternate measures.
- Option 2 - Implement paid/metered parking on Division St and Bonnie Brae Pl along campus frontage as a user fee to be applied towards street maintenance costs (\$0.25/hr, 8A-8P, M-F). Install resident parking zones on Division St and Thomas St. Broad enforcement on all surrounding blocks. Monitor conditions for alternate measures.
- Option 3 - Implement paid/metered parking on Division St and Bonnie Brae Pl along campus frontage. Install resident parking zones on Division and Thomas. Expand No Parking 8A-5P, M-F regulations onto unregulated blocks and existing blocks with resident parking and 2-Hr parking limits. Broad enforcement on surrounding blocks. Monitor conditions for alternate measures.

Zone 3

Options to be considered to reduce commuter parking impacts in the residential and commercial areas of Zone 3 include:

Neighborhood Area North of Town Center

Replace the 2-Hr time limit parking across Zone 3 with a 4-Hr, 8A-5P, M-F time regulation to deter commuter parking impacts without inconveniencing residents while allowing for efficient enforcement efforts. Implement same 4-Hr regulation on unregulated blocks, blocks with 3-Hr time limits, and blocks with No Parking 8A-10A, M-F regulations.

Town Center Area South of Lake Street

Switch residents-only, daily fee parking on Central Ave with business permit parking (east of Bonnie Brae) to move it closer to Harlem/Lake Green Line Station. Publicize spaces to encourage greater use. Rebalance business permit and 2-Hr parking.

Zone 4

Two options could be considered to reduce commuter parking impacts around the River Forest Metra Station.

- Option 1 – Maintain resident permit parking program and extend permit opportunities to apartment tenants in need. Targeted enforcement on impacted blocks. Monitor conditions for alternate measures.
- Option 2 – Replace resident permit parking, 2-Hr and 3-Hr parking regulations with a 4-Hr, 8A-5P, M-F blanket parking regulation across Zone 4 for greater resident convenience, lower cost, and more efficient enforcement efforts. Monitor conditions for alternate measures.

Metra Station Parking

First Course of Action – Improve Efficiency of Existing Commuter Parking Condition

The Village has dedicated 189 parking spaces to the Metra Station in two lots on Thacker Avenue and in parking lanes along Central Avenue and Hawthorne Avenue. While there is currently a parking surplus at the Metra Station ranging from 21 to 55 spaces, the limited number of monthly commuter parking permits issued by the Village, the wait times to obtain a permit, the disproportional daily fee rates paid by those desiring a permit, and the current utilization of the West Thatcher monthly-permit parking lot (58%) are four of the most concerning issues expressed in the parking questionnaire. Measures to improve the efficiency of existing commuter parking conditions include:

- Maintain the current commuter parking space allocation comprised on monthly permit parking west of Keystone Ave and daily fee parking east of Keystone Ave
- Eliminate the monthly permit wait list (currently 39 residents) by lifting the permit sales cap (121 permits) and selling permits to all residents that desire them
- Continue operating the monthly permit parking spaces on a first-come, first-served basis
- Advertise that monthly permit holders are able to park in the daily fee spaces, if necessary, without penalty of paying twice
- Research installing an electric vehicle charging station in the East Thatcher parking lot.

Second Course of Action - Accommodate Potential Future Commuter Parking Demand

Should future population growth in the Village necessitate increased parking capacity at the Metra Station, the following options could be considered:

- Extend center island in West Thatcher lot and remove curbing separating the lot from the former rehabilitation institute parking aisle. *Gain: 3 spaces.*
- Extend daily fee parking on Hawthorne Ave east to Franklin Ave. *Gain: 10 spaces*
- Lease or purchase the west lot of United Methodist Church (450 ft from train platform) for commuter parking on weekdays. *Gain: 36 spaces*

Village Hall Parking Options

The Village makes use of several lots and street parking locations to accommodate the parking needs of Village Hall employees, visitors and municipal vehicles. A total of 78 spaces are reserved for this use (excluding spaces for Police vehicles on the west side of Village Hall). The Lake and Park lot is a temporary location that may one day be redeveloped for a different use. Two options could be considered to ensure that the Village Hall parking needs do not infringe on the commuter parking supply in the future or create commuter parking impacts into adjoining residential areas.

- Option 1 – Switch the parking lane on Central Ave (Park-Lathrop) from the north side of the street to the south. Increases street parking capacity by 59%, eliminates sight-line conflicts at driveways, and provides additional parking opportunities (8A-5P, M-F) for Village Hall employees and local residents. *Gain: 16 spaces*

- Option 2 – Construct parking deck on Village Hall lot. Constrained lot size would require deck to span over one-half of Central Ave. Portion of ground level could be secured behind gated entry and exit drives for some municipal vehicles and Village Hall employees. Upper levels could be available for Village Hall employees and visitors. Potential three-level deck could provide just under three times more capacity than the existing surface lot and accommodate all of the Village Hall’s current employee parking need. *Gain: 55 spaces*

Appendix

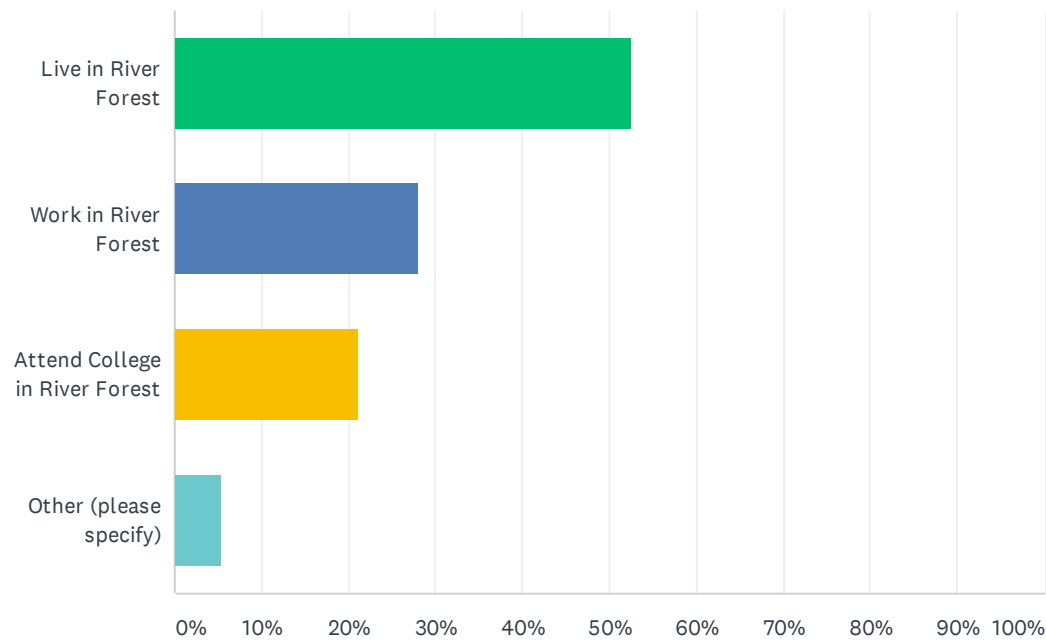
Parking Questionnaire
Parking Inventory & Utilization Tables

REVISED DRAFT

Parking Questionnaire

Q1 Do you live, work or attend college in River Forest? (check all that apply)

Answered: 346 Skipped: 2



ANSWER CHOICES	RESPONSES	
Live in River Forest	52.60%	182
Work in River Forest	28.03%	97
Attend College in River Forest	21.10%	73
Other (please specify)	5.49%	19
Total Respondents: 346		

River Forest Commuter Parking Questionnaire

#	OTHER (PLEASE SPECIFY)	DATE
1	park for the metra	12/26/2019 8:35 PM
2	Use metra in river forest	12/20/2019 7:48 AM
3	Take Metra from River Forest	12/19/2019 7:29 AM
4	Both Concordia University and Dominican University	12/18/2019 9:46 PM
5	train the train	12/18/2019 3:53 PM
6	Work at college	12/17/2019 2:09 PM
7	Work at a college in RF	12/17/2019 1:46 PM
8	Take daughter to school at Trinity.	12/17/2019 1:38 PM
9	Stay with a close friend when working a group of days in a nearby community.	12/16/2019 1:10 PM
10	Commute	12/16/2019 8:16 AM
11	Live nearby	12/15/2019 11:03 AM
12	I frequent the village's businesses and play on its bocce courts.	12/14/2019 1:31 AM
13	Children attend private school in River Forest	12/13/2019 9:23 PM
14	No I park here for transit	12/13/2019 7:17 PM
15	Live in Forest Park	12/12/2019 9:50 PM
16	Commuter	12/12/2019 5:50 PM
17	I LIVED in River Forest and moved out of the Village in October.	12/12/2019 4:43 PM
18	Commuter	12/12/2019 2:27 PM
19	None	12/12/2019 2:13 PM

Q2 If you live in River Forest, what is your block of residence? (e.g. 400 block of Park Avenue) Feel free to also add your name and/or address here if desired.

Answered: 178 Skipped: 170

ANSWER CHOICES	RESPONSES	
Block of residence	98.31%	175
Name	32.58%	58
Address	31.46%	56

River Forest Commuter Parking Questionnaire

#	BLOCK OF RESIDENCE	DATE
1	8000 block of Lake St	1/7/2020 11:25 AM
2	400 thatcher	1/6/2020 11:12 AM
3	1500 block of Monroe	12/31/2019 10:03 AM
4	800 William	12/30/2019 10:19 AM
5	1400 block of Jackson	12/25/2019 1:13 PM
6	300 Forest Avenue	12/23/2019 9:02 PM
7	1100 Monroe Ave.	12/22/2019 9:16 AM
8	700 block of Franklin	12/21/2019 12:26 PM
9	1500 block of Park Avenue	12/20/2019 9:32 PM
10	1500 Franklin Avenue and Lemoyne	12/19/2019 10:40 AM
11	N/A	12/19/2019 7:37 AM
12	600 block of Park	12/19/2019 6:38 AM
13	Forest Ave , north of lake , south of oak	12/19/2019 6:22 AM
14	1200	12/18/2019 11:18 PM
15	500 block of Jackson	12/18/2019 11:09 PM
16	1100 block of Forest	12/18/2019 10:32 PM
17	600 block of Bonnie Brae	12/18/2019 10:20 PM
18	200 block of Ashland	12/18/2019 8:23 PM
19	1000 Bonnie Brae	12/18/2019 8:01 PM
20	800 Clinton	12/18/2019 5:07 PM
21	800 Block of Keystone	12/18/2019 4:45 PM
22	300 block of Ashland	12/18/2019 12:09 PM
23	600 block of Forest	12/18/2019 11:59 AM
24	500 Keystone	12/18/2019 11:48 AM
25	700 block of keystone	12/18/2019 10:48 AM
26	1100 block of Forest	12/18/2019 10:21 AM
27	7400 block of Augusta	12/18/2019 9:19 AM
28	1100 Park	12/18/2019 9:07 AM
29	100 Block of Keystone Ave	12/18/2019 8:46 AM
30	1100 N Harlem Ave	12/18/2019 8:24 AM
31	7400 block of Augusta Street	12/18/2019 8:07 AM
32	900 Clinton Pl	12/17/2019 7:18 PM
33	7400 Augusta	12/17/2019 4:38 PM
34	1000 Block	12/17/2019 4:27 PM
35	700 Lathrop	12/17/2019 3:22 PM
36	7400 Augusta	12/17/2019 3:05 PM
37	7400	12/17/2019 2:10 PM

River Forest Commuter Parking Questionnaire

38	Bonnie Brae	12/17/2019 1:45 PM
39	NA	12/17/2019 1:40 PM
40	600 block of Lathrop Ave	12/17/2019 1:32 PM
41	Concordia University Chicago	12/17/2019 1:31 PM
42	1400 Bonnie Brae	12/17/2019 12:49 PM
43	1400 block of forest	12/17/2019 8:39 AM
44	900 Jackson	12/16/2019 8:52 PM
45	600 Monroe	12/16/2019 1:51 PM
46	100 block of Gale	12/16/2019 7:55 AM
47	1200 Lathrop	12/16/2019 7:33 AM
48	700 block of Forest	12/15/2019 9:41 PM
49	800 Park	12/15/2019 11:13 AM
50	7600 Vine	12/15/2019 9:48 AM
51	Park Ave 1100+	12/15/2019 9:28 AM
52	8100 Lake	12/14/2019 8:28 PM
53	427 Edgewood pl	12/14/2019 7:26 PM
54	100 block of Ashland	12/14/2019 9:52 AM
55	1400 of keystone	12/14/2019 9:45 AM
56	800 ashland	12/14/2019 8:59 AM
57	1000 Block Jackson	12/14/2019 7:47 AM
58	1100 block of Thatcher Road	12/13/2019 9:41 PM
59	800 block Franklin	12/13/2019 8:33 PM
60	900 block of Jackson	12/13/2019 6:51 PM
61	Forest	12/13/2019 6:00 PM
62	1500 block of William	12/13/2019 4:15 PM
63	400 Thatcher	12/13/2019 3:09 PM
64	1400 Clinton Pl	12/13/2019 1:57 PM
65	200 block of park avenue	12/13/2019 1:51 PM
66	600 block of Monroe	12/13/2019 12:43 PM
67	700 Keystone Avenue	12/13/2019 12:38 PM
68	1448 Keystone	12/13/2019 12:07 PM
69	600 block of Monroe	12/13/2019 11:15 AM
70	1100 block of Keystone Avenue	12/13/2019 10:12 AM
71	1400 block of Keystone	12/13/2019 8:33 AM
72	1200 Block of Monroe	12/13/2019 8:17 AM
73	700 Jackson	12/13/2019 7:34 AM
74	8000 Central Ave	12/13/2019 1:44 AM
75	1400 block of William	12/12/2019 10:08 PM

River Forest Commuter Parking Questionnaire

76	100 block of Gale	12/12/2019 10:08 PM
77	800 block of Park	12/12/2019 10:04 PM
78	1100 block of Monroe Ave.	12/12/2019 9:39 PM
79	1000 thatcher	12/12/2019 8:50 PM
80	500 block of Monroe	12/12/2019 8:44 PM
81	200	12/12/2019 8:22 PM
82	1100	12/12/2019 8:02 PM
83	8000 lake st	12/12/2019 7:51 PM
84	1500 Block of William	12/12/2019 7:43 PM
85	1000 block of Bonnie Brae	12/12/2019 5:36 PM
86	100 block of Forest Avenue	12/12/2019 5:21 PM
87	500 William	12/12/2019 5:02 PM
88	1400 block of Park Avenue	12/12/2019 5:01 PM
89	1300 Block of Park Ave	12/12/2019 4:51 PM
90	400 Thatcher Ave	12/12/2019 4:43 PM
91	900 Monroe	12/12/2019 4:39 PM
92	Keystone	12/12/2019 4:38 PM
93	1300 block of Lathrop Avenue	12/12/2019 4:31 PM
94	400 Block of Lathrop	12/12/2019 4:26 PM
95	1000 block Monroe	12/12/2019 3:58 PM
96	7221 division	12/12/2019 3:53 PM
97	400 block of thatcher ave	12/12/2019 3:41 PM
98	800 Monroe	12/12/2019 3:26 PM
99	1028 Monroe	12/12/2019 3:16 PM
100	900 block of William St	12/12/2019 3:06 PM
101	1000 Block of Bonnie Brae	12/12/2019 3:01 PM
102	1500 Franklin	12/12/2019 3:00 PM
103	1100 forest	12/12/2019 2:57 PM
104	400 block of thatcher	12/12/2019 2:43 PM
105	1200 block of william	12/12/2019 2:34 PM
106	700	12/12/2019 2:31 PM
107	1200 Ashland	12/12/2019 2:31 PM
108	1500 Forest	12/12/2019 2:23 PM
109	1300 block of Lathrop	12/12/2019 2:23 PM
110	Lathrop	12/12/2019 2:14 PM
111	0 Lathrop	12/12/2019 2:13 PM
112	200 block of Franklin	12/12/2019 2:09 PM
113	1500 block of ashland ave	12/12/2019 2:07 PM

River Forest Commuter Parking Questionnaire

114	1200 block of William	12/12/2019 2:05 PM
115	1200 block of Monroe	12/12/2019 2:05 PM
116	1200 block of Ashland Avenue	12/12/2019 2:03 PM
117	500 Block Franklin	12/12/2019 1:58 PM
118	300 Thatcher Ave.	12/12/2019 1:58 PM
119	8000 of Lake	12/12/2019 1:58 PM
120	700 Forest	12/12/2019 1:55 PM
121	700 block of Le Moyne	12/12/2019 1:55 PM
122	1000 Bonnie Brae	12/12/2019 1:52 PM
123	800 block of Forest	12/12/2019 1:51 PM
124	900 Jackson	12/11/2019 11:30 PM
125	100 block franklin	12/11/2019 11:09 PM
126	300 Forest	12/11/2019 11:08 PM
127	1100 Keystone	12/11/2019 10:40 PM
128	100 block of Franklin Avenue	12/11/2019 10:36 PM
129	200 block of Keystone	12/11/2019 9:22 PM
130	7700 Lake St	12/11/2019 9:08 PM
131	900 block of Park	12/11/2019 8:15 PM
132	1112 N Harlem Ave	12/11/2019 7:49 PM
133	1400 block of Park Ave.	12/11/2019 7:22 PM
134	300 block of Thatcher Ave	12/11/2019 7:10 PM
135	700 block of Park Avenue	12/11/2019 6:55 PM
136	1000 Monroe	12/11/2019 6:34 PM
137	900 block of thatcher	12/11/2019 5:59 PM
138	800	12/11/2019 5:30 PM
139	1400	12/11/2019 5:07 PM
140	100 Block of Ketstone	12/11/2019 4:59 PM
141	600 block of Thatcher	12/11/2019 4:50 PM
142	7200 LeMoyne	12/11/2019 4:39 PM
143	500 block of Thatcher	12/11/2019 4:30 PM
144	500 block of Bonnie Brae	12/11/2019 4:29 PM
145	100 block of Forest Avenue	12/11/2019 4:10 PM
146	500 Bonnie Brae	12/11/2019 4:07 PM
147	700	12/11/2019 4:02 PM
148	1100 Keystone	12/11/2019 3:58 PM
149	1400 block Jackson	12/10/2019 7:19 PM
150	1400 block of Keystone Avenue	12/9/2019 7:57 PM
151	1503 Forest	12/9/2019 12:12 PM

River Forest Commuter Parking Questionnaire

152	1400 blk of William	12/9/2019 9:19 AM
153	800 block of Park Avenue	12/9/2019 8:52 AM
154	7000 Greenfield Street	12/8/2019 2:21 PM
155	1100 keystone	12/8/2019 12:25 PM
156	0s block gale (gale and Vine)	12/8/2019 2:44 AM
157	1200 Monroe	12/7/2019 8:51 PM
158	700 BLOCK OF PARK AVE	12/7/2019 1:02 PM
159	7500 Lake St.	12/7/2019 12:13 PM
160	300 Block of Gale	12/7/2019 4:59 AM
161	800 Bonnie BRAE	12/7/2019 2:43 AM
162	600 block of Monroe Ave	12/6/2019 10:47 PM
163	1000 Keystone	12/6/2019 10:27 PM
164	100 Block of Gale	12/6/2019 8:05 PM
165	1000 keystone	12/6/2019 8:04 PM
166	1500 Franklin	12/6/2019 6:16 PM
167	900 block of Ashland	12/6/2019 5:57 PM
168	900 Block of Forest	12/6/2019 4:49 PM
169	900 William	12/6/2019 4:34 PM
170	1400 block of Franklin	12/6/2019 4:34 PM
171	1400 block of Franklin Ave	12/6/2019 4:31 PM
172	0-99 Thatcher	12/6/2019 4:26 PM
173	8100 block of Lake	12/6/2019 4:15 PM
174	200 Ashland	12/6/2019 4:09 PM
175	600 William	12/6/2019 4:08 PM

River Forest Commuter Parking Questionnaire

#	NAME	DATE
1	Anita Lang	1/6/2020 11:12 AM
2	Krystal Allen	12/31/2019 10:03 AM
3	Thomas Quinn	12/22/2019 9:16 AM
4	Tom Pearson and Melanie Ross	12/19/2019 10:40 AM
5	Joanna Wang	12/18/2019 11:18 PM
6	Peter Kennedy	12/18/2019 8:01 PM
7	John Leibundguth	12/18/2019 11:59 AM
8	Alora Schoenhofen	12/18/2019 9:19 AM
9	Greg Kuhl	12/17/2019 7:18 PM
10	Paige Craig	12/17/2019 1:32 PM
11	Paul J Kardosh	12/16/2019 8:52 PM
12	Osborne	12/16/2019 7:33 AM
13	Megan Keskitalo	12/14/2019 8:28 PM
14	Donna DeFrancesco	12/14/2019 7:26 PM
15	Daniel McGee	12/14/2019 9:52 AM
16	Tony	12/14/2019 8:59 AM
17	Bob Slobig	12/13/2019 9:41 PM
18	Cristian Roa	12/13/2019 3:09 PM
19	Maryanne Fishman	12/13/2019 12:38 PM
20	Michael OConnell	12/13/2019 12:07 PM
21	John Daleo,RN	12/13/2019 1:44 AM
22	Eileen Furey	12/12/2019 9:39 PM
23	Marty Bozarth	12/12/2019 8:44 PM
24	Debra Klassman	12/12/2019 4:38 PM
25	Ross Roloff	12/12/2019 4:21 PM
26	doug mcgoldrick	12/12/2019 3:53 PM
27	Martire	12/12/2019 3:16 PM
28	Elena Nekrasov	12/12/2019 3:06 PM
29	Mina Amir-Mokri	12/12/2019 3:01 PM
30	Jason Bushman	12/12/2019 2:57 PM
31	A. Lang	12/12/2019 2:43 PM
32	justin steinberg	12/12/2019 2:34 PM
33	Joe Cortese	12/12/2019 2:23 PM
34	Alicia Simmons	12/12/2019 2:14 PM
35	Peter Mavrogenes	12/12/2019 2:07 PM
36	Diana Ferguson	12/12/2019 2:05 PM
37	Ellen Bichsel	12/12/2019 2:03 PM

River Forest Commuter Parking Questionnaire

38	Joseph O'Connor	12/12/2019 1:58 PM
39	kimberly louis	12/11/2019 10:40 PM
40	Margaret Horstman	12/11/2019 9:08 PM
41	Lender	12/11/2019 8:15 PM
42	Sakthivel Periyasamy	12/11/2019 7:49 PM
43	Scott Hall	12/11/2019 6:34 PM
44	Frederick	12/11/2019 5:30 PM
45	Kevin Brown	12/11/2019 5:07 PM
46	Grant brown	12/11/2019 4:02 PM
47	James Mizgala	12/9/2019 12:12 PM
48	Jamie Babin	12/8/2019 2:21 PM
49	Matt Patterson	12/7/2019 12:13 PM
50	Nancy	12/7/2019 4:59 AM
51	Chase	12/7/2019 2:43 AM
52	Mary Alice Povolny	12/6/2019 10:47 PM
53	Bob	12/6/2019 10:27 PM
54	Christina Tragos	12/6/2019 5:57 PM
55	William Piper	12/6/2019 4:49 PM
56	Cheryl Cargie	12/6/2019 4:34 PM
57	Chris Hillcoat	12/6/2019 4:31 PM
58	Scott Kieser	12/6/2019 4:26 PM

River Forest Commuter Parking Questionnaire

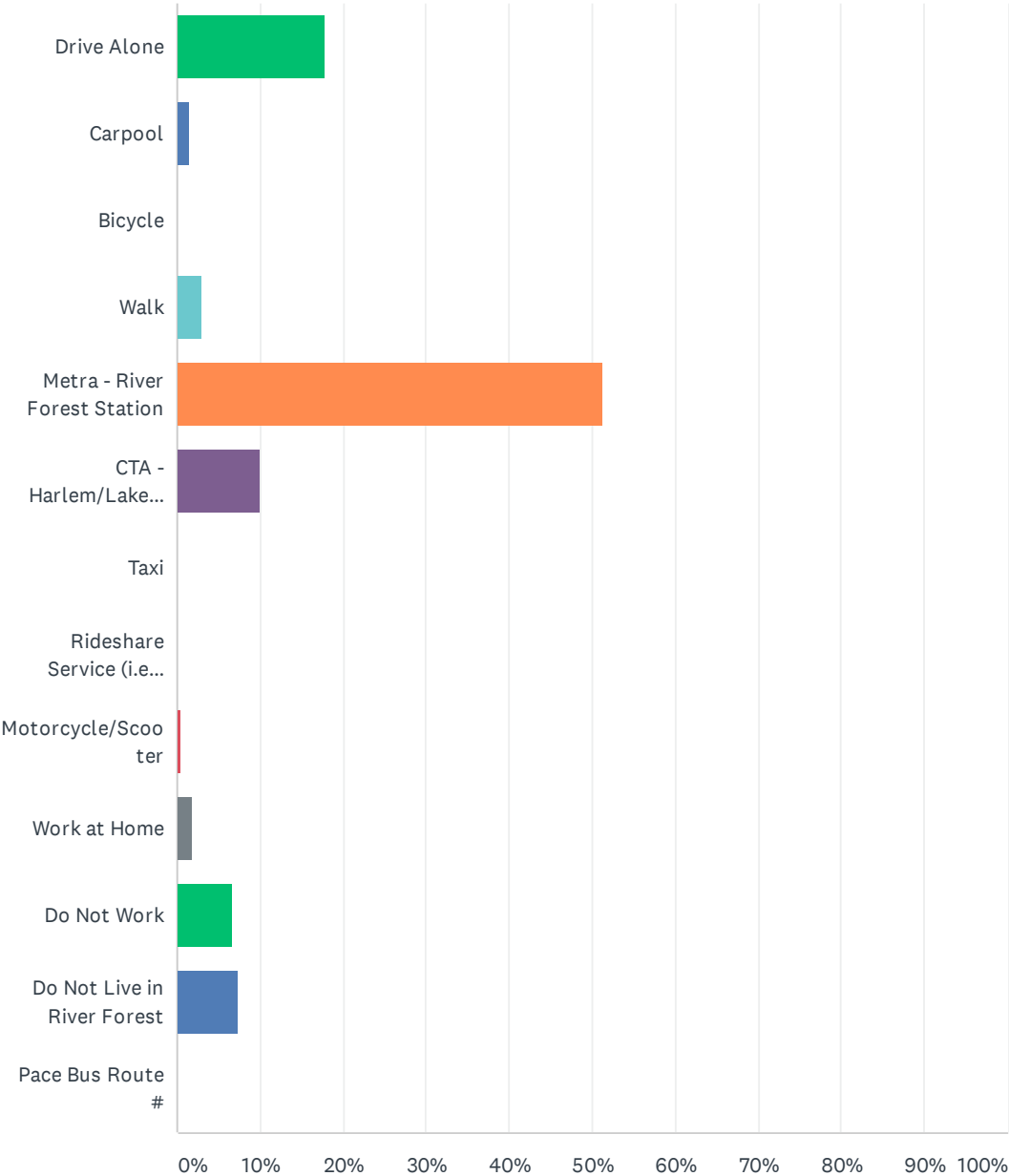
#	ADDRESS	DATE
1	417 Thatcher	1/6/2020 11:12 AM
2	1539 Monroe	12/31/2019 10:03 AM
3	1122 Monroe Ave.	12/22/2019 9:16 AM
4	1500 Franklin Avenue	12/19/2019 10:40 AM
5	1252 Franklin	12/18/2019 11:18 PM
6	1005 Bonnie Brae	12/18/2019 8:01 PM
7	607 Forest Ave	12/18/2019 11:59 AM
8	7400 Augusta Street	12/18/2019 9:19 AM
9	900 Clinton Pl	12/17/2019 7:18 PM
10	7400 Augusta St	12/17/2019 5:09 PM
11	7400 Augusta Street	12/17/2019 2:10 PM
12	600 Lathrop Ave	12/17/2019 1:32 PM
13	906 Jackson Avenue	12/16/2019 8:52 PM
14	megankesitalo@gmail.com	12/14/2019 8:28 PM
15	427 Edgewood pl #1	12/14/2019 7:26 PM
16	7703 Washington Blvd	12/14/2019 9:52 AM
17	815 Ashland	12/14/2019 8:59 AM
18	1123 Thatcher	12/13/2019 9:41 PM
19	419 Thatcher Ave Apt GA	12/13/2019 3:09 PM
20	706 Keystone Avenue	12/13/2019 12:38 PM
21	1530 Bonnie Brae	12/13/2019 9:17 AM
22	8025 Lake Street	12/13/2019 1:44 AM
23	1122 Monroe Ave.	12/12/2019 9:39 PM
24	515 Monroe Ave	12/12/2019 8:44 PM
25	419 Thatcher Ave, River Forest IL 60302	12/12/2019 4:43 PM
26	1440 Keystone Avenue	12/12/2019 4:38 PM
27	1034 Forest Avenue	12/12/2019 4:21 PM
28	7221 division	12/12/2019 3:53 PM
29	922 William St, River Forest	12/12/2019 3:06 PM
30	1005 Bonnie Brae 3F & 3G	12/12/2019 3:01 PM
31	1106 Forest Ave	12/12/2019 2:57 PM
32	417 Thatcher Ave.	12/12/2019 2:43 PM
33	1216 william	12/12/2019 2:34 PM
34	1302 Lathrop Ave	12/12/2019 2:23 PM
35	1330	12/12/2019 2:14 PM
36	1500 Ashland Ave	12/12/2019 2:07 PM
37	1255 William Street	12/12/2019 2:05 PM

River Forest Commuter Parking Questionnaire

38	1215 Ashland Avenue	12/12/2019 2:03 PM
39	351 Thatcher Ave	12/12/2019 1:58 PM
40	1125 Keystone	12/11/2019 10:40 PM
41	7726 Lake St	12/11/2019 9:08 PM
42	909	12/11/2019 8:15 PM
43	1112 N Harlem Ave, River Forest, IL 60305	12/11/2019 7:49 PM
44	Forest	12/11/2019 5:30 PM
45	1443 Franklin Ave	12/11/2019 5:07 PM
46	702 park ave	12/11/2019 4:02 PM
47	7841 Greenfield Street	12/8/2019 2:21 PM
48	7575 Lake St. 2D	12/7/2019 12:13 PM
49	Jorgensen	12/7/2019 4:59 AM
50	633 Monroe Ave, River Forest	12/6/2019 10:47 PM
51	OConnell	12/6/2019 10:27 PM
52	935 Ashland ave	12/6/2019 5:57 PM
53	910 Forest	12/6/2019 4:49 PM
54	938 William st	12/6/2019 4:34 PM
55	1428 Franklin Ave.	12/6/2019 4:31 PM
56	35 Thatcher	12/6/2019 4:26 PM

Q3 If you live in River Forest, what is your primary mode of travel to work?

Answered: 207 Skipped: 141



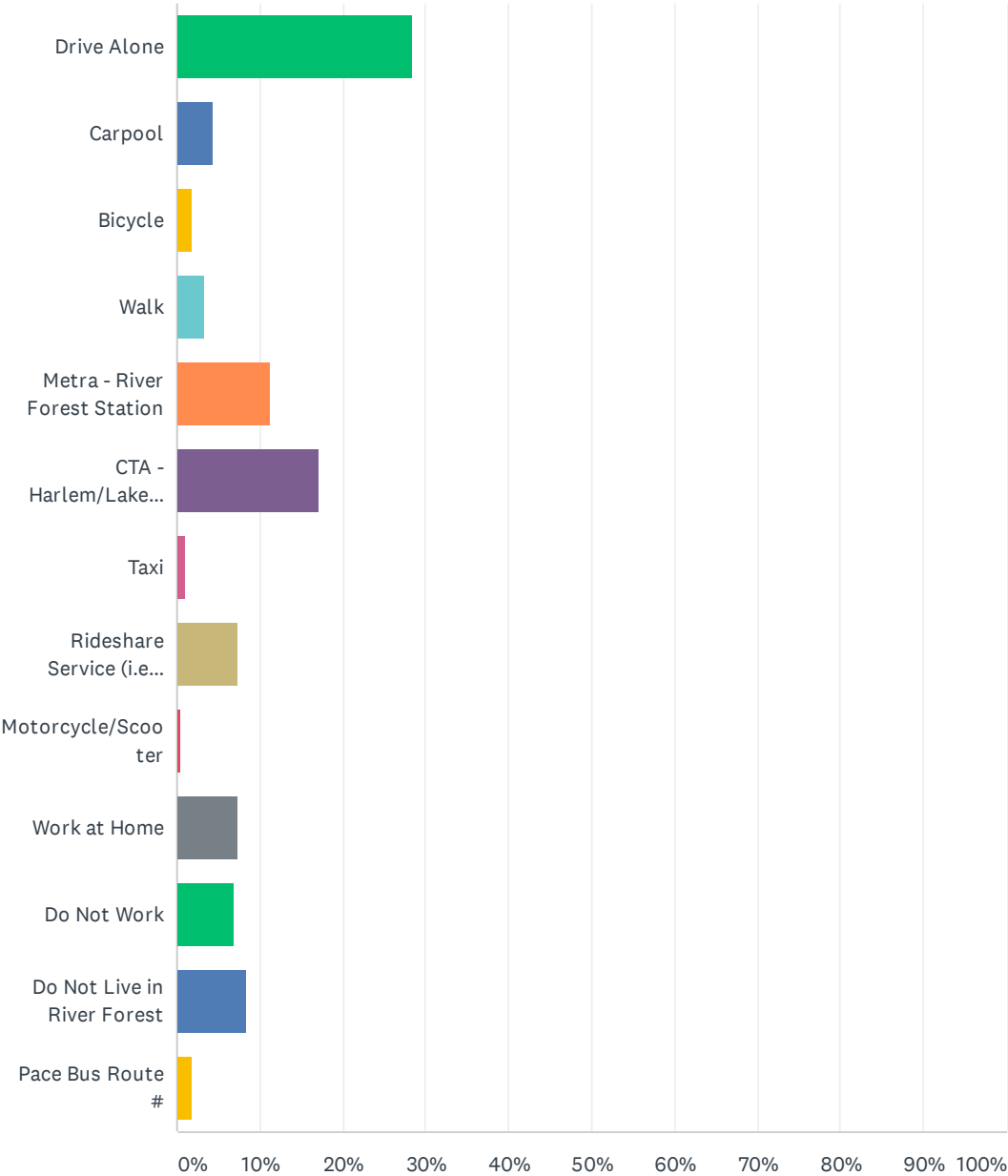
River Forest Commuter Parking Questionnaire

ANSWER CHOICES		RESPONSES
Drive Alone	17.87%	37
Carpool	1.45%	3
Bicycle	0.00%	0
Walk	2.90%	6
Metra - River Forest Station	51.21%	106
CTA - Harlem/Lake Green Line Station	10.14%	21
Taxi	0.00%	0
Rideshare Service (i.e., Uber, Lyft)	0.00%	0
Motorcycle/Scooter	0.48%	1
Work at Home	1.93%	4
Do Not Work	6.76%	14
Do Not Live in River Forest	7.25%	15
Pace Bus Route #	0.00%	0
TOTAL		207

#	PACE BUS ROUTE #	DATE
	There are no responses.	

Q4 If you live in River Forest, what is your secondary mode of travel to work?

Answered: 204 Skipped: 144



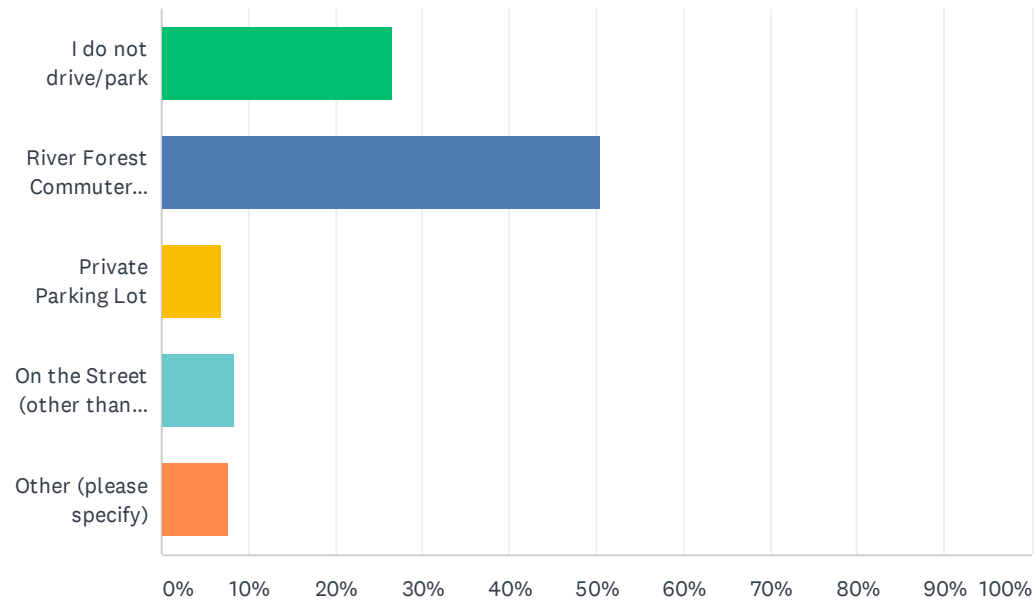
River Forest Commuter Parking Questionnaire

ANSWER CHOICES	RESPONSES	
Drive Alone	28.43%	58
Carpool	4.41%	9
Bicycle	1.96%	4
Walk	3.43%	7
Metra - River Forest Station	11.27%	23
CTA - Harlem/Lake Green Line Station	17.16%	35
Taxi	0.98%	2
Rideshare Service (i.e., Uber, Lyft)	7.35%	15
Motorcycle/Scooter	0.49%	1
Work at Home	7.35%	15
Do Not Work	6.86%	14
Do Not Live in River Forest	8.33%	17
Pace Bus Route #	1.96%	4
TOTAL		204

#	PACE BUS ROUTE #	DATE
1	Airplane	12/18/2019 11:48 AM
2	CTA- Forest Park Blue line station	12/18/2019 8:46 AM
3	CTA Blue Line	12/13/2019 12:07 PM
4	None other than primary	12/13/2019 1:44 AM

Q5 If your primary travel mode to work is by public transportation (Metra, CTA, or Pace), where do you park?

Answered: 204 Skipped: 144



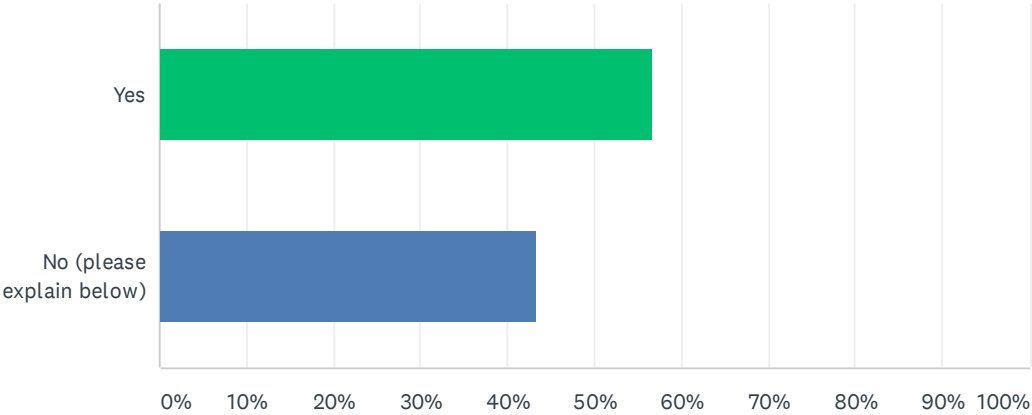
ANSWER CHOICES	RESPONSES	
I do not drive/park	26.47%	54
River Forest Commuter Parking Lot or Daily Fee Spaces	50.49%	103
Private Parking Lot	6.86%	14
On the Street (other than Daily Fee Spaces)	8.33%	17
Other (please specify)	7.84%	16
TOTAL		204

River Forest Commuter Parking Questionnaire

#	OTHER (PLEASE SPECIFY)	DATE
1	n/a	1/7/2020 11:25 AM
2	N/A	12/19/2019 7:37 AM
3	Walk to station/stop	12/18/2019 11:09 PM
4	I typically bike to the station or walk.	12/18/2019 4:45 PM
5	Retired	12/17/2019 8:39 AM
6	Overnight parking	12/14/2019 7:26 PM
7	Do not use public transportation as primary travel mode	12/13/2019 1:44 AM
8	Being dropped off	12/13/2019 12:15 AM
9	River Forest monthly parking on the street	12/12/2019 8:44 PM
10	Holly Court Garage in Oak Park	12/12/2019 4:39 PM
11	Spouse drives me to train	12/11/2019 10:36 PM
12	Village of Oak Park parking Holley Court garage	12/10/2019 7:19 PM
13	Take my bike to the CTA	12/6/2019 5:57 PM
14	Forest Park	12/6/2019 4:40 PM
15	Forest Park Lot across from Circle Bowl	12/6/2019 4:34 PM
16	I do not work but frequently use Metra to travel to downtown Chicago	12/6/2019 4:34 PM

Q6 Do you feel there is an adequate amount of commuter parking available near the River Forest Metra Station?

Answered: 150 Skipped: 198



ANSWER CHOICES		RESPONSES	
Yes		56.67%	85
No (please explain below)		43.33%	65
TOTAL			150

River Forest Commuter Parking Questionnaire

#	NO (PLEASE EXPLAIN BELOW)	DATE
1	We were out on a waitlist for a few months in order to park in a 24 hr spot. More 24 hr spots may be helpful!	1/6/2020 11:12 AM
2	Too few spots	12/25/2019 3:04 PM
3	Commuter parking in general - yes. Monthly parking spots - no.	12/21/2019 5:01 PM
4	Please give the OverNight row back to commuter. A lot of traffic in AM and PM. Very dangerous to go across street	12/18/2019 11:18 PM
5	Very difficult to park	12/18/2019 8:01 PM
6	The spaces are usually occupied by residents not using the cta/metra station	12/17/2019 5:09 PM
7	It is insufficient and expensive	12/17/2019 4:27 PM
8	Street parking charges and there's a potential for ticketing in the parking lot by Boston Market	12/17/2019 4:02 PM
9	Never enough spaces because student who live on campus take spots and faculty.	12/17/2019 2:14 PM
10	Not enough commuter parking on Concordia Chicago	12/17/2019 2:10 PM
11	There is not enough between commuters and people shopping at the stores.	12/17/2019 2:06 PM
12	there's not	12/17/2019 1:45 PM
13	NA	12/17/2019 1:40 PM
14	It fills up too fast	12/17/2019 1:31 PM
15	Have tried to take it downtown, but never can find parking and end up going to the Oak Park station	12/17/2019 9:45 AM
16	There should be more monthly spaces for residents	12/16/2019 8:52 PM
17	Most spaces are full by early morning M-F	12/16/2019 1:51 PM
18	On waitlist	12/15/2019 9:41 PM
19	Lot fills early	12/15/2019 11:13 AM
20	Very limited monthly parking, the village restricted parking nearby AND jacked up the daily fee to (\$5.00).	12/15/2019 9:48 AM
21	The daily parking spots on Hawthorne are quite far from the station	12/14/2019 9:52 AM
22	Lots/street are full	12/14/2019 9:45 AM
23	I was on the wait list for a year or two.	12/13/2019 6:00 PM
24	Sometimes there are not available spots. During maintenance the village could have let commuters park on the paid spots for free.	12/13/2019 1:57 PM
25	Needs more parking/bigger lot	12/13/2019 12:43 PM
26	Metra riders park in front of my house and some Mets riders park in church lot on Lake and Thatcher	12/13/2019 12:38 PM
27	More monthly spaces needed	12/13/2019 8:33 AM
28	I can always park but I understand there is a long wait list to get a spot.	12/13/2019 8:17 AM
29	Most part yes, but if I take a late train no	12/13/2019 7:34 AM
30	Not applicable	12/13/2019 1:44 AM
31	Wait list is for a year	12/13/2019 12:15 AM
32	Fills up too quickly and it's too expensive	12/12/2019 10:08 PM
33	Hard for me to judge as I have a monthly permit but I get the sense that there is a waiting list problem which means there aren't enough spaces.	12/12/2019 10:08 PM

River Forest Commuter Parking Questionnaire

34	The parking lot on Thatcher is most convenient and never full.	12/12/2019 5:50 PM
35	Not enough space for permit parking	12/12/2019 5:21 PM
36	would prefer a parking spot in one of the lots. Most of the daily street spots fill up by late morning	12/12/2019 5:01 PM
37	Because I am on a waiting list for a parking permit.	12/12/2019 4:39 PM
38	Parking is limited unless you get on a train before 8:00 am.	12/12/2019 4:38 PM
39	I have been on the waiting list for a monthly parking pass for over a year. Yes, I could pay \$5/day to park, but that is cost prohibitive.	12/12/2019 4:26 PM
40	Parking even for the 8:16 am train can be challenging.	12/12/2019 4:21 PM
41	If I elect to take a later train, there is some doubt whether there will be a spot.	12/12/2019 3:26 PM
42	not enough spaces	12/12/2019 3:06 PM
43	I signed up for space to park and was told I am 45th on the list. This was a while ago.	12/12/2019 3:01 PM
44	I wish there were more monthly permits avail	12/12/2019 2:34 PM
45	I'm fortunate to have a permit for the Metra lot but there have been times when a spot is not available	12/12/2019 2:23 PM
46	On a regular basis, despite the lines, people park over the lines many times making it impossible for every spot to be occupied by a vehicle for fear that your doors will be dented or scratched. Also, the pay per day spots are full by the 7:50 AM train often leaving no parking options available thus forcing people to park in Oak Park Parking Garages.	12/12/2019 2:14 PM
47	Should be more monthly spaces available. Daily parking fills up and it's a long walk to the depot.	12/12/2019 2:13 PM
48	The village recently removed parking from the north side of the commuter lot thereby making it more difficult to find convenient parking pace.	12/12/2019 2:07 PM
49	I feel that not all permit holders use the commuter parking	12/12/2019 1:55 PM
50	It is getting more and more limited. New rules poorly thought out and poorly implemented.	12/12/2019 1:51 PM
51	Limited space for daily Parking	12/11/2019 11:09 PM
52	There is, but not for daily commuters	12/11/2019 5:59 PM
53	For occasional metra trips there is NO parking available	12/11/2019 5:30 PM
54	Hard to find sometimes	12/11/2019 5:07 PM
55	Existing spots are filled very early, and as a resident near the metro station I see the consequences (traffic jams, illegal parking etc)	12/11/2019 4:59 PM
56	I don't know. I don't take Metra	12/11/2019 3:58 PM
57	Not for those of us waiting for a monthly permit despite a myriad of empty spaces, particularly in the lot on the west side of Thatcher, on a daily basis	12/9/2019 12:12 PM
58	Zone 339 is full with mostly non-residents by 7:30am. Consider making it for residents only. Alternatively, issue more monthly permits and zone it as such.	12/9/2019 9:19 AM
59	There is a long wait list for monthly parking so there is not enough parking	12/8/2019 12:25 PM
60	More spots need to be added closer to the station	12/8/2019 2:44 AM
61	Commuters are now parking on the NW corner of Gale and Washington since the parking spaces were added. Parked SUVs block vision (10+ hours on M-F) for Southbound cars trying to crossing Washington safely.	12/7/2019 4:59 AM
62	Not enough free parking	12/6/2019 6:16 PM
63	There is inadequate parking for daily (non-monthly) parkers. The lot on the west side of Thacher that was recently converted to monthly-only parkers is rarely more than 25% full. Also,	12/6/2019 4:34 PM

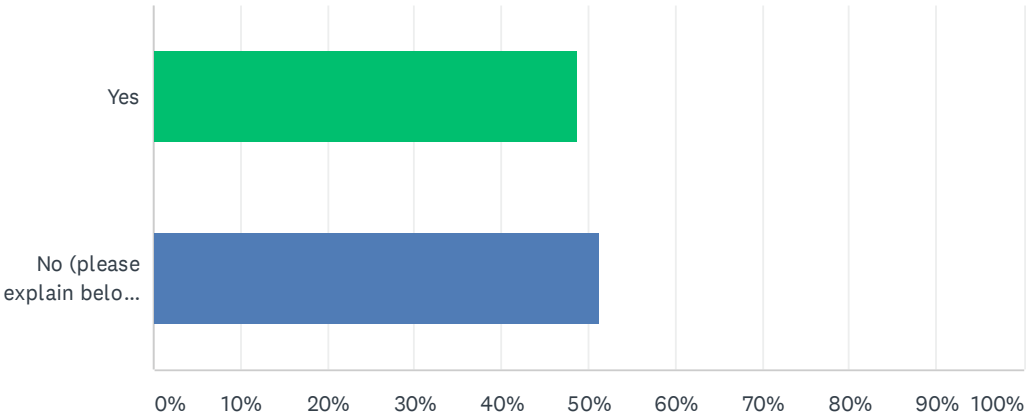
River Forest Commuter Parking Questionnaire

while the daily fee doubled from \$2.50 to \$5.00/day, the formerly free parking areas have been virtually eliminated.

64	Daily fee availability has been reduced significantly by the conversion of the lot west of the Thatcher station to monthly. This lot is seldom even half full.	12/6/2019 4:31 PM
65	More commuter lots	12/6/2019 4:08 PM

Q7 Do you feel that the cost associated with the \$50 monthly (day only) parking permit fee and/or the \$5 daily fee at the River Forest Metra Station is acceptable?

Answered: 154 Skipped: 194



ANSWER CHOICES	RESPONSES	
Yes	48.70%	75
No (please explain below -- e.g. too expensive/inexpensive, proximity to station, etc.)	51.30%	79
TOTAL		154

River Forest Commuter Parking Questionnaire

#	NO (PLEASE EXPLAIN BELOW -- E.G. TOO EXPENSIVE/INEXPENSIVE, PROXIMITY TO STATION, ETC.)	DATE
1	too expensive, price increased 100% with no warning. Other suburbs still pay less than \$3	12/31/2019 10:03 AM
2	too expensive	12/26/2019 8:35 PM
3	Expensive	12/25/2019 3:04 PM
4	toooooo much. Too much litter	12/23/2019 9:02 PM
5	The decision to DOUBLE the parking fee seemingly overnight was clownish, asinine, and just downright ridiculous. Would love to have a chat with the individual(s) that came up with that bright idea. Are the town coffers that bare?..Or maybe RF is just like every other leftist town in IL that's rife with fiscal mismanagement while incessantly feeling the need to constantly nickel and dime its constituency? Either way, pathetic. Bad enough we have to fork out a solid amount for subpar Metra service every month, but you guys had to foolishly compound the chicanery.	12/21/2019 5:01 PM
6	too expensive	12/21/2019 12:26 PM
7	\$5 per day seems a bit high	12/20/2019 9:32 PM
8	The cost doubled which is not right. I could understand a fifty cent increase but double is a lot	12/20/2019 7:48 AM
9	Price doubled (\$35-->\$50), but need to park further	12/18/2019 11:18 PM
10	\$5 daily fee is too expensive	12/18/2019 10:32 PM
11	too expensive	12/18/2019 3:53 PM
12	wish there were more monthly passes available and think \$5 is expensive for those without passes that have to use the daily fee everyday	12/18/2019 10:21 AM
13	I think that \$50 for a month is expensive. I think the daily rate of \$5 is a little much, too.	12/18/2019 9:19 AM
14	Has risen from \$20 in the last few years; does not seem to be a severe shortage of space	12/18/2019 9:07 AM
15	When sufficient space is available for all who want a monthly pass THEN increase it - as it is it's high enough.	12/17/2019 7:50 PM
16	\$5 daily parking is too expensive in conjunction with metra tickets ahead are almost \$10 for a round trip	12/17/2019 7:18 PM
17	Most college students have cars to get around town and use the CTA or Metra to get further and have very low budgets	12/17/2019 4:02 PM
18	I don't think any student who needs to park for school shouldn't pay. Barely can afford college	12/17/2019 2:14 PM
19	Too much	12/17/2019 2:10 PM
20	Too expensive	12/17/2019 1:58 PM
21	expensive	12/17/2019 1:45 PM
22	NA	12/17/2019 1:40 PM
23	The daily fee is out of line with other burbs. If I had monthly pass I wouldn't complain.	12/16/2019 8:52 PM
24	The increase from \$35 to \$50 was huge and too much. I don't like the new system or cost.	12/15/2019 11:13 AM
25	Too expensive for the daily parking and I know of some commuters that take a different route because of this.	12/15/2019 11:03 AM
26	Ridiculously expensive compared to other commuter lots and if you pay daily and take a later train you have to walk a LONG way to the station. Even longer if the train is on another track.	12/15/2019 9:48 AM
27	I pay \$60 a month to park overnight and there are maybe 6 cars tops. Many people street park every night	12/14/2019 7:26 PM
28	\$5/day makes no sense when people parking much closer are only paying \$50/month, the same as 2 weeks of daily parking.	12/14/2019 9:52 AM
29	For how hard it is to find a spot, \$50 is a lot	12/14/2019 9:45 AM

River Forest Commuter Parking Questionnaire

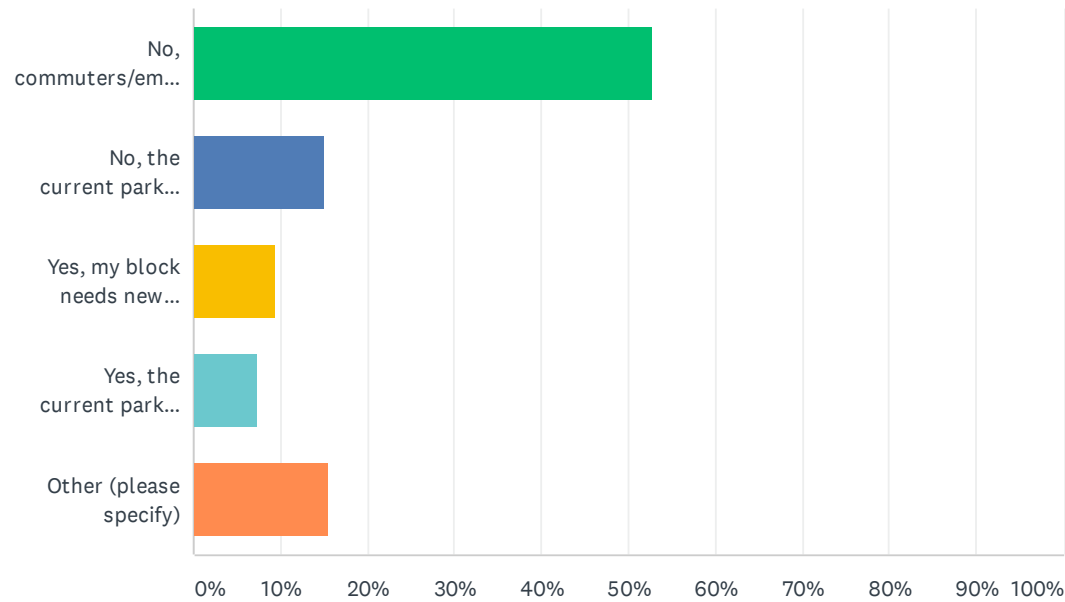
30	Too high	12/14/2019 8:59 AM
31	I think the fee is a little heavy.	12/13/2019 9:41 PM
32	I demand open borders and open parking. No car is EVER illegally parked	12/13/2019 7:17 PM
33	Not good how it was so quickly raised to \$50 last year	12/13/2019 6:51 PM
34	Other metra stations charge less...	12/13/2019 1:57 PM
35	The cost to park has gone up pretty substantially in recent years. It would be nice to have some communication/guarantee around stability of the rates.	12/13/2019 10:12 AM
36	Daily too expensive and monthly too cheap. You should incentivize people who only commute 50% of the time to give up monthly spaces.	12/13/2019 8:33 AM
37	Too expensive and rate of increase s too high	12/13/2019 7:34 AM
38	Not applicable	12/13/2019 1:44 AM
39	Since you leave here and pay taxes or rent you should be able to park in order to get to work	12/13/2019 12:15 AM
40	Too expensive!	12/12/2019 10:08 PM
41	Personally, I would like the fee to be lower as a way to encourage more people to take the train. \$50 is a lot to pay every month. I am a working mom and I can afford it and I do it because it works for taking my daughter to and from school and still catching the train instead of dropping the car at home. But I wonder if the village really needs those funds. \$5 a day is even more onerous if you are going downtown most days of the week. I would definitely lower that fee. Again, what are these fees for and do we want to encourage everyone to take the train rather than drive.	12/12/2019 10:08 PM
42	I think the increase to \$50 was a big jump from the previous fee	12/12/2019 10:04 PM
43	Too expensive	12/12/2019 9:50 PM
44	Too expensive	12/12/2019 8:50 PM
45	No, way too expensive. It hurts two working parent families. Someone has to get children to school and to train. We don't have a stay at home person to drop	12/12/2019 8:22 PM
46	It was Pretty unbelievable that the parking fee went from \$35 to \$50/month in the blink of an eye last year. And the rezoning of who can park where is a head-scratcher. Apartment renters are now allowed to park in the Thatcher lot (east side) 24 hours/day, and how many spots were taken away from RF tax payers who are train commuters? Clearly the Village is only interested in generating revenue now, anyway it can think of. That or the owner or management company of the apartment building (Planecks) just north of this parking lot has great connections in village hall. And now the lot is a total mess after it snows because with 24 hour parking, it can never be completely plowed - leaving lots of cars getting stuck in certain spots last winter. But it's only a problem for those paying the hefty parking permit fees, not those collecting the fees.	12/12/2019 7:43 PM
47	Has gone up too much In the last couple years	12/12/2019 6:31 PM
48	To expensive to park further away.	12/12/2019 5:50 PM
49	I was pretty shocked how the fee increased from \$25 to \$35 to \$50 a month in a very short amount of time. And then a large portion of the "premium" lot at the train station was changed to 24 hour parking for the renters of the apartment building right there. I understand that the village is making A LOT more money this way, but I do think it's unfair to the train commuters who are now paying \$50/month and sometimes get shut out of this lot depending on what time they get there in the morning. Crossing Thatcher during rush hours is treacherous. I don't understand why there isn't the flashing light, stop for pedestrian sign there. When 1st Avenue is under construction, it is really hard to get across the street. There is one of those signs at Oak & Thatcher, and then along Lake Street near Keystone park. I understand that's more for children's safety, but why not for train commuters, too? Also, the parking lot on the west side of Thatcher doesn't fill up every day --- I'm sure people find it easier and safer to park on Central than to deal with crossing Thatcher. However, when non-RF residents were allowed to park there, the lot was almost always full.	12/12/2019 5:36 PM
50	too expensive to park on street considering the walk	12/12/2019 5:01 PM

River Forest Commuter Parking Questionnaire

51	Too expensive. Should be less or free for village residents	12/12/2019 4:51 PM
52	\$50 is okay but any higher amount is too much.	12/12/2019 4:38 PM
53	The daily fee is too expensive if I parked every day. The \$50 is twice what I was paying when I had permit parking several years ago.	12/12/2019 4:26 PM
54	Too expensive	12/12/2019 4:25 PM
55	The daily seems steep.	12/12/2019 4:21 PM
56	\$5/day is expensive. But \$50/mon is ok	12/12/2019 3:58 PM
57	Too expensive.	12/12/2019 3:26 PM
58	Too expensive	12/12/2019 2:43 PM
59	\$50 per month is expensive just for monthly parking.	12/12/2019 2:31 PM
60	Too expensive. \$3.00 is acceptable.	12/12/2019 2:27 PM
61	Seems expensive.	12/12/2019 2:23 PM
62	Daily fee increase was a huge price increase from the previous fee. Wallet option is helpful. Monthly price is adequate	12/12/2019 2:13 PM
63	The \$50 monthly fee is a little high; we also pay vehicle sticker fees; the \$5 daily fee is EXORBITANT	12/12/2019 1:55 PM
64	too expensive	12/12/2019 1:52 PM
65	I wish it was less given it is another \$600 per year in the family budget. It would be nice if it was less	12/11/2019 10:40 PM
66	Too expensive	12/11/2019 7:49 PM
67	I think \$50 is ok for a resident and what we used to charge was too low. BUT any higher would be unreasonable. It's gone up 100pct over 4-5 years.	12/11/2019 6:34 PM
68	I'd estimate 80% of the daily spots you could sell are not sold now that the lot west of Thatcher is a monthly lot. The deal cut to give spaces to the apt building north of the train depot seems to have only helped those residents, not RF residents. I walk to the train much more now that the daily spots are so far away from the depot.	12/11/2019 5:59 PM
69	too expensive	12/11/2019 4:16 PM
70	I don't know.	12/11/2019 3:58 PM
71	As a resident, I would be happy to pay \$50/month. \$5//day ends up being twice as much.	12/9/2019 12:12 PM
72	Yes for residents. Consider doubling the daily fee for anyone without a RF sticker. We pay taxes in the village and should have an advantage wrt the parking spaces.	12/9/2019 9:19 AM
73	I pay \$100 a month using daily parking since there is a wait list for residents.	12/8/2019 12:25 PM
74	Too expensive given Vehicle tag cost	12/6/2019 8:04 PM
75	Should be free for RF residents like most other Metra stations	12/6/2019 6:16 PM
76	I find it a little too high and noticed fewer people parking in the monthly lot. \$40 is acceptable	12/6/2019 4:49 PM
77	Too expensive	12/6/2019 4:40 PM
78	As mentioned above, while the cost of daily parking doubled to \$5.00, the formerly free parking areas have been virtually eliminated. The doubling of the daily fee is egregious and untenable to those who use the non-monthly parking on a regular basis.	12/6/2019 4:34 PM
79	Come on! Like taxes aren't high enough that residents have to subsidize a parking company, Passport.	12/6/2019 4:31 PM

Q8 If you live in River Forest, do you feel that your residential block is adversely impacted by commuter or employee parking?

Answered: 180 Skipped: 168



ANSWER CHOICES	RESPONSES	
No, commuters/employees do not park on my block	52.78%	95
No, the current parking regulations prevent commuter/employee parking	15.00%	27
Yes, my block needs new parking regulations	9.44%	17
Yes, the current parking regulations are not effective	7.22%	13
Other (please specify)	15.56%	28
TOTAL		180

River Forest Commuter Parking Questionnaire

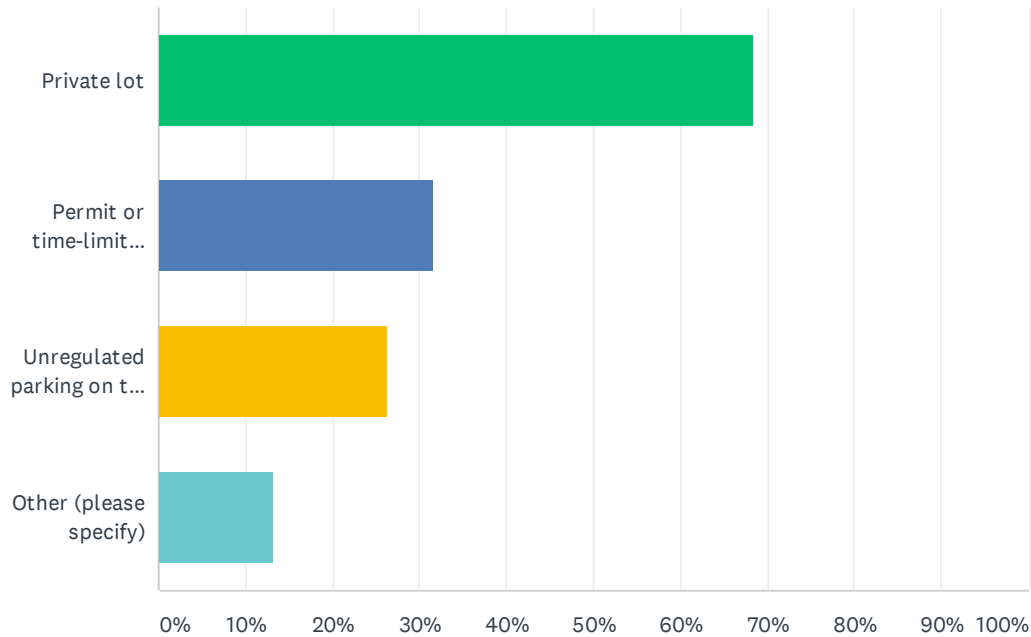
#	OTHER (PLEASE SPECIFY)	DATE
1	I've noticed that as the 500-700 blocks have instituted time limits people are beginning to park on the 800 block	12/30/2019 10:19 AM
2	I live right off of North Ave. While commuters park on my block during the day, this is usually not a problem at night or on weekends.	12/21/2019 5:01 PM
3	Park in my drive way	12/18/2019 11:18 PM
4	Dominican University parking on our block is a problem, mainly because they park poorly during large events.	12/18/2019 10:32 PM
5	We have a few Concordia students/teachers that park on our block, but it's okay with me. It's only one or two cars. Not a problem.	12/18/2019 5:07 PM
6	I live & work on Concordia Chicago's Campus, so I park in the parking structure, so the issues I have are related to the university, not River Forest	12/18/2019 9:19 AM
7	Dominican students have turned Division into the front straight of a race track	12/18/2019 9:07 AM
8	no they're fine to park where they want to	12/17/2019 1:45 PM
9	No, I believe the amount of regulations on my block is correct.	12/17/2019 1:32 PM
10	I'm nearly a mile from the train station, so no parking impact for me.	12/15/2019 9:48 AM
11	Current parking for townhomes seems adequate but could be adversely impacted by changes to rules, additional needs by Union Pacific or changes in parking regulations along Lake, Central and Edgewood. Edgewood residents do not have permanent off street parking for each residence due to the recently constructed access road and rely on Edgewood for residential parking.	12/14/2019 8:28 PM
12	I should be allowed to park on private lawns	12/13/2019 7:17 PM
13	No, commuter/Employees rarely park on my residential block since adequate commuter parking is available resulting from increased commuter parking fees have resulted in a decrease use of commuters parking in commuter lot on the west side of Thatcher Ave. commuters don't want to pay the increased price to park there	12/13/2019 1:44 AM
14	Employees and Hair salon clients, Legere Ballet families park on my block, but it really isn't a problem because every home owner has a driveway and garage. No complaints.	12/12/2019 7:43 PM
15	Please make parking signage more clear on my block. I've had several discussions with Concordia students who believe they can park in the areas marked for residents only. They are rude and will not stop parking there. They say they can park there because they live in the dorms. Or else please police the area more & ticket the students' cars. Frequently my visitors are shut out of the spots they are allowed to park in because of Concordia students/teachers/guests parking there.	12/12/2019 5:36 PM
16	Student parking is a problem	12/12/2019 4:51 PM
17	the parking, drop offs, and pick ups at Trinity make our area very congested at certain times	12/12/2019 4:31 PM
18	Street parking rules in place are not being enforced.	12/12/2019 4:25 PM
19	mostly parking in my area is fine, sometimes concordia students and grace luthern church take most of the street parking but, all residents park off street so not an issue.	12/12/2019 3:53 PM
20	No, parking on my block is not impacted by commuters however, it is impacted by landscapers, work trucks, etc. all day long. Parking should be allowed on one side or the other on Lathrop as it makes it very difficult to get in/out of driveways.	12/12/2019 2:14 PM
21	Increased overall traffic. Parking is restricted to one side of street anyway. side only	12/11/2019 8:15 PM
22	Our street parking is heavy from the Cook County Forest Preserve.	12/11/2019 4:29 PM
23	Dominican staff/students park around the area.	12/8/2019 12:25 PM
24	No...there might be a few commuters but I am happy to share my street!	12/6/2019 10:47 PM
25	Impacted from Dominican	12/6/2019 10:27 PM

River Forest Commuter Parking Questionnaire

26	Missing an option "no, commuters park there and it's not an issue for me"	12/6/2019 6:16 PM
27	Our block has been recently adversely impacted by multiple construction/home rehab projects and construction vehicles that did not follow village parking rule for parking on one side of the street. I witnessed trash collecting trucks and emergency vehicles not able to get through the street because of these construction vehicles.	12/6/2019 4:34 PM
28	It was impacted greatly about six months ago but we now have adequate parking regulations.	12/6/2019 4:08 PM

Q9 Where do your employees park? (check all that apply)

Answered: 38 Skipped: 310

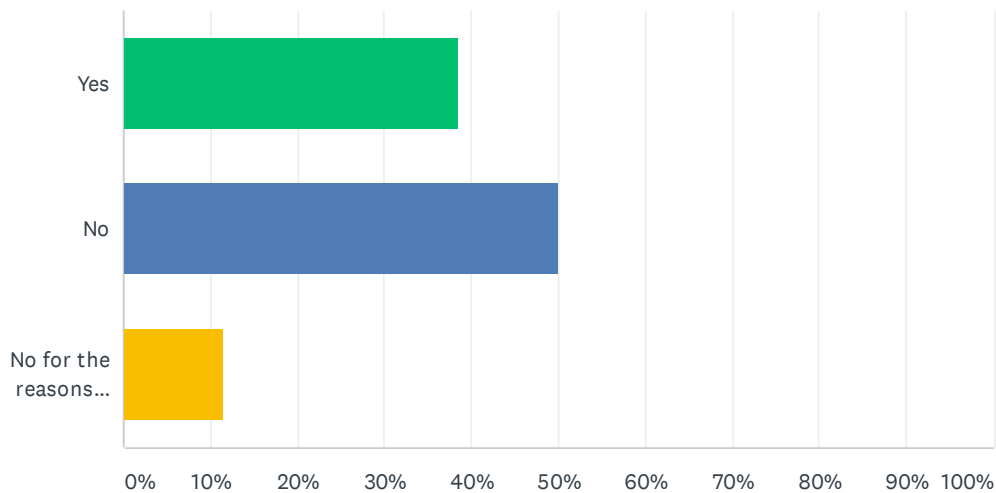


ANSWER CHOICES	RESPONSES	
Private lot	68.42%	26
Permit or time-limit parking on the street	31.58%	12
Unregulated parking on the street	26.32%	10
Other (please specify)	13.16%	5
Total Respondents: 38		

#	OTHER (PLEASE SPECIFY)	DATE
1	Not applicable.	12/24/2019 6:03 PM
2	NA	12/12/2019 3:58 PM
3	owners park on the street, letting their employees to park in their parking lots	12/12/2019 3:06 PM
4	N/A	12/12/2019 2:23 PM
5	Na. I don't have employees in rf	12/11/2019 3:58 PM

Q10 Do you have visitors or customers that travel by Metra to the River Forest Station to visit you?

Answered: 52 Skipped: 296

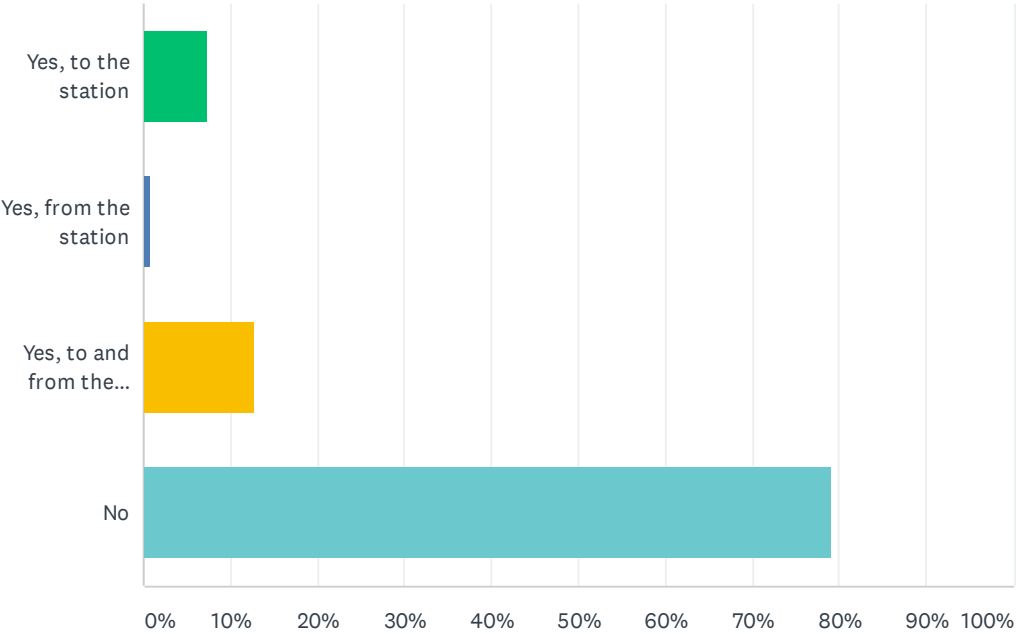


ANSWER CHOICES	RESPONSES	
Yes	38.46%	20
No	50.00%	26
No for the reasons explained below	11.54%	6
TOTAL		52

#	NO FOR THE REASONS EXPLAINED BELOW	DATE
1	Not applicable	12/24/2019 6:03 PM
2	Sometimes they might, but most do not regularly. I think most of the time they use the green line.	12/18/2019 9:19 AM
3	Unknown. Why is CTA excluded?	12/17/2019 12:14 PM
4	Skip	12/12/2019 3:58 PM
5	Seldom	12/11/2019 8:15 PM
6	Not suitable for them	12/11/2019 7:49 PM

Q11 Do you ever use a rideshare company (e.g. Uber, Lyft) to travel to or from the River Forest Metra Station?

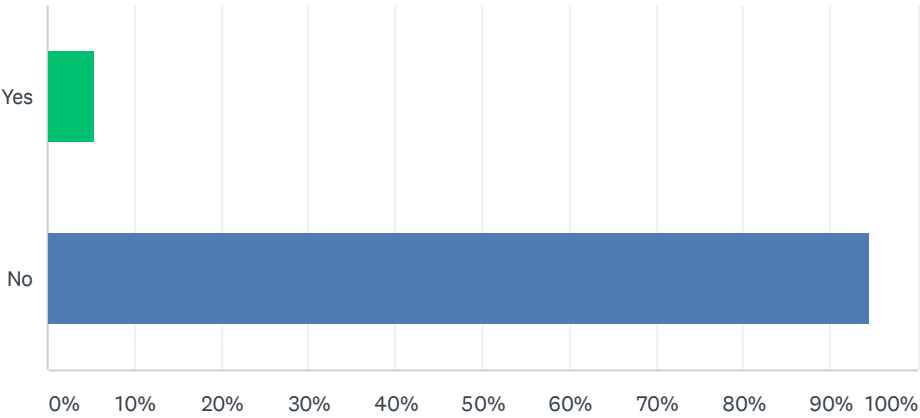
Answered: 220 Skipped: 128



ANSWER CHOICES	RESPONSES	
Yes, to the station	7.27%	16
Yes, from the station	0.91%	2
Yes, to and from the station	12.73%	28
No	79.09%	174
TOTAL		220

Q12 Do you own an electric vehicle?

Answered: 238 Skipped: 110



ANSWER CHOICES	RESPONSES	
Yes	5.46%	13
No	94.54%	225
TOTAL		238

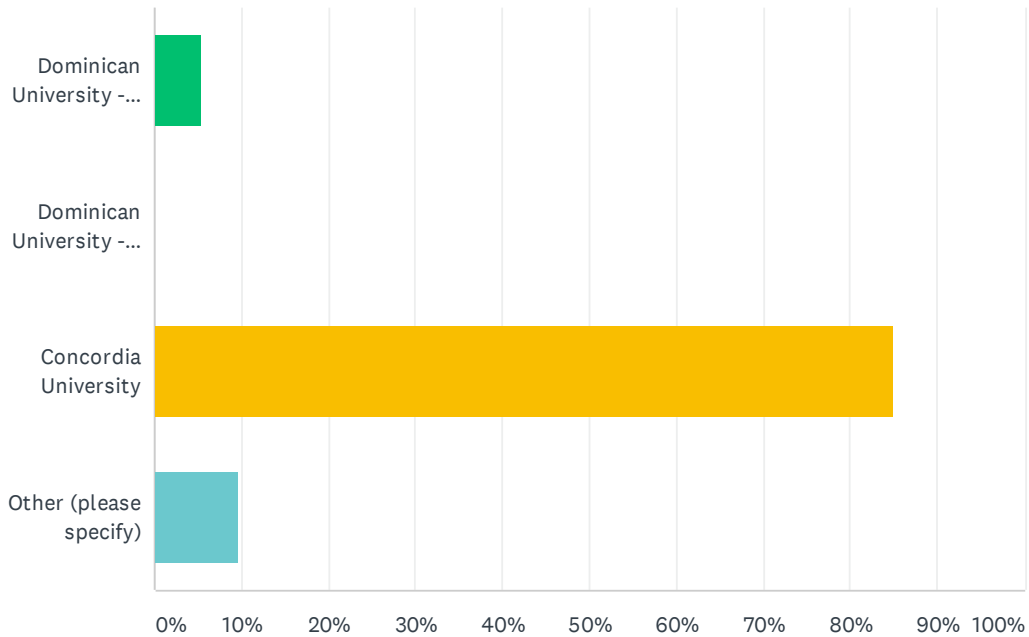
Q13 If you own an electric vehicle, which location(s) in River Forest would you like to see a charging station installed?

Answered: 25 Skipped: 323

#	RESPONSES	DATE
1	near metra station	12/30/2019 10:19 AM
2	Not applicable	12/24/2019 6:03 PM
3	We plan to buy an EV in the not too distant future and would like to see a charging station(s) installed in the commuter lot.	12/22/2019 9:16 AM
4	On my street or was within walking distance a parks	12/19/2019 6:22 AM
5	I charge at home. Do not need a charger this close to home.	12/18/2019 12:09 PM
6	N/A	12/18/2019 9:19 AM
7	Daily pay lot river Forest metra	12/17/2019 7:18 PM
8	CUC campus	12/17/2019 1:50 PM
9	River Forest Metra Station	12/16/2019 7:33 AM
10	yes	12/13/2019 1:57 PM
11	Not applicable	12/13/2019 7:34 AM
12	Not applicable	12/13/2019 1:44 AM
13	N/a	12/12/2019 10:08 PM
14	None if the install and maintenance cost will increase my taxes	12/12/2019 4:51 PM
15	Na	12/12/2019 3:58 PM
16	yes	12/12/2019 3:53 PM
17	Metra	12/12/2019 2:57 PM
18	Amywhere	12/12/2019 2:34 PM
19	N/A	12/12/2019 2:23 PM
20	River Forest Metra lot	12/12/2019 2:05 PM
21	NA	12/11/2019 7:49 PM
22	Whole Foods	12/11/2019 4:02 PM
23	commuter lots, shopping centers, parks, public library, village hall	12/9/2019 8:52 AM
24	For the future, we should.	12/8/2019 12:25 PM
25	Central under train tracks/Community Center/Hawthorne Metra spaces.	12/7/2019 4:59 AM

Q14 Which school/campus do you attend?

Answered: 73 Skipped: 275

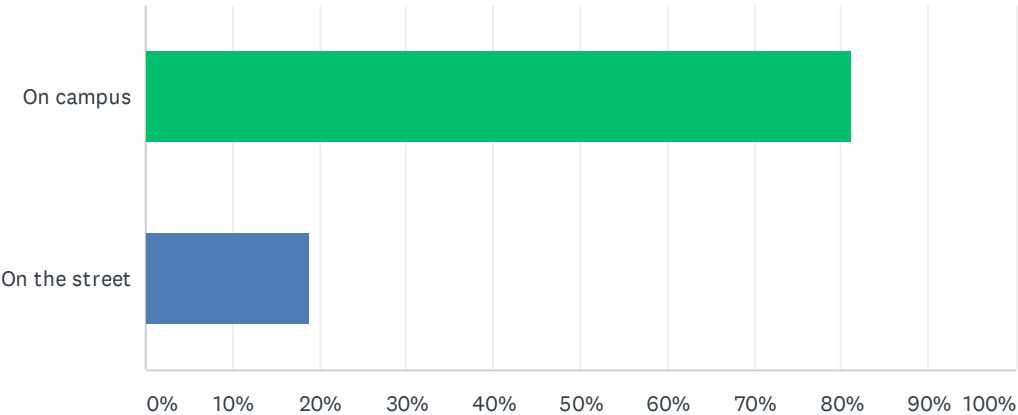


ANSWER CHOICES	RESPONSES	
Dominican University - Main Campus	5.48%	4
Dominican University - Priory Campus	0.00%	0
Concordia University	84.93%	62
Other (please specify)	9.59%	7
TOTAL		73

#	OTHER (PLEASE SPECIFY)	DATE
1	No	12/18/2019 11:24 PM
2	N/A	12/18/2019 10:22 PM
3	I'm a Dominican Alum '17 & I work at Concordia	12/18/2019 10:39 AM
4	Not in school	12/12/2019 8:25 PM
5	N/A	12/12/2019 2:24 PM
6	NA	12/11/2019 7:51 PM
7	N/a	12/11/2019 4:04 PM

Q15 If you drive to campus, where do you park?

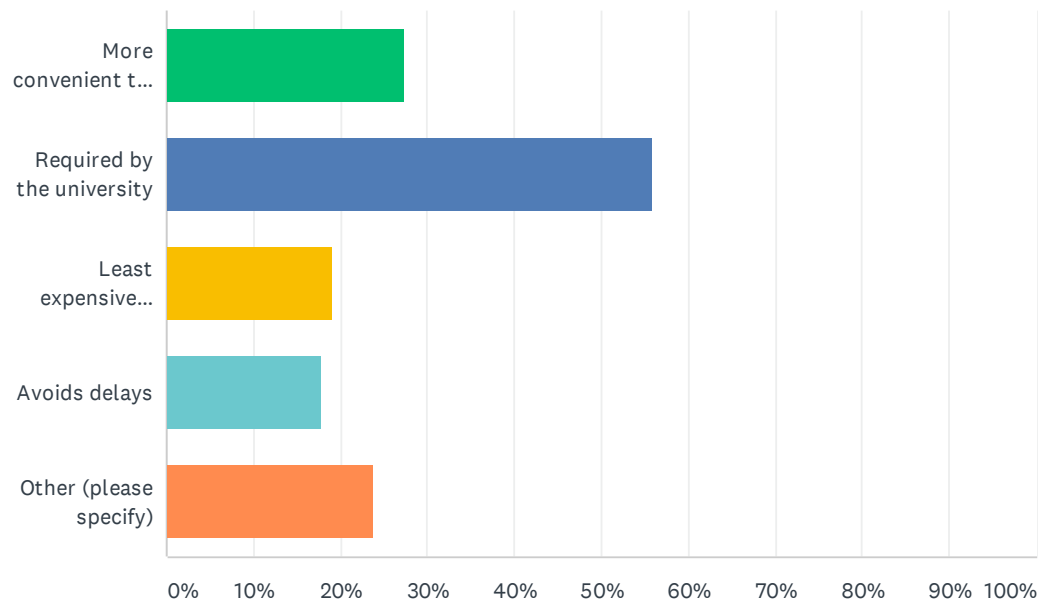
Answered: 74 Skipped: 274



ANSWER CHOICES	RESPONSES	
On campus	81.08%	60
On the street	18.92%	14
TOTAL		74

Q16 If you drive to campus, why do you choose to park where you do?
(check all that apply)

Answered: 84 Skipped: 264



ANSWER CHOICES	RESPONSES	
More convenient to my classes	27.38%	23
Required by the university	55.95%	47
Least expensive option	19.05%	16
Avoids delays	17.86%	15
Other (please specify)	23.81%	20
Total Respondents: 84		

River Forest Commuter Parking Questionnaire

#	OTHER (PLEASE SPECIFY)	DATE
1	No snow under parking garage	1/2/2020 1:09 PM
2	usually has space	12/22/2019 5:02 PM
3	Avoid parking tickets	12/21/2019 11:06 AM
4	Closest to my office	12/19/2019 3:11 PM
5	avoid tickets	12/19/2019 2:28 PM
6	Safer	12/18/2019 9:52 PM
7	It's free	12/18/2019 2:00 PM
8	It is free	12/18/2019 11:54 AM
9	The parking rates at Concordia is \$600 for the year- ridiculous	12/18/2019 10:13 AM
10	Unsure if I can park on street.	12/18/2019 9:58 AM
11	I park on campus because River Forest does not allow street parking. I am not sure why it is not allowed around the perimeters of the campus at least. There is animosity from RF residents toward the campus but I always see RF residents walking their dogs all over it.	12/18/2019 2:18 AM
12	To avoid parking tickets since I don't have a River Forest Parking Sticker	12/18/2019 12:07 AM
13	I paid for a parking pass in the garage	12/17/2019 4:01 PM
14	The University staff refuses to acknowledge the congestion problems within their parking system, it is overpriced, unfair, and it's not working to my advantage to justify the price.	12/17/2019 3:42 PM
15	I only come into campus as needed and normally park on the campus itself.	12/17/2019 3:41 PM
16	can't park on any side streets during workday	12/17/2019 2:23 PM
17	anywhere i'm allowed without tickets	12/17/2019 2:20 PM
18	I only park on the street when campus parking is filled.	12/17/2019 1:51 PM
19	River Forest has very strict parking rules for the street and the people who live in the neighborhood are very closed minded and judgemental.	12/17/2019 1:42 PM
20	Only parking structure for students	12/17/2019 1:31 PM

Q17 How many days per week do you park near the River Forest Metra Station?

Answered: 150 Skipped: 198

River Forest Commuter Parking Questionnaire

#	RESPONSES	DATE
1	5	1/7/2020 11:26 AM
2	7	1/6/2020 11:14 AM
3	0	1/2/2020 1:09 PM
4	5	12/31/2019 10:38 PM
5	2 or 3	12/30/2019 10:24 AM
6	5	12/26/2019 8:36 PM
7	Four days	12/25/2019 1:16 PM
8	4	12/24/2019 6:06 PM
9	0	12/23/2019 9:05 PM
10	5	12/22/2019 9:19 AM
11	5	12/21/2019 5:23 PM
12	4-5 in winter; fewer in summer	12/21/2019 12:27 PM
13	5	12/21/2019 11:06 AM
14	5	12/20/2019 9:34 PM
15	5	12/20/2019 7:50 AM
16	5	12/19/2019 10:48 AM
17	5	12/19/2019 10:00 AM
18	5	12/19/2019 7:37 AM
19	0	12/19/2019 6:39 AM
20	5	12/18/2019 11:24 PM
21	3-5	12/18/2019 10:34 PM
22	0	12/18/2019 10:22 PM
23	0	12/18/2019 9:52 PM
24	None	12/18/2019 9:51 PM
25	2	12/18/2019 8:41 PM
26	5	12/18/2019 8:03 PM
27	0	12/18/2019 12:00 PM
28	0	12/18/2019 10:49 AM
29	0	12/18/2019 10:39 AM
30	5	12/18/2019 10:23 AM
31	0	12/18/2019 9:56 AM
32	5	12/18/2019 9:15 AM
33	0	12/17/2019 10:38 PM
34	0	12/17/2019 7:49 PM
35	4	12/17/2019 7:19 PM
36	0	12/17/2019 6:12 PM
37	1	12/17/2019 4:40 PM

River Forest Commuter Parking Questionnaire

38	0	12/17/2019 4:38 PM
39	0	12/17/2019 3:42 PM
40	0	12/17/2019 3:16 PM
41	4	12/17/2019 2:20 PM
42	0	12/17/2019 2:12 PM
43	0	12/17/2019 1:51 PM
44	0	12/17/2019 1:42 PM
45	0	12/17/2019 1:33 PM
46	1	12/17/2019 1:32 PM
47	5	12/17/2019 1:32 PM
48	0	12/17/2019 12:18 PM
49	1	12/17/2019 8:42 AM
50	4	12/16/2019 8:55 PM
51	5	12/16/2019 1:56 PM
52	0	12/16/2019 1:54 PM
53	5	12/16/2019 8:23 AM
54	2	12/16/2019 7:57 AM
55	3	12/15/2019 9:42 PM
56	5	12/15/2019 11:17 AM
57	5	12/15/2019 11:04 AM
58	7	12/14/2019 8:33 PM
59	7 NIGHTS a week	12/14/2019 7:30 PM
60	2-4	12/14/2019 11:26 AM
61	1	12/14/2019 10:01 AM
62	5	12/14/2019 9:49 AM
63	6	12/14/2019 9:00 AM
64	5	12/14/2019 7:49 AM
65	5	12/13/2019 9:53 PM
66	5	12/13/2019 9:24 PM
67	5	12/13/2019 8:35 PM
68	5	12/13/2019 7:02 PM
69	5	12/13/2019 6:02 PM
70	5	12/13/2019 4:16 PM
71	7	12/13/2019 3:10 PM
72	5	12/13/2019 2:02 PM
73	0	12/13/2019 12:45 PM
74	5-6	12/13/2019 12:17 PM
75	3-4	12/13/2019 10:14 AM

River Forest Commuter Parking Questionnaire

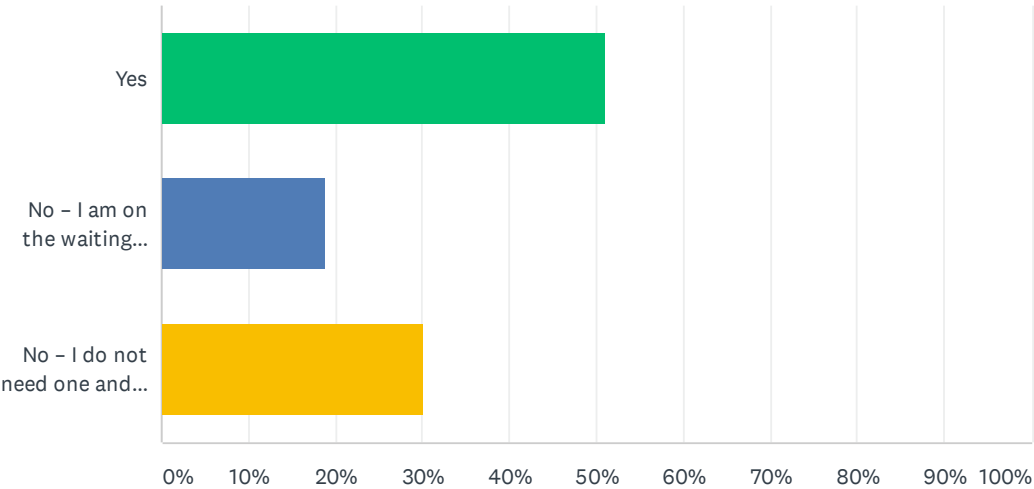
76	5	12/13/2019 9:19 AM
77	5	12/13/2019 8:37 AM
78	5	12/13/2019 8:20 AM
79	7	12/13/2019 1:51 AM
80	1	12/13/2019 12:20 AM
81	four	12/12/2019 10:11 PM
82	3	12/12/2019 10:10 PM
83	4	12/12/2019 10:06 PM
84	4-5 days	12/12/2019 9:52 PM
85	5	12/12/2019 9:48 PM
86	5	12/12/2019 8:59 PM
87	4	12/12/2019 8:47 PM
88	3-4	12/12/2019 8:25 PM
89	5	12/12/2019 8:24 PM
90	5-6	12/12/2019 8:14 PM
91	5	12/12/2019 8:07 PM
92	4	12/12/2019 6:33 PM
93	5	12/12/2019 6:31 PM
94	5	12/12/2019 5:52 PM
95	3	12/12/2019 5:25 PM
96	5	12/12/2019 5:03 PM
97	5	12/12/2019 4:58 PM
98	7	12/12/2019 4:50 PM
99	Four to five days per week.	12/12/2019 4:40 PM
100	5	12/12/2019 4:37 PM
101	1	12/12/2019 4:28 PM
102	4-5	12/12/2019 4:25 PM
103	5	12/12/2019 4:01 PM
104	7	12/12/2019 3:42 PM
105	5	12/12/2019 3:28 PM
106	4-5	12/12/2019 3:19 PM
107	5	12/12/2019 3:07 PM
108	5	12/12/2019 3:02 PM
109	7	12/12/2019 2:47 PM
110	5	12/12/2019 2:36 PM
111	5	12/12/2019 2:35 PM
112	5	12/12/2019 2:32 PM
113	5	12/12/2019 2:29 PM

River Forest Commuter Parking Questionnaire

114	5	12/12/2019 2:26 PM
115	5	12/12/2019 2:24 PM
116	5	12/12/2019 2:21 PM
117	5	12/12/2019 2:20 PM
118	5	12/12/2019 2:11 PM
119	5	12/12/2019 2:10 PM
120	5	12/12/2019 2:10 PM
121	3	12/12/2019 2:09 PM
122	4	12/12/2019 2:06 PM
123	5	12/12/2019 2:05 PM
124	5	12/12/2019 2:00 PM
125	7	12/12/2019 2:00 PM
126	4	12/12/2019 1:57 PM
127	3	12/12/2019 1:56 PM
128	4	12/12/2019 1:55 PM
129	5	12/12/2019 1:53 PM
130	0	12/11/2019 11:10 PM
131	5	12/11/2019 10:41 PM
132	0	12/11/2019 7:23 PM
133	5	12/11/2019 6:43 PM
134	1	12/11/2019 6:02 PM
135	3	12/11/2019 5:08 PM
136	0	12/11/2019 4:41 PM
137	5	12/11/2019 4:30 PM
138	2	12/11/2019 4:11 PM
139	0	12/11/2019 4:04 PM
140	5	12/9/2019 8:01 PM
141	3-5	12/9/2019 12:46 PM
142	5	12/9/2019 9:24 AM
143	5	12/9/2019 9:00 AM
144	5	12/8/2019 12:31 PM
145	5	12/6/2019 6:19 PM
146	0	12/6/2019 5:58 PM
147	5	12/6/2019 4:52 PM
148	2	12/6/2019 4:33 PM
149	0	12/6/2019 4:16 PM
150	5	12/6/2019 4:10 PM

Q18 Do you currently have a monthly parking permit?

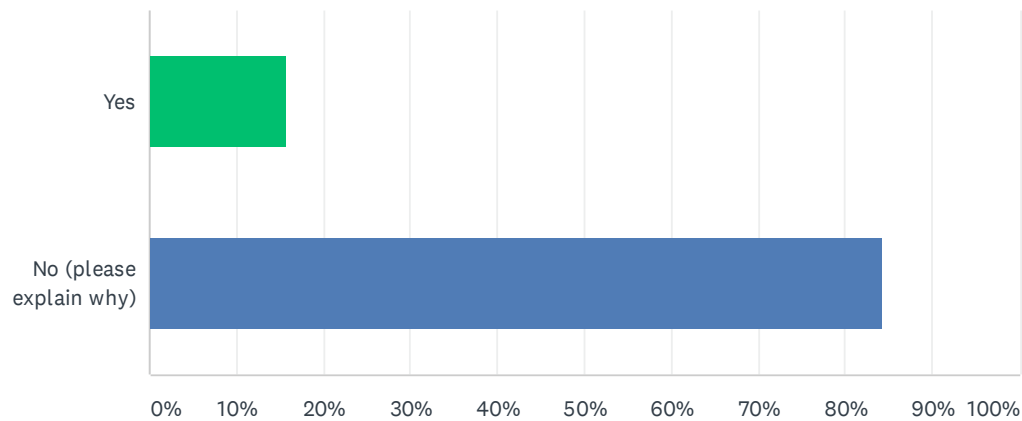
Answered: 149 Skipped: 199



ANSWER CHOICES	RESPONSES	
Yes	51.01%	76
No – I am on the waiting list	18.79%	28
No – I do not need one and would continue to use the \$5/day option	30.20%	45
TOTAL		149

Q19 If you currently have a monthly permit, would you be willing to pay \$100/month for a “premium permit” which would guarantee a space adjacent to the Metra Station?

Answered: 115 Skipped: 233



ANSWER CHOICES	RESPONSES	
Yes	15.65%	18
No (please explain why)	84.35%	97
TOTAL		115

River Forest Commuter Parking Questionnaire

#	NO (PLEASE EXPLAIN WHY)	DATE
1	I only need it for overnight parking. I have a condo that comes with one parking space. It is very frustrating that there is no where else to park although I am grateful for the overnight parking pass at the METRA station. In bad weather or when I don't feel good however, it is still a bit of a walk.	1/7/2020 11:26 AM
2	I already pay 110 for my spot	1/6/2020 11:14 AM
3	Too expensive!!!	12/31/2019 10:38 PM
4	Too expensive	12/25/2019 3:07 PM
5	I'm paying high local real estate taxes to live in RF and \$50 is plenty to pay for parking	12/25/2019 1:16 PM
6	Too expensive.	12/24/2019 6:06 PM
7	tooooo expensive. don't be so expensive and greedy.	12/23/2019 9:05 PM
8	No preference either way.	12/21/2019 5:23 PM
9	Too expensive I only work part time	12/21/2019 11:06 AM
10	I believe as a resident of river forest a premium permit is unwarranted. I am happy with current situation	12/19/2019 10:48 AM
11	Too expensive	12/18/2019 11:24 PM
12	Too expensive and inflexible.	12/18/2019 10:34 PM
13	Too much cost	12/18/2019 9:52 PM
14	It's not that far of a walk	12/18/2019 8:41 PM
15	Doubling the price?	12/18/2019 8:03 PM
16	That's too much!	12/18/2019 10:39 AM
17	Is this a joke? My existing fee would no longer guarantee a spot, or at best one 2 blocks away?	12/18/2019 9:15 AM
18	can't afford it	12/17/2019 2:20 PM
19	Too expensive no college student can afford that.	12/17/2019 2:20 PM
20	I do not park long enough on the street to warrant a "premium permit".	12/17/2019 1:51 PM
21	NA	12/17/2019 1:42 PM
22	Too expensive	12/17/2019 1:32 PM
23	I don't mind permit parking and walking a few feet.	12/17/2019 8:42 AM
24	I don't currently have a monthly permit. I'm on the waiting list	12/16/2019 8:55 PM
25	I don't have a problem finding parking	12/16/2019 1:56 PM
26	We have found walking from our house is easier than driving	12/16/2019 1:54 PM
27	too much to park 2 days / week	12/16/2019 7:57 AM
28	\$100 is way too much. I waited for almost two years to go on the monthly list to be able to park. This doesn't seem right at all.	12/15/2019 11:17 AM
29	I park over night and am out by 5:30 am. \$60 a month is outrages. It was \$20 when I started.	12/14/2019 7:30 PM
30	Too expensive	12/14/2019 11:26 AM
31	You're now charging double for something that ppl have always had	12/14/2019 9:49 AM
32	Way to high. That is ridiculous. Our taxes are way too high as it is	12/14/2019 9:00 AM
33	Too expensive	12/14/2019 7:49 AM
34	That's too much -- it's gouging.	12/13/2019 9:53 PM

River Forest Commuter Parking Questionnaire

35	Don't need to	12/13/2019 8:35 PM
36	Are you kidding? A premium permit for who....the 1%-ers of River Forest? Kicking out all who waited their turn on the waiting list to get into that lot. You should rethink this - Very bad optics.	12/13/2019 7:02 PM
37	I see no reason to double the cost.	12/13/2019 6:02 PM
38	I have no problem finding a place in the lot west of Thatcher.	12/13/2019 4:16 PM
39	I already find \$50 expensive in addition to the yearly sticker	12/13/2019 2:02 PM
40	Please limit those Metra lots to RF residents. There is more than sufficient spaces for residents, and allow street parking for daily payers, who are 99.9% not RF residents.	12/13/2019 12:17 PM
41	No matter which train I take, there is always parking available. Paying double to guarantee a spot doesn't make any sense.	12/13/2019 10:14 AM
42	To expensive	12/13/2019 9:19 AM
43	That's an insane amount of money for parking. Plus, it creates two classes of people who park. Not the way I think of our Village!	12/13/2019 8:20 AM
44	I pay \$110 dollars a month for 24 hour parking in the east thatcher parking lot already	12/13/2019 1:51 AM
45	That would be a segregation for those who can and those who can't afford it . We all need to get to work.	12/13/2019 12:20 AM
46	I think that is absolutely outrageous. So you are basically servicing the wealthy? I really, really needed this option when my daughter was in grade school as the spacing of the trains meant in order to get to my job downtown I had about 10 minutes to drop her off in the window allowed at Lincoln and get to the station and park to get the train that would get me downtown by 9:00 (God forbid we were running late). I don't have to take her every day now and would give up my spot for another parent who needed it. But to give it up because someone can pay more for it sounds awful. What are these funds going to be used for?	12/12/2019 10:11 PM
47	Too \$\$	12/12/2019 10:10 PM
48	I don't feel \$100/myth is worth it.	12/12/2019 10:06 PM
49	That is too expensive. I would pay \$50	12/12/2019 9:52 PM
50	My husband and I leave early and come home relatively late, so we rarely have problems finding parking adjacent to the station.	12/12/2019 9:48 PM
51	It is too expensive and all of the neighboring villages charge less than \$50. Thus, the village should compete with these rates.	12/12/2019 8:59 PM
52	I have that now for \$50, so no.	12/12/2019 8:47 PM
53	I use the parking only 4 days a week	12/12/2019 8:25 PM
54	I'm sure you'll somehow find enough people to say yes to this idea. And the people who refuse to pay that much (or cannot afford it) and stick with the \$50 permit will be shunted over to the lot on the other side of the street that no one likes parking in. Hey Rich Friends, look across the street where all the suckers have to park now. Nice idea RF.	12/12/2019 8:14 PM
55	Too expensive. That is nearly the same as the monthly train ticket.	12/12/2019 8:07 PM
56	Only night parking for me	12/12/2019 7:52 PM
57	It's too much already	12/12/2019 6:33 PM
58	That is completely outrageous. I cannot even believe you would consider this. And then while you're at it why not raise it to \$200 next year, and then \$400 the year after that. Are you raising all other village fees in the same manner? OUTRAGEOUS	12/12/2019 5:52 PM
59	You have to be kidding us. This is just another reason to take advantage of village resident. Enough is enough	12/12/2019 4:58 PM
60	For \$110 you can get a 24 hour permit and there is adequate parking available	12/12/2019 4:50 PM
61	Too much money.	12/12/2019 4:40 PM

River Forest Commuter Parking Questionnaire

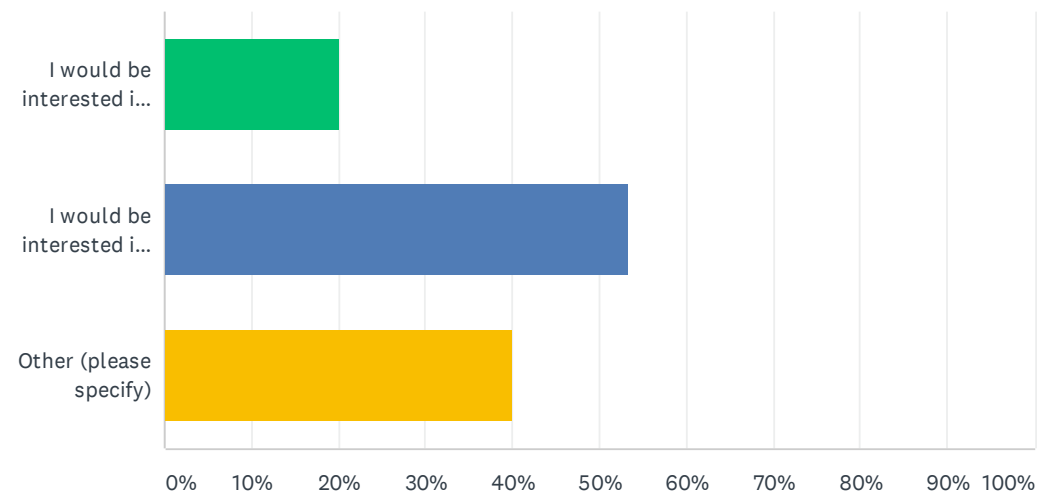
62	The \$50/month is already getting expensive.	12/12/2019 4:37 PM
63	This doesn't fix the problem and only increases what the village is collecting.	12/12/2019 4:25 PM
64	Maybe - but that is really steep. I don't see the justification.	12/12/2019 4:01 PM
65	Maybe but the price is too high already.	12/12/2019 3:28 PM
66	Because I have that now; I don't want to double my commuting expense to continue to have the same privileges.	12/12/2019 3:19 PM
67	that's outrageous!	12/12/2019 3:02 PM
68	I have a 24/7 pass and this is what I currently pay. Premium permits will displace us.	12/12/2019 2:47 PM
69	It should be first come first serve. I'm against a tiered system where the wealthy get to reserve the good spaces. If I'm paying \$50 a month, I should not be prohibited from spots near the station.	12/12/2019 2:36 PM
70	I take an early train so usually have no issues with finding a spot	12/12/2019 2:32 PM
71	That price is ridiculous	12/12/2019 2:26 PM
72	That's twice the price I pay now. I would pay the \$50 and choose to walk further.	12/12/2019 2:20 PM
73	Keep the program as is!	12/12/2019 2:11 PM
74	because i can walk across the street. If I have to walk farther than that, I will walk from home and pay nothing.	12/12/2019 2:10 PM
75	I think the current system works well and the \$50 fee feels fair. I do not think there should be an unlimited amount of monthly parking passes, as it feels like there are just enough spots as it is today.	12/12/2019 2:09 PM
76	Never an issue getting a spot	12/12/2019 2:06 PM
77	A 50% increase is outrageous and unfair	12/12/2019 2:05 PM
78	Too expensive - keep lot \$50. First come first serve	12/12/2019 2:00 PM
79	Only use the parking lot for overnight parking	12/12/2019 2:00 PM
80	That is also exorbitant, and I think the current fee is fine.	12/12/2019 1:57 PM
81	because that is crazy expensive - please don't do this - I have had my permit/spot for many years and rely on having a parking spot.	12/12/2019 1:55 PM
82	Why? I've been paying for parking and commuting for 20+ years and would not want to be displace or forced farther away because somebody paid more.	12/12/2019 1:53 PM
83	50 is appropriate	12/11/2019 11:10 PM
84	It is already a high price, you cannot raise it higher, that is ridiculous	12/11/2019 10:41 PM
85	Absolutely not. Too expensive. I support a first come first serve idea across all available areas with preference to residents. The premier lot is a dumb idea. It's a pure revenue grab and doesn't do anything to help with a "fixed" volume of spaces.	12/11/2019 6:43 PM
86	Low value add vs parking west of thatcher	12/11/2019 6:02 PM
87	Too expensive	12/11/2019 5:08 PM
88	N/A	12/11/2019 5:01 PM
89	I walk to train, why do you not list that as an option	12/11/2019 4:11 PM
90	That's 2x the amount I currently pay and considering it was \$30 a month when I first started parking, that fee has already almost doubled. Plus, the fact that I would pay anything and not be guaranteed a spot seems like it's just a revenue generator for the Village and not an actual benefit to residents.	12/9/2019 8:01 PM
91	I can walk across the street.	12/9/2019 12:46 PM
92	Not worth an extra \$600/yr just to avoid crossing Keystone or Thatcher	12/9/2019 9:00 AM

River Forest Commuter Parking Questionnaire

93	Not worth the extra money to me	12/8/2019 12:31 PM
94	Should be free for RF residents	12/6/2019 6:19 PM
95	Premium parking is for seniors and handicapped and they should not be charged more.	12/6/2019 4:52 PM
96	No. I already pay enough to the Village.	12/6/2019 4:33 PM
97	Not worth it	12/6/2019 4:10 PM

Q20 If you are currently on the monthly permit waiting list:

Answered: 45 Skipped: 303



ANSWER CHOICES	RESPONSES	
I would be interested in the “premium permit” which would guarantee a space adjacent to the Metra Station	20.00%	9
I would be interested in the \$50/month permit	53.33%	24
Other (please specify)	40.00%	18
Total Respondents: 45		

River Forest Commuter Parking Questionnaire

#	OTHER (PLEASE SPECIFY)	DATE
1	I would be interested in a monthly non-resident option.	12/24/2019 6:06 PM
2	I use daily parking.	12/21/2019 5:23 PM
3	N/a	12/21/2019 11:06 AM
4	I will not spend more money	12/18/2019 9:52 PM
5	N/A	12/18/2019 10:39 AM
6	If the Village is this desperate for funding, its time to leave	12/18/2019 9:15 AM
7	N/A	12/14/2019 7:30 PM
8	n/a	12/13/2019 9:53 PM
9	Here's an idea: Keep everything as is. Or better yet: make apartment dwellers in building just north of the East Thatcher Lot park in West Lot, and give back those spots in East lot to tax-paying train commuters. Reinstate ban on overnight parking in a East lot - at least during winter months, so the lot can be completely plowed after it snows - and tax-paying train commuters will then stop getting stuck in unplowed snow and ice.	12/13/2019 7:02 PM
10	I have a guaranteed 24 hour parking spot in the east thatcher parking lot for \$110 per month	12/13/2019 1:51 AM
11	Same as above	12/13/2019 12:20 AM
12	Everyone who currently has a monthly permit was once on that waiting list, for a lengthy time. Everything was fine with this system until the Village took away all those parking spots from train commuters in the East Lot and gave them to the apartment renters. It'll be interesting to see who "wins" this issue: current permit holders who want to stay with the status quo or angry people on the waiting list & angry people who don't get to the East Lot until later in the morning when all spots are taken..	12/12/2019 8:14 PM
13	I was on the waiting list for 4 years before I got to park in the east Thatcher lot. I cannot believe you are considering letting people who have more expendable income take over the east Thatcher lot than those who waited fair and square. I will gladly start parking in one of Oak Park's garages and pay even more than this ripoff \$100/month fee than go along with this scheme. How greedy is our village getting? When did wealthier people become more important than those not as wealthy? Silly me, the answer clearly is they are always more important.	12/12/2019 5:52 PM
14	DO NOT MAKE THIS CHANGE	12/12/2019 4:58 PM
15	I do not live in River Forest or need to park there anymore. The 24 hour parking pass was needed so I could have a car in my unit at 419 Thatcher Ave thanks to the lack of information I had prior to signing my lease with Oak Park Apartments.	12/12/2019 4:50 PM
16	Do not need it.	12/11/2019 4:30 PM
17	I have been waiting.....	12/8/2019 12:31 PM
18	Should be free for RF residents, but if I must pay, \$50 is the most	12/6/2019 6:19 PM

Q21 Approximately how many weeks have you been on the waiting list?
(Please write N/A if not on the waiting list.)

Answered: 54 Skipped: 294

River Forest Commuter Parking Questionnaire

#	RESPONSES	DATE
1	N/A	12/31/2019 10:38 PM
2	over 1 year	12/31/2019 10:04 AM
3	A long time.	12/21/2019 5:23 PM
4	1	12/20/2019 9:34 PM
5	0	12/18/2019 10:39 AM
6	months	12/18/2019 10:23 AM
7	N/A	12/18/2019 9:15 AM
8	N/a	12/17/2019 7:49 PM
9	52	12/16/2019 8:55 PM
10	1 year	12/16/2019 1:54 PM
11	N/A	12/16/2019 8:23 AM
12	15 weeks	12/15/2019 9:42 PM
13	N/A	12/14/2019 7:30 PM
14	52	12/14/2019 10:01 AM
15	1+ years	12/14/2019 9:49 AM
16	n/a	12/13/2019 9:53 PM
17	N/A	12/13/2019 7:02 PM
18	N/A	12/13/2019 9:19 AM
19	30	12/13/2019 8:37 AM
20	N/A	12/13/2019 1:51 AM
21	52	12/13/2019 12:20 AM
22	N/A	12/12/2019 9:52 PM
23	Ns	12/12/2019 8:25 PM
24	n/a	12/12/2019 8:14 PM
25	N/A	12/12/2019 8:07 PM
26	N/A	12/12/2019 5:52 PM
27	20	12/12/2019 5:25 PM
28	50	12/12/2019 5:03 PM
29	When I was on the waiting list to go from 24 hours at Park (the Village Hall lot) to the Thatcher lot, I waited approximately 12 months.	12/12/2019 4:50 PM
30	56	12/12/2019 4:28 PM
31	NA	12/12/2019 4:25 PM
32	N/A	12/12/2019 4:01 PM
33	N/A	12/12/2019 3:19 PM
34	48	12/12/2019 3:07 PM
35	At least one year	12/12/2019 3:03 PM
36	NA	12/12/2019 3:02 PM
37	N/a	12/12/2019 2:47 PM

River Forest Commuter Parking Questionnaire

38	12	12/12/2019 2:35 PM
39	44 weeks, 6 days	12/12/2019 2:21 PM
40	N/A	12/12/2019 2:09 PM
41	N/A	12/12/2019 2:06 PM
42	N/a	12/12/2019 2:00 PM
43	I WAS on the waiting list for 17 months before I got my permit	12/12/2019 1:57 PM
44	cannot even remember it's been so long	12/12/2019 1:56 PM
45	N/a	12/11/2019 11:10 PM
46	N/a	12/11/2019 6:02 PM
47	104	12/11/2019 5:08 PM
48	N/A	12/11/2019 4:11 PM
49	N/a	12/11/2019 4:04 PM
50	N/A	12/9/2019 8:01 PM
51	30 plus	12/9/2019 12:46 PM
52	Over 1 yr.	12/9/2019 9:24 AM
53	n/A	12/9/2019 9:00 AM
54	35	12/6/2019 6:19 PM

Q22 Please feel free to provide any additional comments and/or feedback below regarding commuter parking within the Village.

Answered: 110 Skipped: 238

River Forest Commuter Parking Questionnaire

#	RESPONSES	DATE
1	I've been paying taxes to the village for nearly 30 years. I find the increase in parking fees unconscionable! Most other Metra parking isn't this expensive and those with RF permits pay less, show up later (if at all) while those of us get ticketed if we fail to pay the daily fee or get ticketed for some other minor infraction. This represents a village more interested in generating fees from its citizens than providing good service. At least this survey is a halfway decent start	12/31/2019 10:38 PM
2	it was great when daily parking was \$2.50...\$5 is a bit much...any more will make me re-think parking there. Seems like the priority should be to provide RF residents (taxpayers) cheap and convenient parking..I would oppose any effort to further monetize this service	12/30/2019 10:24 AM
3	I get to school at around 9 am daily, and leave around 5 pm. At those times, the parking doesn't seem to be an issue, however it does get congested at around 3:15 pm when the school kids are released from the school adjacent to Concordia.	12/25/2019 8:34 PM
4	F[REDACTED] River Forest	12/25/2019 3:07 PM
5	Metra parking is very convenient. I live in Oak Park but prefer the convenience of parking in River Forest. I would be interested in a non-resident monthly permit.	12/24/2019 6:06 PM
6	too many cars, have more people walk or use bikes	12/23/2019 9:05 PM
7	space is very limited for the universities in the area and restrictions apply all day	12/22/2019 5:02 PM
8	Again, the decision of the village to double the daily parking fee was garbage. Not only that, but no upgrades were made to the station anyway. Rather than just slapping a ticket on the windshield, how about finding a way to send a reminder notice via text to a daily parker (within a reasonable amount of time) that may have been in a hurry to catch the train and forgot to pay. Or perhaps issue a warning to first offenders as most people that park there do pay their fee on a daily basis. Have a chat with Metra about not picking up patrons on the center island platform for inbound morning trains so said patrons don't have to play a guessing game and have to sprint back underground to the other side. Cut down or trim some of the trees that are on the north side of Hawthorne Ave so birds don't sit in them and poop on the cars all day. Perhaps add a sidewalk on the north end of Hawthorne as cars get pretty close to those walking to and from the train. Build stairs or a platform that will enable commuters to walk across the tracks without having to go back all the way under the viaduct.	12/21/2019 5:23 PM
9	If you take more spaced away from the daily parking that's completely unfair	12/20/2019 7:50 AM
10	It is frustrating that employees/students are ticketed that have to park on Thomas street. Generally the lots are full as well as parking on Division. It becomes taxing to remember if you have been parked on the street for 2 hours and have to run to your car before you are ticketed. It would be nice to have street parking without time limits for employees with Concordia parking stickers.	12/19/2019 3:11 PM
11	I believe at 50 per month the commuter parking lot at 400 thatcher should stay for residents only..... it should be a resident benefit.... 100 per month for a resident as a premium benefit is approaching userous	12/19/2019 10:48 AM
12	If I arrive late to campus or leave the campus, I can't find a place to park since there is such a restriction on the streets.	12/19/2019 8:58 AM
13	I park in River Forest daily to commute to work. I have had issues with the passport app working properly. It's very frustrating because you call them and they can't help you. They say call the village. You call the village and they say they can't help you call Passport. It would be helpful if Passport makes sure their app works properly and if there is someone at the Village with a direct contact to Passport that can help resolve issues. I would also be nice if River Forest offered a monthly option to non-residents. Even if the non-resident has to park in the daily spot. It's really frustrating if you forget to pay 1 day and get hit with a \$30 ticket. I mean I park here EVERYDAY. If I could just have a monthly permit that I had to display it would be helpful.	12/19/2019 7:37 AM
14	Currently there is no signage indicating there is an overnight street parking ban. New residents only find out when they are first ticketed	12/19/2019 6:24 AM
15	Keep current programs. Just relocate overnight parking somewhere else	12/18/2019 11:24 PM

River Forest Commuter Parking Questionnaire

16	While Concordia has parking, students who attend night classes do not want to have to walk through the dark campus after 8pm and 10pm because it is not safe. When the lots run out of space, or they restrict parking in some lots, students like parking on the side streets near the Christopher Center. When they use the library, they want to park on the side street to the east of the campus. It is a safety issue, not that they want to park all over the Village.	12/18/2019 9:52 PM
17	The restriction for us not to be able to park on Bonne Brae is a huge inconvenience and unsafe during night class to walk such a distance. The 2 hour parking limit was great and allowed easy access to school grounds.	12/18/2019 9:51 PM
18	Doubling the price will be a mistake and will lead to a campaign to vote out all current River Forest elected officials. Let them eat cake.	12/18/2019 8:03 PM
19	It need to be a lot for Concordia Students not just Dominican. I feel the lot should be free just firat come firat served.	12/18/2019 2:00 PM
20	Block 300 Ashland has day parking due to two private businesses. Both are great businesses to have locally but day parking on both sides of the street makes driving difficult. Could parking during 9-5 be restricted to one side of the street?	12/18/2019 12:12 PM
21	The new parking restrictions on the 500 block of Keystone make it difficult for people with household help. I now have to dress my baby in her winter outerwear every morning so I can pull out of the driveway to let our nanny pull in. It would have been nice if residents had been notified. But I'm glad there's a survey now to find out if commuters are actually causing a problem parking on residential streets (prior to the signage only person who ever parked in front of my house was the nanny, street parking was usually wide open)	12/18/2019 11:54 AM
22	I feel like there should be more street parking available to students	12/18/2019 11:22 AM
23	Shameful money grab, as a long time resident, I am embarrassed on your behalf.	12/18/2019 9:15 AM
24	RF residents do not like non-resident cars parked around the perimeters of the campus. Comments expressed have been that the campus is a tax-free entity that doesn't bring in any money to the village. This is an ignorant statement. All of the students and faculty visit RF restaurants, RF gas stations, RF department stores, etc. and pay RF taxes. It's also frustrating to get a rude note on one's car by a homeowner saying you are parked too close to their driveway or are unwelcome on their street, but then see that same homeowner walking their dogs on the campus. Nice.	12/18/2019 2:18 AM
25	The commuter parking should have more available parking spots like the residents on campus. For the past 2 years i have been parking in the same lot the one next to Grace Luther and when it's cold or bad weather conditions sometimes it's not clean or hard to stay warm walking to my classes.	12/17/2019 10:27 PM
26	Confusing survey. Did you want to know about non-student, non-metra commuters? I might have missed something but I think I was not an intended subject of the survey. I am a professor at a university.	12/17/2019 10:04 PM
27	Unfair to students who pay a fee for parking to have limited space to park. The reason being, that there is free visitor parking when events are held. If students have to pay there should be free parking elsewhere.	12/17/2019 7:10 PM
28	All I desire from this survey is for the town of River Forest to work with CUC to make it so that days were CUC anticipates a higher traffic flow of non-student commuters to park freely in the garage (i. e. for events with many parents come to campus), students are thus exempt from ticket fines due to parking in the street areas were it is only two hour parking or residential only.	12/17/2019 3:42 PM
29	I can very much appreciate the difficulty that the Village finds itself in as it tries to balance convenience and availability when it comes to allowing parking around campuses and school venues. What I have a hard time understanding is the disparity in the way it is handled. Some locations around schools and school facilities within the Village are unrestricted and it is impossible to drive through when there is an event. Yet around another venue there are restrictions placed all around and there is no parking allowed at all. There just appears to be too many differences and not enough consistency.	12/17/2019 3:41 PM
30	There is insufficient parking made available to faculty and staff at Concordia University Chicago and extremely limited options available by River Forest.	12/17/2019 3:16 PM
31	Parking closer to campus is a necessity. We carry heavy bags and walk in all types of weather	12/17/2019 3:12 PM

River Forest Commuter Parking Questionnaire

conditions. Bring able to park on the street for a a few hours makes a tremendous difference, especially since there are many streets to choose from (if more parking was aloud).

32	I work at the university and no being able to park on the street is not acceptable.	12/17/2019 2:23 PM
33	You're parking regulations are bogus and are not friendly to those that visit your community	12/17/2019 1:51 PM
34	Please keep Division Street free for parking- Broke college student	12/17/2019 1:49 PM
35	The time limits around the Concordia campus are not helpful for those using the campus.	12/17/2019 1:47 PM
36	Consider increasing 3 hr parking meters around campus on village streets	12/17/2019 1:45 PM
37	The parking restrictions that surround the Concordia University campus are unreasonable. Residents are not using the public streets to park throughout business hours (like 8:00 am to 10 pm.) and however, they do not like having Concordia employees parking in their neighborhood. It seems rather selfish and inconsiderate, given that it is a public street that residents do not utilize. It does nothing for neighborly relations.	12/17/2019 1:42 PM
38	The streets around Concordia are mostly resident parking so on days where the lots fill up its can be nearly impossible to find parking that is longer than 2 hours.	12/17/2019 1:36 PM
39	If there were more parking around the university that we could use that would be really useful. We barely have enough parking on campus and community parking would help our student body a lot.	12/17/2019 1:33 PM
40	We pay for parking at the garage, however we let other people park for free. I don't think that is fair. If other people can park for free why can't we ?	12/17/2019 1:32 PM
41	Let CUC build the parking garage higher	12/17/2019 1:32 PM
42	I have parked at the commuter lot since 1991. The number of available spots now is ideal. I can always find a spot. Please don't do anything to screw up that balance.	12/17/2019 8:42 AM
43	Definitely expand the monthly permit option for residents	12/16/2019 8:55 PM
44	There are many commuters (most not from River Forest) that park on our street and walk to the train. This limits city services (street and snow cleaning) as well as parking for guests. It's also dangerous bc there are so many kids walking near Roosevelt and the cars park very close to the stop signs. Someone is going to get hurt.	12/16/2019 1:54 PM
45	I work at night and street park during allowed hours in front of the home of my friend, where I stay when in town.	12/16/2019 1:14 PM
46	Please consider changing the start time to 5:30 am because the first train at the River Forest station is at 5:47 am. Thank you.	12/16/2019 8:23 AM
47	Need more parking	12/15/2019 9:42 PM
48	I don't understand why RF would Be making this change. \$100 is a lot to commuters, but the incremental revenue to RF is negligible. Property Taxes are already so high, why would you do this to the commuters who are residents in RF. Charge a premium to all of those out of town commuters who come to RF and fill up the parking.	12/15/2019 11:17 AM
49	Please be mindful of the resident density to the west of the station south of Lake. The area is dense and parking is already difficult, with fewer off street spaces in garages, lots and alley than there are cars. This has been a concern voiced to me as a neighborhood representative for over a year. Please feel free to contact me if necessary for further information or to connect with Lake and Edgewood townhome neighbors. Megan Keskitalo megankeskitalo@gmail.com.	12/14/2019 8:33 PM
50	On my Block there are several cars that every night park overnight on the street and are not ticketed. There are three or four of us that pay for overnight parking. The price is much to high	12/14/2019 7:30 PM
51	I am concerned that daily parkers that are not RF residents would fill the parking spaces and not leave spaces for residents Also how do you assure the monthly parkers will have a parking space?	12/14/2019 11:26 AM
52	It is very unclear whether I would get a ticket on the weekends for using the commuter parking, if I was going into the city for a few hours. This should be more clearly called out on the signage in lots and street parking on Hawthorne. It is also unclear how late my car can be in the daily use spots, or if there is a time after which you can park for free. The ordinance (9-3-23) says 2	12/14/2019 10:01 AM

River Forest Commuter Parking Questionnaire

PM, Passport parking tells me my reservation is until 2 AM, and I think I've seen 6 PM somewhere as well. Very confusing.

53	I need to have the flexibility to meet people after work, on days of the week I can't predict, at the shops on Lake and Harlem and sometimes elsewhere on the eastern side of the village. My options other than paying more than I can afford to park in Oak Park each day are nonexistent. I park on a variety of streets, never in front of the same houses, quite some distance away.	12/14/2019 1:34 AM
54	The object should be to make parking smooth and easy for RF residents, and accessible to others too.	12/13/2019 9:53 PM
55	It is unclear why the commuter parking spaces increased from \$2.50/day to \$5.00/day.	12/13/2019 9:24 PM
56	I believe by non-differentiating the monthly parking (\$50/month) from the daily parking (\$5) spots - will force commuters to leave earlier than normal to catch the train since we might not find a parking space and have to drive around the block. Particularly I don't like this option.	12/13/2019 2:02 PM
57	My employees have received tickets on the 400 block of Ashland for parking there when it was snowing. There aren't signs explaining you cannot park there when it snows (and frankly it's confusing as to what standards of snow, sometimes we have snow for weeks) and there is nowhere else they can park... this needs to be addressed.	12/13/2019 1:54 PM
58	Need bigger lots	12/13/2019 12:45 PM
59	I was an original permit holder. A communication error left me off the permit list onto a waiting list. I waited almost 3 years until the west metra lot was made a permit lot. That lot often has at least 10 spots that are not filled. Why is there still a waiting list? There should not be a waiting list for any resident. For the \$50 permit fee they should be allowed to park in ANY river forest operated parking area - Metra lots, Hawthorne, or Central. please consider giving equal treatment and priority to our residents. Thus, consider raising the non-resident daily parking rate to \$5-7/day. All residents to pay property taxes should be allowed equal access to the monthly permits and be allowed to park first come first served in any numbered or permitted spot. Thank you.	12/13/2019 12:17 PM
60	There are always spots available in the west Thatcher lot. I'm not sure why people feel there aren't enough spots available.	12/13/2019 10:14 AM
61	Aside from # of spaces, there should absolutely be a sidewalk with better lighting along the Hawthorn daily parallel spots. Very unsafe, particularly at dusk.	12/13/2019 8:37 AM
62	Some of these questions were difficult to answer without any knowledge of the details related to supply and demand. The Village needs to make responsible fiscal decisions related to the fees.	12/13/2019 8:20 AM
63	None at this time	12/13/2019 1:51 AM
64	I think whoever came up with the idea of all spaces being open on first come first serve basis probably doesn't take the train or is an early commuter. Please consider the parents who have a small window to drop their kids off at the beginning of the window allowed at Lincoln or Roosevelt and get to the train by 8:16 to get downtown for a job. Hunting for a spot literally wouldn't work. The next train doesn't come until 9:06 so these minutes really matter. Can you take over the lot at RIC? Overall though, I think all spots being open is better than selling them to people who can pay more. The best option would be to open up more parking.	12/12/2019 10:11 PM
65	We would not support doubling the cost of parking adjacent to the tracks so that those with the means to pay could gain preferential treatment. This would make the morning commute feel a little like boarding lines at the airport. Those without status would trudge through rain and snow while others hopped into or out of their cars. If you want to raise revenue, just increase the monthly price for all.	12/12/2019 9:48 PM
66	The parking fees for non-residents should be increase, while resident fees should remain the same.	12/12/2019 8:59 PM
67	People park haphazardly in the monthly spaces on Hawthorne, way to much space between cars, etc. Always room for 4 more cars than are actually there.	12/12/2019 8:47 PM
68	When the Village doubled parking rates, they did so without community input.	12/12/2019 8:25 PM
69	Why would you let a one-day parker take a spot in the best lot and then force the monthly permit holder who could've (and should've) taken that spot, park in a less desirable location.	12/12/2019 8:14 PM

River Forest Commuter Parking Questionnaire

What consultants came up with these ideas? Hopefully the \$100 premium permit fees will generate enough revenue to pay the consultant fees.

70	If parking is an issue, the village could consider a commuter bus route through town to bring people to the train station each morning and each evening. Perhaps it could be a service combined with Dominican or Concordia.	12/12/2019 8:07 PM
71	I feel like night parking should not be more expensive than a daily commuter. Since both are half the day	12/12/2019 7:52 PM
72	I am very disheartened by this survey. These new commuter parking lot ideas are terrible and unfair to those already receiving parking permits. Shame on you.	12/12/2019 5:52 PM
73	I am in shock that this Village is once again looking for was to grab more money from its residents	12/12/2019 4:58 PM
74	I don't live in the Village anymore - so you may chose to throw out my answers. For 2 years I lived at 419 Thatcher and needed Village parking to park my car overnight. There is no street parking available on Thatcher and restricted parking on Lake and, of course, no overnight parking Village-wide. I needed a 24 hour parking permit. I thought the price jump from 2018 to 2019 was very high, but I do know repaving projects and lighting projects are expensive. I would recommend phased increases rather than 40% increases to the fee next time. But, again, I don't live in River Forest anymore, so you may not wish to consider this input. Good luck with your survey.	12/12/2019 4:50 PM
75	River Forest needs a drop-off area near the Metra train station. In the mornings, cars stopping to drop off commuters on Keystone just north of the train tracks create three to four lanes of traffic in the same area as a crosswalk. It's a dangerous situation.	12/12/2019 4:37 PM
76	There are always extra lot spaces. PLEASE add lights along the Metra tracks at ground level where people exit the train. It is dark and slippery in winter — ridiculous that there is not lighting there! Someone is going to get hurt.	12/12/2019 4:01 PM
77	I'd love to see a 24 hour parking permit for river forest residents, many people have more cars than spots, with teen drivers, it would be great if they could over night park on streets with a permit like in the city	12/12/2019 3:55 PM
78	Your electronic system vendor has a hard to use system. It transferred over an old expired debit card number (I did not use that number to register for my permit) and has twice kicked me out of the system, cancelling my permit.	12/12/2019 3:19 PM
79	Please keep the 24 hour permits at the metra lot. We need access to overnight parking for residents, and the convenience is why we chose to settle down in River Forest. If this is changed, we will move out of River Forest.	12/12/2019 2:47 PM
80	Premium parking at \$100 monthly is a bad policy. Focus on expanding parking for everyone, instead of catering to a small group of wealthy residents. A policy like this would motivate me to vote out the current elected official in River Forest.	12/12/2019 2:36 PM
81	I appreciate you doing a study. It shows you care. Thx so much !	12/12/2019 2:35 PM
82	Go back to the previous setup that allowed non-permit parking in the lot next to the physical therapy building.	12/12/2019 2:29 PM
83	The Village should contact residents re: monthly permits. I held a monthly pass however, when the switch to Passport was made, I updated my credit card in the app, and by doing so it removed my auto-pay for the monthly renewal and I wasn't aware that updating my credit card would do that. I also was not aware to keep an eye out for emails from Passport, which had gone into my junk mail. I wasn't contacted by anyone at the Village until I caught the mistake and when I contacted them, they said that I had received emails. Back on the waiting list I am and it was been since Feb. 1st (despite more parking having been added).	12/12/2019 2:21 PM
84	The third option is not fair. Doubling the cost for people who already pay monthly to park in the lot or on Hawthorne is not a compromise fair to residents. There should also be a limited amount of daily spots available to nonresidents of RF and they should not be allowed a monthly option.	12/12/2019 2:20 PM
85	Leave the parking program alone! It works extremely well and it has for a very long time!	12/12/2019 2:11 PM
86	I think the current process in place for monthly commuter parking works well and I would not	12/12/2019 2:09 PM

River Forest Commuter Parking Questionnaire

like to see changes to it. I waited for over a year on the waitlist and now am able to find a spot every day. If there were unlimited number of spots, it would certainly be harder to find a spot - if I arrive after rush hour now, it is hard to find a place to park. I would not be willing to pay twice as much to guarantee a spot - the prices have already increased 50% since I have had my permit.

87	More parking is needed for commuters as well as more overnight parking for residents who live in the apartments next to the Metra station and the condos next to the old RCI building	12/12/2019 2:00 PM
88	I think there is plenty of commuter parking; even when I didn't have a permit. I do not think daily fee parking should be allowed in the lot, and I think the wait list should be maintained to keep the lots from getting overcrowded.	12/12/2019 1:57 PM
89	I live on the corner of Forest and Hawthorne for 35 years. When we moved here there was no commuter parking in Hawthorne. Since parking was initiated, the traffic along Hawthorne has increased and the road has narrowed. Car going in both ways go way over 25 mi and don't yield when both cars can't fit in the narrowed road space. It is an unsafe situation.	12/11/2019 11:18 PM
90	The reason my spouse drives me to the train is that the commuter parking is limited and costly in addition to the monthly Metra fee and my employer's shuttle fee (to transport from Ogilvie to my work location).	12/11/2019 10:38 PM
91	Desperately need more parking by the green line station in Harlem.	12/11/2019 7:23 PM
92	\$50 a month is enough/max. Open up all spaces to residents as permit with first come status. Premium lot is a bad idea, you'll end up with empty spaces. That's just a money grab as those spots aren't really premium they just fill up first and it doesn't solve congestion. We owe nothing to non-residents whom should pay more anyway and be subject to "last availability". Also be clear this survey is integrating two issues: Metra lot availability and college congestion. College related is a totally different deal with different causes and solutions. We live near Concordia and appropriate permitting etc solves that. OR if we're looking to increase revenue give the option of a school zone permit - they will take it! - and I have no problem with a car across the street for night classes 3x a week.	12/11/2019 6:43 PM
93	Two primary issues: 1) you seem to have identified this one - that the monthly lots are now empty due to the changes last year; 2) commuters should be given the ability to pay for the spot via the parking app for more than an hour or two - sometimes one forgets until later in the morning only to pay, then return to the car that evening and find a ticket on top of their windshield.	12/11/2019 6:02 PM
94	All good here. I noticed some people would park near harlem and take the bus to the train station. But, it was never an issue as only one or two cars would be parked on our street as this was not very common.	12/11/2019 4:41 PM
95	I travel by Metra, but from the Oak Park station, not River Forest.	12/11/2019 4:30 PM
96	Why did you not list the CTA Blue line station in forest park? Poorly written survey overall	12/11/2019 4:11 PM
97	A lot of the condos around 500 Bonnie Brae have limited parking. It would be great if you offered a permit for overnight street parking. The parking garages are usually about \$65 a month imagine if the city charged \$40 a month that would be extra revenue.	12/11/2019 4:09 PM
98	Again, the fact that a resident would pay anything and not be guaranteed a commuter parking spot seems like it's just a revenue generator for the Village and not an actual benefit to residents.	12/9/2019 8:01 PM
99	As suggested before, double daily parking rates for vehicles without a RF sticker. We subsidize cheap parking for others and in turn create scarcity for residents.	12/9/2019 9:24 AM
100	I was on the wait list only for about a year before I got a monthly permit. That's not bad at all. Is this a solution in search of a problem?	12/9/2019 9:00 AM
101	Encourage walking, biking and ride share services	12/7/2019 8:54 PM
102	Limit parking on Washington Blvd to 3 hours per day. Start parking 1/2 block west of Gale so that vision isn't blocked. Stop all day free parking on Washington. Vision is severely restricted for southbound cars on Gale who are trying to cross Washington Blvd. Vision for East bound vehicles on Washington is severely limited, especially when traffic is going faster than 25 mph. A white SUV (license: I SLAY) and a dark blue SUV constantly park in the first two spaces west	12/7/2019 5:14 AM

River Forest Commuter Parking Questionnaire

of Gale on Weekdays from 7:30 am to past 6:00 pm. Another option if parking can't be limited; put in a 4-way stop signs like Keystone and Washington. One or more of these options must be implemented to prevent future accidents.

103	Was it able to type in answers to survey. Just so you know.	12/7/2019 2:43 AM
104	It is FINE! Not sure why people are upset about it!	12/6/2019 10:49 PM
105	There are very few questions related to parking near the Green line	12/6/2019 10:29 PM
106	River Forest needs bike lanes so we can more safely get to the CTA or Metra	12/6/2019 5:58 PM
107	Parking in RF is superior to that of Oak Park. The one area I am confused about where to park is near Village Hall when a larger crowd is expected.	12/6/2019 4:52 PM
108	The \$100 permit is another example of special privilege being offered to only those who are able to afford it. Given the taxes currently paid by residents, a \$100 "privileged fee" is another example of Village greed. I find it appalling.	12/6/2019 4:43 PM
109	The resident parking provided to CTA commuters near Jewel is too far from Harlem station. I can park around the corner in Forest Park for same rate as Central/William spaces provided. I think given the taxes I pay as a RF resident parking should given to residents on Central Avenue by Town Center and those workers could walk from William/Central. I'm amazed at 5:45 how many of those spots are filled with only 2 stores open, Panera and Starbucks. Whole Foods bakers could park in lot in front if they are there before opening hours. I'm also disappyythe survey basically asked residents about need for part at Metra Station and not CTA green line needs.	12/6/2019 4:42 PM
110	It seems likely that more parking near the Metra Station is needed. How about using the Methodist church lot? We could pay them a rental fee for weekday use? This idea may already be in place, I'm not sure. Thank you.	12/6/2019 4:31 PM

Parking Inventory & Utilization Tables

Table A1
On-Street Parking Occupancy Counts - ZONE 1 Tuesday, November 19, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Thatcher Ave (Augusta-Railroad)	E	19	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	0		0	0	0	0	0	0	0	0	0	0	0	0	
	Subtotal	19		0	0	0	0	0	0	0	0	0	0	0	0	0
Thatcher Ave (Railroad-Division)	E	9	Resident Parking 8A-8P, M-F No Parking	0	1	2	2	3	2	0	2	1	0	0	0	0
	W	0		0	0	0	0	0	0	0	0	0	0	0	0	
	Subtotal	9		0	1	2	2	3	2	0	2	1	0	0	0	0
Thatcher Ave (Greenfield-North)	E	8	No Parking	0	0	0	1	2	3	0	2	2	0	1	1	1
	W	0		0	0	0	0	0	0	0	0	0	0	0	0	
	Subtotal	8		0	0	0	1	2	3	0	2	2	0	1	1	1
Keystone Ave (Augusta-Thomas)	E	11		0	0	0	2	1	2	0	3	4	3	3	2	1
	W	9		1	0	0	0	0	0	1	1	0	1	0		
	Subtotal	20		1	0	0	2	1	2	0	3	5	4	3	3	1
Keystone Ave (Thomas-Division)	E	13	Resident Parking 8A-8P, M-F Resident Parking 8A-8P, M-F	2	4	2	2	3	2	0	2	2	2	2	1	2
	W	13		0	1	1	1	1	1	0	0	1	1	1	0	
	Subtotal	26		2	5	3	3	4	3	0	2	3	3	3	2	2
Keystone Ave (Greenfield-Cul de sac)	E	29	No Parking 8A-5P, M-F No Parking 8A-5P, M-F	0	0	0	1	2	1	0	2	0	2	0	0	1
	W	25		0	0	0	0	1	0	0	2	0	1	1	0	1
	Subtotal	54		0	0	0	1	3	1	0	4	0	3	1	0	2
Forest Ave (Augusta-Thomas)	E	18		0	1	2	2	1	2	0	1	2	2	3	2	0
	W	10		0	2	1	1	1	1	0	0	0	0	0	3	
	Subtotal	28		0	3	3	3	2	3	0	1	2	2	3	2	3
Forest Ave (Thomas-Division)	E	13	Resident Parking 8A-8P, M-F Resident Parking 8A-8P, M-F	0	2	2	0	2	2	0	1	1	1	1	1	0
	W	11		0	0	0	1	0	0	0	0	0	1	2	2	2
	Subtotal	24		0	2	2	1	2	2	0	1	1	2	3	3	2
Forest Ave (1300 blk N of Greenfield)	E	7	No Parking 8A-5P, M-F No Parking 8A-5P, M-F	0	0	0	0	0	1	0	0	0	1	0	1	1
	W	5		0	0	0	0	0	0	0	0	1	2	1	1	2
	Subtotal	12		0	0	0	0	0	1	0	0	1	3	1	2	3
Forest Ave (1400 blk N of Greenfield)	E	12		0	0	0	1	0	1	0	0	0	0	0	0	0
	W	11		0	0	0	0	0	0	0	0	0	0	0	0	
	Subtotal	23		0	0	0	1	0	1	0	0	0	0	0	0	0
Forest Ave (1500 blk N of Greenfield)	E	12	2-Hr, 8A-6P, M-F 2-Hr, 8A-6P, M-F	7	5	4	7	9	8	0	5	3	2	5	5	4
	W	12		3	2	2	4	4	2	0	4	4	2	2	3	3
	Subtotal	24		10	7	6	11	13	10	0	9	7	4	7	8	7
Park Ave (Augusta-Thomas)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	13		0	0	0	2	3	3	0	2	3	1	2	2	3
	Subtotal	13		0	0	0	2	3	3	0	2	3	1	2	2	3
Park Ave (Thomas-Division)	E	0	No Parking No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	13		0	0	0	1	2	2	0	1	1	1	1	1	2
	Subtotal	13		0	0	0	1	2	2	0	1	1	1	1	1	2
Park Ave (Division-Dominican dr)	E	0	No Parking 2-Hr, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	40		0	0	5	7	12	11	0	8	7	9	7	3	2
	Subtotal	40		0	0	5	7	12	11	0	8	7	9	7	3	2
Park Ave (Dominican dr-Greenfield)	E	0	No Parking No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	7		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	7		0	0	0	0	0	0	0	0	0	0	0	0	0

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)	0	2	2	0	1	1	0	1	2	2	1	0	0
RF Resident Zone 1 Permit (INCLUDED IN COUNTS)	2	2	1	1	1	1	0	1	1	1	1	0	0

☐ No counts performed during this hour

Table A1 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 1

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Park Ave (Greenfield W-Greenfield E)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	3		0	0	0	0	0	0	0	0	0	0	0	0	
	Subtotal	3		0	0	0	0	0	0	0	0	0	0	0	0	0
Park Ave (Greenfield E-LeMoyne)	E	13		0	0	0	0	1	2	0	2	3	4	4	3	2
	W	10		3	2	1	2	1	3	0	3	2	2	1	2	1
	Subtotal	23		3	2	1	2	2	5	0	5	5	6	5	5	3
Park Ave (LeMoyne-North)	E	12		1	3	1	1	3	2	0	0	1	3	2	3	4
	W	9		0	1	2	1	1	1	0	3	2	0	1	0	0
	Subtotal	21		1	4	3	2	4	3	0	3	3	3	3	3	4
Franklin Ave (Augusta-Thomas)	E	14		0	1	1	1	0	0	0	0	1	0	1	1	2
	W	17		0	0	0	2	3	2	0	2	2	2	3	3	1
	Subtotal	31		0	1	1	3	3	2	0	2	3	2	4	4	3
Franklin Ave (Thomas-Division)	E	15		0	2	1	0	0	0	0	2	1	1	1	2	3
	W	17		0	0	0	0	1	1	0	1	0	0	0	0	0
	Subtotal	32		0	2	1	0	1	1	0	3	1	1	1	2	3
Franklin Ave (Division-Greenfield E)	E	36	Student Loading Zone 8A-11A; 1P-4P	1	0	1	2	4	3	0	1	0	0	0	0	0
	E	12		0	7	12	12	12	12	0	12	10	3	2	2	1
	W	28		0	5	8	9	12	10	0	5	4	2	1	1	3
	Subtotal	76		1	12	21	23	28	25	0	18	14	5	3	3	4
Franklin Ave (Greenfield E-LeMoyne)	E	14		0	0	0	0	1	1	0	1	2	1	2	1	0
	W	18		0	2	1	2	1	1	0	2	1	1	1	2	1
	Subtotal	32		0	2	1	2	2	2	0	3	3	2	3	3	1
Franklin Ave (LeMoyne-North)	E	13		4	2	4	3	2	2	0	2	0	3	0	3	4
	W	13		1	1	2	2	2	1	0	1	1	1	0	2	1
	Subtotal	26		5	3	6	5	4	3	0	3	1	4	0	5	5
Ashland Ave (Augusta-Thomas)	E	14		0	4	2	1	4	2	0	2	0	1	2	4	0
	W	17		1	0	0	0	0	0	0	1	2	0	1	0	2
	Subtotal	31		1	4	2	1	4	2	0	3	2	1	3	4	2
Ashland Ave (Thomas-Division)	E	18		0	0	0	0	1	0	0	0	0	1	0	0	0
	W	18		0	2	1	0	1	2	0	2	2	0	0	0	0
	Subtotal	36		0	2	1	0	2	2	0	2	2	1	0	0	0
Ashland Ave (Division-Greenfield E)	E	32	2-Hr, 7A-4P School Days Student Loading Zone 8A-11A; 1P-4P	1	2	3	11	23	19	0	8	6	2	3	1	2
	W	27		0	0	0	2	14	10	0	0	0	0	1	0	0
	W	12		0	1	2	12	12	12	0	10	10	9	3	1	1
	Subtotal	71		1	3	5	25	49	41	0	18	16	11	7	2	3
Ashland Ave (Greenfield E-LeMoyne)	E	13		0	0	0	0	0	0	0	0	0	0	1	2	3
	W	13		0	1	2	1	2	2	0	1	1	0	0	1	1
	Subtotal	26		0	1	2	1	2	2	0	1	1	0	1	3	4
Ashland Ave (LeMoyne-North)	E	8	Resident Parking 8A-8P Resident Parking 8A-8P	0	0	0	0	0	1	0	1	0	0	1	0	0
	W	11		0	1	2	1	1	1	0	2	2	1	2	1	2
	Subtotal	19		0	1	2	1	1	2	0	3	2	1	3	1	2
North Ave (Park-Franklin)	N	0	not in village	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11		1	0	1	0	2	0	0	0	0	0	0	0	0
	Subtotal	11		1	0	1	0	2	0	0	0	0	0	0	0	0
North Ave (Franklin-Ashland)	N	0	not in village	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11		1	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	11		1	0	0	0	0	0	0	0	0	0	0	0	0
LeMoyne St (Park-Franklin)	N	11		0	2	1	2	0	0	0	0	0	0	0	0	0
	S	12		0	0	0	0	0	0	0	0	0	0	0	1	2
	Subtotal	23		0	2	1	2	0	0	0	0	0	0	0	1	2
LeMoyne St (Franklin-Ashland)	N	13		0	3	4	3	2	3	0	2	2	1	0	0	0
	S	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	25		0	3	4	3	2	3	0	2	2	1	0	0	0

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

0 0 7 5 2 1 0 1 1 0 0 0

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

2 1 0 0 1 0 0 2 0 1 0 1 0

No counts performed during this hour

Table A1 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 1

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Greenfield St (Thatcher-Keystone)	N	13	No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	1
	S	14	No Parking 8A-5P, M-F	0	2	1	0	0	0	0	0	0	0	1	0	0
	Subtotal	27		0	2	1	0	0	0	0	0	0	0	1	0	1
Greenfield St (Keystone-Forest)	N	12	No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	7	No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	1
	Subtotal	19		0	0	0	0	0	0	0	0	0	0	0	0	1
Greenfield St (Forest-Park)	N	12	No Parking 8A-5P, M-F	0	0	0	1	1	3	0	2	2	0	0	0	0
	S	7	No Parking 8A-5P, M-F	0	0	0	0	0	1	0	2	1	0	1	0	1
	Subtotal	19		0	0	0	1	1	4	0	4	3	0	1	0	1
Greenfield St (Park-Franklin)	N	11		0	0	0	0	1	2	0	1	0	0	0	0	0
	S	12		0	2	3	2	2	1	0	1	1	0	1	0	0
	Subtotal	23		0	2	3	2	3	3	0	2	1	0	1	0	0
Greenfield St (Franklin-Ashland)	N	11		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	15		0	1	2	1	0	0	0	0	0	0	0	0	0
	Subtotal	26		0	1	2	1	0	0	0	0	0	0	0	0	0
Division St (Thatcher-Keystone)	N	17	No Parking	2	7	17	17	16	16	0	14	14	13	10	6	5
	S	0		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	17		2	7	17	17	16	16	0	14	14	13	10	6	5
Division St (Keystone-Forest)	N	15	No Parking	2	6	14	15	15	15	0	12	12	15	14	11	12
	S	0		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	15		2	6	14	15	15	15	0	12	12	15	14	11	12
Division St (Forest-Park)	N	16	No Parking	0	8	15	16	16	15	0	12	13	13	9	10	10
	S	0		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	16		0	8	15	16	16	15	0	12	13	13	9	10	10
Division St (Park-Franklin)	N	9		0	2	4	7	9	8	0	6	5	6	5	6	1
	S	5		0	1	4	6	7	5	0	4	4	2	1	2	1
	Subtotal	14		0	3	8	13	16	13	0	10	9	8	6	8	2
Division St (Franklin-Ashland)	N	8		0	0	0	2	3	4	0	1	1	0	0	1	2
	S	9		0	1	1	3	3	2	0	4	4	2	1	0	0
	Subtotal	17		0	1	1	5	6	6	0	5	5	2	1	1	2
Thomas Street (Keystone-Forest)	N	15		0	0	1	1	0	0	0	1	0	2	0	1	2
	S	14		0	0	0	1	3	1	0	2	2	1	3	2	1
	Subtotal	29		0	0	1	2	3	1	0	3	2	3	3	3	3
Thomas Street (Forest-Park)	N	14		0	0	1	2	1	2	0	1	1	0	0	0	0
	S	13		1	0	0	0	1	1	0	0	0	0	1	0	1
	Subtotal	27		1	0	1	2	2	3	0	1	1	0	1	0	1
Thomas Street (Park-Franklin)	N	12		0	1	0	0	1	2	0	1	2	2	0	1	2
	S	11		0	1	1	2	1	1	0	1	1	1	2	1	2
	Subtotal	23		0	2	1	2	2	3	0	1	3	3	2	2	4
Thomas Street (Franklin-Ashland)	N	13		0	2	3	2	3	3	0	1	2	1	1	0	0
	S	11		0	0	0	0	0	1	0	1	1	2	1	1	2
	Subtotal	24		0	2	3	2	3	4	0	1	3	3	2	1	2
Augusta St (Keystone-Forest)	N	5	No Parking 4P-6P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	7	No Parking 7A-9A, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12		0	0	0	0	0	0	0	0	0	0	0	0	0
Augusta St (Forest-Park)	N	9	No Parking 4P-6P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	15	No Parking 7A-9A, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	24		0	0	0	0	0	0	0	0	0	0	0	0	0
Augusta St (Park-Franklin)	N	10	No Parking 4P-6P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12	No Parking 7A-9A, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	22		0	0	0	0	0	0	0	0	0	0	0	0	0
Augusta St (Franklin-Ashland)	N	12	No Parking 4P-6P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12	No Parking 7A-9A, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	24		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL	1195		32	94	140	183	236	220	0	166	154	130	116	105	108

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Total Contractor Vehicles

Total RF Resident Zone Permit 1

0	2	9	5	3	2	0	2	3	2	1	0	0
4	3	1	2	3	2	0	3	2	2	2	1	0

Table A2

On-Street Parking Occupancy Counts - ZONE 1

Tuesday, November 19, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Thatcher Ave (Augusta-Railroad)	E	19	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	0		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Thatcher Ave (Railroad-Division)	E	9	Resident Parking 8A-8P, M-F No Parking	0%	11%	22%	22%	33%	22%	0%	22%	11%	0%	0%	0%	0%
	W	0		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	9		0%	11%	22%	22%	33%	22%	0%	22%	11%	0%	0%	0%	0%
Thatcher Ave (Greenfield-North)	E	8	No Parking	0%	0%	0%	13%	25%	38%	0%	25%	25%	0%	13%	13%	13%
	W	0		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	8		0%	0%	0%	13%	25%	38%	0%	25%	25%	0%	13%	13%	13%
Keystone Ave (Augusta-Thomas)	E	11		0%	0%	0%	18%	9%	18%	0%	27%	36%	27%	27%	18%	9%
	W	9		11%	0%	0%	0%	0%	0%	0%	0%	11%	11%	0%	11%	0%
	Subtotal	20		5%	0%	0%	10%	5%	10%	0%	15%	25%	20%	15%	15%	5%
Keystone Ave (Thomas-Division)	E	13	Resident Parking 8A-8P, M-F Resident Parking 8A-8P, M-F	15%	31%	15%	15%	23%	15%	0%	15%	15%	15%	15%	8%	15%
	W	13		0%	8%	8%	8%	8%	8%	0%	0%	8%	8%	8%	8%	0%
	Subtotal	26		8%	19%	12%	12%	15%	12%	0%	8%	12%	12%	12%	8%	8%
Keystone Ave (Greenfield-Cul de sac)	E	29	No Parking 8A-5P, M-F No Parking 8A-5P, M-F	0%	0%	0%	3%	7%	3%	0%	7%	0%	7%	0%	0%	3%
	W	25		0%	0%	0%	0%	4%	0%	0%	8%	0%	4%	4%	0%	4%
	Subtotal	54		0%	0%	0%	2%	6%	2%	0%	7%	0%	6%	2%	0%	4%
Forest Ave (Augusta-Thomas)	E	18		0%	6%	11%	11%	6%	11%	0%	6%	11%	11%	17%	11%	0%
	W	10		0%	20%	10%	10%	10%	10%	0%	0%	0%	0%	0%	0%	30%
	Subtotal	28		0%	11%	11%	11%	7%	11%	0%	4%	7%	7%	11%	7%	11%
Forest Ave (Thomas-Division)	E	13	Resident Parking 8A-8P, M-F Resident Parking 8A-8P, M-F	0%	15%	15%	0%	15%	15%	0%	8%	8%	8%	8%	8%	0%
	W	11		0%	0%	0%	9%	0%	0%	0%	0%	0%	9%	18%	18%	18%
	Subtotal	24		0%	8%	8%	4%	8%	8%	0%	4%	4%	8%	13%	13%	8%
Forest Ave (1300 blk N of Greenfield)	E	7	No Parking 8A-5P, M-F No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	14%	0%	0%	0%	14%	0%	14%	14%
	W	5		0%	0%	0%	0%	0%	0%	0%	0%	20%	40%	20%	20%	40%
	Subtotal	12		0%	0%	0%	0%	0%	8%	0%	0%	8%	25%	8%	17%	25%
Forest Ave (1400 blk N of Greenfield)	E	12		0%	0%	0%	8%	0%	8%	0%	0%	0%	0%	0%	0%	0%
	W	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	23		0%	0%	0%	4%	0%	4%	0%	0%	0%	0%	0%	0%	0%
Forest Ave (1500 blk N of Greenfield)	E	12	2-Hr, 8A-6P, M-F 2-Hr, 8A-6P, M-F	58%	42%	33%	58%	75%	67%	0%	42%	25%	17%	42%	42%	33%
	W	12		25%	17%	17%	33%	33%	17%	0%	33%	33%	17%	17%	25%	25%
	Subtotal	24		42%	29%	25%	46%	54%	42%	0%	38%	29%	17%	29%	33%	29%
Park Ave (Augusta-Thomas)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	13		0%	0%	0%	15%	23%	23%	0%	15%	23%	8%	15%	15%	23%
	Subtotal	13		0%	0%	0%	15%	23%	23%	0%	15%	23%	8%	15%	15%	23%
Park Ave (Thomas-Division)	E	0	No Parking No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	13		0%	0%	0%	8%	15%	15%	0%	8%	8%	8%	8%	8%	15%
	Subtotal	13		0%	0%	0%	8%	15%	15%	0%	8%	8%	8%	8%	8%	15%
Park Ave (Division-Dominican dr)	E	0	No Parking 2-Hr, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	40		0%	0%	13%	18%	30%	28%	0%	20%	18%	23%	18%	8%	5%
	Subtotal	40		0%	0%	13%	18%	30%	28%	0%	20%	18%	23%	18%	8%	5%
Park Ave (Dominican dr-Greenfield)	E	0	No Parking No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	7		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	7		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

0 2 0 1 1 0 1 2 2 1 0 0

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

2 2 1 1 1 0 1 1 1 1 1 1 0 0

No counts performed during this hour

Table A2 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 1

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied													
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	
Park Ave (Greenfield W-Greenfield E)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	3		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Subtotal	3		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Park Ave (Greenfield E-LeMoyne)	E	13		0%	0%	0%	0%	8%	15%	0%	15%	23%	31%	31%	23%	15%	
	W	10		30%	20%	10%	20%	10%	30%	20%	20%	10%	20%	10%	10%		
	Subtotal	23		13%	9%	4%	9%	9%	22%	0%	22%	22%	26%	22%	22%	13%	
Park Ave (LeMoyne-North)	E	12		8%	25%	8%	8%	25%	17%	0%	0%	8%	25%	17%	25%	33%	
	W	9		0%	11%	22%	11%	11%	11%	0%	33%	22%	0%	11%	0%	0%	
	Subtotal	21		5%	19%	14%	10%	19%	14%	0%	14%	14%	14%	14%	14%	19%	
Franklin Ave (Augusta-Thomas)	E	14		0%	7%	7%	7%	0%	0%	0%	0%	7%	0%	7%	7%	14%	
	W	17		0%	0%	0%	12%	18%	12%	0%	12%	12%	12%	18%	18%	6%	
	Subtotal	31		0%	3%	3%	10%	10%	6%	0%	6%	10%	6%	13%	13%	10%	
Franklin Ave (Thomas-Division)	E	15		0%	13%	7%	0%	0%	0%	0%	13%	7%	7%	7%	13%	20%	
	W	17		0%	0%	0%	0%	6%	6%	0%	6%	0%	0%	0%	0%	0%	
	Subtotal	32		0%	6%	3%	0%	3%	3%	0%	9%	3%	3%	3%	6%	9%	
Franklin Ave (Division-Greenfield E)	E	36	Student Loading Zone 8A-11A; 1P-4P	3%	0%	3%	6%	11%	8%	0%	3%	0%	0%	0%	0%	0%	
	E	12		0%	58%	100%	100%	100%	100%	0%	100%	83%	25%	17%	17%	8%	
	W	28		0%	18%	29%	32%	43%	36%	0%	18%	14%	7%	4%	4%	11%	
	Subtotal	76		1%	16%	28%	30%	37%	33%	0%	24%	18%	7%	4%	4%	5%	
Franklin Ave (Greenfield E-LeMoyne)	E	14		0%	0%	0%	0%	7%	7%	0%	7%	14%	7%	14%	7%	0%	
	W	18		0%	11%	6%	11%	6%	6%	0%	11%	6%	6%	6%	11%	6%	
	Subtotal	32		0%	6%	3%	6%	6%	6%	0%	9%	9%	6%	9%	9%	3%	
Franklin Ave (LeMoyne-North)	E	13		31%	15%	31%	23%	15%	15%	0%	15%	0%	23%	0%	23%	31%	
	W	13		8%	8%	15%	15%	15%	8%	0%	8%	8%	8%	0%	15%	8%	
	Subtotal	26		19%	12%	23%	19%	15%	12%	0%	12%	4%	15%	0%	19%	19%	
Ashland Ave (Augusta-Thomas)	E	14		0%	29%	14%	7%	29%	14%	0%	14%	0%	7%	14%	29%	0%	
	W	17		6%	0%	0%	0%	0%	0%	0%	6%	12%	0%	6%	0%	12%	
	Subtotal	31		3%	13%	6%	3%	13%	6%	0%	10%	6%	3%	10%	13%	6%	
Ashland Ave (Thomas-Division)	E	18		0%	0%	0%	0%	6%	0%	0%	0%	0%	6%	0%	0%	0%	
	W	18		0%	11%	6%	0%	6%	11%	0%	11%	11%	0%	0%	0%	0%	
	Subtotal	36		0%	6%	3%	0%	6%	6%	0%	6%	6%	3%	0%	0%	0%	
Ashland Ave (Division-Greenfield E)	E	32	2-Hr, 7A-4P School Days	3%	6%	9%	34%	72%	59%	0%	25%	19%	6%	9%	3%	6%	
	W	27		0%	0%	0%	7%	52%	37%	0%	0%	0%	0%	4%	0%	0%	
	W	12		0%	8%	17%	100%	100%	100%	0%	83%	83%	75%	25%	8%	8%	
	Subtotal	71		1%	4%	7%	35%	69%	58%	0%	25%	23%	15%	10%	3%	4%	
Ashland Ave (Greenfield E-LeMoyne)	E	13		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	15%	23%	
	W	13		0%	8%	15%	8%	15%	15%	0%	8%	8%	0%	0%	8%	8%	
	Subtotal	26		0%	4%	8%	4%	8%	8%	0%	4%	4%	0%	4%	12%	15%	
Ashland Ave (LeMoyne-North)	E	8	Resident Parking 8A-8P	0%	0%	0%	0%	0%	13%	0%	13%	0%	0%	13%	0%	0%	
	W	11		0%	9%	18%	9%	9%	9%	0%	18%	18%	9%	18%	9%	18%	
	Subtotal	19		0%	5%	11%	5%	5%	11%	0%	16%	11%	5%	16%	5%	11%	
North Ave (Park-Franklin)	N	0	Not in village	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	S	11		9%	0%	9%	0%	18%	0%	0%	0%	0%	0%	0%	0%	0%	
	Subtotal	11		9%	0%	9%	0%	18%	0%	0%	0%	0%	0%	0%	0%	0%	
North Ave (Franklin-Ashland)	N	0	Not in village	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	S	11		9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Subtotal	11		9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
LeMoyne St (Park-Franklin)	N	11		0%	18%	9%	18%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	17%		
	Subtotal	23		0%	9%	4%	9%	0%	0%	0%	0%	0%	0%	0%	4%	9%	
LeMoyne St (Franklin-Ashland)	N	13		0%	23%	31%	23%	15%	23%	0%	15%	15%	8%	0%	0%	0%	
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Subtotal	25		0%	12%	16%	12%	8%	12%	0%	8%	8%	4%	0%	0%	0%	

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

No counts performed during this hour

0	0	7	5	2	1	0	1	1	0	0	0	0	0	0	0	0
2	1	0	0	1	0	0	2	0	1	0	1	0	1	0	1	0

Table A2 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 1

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Greenfield St (Thatcher-Keystone)	N	13	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%
	S	14	No Parking 8A-5P, M-F	0%	14%	7%	0%	0%	0%	0%	0%	0%	0%	7%	0%	0%
	Subtotal	27		0%	7%	4%	0%	0%	0%	0%	0%	0%	0%	4%	0%	4%
Greenfield St (Keystone-Forest)	N	12	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%
	Subtotal	19		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%
Greenfield St (Forest-Park)	N	12	No Parking 8A-5P, M-F	0%	0%	0%	8%	8%	25%	0%	17%	17%	0%	0%	0%	0%
	S	7	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	14%	0%	29%	14%	0%	14%	0%	14%
	Subtotal	19		0%	0%	0%	5%	5%	21%	0%	21%	16%	0%	5%	0%	5%
Greenfield St (Park-Franklin)	N	11		0%	0%	0%	0%	9%	18%	0%	9%	0%	0%	0%	0%	0%
	S	12		0%	17%	25%	17%	17%	8%	0%	8%	8%	0%	8%	0%	0%
	Subtotal	23		0%	9%	13%	9%	13%	13%	0%	9%	4%	0%	4%	0%	0%
Greenfield St (Franklin-Ashland)	N	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	15		0%	7%	13%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		0%	4%	8%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Division St (Thatcher-Keystone)	N	17		12%	41%	100%	100%	94%	94%	0%	82%	82%	76%	59%	35%	29%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	17		12%	41%	100%	100%	94%	94%	0%	82%	82%	76%	59%	35%	29%
Division St (Keystone-Forest)	N	15		13%	40%	93%	100%	100%	100%	0%	80%	80%	100%	93%	73%	80%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	15		13%	40%	93%	100%	100%	100%	0%	80%	80%	100%	93%	73%	80%
Division St (Forest-Park)	N	16		0%	50%	94%	100%	100%	94%	0%	75%	81%	81%	56%	63%	63%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	16		0%	50%	94%	100%	100%	94%	0%	75%	81%	81%	56%	63%	63%
Division St (Park-Franklin)	N	9		0%	22%	44%	78%	100%	89%	0%	67%	56%	67%	56%	67%	11%
	S	5		0%	20%	80%	120%	140%	100%	0%	80%	80%	40%	20%	40%	20%
	Subtotal	14		0%	21%	57%	93%	114%	93%	0%	71%	64%	57%	43%	57%	14%
Division St (Franklin-Ashland)	N	8		0%	0%	0%	25%	38%	50%	0%	13%	13%	0%	0%	13%	25%
	S	9		0%	11%	11%	33%	33%	22%	0%	44%	44%	22%	11%	0%	0%
	Subtotal	17		0%	6%	6%	29%	35%	35%	0%	29%	29%	12%	6%	6%	12%
Thomas Street (Keystone-Forest)	N	15		0%	0%	7%	7%	0%	0%	0%	7%	0%	13%	0%	7%	13%
	S	14		0%	0%	0%	7%	21%	7%	0%	14%	14%	7%	21%	14%	7%
	Subtotal	29		0%	0%	3%	7%	10%	3%	0%	10%	7%	10%	10%	10%	10%
Thomas Street (Forest-Park)	N	14		0%	0%	7%	14%	7%	14%	0%	7%	7%	0%	0%	0%	0%
	S	13		8%	0%	0%	0%	8%	8%	0%	0%	0%	0%	8%	0%	8%
	Subtotal	27		4%	0%	4%	7%	7%	11%	0%	4%	4%	0%	4%	0%	4%
Thomas Street (Park-Franklin)	N	12		0%	8%	0%	0%	8%	17%	0%	8%	17%	17%	0%	8%	17%
	S	11		0%	9%	9%	18%	9%	9%	0%	9%	9%	18%	9%	18%	18%
	Subtotal	23		0%	9%	4%	9%	9%	13%	0%	4%	13%	13%	9%	9%	17%
Thomas Street (Franklin-Ashland)	N	13		0%	15%	23%	15%	23%	23%	0%	8%	15%	8%	8%	0%	0%
	S	11		0%	0%	0%	0%	0%	9%	0%	9%	9%	18%	9%	9%	18%
	Subtotal	24		0%	8%	13%	8%	13%	17%	0%	4%	13%	13%	8%	4%	8%
Augusta St (Keystone-Forest)	N	5	No Parking 4P-6P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7	No Parking 7A-9A, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Augusta St (Forest-Park)	N	9	No Parking 4P-6P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	15	No Parking 7A-9A, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Augusta St (Park-Franklin)	N	10	No Parking 4P-6P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12	No Parking 7A-9A, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	22		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Augusta St (Franklin-Ashland)	N	12	No Parking 4P-6P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12	No Parking 7A-9A, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL		1195		3%	8%	12%	15%	20%	18%	0%	14%	13%	11%	10%	9%	9%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RF Resident Zone 1 Permit (INCLUDED IN COUNTS)	0	0	0	1	1	1	0	0	0	1	0	1	0	1	0	0
No counts performed during this hour																
Total Contractor Vehicles	0	2	9	5	3	2	0	2	3	2	1	0	0	0	0	0
Total RF Resident Zone Permit 1	4	3	1	2	3	2	0	3	2	2	2	1	0	0	0	0

Table A3

On-Street Parking Occupancy Counts - ZONE 2

Tuesday, November 19, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Lathrop Ave (Chicago-Iowa)	E	11		0	0	0	0	1	2	0	1	1	0	0	1	1
	W	12		1	1	0	0	0	0	0	0	0	0	0	0	
	Subtotal	23		1	1	0	0	1	2	0	1	1	0	0	1	1
Lathrop Ave (Iowa-Augusta)	E	17		0	0	1	1	1	1	0	1	1	1	0	0	0
	W	15		0	0	0	0	0	1	0	0	0	0	0	0	
	Subtotal	32		0	0	1	1	1	2	0	1	1	1	0	0	0
Lathrop Ave (Augusta-Thomas)	E	16		2	1	1	1	1	0	0	0	0	0	0	0	1
	W	14		0	0	1	1	1	1	0	1	1	1	0	0	0
	Subtotal	30		2	1	2	2	2	1	0	1	1	1	0	0	1
Lathrop Ave (Thomas-Division)	E	16		0	0	0	0	0	0	0	1	1	1	1	2	
	W	10		0	0	0	0	0	0	0	0	0	0	1	1	
	Subtotal	26		0	0	0	0	0	0	0	1	1	1	0	2	3
Lathrop Ave (Division-Berkshire)	E	0	No Parking No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	6		1	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	6		1	0	0	0	0	0	0	0	0	0	0	0	0
Lathrop Ave (Berkshire-Greenfield)	E	11		0	0	0	0	0	0	0	1	1	1	0	0	0
	W	6		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	17		0	0	0	0	0	0	0	1	1	1	0	0	0
Jackson Ave (Chicago-Iowa)	E	18		0	0	0	0	1	1	0	1	1	1	0	0	0
	W	12		1	1	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	30		1	1	0	0	1	1	0	1	1	1	0	0	0
Jackson Ave (Iowa-Augusta)	E	14		1	2	1	1	1	1	0	2	2	1	0	1	2
	W	6		1	1	1	1	1	0	0	1	2	1	0	0	0
	Subtotal	20		2	3	2	2	2	1	0	3	4	2	0	1	2
Jackson Ave (Augusta-Thomas)	E	18	Resident Parking 8A-8P, M-F Resident Parking 8A-8P, M-F	1	1	2	1	2	3	0	0	0	0	0	0	0
	W	18		2	1	1	1	1	0	1	1	1	0	1	0	0
	Subtotal	36		3	2	3	2	3	4	0	1	1	1	0	1	0
Jackson Ave (Thomas-Division)	E	15		0	0	1	1	2	2	0	2	3	3	0	0	0
	W	15		2	1	4	5	4	5	0	4	4	3	0	3	2
	Subtotal	30		2	1	5	6	6	7	0	6	7	6	0	3	2
Jackson Ave (Division-Berkshire)	E	18		0	0	0	0	0	0	0	2	2	1	0	2	1
	W	19		1	2	4	5	5	5	0	5	3	2	0	2	2
	Subtotal	37		1	2	4	5	5	5	0	7	5	3	0	4	3
Jackson Ave (Berkshire-Greenfield)	E	13		2	3	0	0	0	0	0	0	1	0	0	2	2
	W	7		0	0	2	1	1	1	0	1	1	1	0	1	2
	Subtotal	20		2	3	2	1	1	1	0	1	2	1	0	3	4
Monroe Ave (Chicago-Iowa)	E	14		1	1	1	2	2	1	0	2	1	0	0	0	0
	W	11		1	2	3	4	3	3	0	1	2	1	0	2	3
	Subtotal	25		2	3	4	6	5	4	0	3	3	1	0	2	3
Monroe Ave (Iowa-Augusta)	E	13	No Parking 9A-5P, M-F No Parking 9A-5P, M-F	0	0	0	0	0	1	0	0	0	1	0	0	0
	W	13		0	0	0	0	0	0	0	0	1	0	0	2	1
	Subtotal	26		0	0	0	0	0	1	0	0	1	1	0	2	1
Monroe Ave (Augusta-Thomas)	E	26	Resident Parking 8A-8P, M-F No Parking	1	0	3	3	2	1	0	1	1	0	0	2	2
	W	0		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	26		1	0	3	3	2	1	0	1	1	0	0	2	2
Monroe Ave (Thomas-Division)	E	21	Resident Parking 8A-8P, M-F No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	0		0	0	0	1	0	0	0	0	0	0	0	0	0
	Subtotal	21		0	0	0	0	1	0	0	0	0	0	0	0	0

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	5	7	11	14	13	14	0	10	11	6	0	1	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concordia Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0
Dominican Permit	(INCLUDED IN COUNTS)	0	0	1	1	1	1	0	0	0	0	0	0	0

☐ No counts performed during this hour

Table A3 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Monroe Ave (Division-Berkshire)	E	15		1	1	0	0	0	0	0	0	0	0	0	0	0
	W	12		0	0	0	0	0	1	0	0	0	0	0	0	0
	Subtotal	27		1	1	0	0	0	1	0	0	0	0	0	0	0
Monroe Ave (Berkshire-Greenfield)	E	10		3	2	2	3	2	2	0	2	1	0	0	1	1
	W	12		2	4	3	2	2	3	0	2	3	3	0	2	2
	Subtotal	22		5	6	5	5	4	5	0	4	4	3	0	3	3
Monroe Ave (Greenfield-LeMoyne)	E	10		2	3	3	3	4	4	0	4	3	4	0	3	3
	W	12		3	2	3	4	5	4	0	4	3	3	0	0	0
	Subtotal	22		5	5	6	7	9	8	0	8	6	7	0	3	3
William St (Chicago-Iowa)	E	14		0	0	0	0	0	0	0	0	1	1	0	2	3
	W	12		2	1	1	1	1	1	0	0	0	0	0	0	0
	Subtotal	26		2	1	1	1	1	1	0	0	0	0	0	0	0
William St (Iowa-Augusta)	E	14	Resident Parking 8A-8P, M-F	0	0	0	0	1	1	0	0	0	0	0	0	0
	W	11	Resident Parking 8A-8P, M-F	1	2	3	2	2	2	0	3	2	1	0	0	0
	Subtotal	25		1	2	3	2	3	3	0	3	2	1	0	0	0
William St (Division-Berkshire)	E	18		2	3	3	2	2	1	0	0	0	0	0	0	0
	W	13		1	2	1	2	2	2	0	2	1	0	0	0	0
	Subtotal	31		3	5	4	4	4	3	0	2	1	0	0	0	0
William St (Berkshire-Greenfield)	E	17		0	1	1	1	0	0	0	1	1	0	0	0	0
	W	9		0	0	0	0	1	2	0	2	1	1	0	2	1
	Subtotal	26		0	1	1	1	1	2	0	3	2	1	0	2	1
William St (Greenfield-LeMoyne)	E	15		1	1	2	2	1	0	0	1	1	0	0	2	3
	W	12		2	2	2	1	1	0	0	0	1	1	0	0	0
	Subtotal	27		3	3	4	3	2	0	0	1	2	1	0	2	3
Clinton Pl (Chicago-Iowa)	E	14		1	2	3	4	3	2	0	2	2	0	0	1	2
	W	10		1	1	2	3	2	3	0	1	2	1	0	1	1
	Subtotal	24		2	3	5	7	5	5	0	3	4	1	0	2	3
Clinton Pl (Iowa-Augusta)	E	12	Resident Parking 8A-8P, M-F	1	1	2	1	1	2	0	1	1	1	0	0	0
	W	14	Resident Parking 8A-8P, M-F	1	1	1	1	2	1	0	2	2	2	0	0	0
	Subtotal	26		2	2	3	2	3	3	0	3	3	3	0	0	0
Clinton Pl (Greenfield-LeMoyne)	E	14		0	1	1	2	2	3	0	4	2	1	0	0	0
	W	12		0	2	2	1	1	1	0	1	1	1	0	1	2
	Subtotal	26		0	3	3	3	3	4	0	5	3	2	0	1	2
Bonnie Brae Pl (Chicago-Iowa)	E	11	2-Hr	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	11	2-Hr	0	0	0	0	1	2	0	2	2	2	0	1	1
	Subtotal	22		0	0	0	0	1	2	0	2	2	2	0	1	1
Bonnie Brae Pl (Iowa-Augusta)	E	15	No Parking 9A-5P, M-F	0	0	0	0	2	3	0	0	0	0	0	0	0
	W	16	No Parking 9A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	1	0
	Subtotal	31		0	0	0	0	2	3	0	0	0	0	0	1	0
Bonnie Brae Pl (Augusta-Thomas)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	9	Resident Parking 8A-8P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	10	2-Hr	1	8	10	10	10	10	0	8	5	4	0	4	4
Bonnie Brae Pl (Thomas-Division)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	11	2-Hr	2	4	9	10	8	6	0	11	9	7	0	7	5
	W	7	Student Loading Zone 7:45A-8:45A; 2P-3:15P; 1-Hr 8:45 A-2P, M-F	0	3	0	0	0	0	0	6	4	0	0	3	3
Bonnie Brae Pl (Greenfield-LeMoyne)	E	16		2	4	4	5	5	4	0	3	4	4	0	3	3
	W	9		2	3	4	4	3	2	0	1	1	0	0	0	0
	Subtotal	25		4	7	8	9	8	6	0	4	5	4	0	3	3
LeMoyne St (Monroe-William)	N	15		0	1	2	1	2	0	0	0	0	0	0	0	0
	S	12		0	0	0	0	0	0	0	1	1	1	0	1	1
	Subtotal	27		0	1	2	1	2	0	0	1	1	1	0	1	1

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	1	4	5	7	6	0	8	7	2	0	1	0		
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0		
Concordia Permit	(INCLUDED IN COUNTS)	0	1	1	1	2	1	0	0	0	0	0	0	0		
Dominican Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0		

☐ No counts performed during this hour

Table A3 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
LeMoyné St (William-Clinton)	N	15		1	2	3	2	1	2	0	2	2	2	0	1	2
	S	13		0	2	1	1	2	2	0	2	2	2	0	2	1
	Subtotal	28		1	4	4	3	3	4	0	4	4	4	0	3	3
LeMoyné St (Clinton-Bonnie Brae)	N	12		0	0	0	1	1	2	0	1	1	1	0	1	2
	S	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	24		0	0	0	1	1	2	0	1	1	1	0	1	2
LeMoyné St (Bonnie Brae-Harlem)	N	11	2-Hr 2-Hr	0	3	2	1	3	5	0	1	2	2	0	1	1
	S	13		1	2	2	3	1	1	0	6	6	6	0	5	4
	Subtotal	24		1	5	4	4	4	6	0	7	8	8	0	6	5
Greenfield St (Lathrop-Jackson)	N	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	14		0	0	0	0	0	0	1	1	0	0	0	0	0
	Subtotal	26		0	0	0	0	0	0	0	1	1	0	0	0	0
Greenfield St (Jackson-Monroe)	N	14		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	13		1	2	4	5	5	5	0	4	4	4	0	1	1
	Subtotal	27		1	2	4	5	5	5	0	4	4	4	0	1	1
Greenfield St (Monroe-William)	N	13		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	25		0	0	0	0	0	0	0	0	0	0	0	0	0
Greenfield St (William-Clinton)	N	13		0	0	0	0	0	0	0	0	0	0	0	0	1
	S	15		0	1	1	1	1	1	0	0	0	0	0	0	0
	Subtotal	28		0	1	1	1	1	1	1	0	0	0	0	0	0
Greenfield St (Clinton-Bonnie Brae)	N	14		0	0	0	0	0	0	0	1	1	1	0	0	0
	S	9		0	1	2	3	3	2	0	1	1	1	0	2	2
	Subtotal	23		0	1	2	3	3	2	0	2	2	2	0	2	2
Greenfield St (Bonnie Brae-Harlem)	N	12		0	1	1	1	1	1	0	1	2	2	0	1	1
	S	15		1	1	1	1	1	1	0	1	2	1	0	2	1
	Subtotal	27		1	2	2	2	2	2	0	2	4	3	0	3	2
Berkshire St (Lathrop-Jackson)	N	11		0	2	4	5	5	5	0	4	3	1	0	0	0
	S	16		1	0	0	4	7	11	0	12	6	1	0	0	0
	Subtotal	27		1	2	0	9	12	16	0	16	9	2	0	0	0
Berkshire St (Jackson-Monroe)	N	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	24		0	0	0	0	0	0	0	0	0	0	0	0	0
Berkshire St (Monroe-William)	N	15		0	1	1	1	1	1	0	0	0	0	0	0	0
	S	12		1	0	0	0	1	1	0	0	1	1	0	0	0
	Subtotal	27		1	1	1	1	2	2	0	0	1	1	0	0	0
Division St (Lathrop-Jackson)	N	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	7		0	2	3	3	3	3	0	7	5	1	0	1	1
	Subtotal	7		0	2	3	3	3	3	0	1	5	1	0	1	1
Division St (Jackson-Monroe)	N	7		0	1	1	1	1	1	0	1	1	1	0	0	0
	S	10		0	1	2	3	3	3	0	1	1	1	0	0	0
	Subtotal	17		0	2	3	4	4	4	0	1	2	2	0	0	0
Division St (Monroe-William)	N	3		0	1	2	1	1	1	0	0	0	0	0	0	0
	S	13		0	5	9	11	11	9	0	6	5	2	0	0	0
	Subtotal	16		0	6	11	12	12	10	0	6	5	2	0	0	0
(William-Bonnie Brae)	N	31	Student Loading Zone 7:45A-8:45A; 2P-3:15P; 1-Hr 8:45 A-2P, M-F 30 min. 8A-4P, M-F	3	9	17	20	22	23	0	13	8	6	0	6	4
	S	5		0	2	0	0	0	1	0	3	3	0	0	0	0
	S	8		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	14		2	2	8	12	12	14	0	14	10	7	0	4	4
Division St (Bonnie Brae-Harlem)	N	11		1	3	5	7	6	5	0	8	6	5	0	1	2
	S	7		4	2	2	1	3	4	0	6	6	4	0	4	4
	Subtotal	18		5	5	7	8	9	9	0	14	12	9	0	5	6
Thomas St (Lathrop-Jackson)	N	10		0	2	2	3	3	5	0	0	1	1	0	1	1
	S	10		0	1	2	2	1	1	0	0	0	0	0	0	0
	Subtotal	20		0	3	4	5	4	6	0	0	1	1	0	1	1

Note: Parking inventory based on observations of actual street use and parking

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	2	3	4	1	1	0	3	3	0	0	0	0	0	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concordia Permit	(INCLUDED IN COUNTS)	0	1	1	1	1	0	0	1	1	0	0	0	0	0	0
Dominican Permit	(INCLUDED IN COUNTS)	0	0	2	2	2	2	2	0	1	1	0	0	0	0	0

☐ No counts performed during this hour

Table A3 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Thomas St (Jackson-Monroe)	N	12	2-Hr 8A-5P, M-F	2	4	2	3	2	2	0	0	0	0	0	1	2
	S	13	2-Hr 8A-5P, M-F	2	4	3	3	2	1	0	0	0	1	0	1	1
	Subtotal	25		4	8	5	6	4	3	0	0	0	1	0	2	3
Thomas St (Bonnie Brae-Harlem)	N	12	No Parking	10	10	10	10	12	12	0	7	7	5	0	3	2
	S	0		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12		10	10	10	10	12	12	0	7	7	5	0	3	2
Augusta St (Lathrop-Jackson)	N	11	No Parking 4P-6P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	8	No Parking 7A-9A, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	19		0	0	0	0	0	0	0	0	0	0	0	0	0
Augusta St (Jackson-Monroe)	N	12	No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12	No Parking 8A-5P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	24		0	0	0	0	0	0	0	0	0	0	0	0	0
Iowa St (Lathrop-Jackson)	N	10		0	1	1	1	1	1	0	1	1	0	0	0	0
	S	11		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	21		0	1	1	1	1	1	0	1	1	0	0	0	0
Iowa St (Jackson-Monroe)	N	14		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	25		0	0	0	0	0	0	0	0	0	0	0	0	0
Iowa St (Monroe-William)	N	10		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	13		0	0	0	0	0	1	0	1	0	0	0	0	0
	Subtotal	23		0	0	0	0	0	1	0	1	0	0	0	0	0
Iowa St (William-Clinton)	N	13		1	1	2	2	2	2	0	0	0	0	0	0	0
	S	12		0	2	2	1	1	1	0	1	1	0	0	1	2
	Subtotal	25		1	3	4	3	3	3	0	1	1	0	0	1	2
Iowa St (Clinton-Bonnie Brae)	N	14		0	1	2	3	4	6	0	5	4	3	0	1	1
	S	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	26		0	1	2	3	4	6	0	5	4	3	0	1	1
Iowa St (Bonnie Brae-Harlem)	N	12		0	0	0	0	0	0	0	0	0	1	0	0	0
	S	12		0	2	3	3	2	2	0	0	0	0	0	0	0
	Subtotal	24		0	2	3	3	2	2	0	0	0	1	0	0	0
Chicago Ave (Lathrop-Jackson)	N	5		0	1	2	2	1	0	0	0	0	0	0	0	0
	S	7		0	1	2	3	3	3	0	4	4	3	0	1	1
	Subtotal	12		0	2	4	5	4	3	0	4	4	3	0	1	1
Chicago Ave (Jackson-Monroe)	N	10		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	21		0	0	0	0	0	0	0	0	0	0	0	0	0
Chicago Ave (Monroe-William)	N	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11		0	0	0	1	1	2	0	1	2	1	0	0	0
	Subtotal	23		0	0	0	1	1	2	0	1	2	1	0	0	0
Chicago Ave (William-Clinton)	N	15		0	1	1	1	0	0	0	1	2	0	0	0	0
	S	10		0	1	3	2	3	3	0	3	1	1	0	1	0
	Subtotal	25		0	2	4	3	3	3	0	4	3	1	0	1	0
Chicago Ave (Clinton-Bonnie Brae)	N	12		2	2	2	1	1	0	0	0	0	0	0	0	0
	S	9		1	1	2	2	2	2	0	3	3	3	0	1	0
	Subtotal	21		3	3	4	3	3	2	0	3	3	3	0	1	0
TOTAL				83	153	198	224	232	240	0	208	189	129	0	99	98

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	2	4	3	3	0	0	0	0	0	0	0	0	0	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concordia Permit	(INCLUDED IN COUNTS)	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Dominican Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No counts performed during this hour																
Total Contractor Vehicles		5	12	22	26	24	21	0	21	21	8	0	2	0		
Total RF Resident Zone Permit 1		0	0	0	0	0	0	0	0	0	0	0	0	0		
Total Concordia Permit		0	2	2	2	4	2	0	1	1	0	0	0	0		
Total Dominican Permit		0	0	3	3	3	3	0	1	1	0	0	0	0		

Table A4

On-Street Parking Occupancy Counts - ZONE 2

Tuesday, November 19, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Lathrop Ave (Chicago-Iowa)	E	11		0%	0%	0%	0%	9%	18%	0%	9%	9%	0%	0%	9%	9%
	W	12		8%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	23		4%	4%	0%	0%	4%	9%	0%	4%	4%	0%	0%	4%	4%
Lathrop Ave (Iowa-Augusta)	E	17		0%	0%	6%	6%	6%	6%	0%	6%	6%	6%	0%	0%	0%
	W	15		0%	0%	0%	0%	0%	7%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	32		0%	0%	3%	3%	3%	6%	0%	3%	3%	3%	0%	0%	0%
Lathrop Ave (Augusta-Thomas)	E	16		13%	6%	6%	6%	6%	0%	0%	0%	0%	0%	0%	0%	6%
	W	14		0%	0%	7%	7%	7%	7%	0%	7%	7%	7%	0%	0%	0%
	Subtotal	30		7%	3%	7%	7%	7%	3%	0%	3%	3%	3%	0%	0%	3%
Lathrop Ave (Thomas-Division)	E	16		0%	0%	0%	0%	0%	0%	0%	6%	6%	6%	0%	6%	13%
	W	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	10%
	Subtotal	26		0%	0%	0%	0%	0%	0%	0%	4%	4%	4%	0%	8%	12%
Lathrop Ave (Division-Berkshire)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	6	No Parking 8A-5P, M-F	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	6		17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lathrop Ave (Berkshire-Greenfield)	E	11		0%	0%	0%	0%	0%	0%	0%	9%	9%	9%	0%	0%	0%
	W	6		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	17		0%	0%	0%	0%	0%	0%	0%	6%	6%	6%	0%	0%	0%
Jackson Ave (Chicago-Iowa)	E	18		0%	0%	0%	0%	6%	6%	0%	6%	6%	6%	0%	0%	0%
	W	12		8%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	30		3%	3%	0%	0%	3%	3%	0%	3%	3%	3%	0%	0%	0%
Jackson Ave (Iowa-Augusta)	E	14		7%	14%	7%	7%	7%	7%	0%	14%	14%	7%	0%	7%	14%
	W	6		17%	17%	17%	17%	17%	0%	17%	17%	33%	17%	0%	0%	0%
	Subtotal	20		10%	15%	10%	10%	10%	5%	0%	15%	20%	10%	0%	5%	10%
Jackson Ave (Augusta-Thomas)	E	18	Resident Parking 8A-8P, M-F	6%	6%	11%	6%	11%	17%	0%	0%	0%	0%	0%	0%	0%
	W	18	Resident Parking 8A-8P, M-F	11%	6%	6%	6%	6%	6%	0%	6%	6%	6%	0%	6%	0%
	Subtotal	36		8%	6%	8%	6%	8%	11%	0%	3%	3%	3%	0%	3%	0%
Jackson Ave (Thomas-Division)	E	15		0%	0%	7%	7%	13%	13%	0%	13%	20%	20%	0%	0%	0%
	W	15		13%	7%	27%	33%	27%	33%	0%	27%	27%	20%	0%	20%	13%
	Subtotal	30		7%	3%	17%	20%	20%	23%	0%	20%	23%	20%	0%	10%	7%
Jackson Ave (Division-Berkshire)	E	18		0%	0%	0%	0%	0%	0%	0%	11%	11%	6%	0%	11%	6%
	W	19		5%	11%	21%	26%	26%	26%	0%	26%	16%	11%	0%	11%	11%
	Subtotal	37		3%	5%	11%	14%	14%	14%	0%	19%	14%	8%	0%	11%	8%
Jackson Ave (Berkshire-Greenfield)	E	13		15%	23%	0%	0%	0%	0%	0%	0%	8%	0%	0%	15%	15%
	W	7		0%	0%	29%	14%	14%	14%	0%	14%	14%	14%	0%	14%	29%
	Subtotal	20		10%	15%	10%	5%	5%	5%	0%	5%	10%	5%	0%	15%	20%
Monroe Ave (Chicago-Iowa)	E	14		7%	7%	7%	14%	14%	7%	0%	14%	7%	0%	0%	0%	0%
	W	11		9%	18%	27%	36%	27%	27%	0%	9%	18%	9%	0%	18%	27%
	Subtotal	25		8%	12%	16%	24%	20%	16%	0%	12%	12%	4%	0%	8%	12%
Monroe Ave (Iowa-Augusta)	E	13	No Parking 9A-5P, M-F	0%	0%	0%	0%	0%	8%	0%	0%	0%	8%	0%	0%	0%
	W	13	No Parking 9A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	8%	0%	0%	15%	8%
	Subtotal	26		0%	0%	0%	0%	0%	4%	0%	0%	4%	4%	0%	8%	4%
Monroe Ave (Augusta-Thomas)	E	26	Resident Parking 8A-8P, M-F	4%	0%	12%	12%	8%	4%	0%	4%	4%	0%	0%	8%	8%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		4%	0%	12%	12%	8%	4%	0%	4%	4%	0%	0%	8%	8%
Monroe Ave (Thomas-Division)	E	21	Resident Parking 8A-8P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	21		0%	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	0%	0%

Note: Parking inventory based on observations of actual street use and parking regulation sign location

Contractor Vehicles (EXCLUDED FROM COUNTS)

5 7 11 14 13 14 0 10 11 6 0 1 0

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

0 0 0 0 0 0 0 0 0 0 0 0 0

Concordia Permit (INCLUDED IN COUNTS)

0 0 0 0 0 0 0 0 0 0 0 0 0

Dominican Permit (INCLUDED IN COUNTS)

0 0 1 1 1 1 0 0 0 0 0 0 0

No counts performed during this hour

Table A4 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Monroe Ave (Division-Berkshire)	E	15		7%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	12		0%	0%	0%	0%	0%	8%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	27		4%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%
Monroe Ave (Berkshire-Greenfield)	E	10		30%	20%	20%	30%	20%	20%	0%	20%	10%	0%	0%	10%	10%
	W	12		17%	33%	25%	17%	17%	25%	0%	17%	25%	25%	0%	17%	17%
	Subtotal	22		23%	27%	23%	23%	18%	23%	0%	18%	18%	14%	0%	14%	14%
Monroe Ave (Greenfield-LeMoyne)	E	10		20%	30%	30%	30%	40%	40%	0%	40%	30%	40%	0%	30%	30%
	W	12		25%	17%	25%	33%	42%	33%	0%	33%	25%	25%	0%	0%	0%
	Subtotal	22		23%	23%	27%	32%	41%	36%	0%	36%	27%	32%	0%	14%	14%
William St (Chicago-Iowa)	E	14		0%	0%	0%	0%	0%	0%	0%	0%	7%	7%	0%	14%	21%
	W	12		17%	8%	8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		8%	4%	4%	4%	4%	4%	0%	0%	4%	4%	0%	8%	12%
William St (Iowa-Augusta)	E	14	Resident Parking 8A-8P, M-F	0%	0%	0%	0%	7%	7%	0%	0%	0%	0%	0%	0%	0%
	W	11	Resident Parking 8A-8P, M-F	9%	18%	27%	18%	18%	18%	0%	27%	18%	9%	0%	0%	0%
	Subtotal	25		4%	8%	12%	8%	12%	12%	0%	12%	8%	4%	0%	0%	0%
William St (Division-Berkshire)	E	18		11%	17%	17%	11%	11%	6%	0%	0%	0%	0%	0%	0%	0%
	W	13		8%	15%	8%	15%	15%	15%	0%	15%	8%	0%	0%	0%	0%
	Subtotal	31		10%	16%	13%	13%	13%	10%	0%	6%	3%	0%	0%	0%	0%
William St (Berkshire-Greenfield)	E	17		0%	6%	6%	6%	0%	0%	0%	6%	6%	0%	0%	0%	0%
	W	9		0%	0%	0%	0%	11%	22%	0%	22%	11%	11%	0%	22%	11%
	Subtotal	26		0%	4%	4%	4%	4%	8%	0%	12%	8%	4%	0%	8%	4%
William St (Greenfield-LeMoyne)	E	15		7%	7%	13%	13%	7%	0%	0%	7%	7%	0%	0%	13%	20%
	W	12		17%	17%	17%	8%	8%	0%	0%	0%	8%	8%	0%	0%	0%
	Subtotal	27		11%	11%	15%	11%	7%	0%	0%	4%	7%	4%	0%	7%	11%
Clinton Pl (Chicago-Iowa)	E	14		7%	14%	21%	29%	21%	14%	0%	14%	14%	0%	0%	7%	14%
	W	10		10%	10%	20%	30%	20%	30%	0%	10%	20%	10%	0%	10%	10%
	Subtotal	24		8%	13%	21%	29%	21%	21%	0%	13%	17%	4%	0%	8%	13%
Clinton Pl (Iowa-Augusta)	E	12	Resident Parking 8A-8P, M-F	8%	8%	17%	8%	8%	17%	0%	8%	8%	8%	0%	0%	0%
	W	14	Resident Parking 8A-8P, M-F	7%	7%	7%	7%	14%	7%	0%	14%	14%	14%	0%	0%	0%
	Subtotal	26		8%	8%	12%	8%	12%	12%	0%	12%	12%	12%	0%	0%	0%
Clinton Pl (Greenfield-LeMoyne)	E	14		0%	7%	7%	14%	14%	21%	0%	29%	14%	7%	0%	0%	0%
	W	12		0%	17%	17%	8%	8%	8%	0%	8%	8%	8%	0%	8%	17%
	Subtotal	26		0%	12%	12%	12%	12%	15%	0%	19%	12%	8%	0%	4%	8%
Bonnie Brae Pl (Chicago-Iowa)	E	11	2-Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	11	2-Hr	0%	0%	0%	0%	9%	18%	0%	18%	18%	18%	0%	9%	9%
	Subtotal	22		0%	0%	0%	0%	5%	9%	0%	9%	9%	9%	0%	5%	5%
Bonnie Brae Pl (Iowa-Augusta)	E	15	No Parking 9A-5P, M-F	0%	0%	0%	0%	13%	20%	0%	0%	0%	0%	0%	0%	0%
	W	16	No Parking 9A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6%	0%
	Subtotal	31		0%	0%	0%	0%	6%	10%	0%	0%	0%	0%	0%	3%	0%
Bonnie Brae Pl (Augusta-Thomas)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	9	Resident Parking 8A-8P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	10	2-Hr	10%	80%	100%	100%	100%	100%	0%	80%	50%	40%	0%	40%	40%
	Subtotal	19		5%	42%	53%	53%	53%	53%	0%	42%	26%	21%	0%	21%	21%
Bonnie Brae Pl (Thomas-Division)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	11	2-Hr	18%	36%	82%	91%	73%	55%	0%	100%	82%	64%	0%	64%	45%
	W	7	Student Loading Zone 7:45A-8:45A; 2P-3:15P; 1-Hr 8:45 A-2P, M-F	0%	43%	0%	0%	0%	0%	0%	86%	57%	0%	0%	43%	43%
	Subtotal	18		11%	39%	50%	56%	44%	33%	0%	94%	72%	39%	0%	56%	44%
Bonnie Brae Pl (Greenfield-LeMoyne)	E	16		13%	25%	25%	31%	31%	25%	0%	19%	25%	25%	0%	19%	19%
	W	9		22%	33%	44%	44%	33%	22%	0%	11%	11%	0%	0%	0%	0%
	Subtotal	25		16%	28%	32%	36%	32%	24%	0%	16%	20%	16%	0%	12%	12%
LeMoyne St (Monroe-William)	N	15		0%	7%	13%	7%	13%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12		0%	0%	0%	0%	0%	0%	0%	8%	8%	8%	0%	8%	8%
	Subtotal	27		0%	4%	7%	4%	7%	0%	0%	4%	4%	4%	0%	4%	4%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	1	4	5	7	6	0	8	7	2	0	1	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concordia Permit	(INCLUDED IN COUNTS)	0	1	1	1	2	1	0	0	0	0	0	0	0
Dominican Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0

☐ No counts performed during this hour

Table A4 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
LeMoyne St (William-Clinton)	N	15		7%	13%	20%	13%	7%	13%	0%	13%	13%	13%	0%	7%	13%
	S	13		0%	15%	8%	8%	15%	15%	0%	15%	15%	15%	0%	15%	8%
	Subtotal	28		4%	14%	14%	11%	11%	14%	0%	14%	14%	14%	0%	11%	11%
LeMoyne St (Clinton-Bonnie Brae)	N	12		0%	0%	0%	8%	8%	17%	0%	8%	8%	8%	0%	8%	17%
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	0%	0%	4%	4%	8%	0%	4%	4%	4%	0%	4%	8%
LeMoyne St (Bonnie Brae-Harlem)	N	11	2-Hr	0%	27%	18%	9%	27%	45%	0%	9%	18%	18%	0%	9%	9%
	S	13	2-Hr	8%	15%	15%	23%	8%	8%	0%	46%	46%	46%	0%	38%	31%
	Subtotal	24		4%	21%	17%	17%	17%	25%	0%	29%	33%	33%	0%	25%	21%
Greenfield St (Lathrop-Jackson)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	14		0%	0%	0%	0%	0%	0%	0%	7%	7%	0%	0%	0%	0%
	Subtotal	26		0%	0%	0%	0%	0%	0%	0%	4%	4%	0%	0%	0%	0%
Greenfield St (Jackson-Monroe)	N	14		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	13		8%	15%	31%	38%	38%	38%	0%	31%	31%	31%	0%	8%	8%
	Subtotal	27		4%	7%	15%	19%	19%	19%	0%	15%	15%	15%	0%	4%	4%
Greenfield St (Monroe-William)	N	13		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	25		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Greenfield St (William-Clinton)	N	13		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%
	S	15		0%	7%	7%	7%	7%	7%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	28		0%	4%	4%	4%	4%	4%	0%	0%	0%	0%	0%	0%	4%
Greenfield St (Clinton-Bonnie Brae)	N	14		0%	0%	0%	0%	0%	0%	0%	7%	7%	7%	0%	0%	0%
	S	9		0%	11%	22%	33%	33%	22%	0%	11%	11%	11%	0%	22%	22%
	Subtotal	23		0%	4%	9%	13%	13%	9%	0%	9%	9%	9%	0%	9%	9%
Greenfield St (Bonnie Brae-Harlem)	N	12		0%	8%	8%	8%	8%	8%	0%	8%	17%	17%	0%	8%	8%
	S	15		7%	7%	7%	7%	7%	7%	0%	7%	13%	7%	0%	13%	7%
	Subtotal	27		4%	7%	7%	7%	7%	7%	0%	7%	15%	11%	0%	11%	7%
Berkshire St (Lathrop-Jackson)	N	11		0%	18%	36%	45%	45%	45%	0%	36%	27%	9%	0%	0%	0%
	S	16		6%	0%	0%	25%	44%	69%	0%	75%	38%	6%	0%	0%	0%
	Subtotal	27		4%	7%	0%	33%	44%	59%	0%	59%	33%	7%	0%	0%	0%
Berkshire St (Jackson-Monroe)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Berkshire St (Monroe-William)	N	15		0%	7%	7%	7%	7%	7%	0%	0%	0%	0%	0%	0%	0%
	S	12		8%	0%	0%	0%	8%	8%	0%	0%	8%	8%	0%	0%	0%
	Subtotal	27		4%	4%	4%	4%	7%	7%	0%	0%	4%	4%	0%	0%	0%
Division St (Lathrop-Jackson)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7		0%	29%	43%	43%	43%	43%	0%	100%	71%	14%	0%	14%	14%
	Subtotal	7		0%	29%	43%	43%	43%	43%	0%	14%	71%	14%	0%	14%	14%
Division St (Jackson-Monroe)	N	7		0%	14%	14%	14%	14%	14%	0%	14%	14%	14%	0%	0%	0%
	S	10		0%	10%	20%	30%	30%	30%	0%	10%	10%	10%	0%	0%	0%
	Subtotal	17		0%	12%	18%	24%	24%	24%	0%	6%	12%	12%	0%	0%	0%
Division St (Monroe-William)	N	3		0%	33%	67%	33%	33%	33%	0%	0%	0%	0%	0%	0%	0%
	S	13		0%	38%	69%	85%	85%	69%	0%	46%	38%	15%	0%	0%	0%
	Subtotal	16		0%	38%	69%	75%	75%	63%	0%	38%	31%	13%	0%	0%	0%
Division St (William-Bonnie Brae)	N	31		10%	29%	55%	65%	71%	74%	0%	42%	26%	19%	0%	19%	13%
	S	5	Student Loading Zone 7:45A-8:45A; 2P-3:15P; 1-Hr 8:45 A-2P, M-F	0%	40%	0%	0%	0%	20%	0%	60%	60%	0%	0%	0%	0%
	S	8	30 min. 8A-4P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	14		14%	14%	57%	86%	86%	100%	0%	100%	71%	50%	0%	29%	29%
	Subtotal	58		9%	22%	43%	55%	59%	66%	0%	52%	36%	22%	0%	17%	14%
Division St (Bonnie Brae-Harlem)	N	11		9%	27%	45%	64%	55%	45%	0%	73%	55%	45%	0%	9%	18%
	S	7		57%	29%	29%	14%	43%	57%	0%	86%	86%	57%	0%	57%	57%
	Subtotal	18		28%	28%	39%	44%	50%	50%	0%	78%	67%	50%	0%	28%	33%
Thomas St (Lathrop-Jackson)	N	10		0%	20%	20%	30%	30%	50%	0%	0%	10%	10%	0%	10%	10%
	S	10		0%	10%	20%	20%	10%	10%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	20		0%	15%	20%	25%	20%	30%	0%	0%	5%	5%	0%	5%	5%

Note: Parking inventory based on observations of actual street use and parking

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	2	3	4	1	1	0	3	3	0	0	0	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concordia Permit	(INCLUDED IN COUNTS)	0	1	1	1	1	1	0	1	1	0	0	0	0
Dominican Permit	(INCLUDED IN COUNTS)	0	0	2	2	2	2	0	1	1	0	0	0	0

☐ No counts performed during this hour

Table A4 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 2

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Thomas St (Jackson-Monroe)	N	12	2-Hr 8A-5P, M-F	17%	33%	17%	25%	17%	17%	0%	0%	0%	0%	0%	8%	17%
	S	13	2-Hr 8A-5P, M-F	15%	31%	23%	23%	15%	8%	0%	0%	0%	8%	0%	8%	8%
	Subtotal	25		16%	32%	20%	24%	16%	12%	0%	0%	0%	4%	0%	8%	12%
Thomas St (Bonnie Brae-Harlem)	N	12		83%	83%	83%	83%	100%	100%	0%	58%	58%	42%	0%	25%	17%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	12		83%	83%	83%	83%	100%	100%	0%	58%	58%	42%	0%	25%	17%
Augusta St (Lathrop-Jackson)	N	11	No Parking 4P-6P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	8	No Parking 7A-9A, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Augusta St (Jackson-Monroe)	N	12	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12	No Parking 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Iowa St (Lathrop-Jackson)	N	10		0%	10%	10%	10%	10%	10%	0%	10%	10%	0%	0%	0%	0%
	S	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	21		0%	5%	5%	5%	5%	5%	0%	5%	5%	0%	0%	0%	0%
Iowa St (Jackson-Monroe)	N	14		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	25		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Iowa St (Monroe-William)	N	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	13		0%	0%	0%	0%	0%	8%	0%	8%	0%	0%	0%	0%	0%
	Subtotal	23		0%	0%	0%	0%	0%	4%	0%	4%	0%	0%	0%	0%	0%
Iowa St (William-Clinton)	N	13		8%	8%	15%	15%	15%	15%	0%	0%	0%	0%	0%	0%	0%
	S	12		0%	17%	17%	8%	8%	8%	0%	8%	8%	0%	0%	8%	17%
	Subtotal	25		4%	12%	16%	12%	12%	12%	0%	4%	4%	0%	0%	4%	8%
Iowa St (Clinton-Bonnie Brae)	N	14		0%	7%	14%	21%	29%	43%	0%	36%	29%	21%	0%	7%	7%
	S	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		0%	4%	8%	12%	15%	23%	0%	19%	15%	12%	0%	4%	4%
Iowa St (Bonnie Brae-Harlem)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	0%	0%	0%
	S	12		0%	17%	25%	25%	17%	17%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		0%	8%	13%	13%	8%	8%	0%	0%	0%	4%	0%	0%	0%
Chicago Ave (Lathrop-Jackson)	N	5		0%	20%	40%	40%	20%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7		0%	14%	29%	43%	43%	43%	0%	57%	57%	43%	0%	14%	14%
	Subtotal	12		0%	17%	33%	42%	33%	25%	0%	33%	33%	25%	0%	8%	8%
Chicago Ave (Jackson-Monroe)	N	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	21		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Chicago Ave (Monroe-William)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11		0%	0%	0%	9%	9%	18%	0%	9%	18%	9%	0%	0%	0%
	Subtotal	23		0%	0%	0%	4%	4%	9%	0%	4%	9%	4%	0%	0%	0%
Chicago Ave (William-Clinton)	N	15		0%	7%	7%	7%	0%	0%	0%	7%	13%	0%	0%	0%	0%
	S	10		0%	10%	30%	20%	30%	30%	0%	30%	10%	10%	0%	10%	0%
	Subtotal	25		0%	8%	16%	12%	12%	12%	0%	16%	12%	4%	0%	4%	0%
Chicago Ave (Clinton-Bonnie Brae)	N	12		17%	17%	17%	8%	8%	0%	0%	0%	0%	0%	0%	0%	0%
	S	9		11%	11%	22%	22%	22%	22%	0%	33%	33%	33%	0%	11%	0%
	Subtotal	21		14%	14%	19%	14%	14%	10%	0%	14%	14%	14%	0%	5%	0%
TOTAL				5%	10%	12%	14%	14%	15%	0%	13%	12%	8%	0%	6%	6%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

Concordia Permit (INCLUDED IN COUNTS)

Dominican Permit (INCLUDED IN COUNTS)

No counts performed during this hour

Total Contractor Vehicles

Total RF Resident Zone Permit 1

Total Concordia Permit

Total Dominican Permit

0	2	4	3	3	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	12	22	26	24	21	0	21	21	8	0	2	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	2	2	4	2	0	1	1	0	0	0	0	0	0	0	0
0	0	3	3	3	3	0	1	1	0	0	0	0	0	0	0	0

Table A5

On-Street Parking Occupancy Counts - ZONE 3

Wednesday, November 20, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Monroe St (Lake-Quick)	E	33	3-Hr, 6A-2P, M-F	0	1	1	1	1	2	0	2	2	3	2	3	2
	W	20	3-Hr, 6A-2P, M-F	0	2	2	2	0	1	0	2	1	2	2	3	3
	Subtotal	53		0	3	3	3	1	3	0	4	3	5	4	6	5
Monroe St (Quick-Oak)	E	18		0	0	0	0	1	1	0	0	0	0	0	0	1
	W	13		0	2	3	2	3	2	0	3	2	3	2	2	3
	Subtotal	31		0	2	3	2	4	3	0	3	2	3	2	2	4
Monroe St (Oak-Chicago)	E	29		1	1	2	2	2	3	0	4	3	4	3	4	2
	W	29		0	2	2	2	3	4	0	0	0	0	0	0	1
	Subtotal	58		1	3	4	4	5	7	0	4	3	4	3	4	3
William St (Garden-Lake)	E	2	15 min.	0	0	0	1	0	0	0	0	0	0	0	0	0
	W	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	2		0	0	0	1	0	0	0	0	0	0	0	0	0
William St (Lake-Holly)	E	13	2 Hr	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	9	2 Hr	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	22		0	0	0	0	0	0	0	0	0	0	0	0	0
William St (Holly-Quick)	E	8	2 Hr	0	0	1	2	0	1	0	1	2	1	2	0	0
	W	15	2 Hr	0	2	2	1	0	0	0	1	2	1	1	1	3
	Subtotal	23		0	2	3	3	0	1	0	2	4	2	3	1	3
William St (Quick-Oak)	E	8		0	2	1	3	4	3	0	2	1	0	2	1	0
	W	18		3	2	2	2	1	1	0	1	0	1	0	0	2
	Subtotal	26		3	4	3	5	5	4	0	3	1	1	2	1	2
William St (Oak-Chicago)	E	14		0	2	3	2	3	2	0	3	2	2	2	1	2
	W	28		0	3	4	3	3	3	0	2	1	1	1	1	2
	Subtotal	42		0	5	7	5	6	5	0	5	3	3	3	2	4
Clinton Pl (Central-Lake)	E	4	2 Hr	2	1	3	2	3	3	0	3	2	4	3	2	1
	E	7	Special Permit A	0	0	0	1	3	2	0	1	1	1	2	0	0
	W	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	11		2	1	3	3	0	5	0	4	3	5	5	2	1
Clinton Pl (Holly-Quick)	E	10	2 Hr	0	0	0	0	0	0	0	1	0	0	0	0	0
	W	9	2 Hr	0	1	1	1	0	0	0	0	0	0	0	0	0
	Subtotal	19		0	1	1	1	0	0	0	1	0	0	0	0	0
Clinton Pl (Quick-Oak)	E	11	2 Hr	0	0	0	0	0	0	0	1	1	0	1	1	1
	W	9	2 Hr	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	20		0	0	0	0	0	0	0	1	1	0	1	1	1
Clinton Pl (Oak-Chicago)	E	19	No Parking 8A-10A, M-F	0	0	0	0	0	0	0	0	0	0	2	0	0
	W	15	No Parking 8A-10A, M-F	1	1	1	1	0	0	0	0	1	2	1	1	0
	Subtotal	34		1	1	1	1	0	0	0	0	1	2	3	1	0
Bonnie Brae Pl (Lake-Holly)	E	9	2 Hr	0	0	2	3	3	3	0	4	3	2	2	2	1
	W	8	No Parking 9A-10P, M-SAT	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	17		0	0	2	3	3	3	0	4	3	2	2	2	1
Bonnie Brae Pl (Holly-Quick)	E	14	2 Hr	3	3	1	2	2	2	0	1	2	2	2	1	1
	W	10	No Parking 9A-10P, M-SAT	0	1	1	1	0	0	0	0	0	0	0	0	0
	Subtotal	24		3	4	2	3	2	2	0	1	2	2	2	1	1
Bonnie Brae Pl (Quick-Oak)	E	14	2 Hr	2	2	2	3	4	3	0	4	4	4	3	4	1
	W	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	14		2	2	2	3	4	3	0	4	4	4	3	4	1

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

0	1	1	3	1	0	0	2	2	1	0	0	0
1	1	0	1	0	0	0	1	0	1	0	0	1

Table A5 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 3

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Bonnie Brae Pl (Oak-Chicago)	E W	16 13	2 Hr 2 Hr	0 0	0 1	1 1	3 1	4 0	4 2	0 0	3 1	2 1	1 2	2 1	1 3	1 2
	Subtotal	29		0	1	2	4	4	6	0	4	3	3	3	4	3
Chicago Ave (Monroe-William)	N S	12 11		0 0	0 0	0 0	0 1	0 1	0 2	0 0	0 1	0 2	0 1	0 1	0 0	0 0
	Subtotal	23		0	0	0	1	1	2	0	1	2	1	1	0	0
Chicago Ave (William-Clinton)	N S	15 10		0 0	1 1	1 3	1 1	0 2	0 2	0 0	1 3	2 1	0 1	0 0	0 1	0 0
	Subtotal	25		0	2	4	2	2	2	0	4	3	1	0	1	0
Chicago Ave (Clinton-Bonnie Brae)	N S	12 7		1 0	0 1	1 1	0 1	0 0	2 1	0 0	1 1	2 2	0 2	1 2	0 1	0 1
	Subtotal	19		1	1	2	1	0	3	0	2	4	2	3	1	1
Oak Ave (Monroe-William)	N S	12 10		0 0	0 0	1 0	1 0	0 0	0 0	0 0	1 0	1 0	0 0	1 0	2 0	2 0
	Subtotal	22		0	0	1	1	0	0	0	1	1	0	1	2	2
Oak Ave (William-Clinton)	N S	0 10	No Parking 2 Hr	0 0	0 0	0 2	0 2	0 1	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 1
	Subtotal	10		0	0	2	2	1	0	0	0	0	0	0	0	1
Oak Ave (Clinton-Bonnie Brae)	N S	0 10	No Parking 2 Hr	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
	Subtotal	10		0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Ave (Bonnie Brae-Harlem)	N S	0 14	No Parking 2 Hr	0 7	0 0	0 7	0 7	0 5	0 4	0 0	0 7	0 4	0 4	0 5	0 8	0 6
	Subtotal	14		7	0	7	7	5	4	0	7	4	4	5	8	6
Quick Ave (Monroe-William)	N S	13 13	2 Hr 2 Hr	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1 0	0 0
	Subtotal	26		0	0	0	0	0	0	0	0	0	0	0	1	0
Quick Ave (William-Clinton)	N S	9 10	No Parking 9A-10P 2 Hr	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1 0	0 0
	Subtotal	19		0	0	0	0	0	0	0	0	0	0	0	1	0
Quick Ave (Clinton-Bonnie Brae)	N S	10 11	No Parking 9A-10P 2 Hr	0 0	0 0	0 0	0 1	0 1	0 3	0 0	0 2	0 2	0 1	0 0	1 1	2 2
	Subtotal	21		0	0	0	1	1	3	0	2	2	1	0	1	2
Quick Ave (Bonnie Brae-Harlem)	N S	0 17	No Parking 2 Hr	0 1	0 2	0 0	0 1	0 2	0 1	0 0	0 2	0 1	0 3	0 2	0 2	0 0
	Subtotal	17		1	2	0	1	2	1	0	2	1	3	2	2	0
Holly Ct (William-Clinton)	N S	0 6	No Parking 2 Hr	0 3	0 2	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 1	0 1
	Subtotal	6		3	2	0	0	0	0	0	0	0	0	0	1	1
Holly Ct (Clinton-Bonnie Brae)	N S	0 7	No Parking 2 Hr	0 0	0 1	0 1	0 2	0 2	0 1	0 0	0 1	0 1	0 1	0 2	0 2	0 1
	Subtotal	7		0	1	1	2	2	1	0	1	1	1	2	2	1
Lake St (Monroe-William)	N S	0 0	No Parking No Parking	3 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
	Subtotal	0		3	0	0	0	0	0	0	0	0	0	0	0	0
Lake St (William-Clinton)	N S	10 4	2 Hr 2 Hr	0 0	3 0	5 0	5 0	4 0	3 2	0 0	5 3	4 2	5 3	6 3	5 1	1 2
	Subtotal	14		0	3	5	5	4	5	0	8	6	8	9	6	3
Lake St (Clinton-Bonnie Brae)	N S	6 0	2 Hr No Parking	0 0	0 0	0 0	2 0	3 0	2 0	0 0	2 0	1 0	0 0	0 0	0 0	1 0
	Subtotal	6		0	0	0	2	3	2	0	2	1	0	0	0	1

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Table A5 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 3

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Central Ave (Lathrop-William)	N	7	1 Hr	0	0	1	0	0	0	0	0	0	0	0	0	0
	S	5	2 Hr	0	0	0	0	0	2	0	1	2	0	0	0	0
	S	24	Business Permits	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	23	Residents Only, Daily Fee 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	59		0	0	1	0	0	2	0	1	2	0	0	0	0
Central Ave (William-Clinton)	N	6	2 Hr	0	0	0	0	0	0	0	0	2	1	1	0	0
	S	4	2 Hr	0	0	0	0	0	0	0	0	1	1	2	3	3
	S	2	Special Permit A	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12		0	0	0	0	0	0	0	0	3	2	3	3	3
Central Ave (Clinton-Bonnie Brae)	N	12	RF Town Center Parking	6	8	12	11	11	12	0	11	9	8	9	11	10
	S	14	Special Permit A	8	10	13	13	12	12	0	11	11	10	10	6	6
	Subtotal	26		14	18	25	24	23	24	0	22	20	18	19	17	16
Central Ave (Bonnie Brae-Harlem)	N	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	13	Special Permit A	8	11	10	11	9	10	0	9	10	8	9	6	7
	Subtotal	13		8	11	10	11	9	10	0	9	10	8	9	6	7
	TOTAL	774		49	69	94	101	87	101	0	102	93	85	90	83	73

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Total Contractor Vehicles

Total RF Resident Zone Permit 1

0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	4	4	1	0	2	2	1	0	1	0	1	0	0	1
1	1	1	1	0	1	0	1	0	1	0	0	1	0	0	0	1

Table A6

On-Street Parking Occupancy Counts - ZONE 3

Wednesday, November 20, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Monroe St (Lake-Quick)	E	33	3-Hr, 6A-2P, M-F	0%	3%	3%	3%	3%	6%	0%	6%	6%	9%	6%	9%	6%
	W	20	3-Hr, 6A-2P, M-F	0%	10%	10%	10%	0%	5%	0%	10%	5%	10%	10%	15%	15%
	Subtotal	53		0%	6%	6%	6%	2%	6%	0%	8%	6%	9%	8%	11%	9%
Monroe St (Quick-Oak)	E	18		0%	0%	0%	0%	6%	6%	0%	0%	0%	0%	0%	0%	6%
	W	13		0%	15%	23%	15%	23%	15%	0%	23%	15%	23%	15%	15%	23%
	Subtotal	31		0%	6%	10%	6%	13%	10%	0%	10%	6%	10%	6%	6%	13%
Monroe St (Oak-Chicago)	E	29		3%	3%	7%	7%	7%	10%	0%	14%	10%	14%	10%	14%	7%
	W	29		0%	7%	7%	7%	10%	14%	0%	0%	0%	0%	0%	0%	3%
	Subtotal	58		2%	5%	7%	7%	9%	12%	0%	7%	5%	7%	5%	7%	5%
William St (Garden-Lake)	E	2	15 min.	0%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	2		0%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%
William St (Lake-Holly)	E	13	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	9	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	22		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
William St (Holly-Quick)	E	8	2 Hr	0%	0%	13%	25%	0%	13%	0%	13%	25%	13%	25%	0%	0%
	W	15	2 Hr	0%	13%	13%	7%	0%	0%	0%	13%	7%	7%	7%	7%	20%
	Subtotal	23		0%	9%	13%	13%	0%	4%	0%	9%	17%	9%	13%	4%	13%
William St (Quick-Oak)	E	8		0%	25%	13%	38%	50%	38%	0%	25%	13%	0%	25%	13%	0%
	W	18		17%	11%	11%	11%	6%	6%	0%	6%	0%	6%	0%	0%	11%
	Subtotal	26		12%	15%	12%	19%	19%	15%	0%	12%	4%	4%	8%	4%	8%
William St (Oak-Chicago)	E	14		0%	14%	21%	14%	21%	14%	0%	21%	14%	14%	14%	7%	14%
	W	28		0%	11%	14%	11%	11%	11%	0%	7%	4%	4%	4%	4%	7%
	Subtotal	42		0%	12%	17%	12%	14%	12%	0%	12%	7%	7%	7%	5%	10%
Clinton Pl (Central-Lake)	E	4	2 Hr	50%	25%	75%	50%	75%	75%	0%	75%	50%	100%	75%	50%	25%
	E	7	Special Permit A	0%	0%	0%	14%	43%	29%	0%	14%	14%	14%	29%	0%	0%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	11		18%	9%	27%	27%	0%	45%	0%	36%	27%	45%	45%	18%	9%
Clinton Pl (Holly-Quick)	E	10	2 Hr	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%
	W	9	2 Hr	0%	11%	11%	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		0%	5%	5%	5%	0%	0%	0%	5%	0%	0%	0%	0%	0%
Clinton Pl (Quick-Oak)	E	11	2 Hr	0%	0%	0%	0%	0%	0%	0%	9%	9%	0%	9%	9%	9%
	W	9	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	20		0%	0%	0%	0%	0%	0%	0%	5%	5%	0%	5%	5%	5%
Clinton Pl (Oak-Chicago)	E	19	No Parking 8A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	0%	0%
	W	15	No Parking 8A-10A, M-F	7%	7%	7%	7%	0%	0%	0%	0%	7%	13%	7%	7%	0%
	Subtotal	34		3%	3%	3%	3%	0%	0%	0%	0%	3%	6%	9%	3%	0%
Bonnie Brae Pl (Lake-Holly)	E	9	2 Hr	0%	0%	22%	33%	33%	33%	0%	44%	33%	22%	22%	22%	11%
	W	8	No Parking 9A-10P, M-SAT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	17		0%	0%	12%	18%	18%	18%	0%	24%	18%	12%	12%	12%	6%
Bonnie Brae Pl (Holly-Quick)	E	14	2 Hr	21%	21%	7%	14%	14%	14%	0%	7%	14%	14%	14%	7%	7%
	W	10	No Parking 9A-10P, M-SAT	0%	10%	10%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	24		13%	17%	8%	13%	8%	8%	0%	4%	8%	8%	8%	4%	4%
Bonnie Brae Pl (Quick-Oak)	E	14	2 Hr	14%	14%	14%	21%	29%	21%	0%	29%	29%	29%	21%	29%	7%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	14		14%	14%	14%	21%	29%	21%	0%	29%	29%	29%	21%	29%	7%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

0	1	1	3	1	0	0	2	2	1	0	0	0
1	1	0	1	0	0	0	1	0	1	0	0	1

Table A6 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 3

Street Parking Occupancy Counts				Number of Spaces Occupied												
Block	Side of Block	Capacity	Parking Regulation	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Bonnie Brae Pl (Oak-Chicago)	E	16	2 Hr	0%	0%	6%	19%	25%	25%	0%	19%	13%	6%	13%	6%	6%
	W	13	2 Hr	0%	8%	8%	8%	0%	15%	0%	8%	8%	15%	8%	23%	15%
	Subtotal	29		0%	3%	7%	14%	14%	21%	0%	14%	10%	10%	10%	14%	10%
Chicago Ave (Monroe-William)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11		0%	0%	0%	9%	9%	18%	0%	9%	18%	9%	9%	0%	0%
	Subtotal	23		0%	0%	0%	4%	4%	9%	0%	4%	9%	4%	4%	0%	0%
Chicago Ave (William-Clinton)	N	15		0%	7%	7%	7%	0%	0%	0%	7%	13%	0%	0%	0%	0%
	S	10		0%	10%	30%	10%	20%	20%	0%	30%	10%	10%	0%	10%	0%
	Subtotal	25		0%	8%	16%	8%	8%	8%	0%	16%	12%	4%	0%	4%	0%
Chicago Ave (Clinton-Bonnie Brae)	N	12		8%	0%	8%	0%	0%	17%	0%	8%	17%	0%	8%	0%	0%
	S	7		0%	14%	14%	14%	0%	14%	0%	14%	29%	29%	29%	14%	14%
	Subtotal	19		5%	5%	11%	5%	0%	16%	0%	11%	21%	11%	16%	5%	5%
Oak Ave (Monroe-William)	N	12		0%	0%	8%	8%	0%	0%	0%	8%	8%	0%	8%	17%	17%
	S	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	22		0%	0%	5%	5%	0%	0%	0%	5%	5%	0%	5%	9%	9%
Oak Ave (William-Clinton)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	10	2 Hr	0%	0%	20%	20%	10%	0%	0%	0%	0%	0%	0%	0%	10%
	Subtotal	10		0%	0%	20%	20%	10%	0%	0%	0%	0%	0%	0%	0%	10%
Oak Ave (Clinton-Bonnie Brae)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	10	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Oak Ave (Bonnie Brae-Harlem)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	14	2 Hr	50%	0%	50%	50%	36%	29%	0%	50%	29%	29%	36%	57%	43%
	Subtotal	14		50%	0%	50%	50%	36%	29%	0%	50%	29%	29%	36%	57%	43%
Quick Ave (Monroe-William)	N	13	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	0%
	S	13	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%
Quick Ave (William-Clinton)	N	9	No Parking 9A-10P	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	0%
	S	10	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%
Quick Ave (Clinton-Bonnie Brae)	N	10	No Parking 9A-10P	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11	2 Hr	0%	0%	0%	9%	9%	27%	0%	18%	18%	9%	0%	9%	18%
	Subtotal	21		0%	0%	0%	5%	5%	14%	0%	10%	10%	5%	0%	5%	10%
Quick Ave (Bonnie Brae-Harlem)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	17	2 Hr	6%	12%	0%	6%	12%	6%	0%	12%	6%	18%	12%	12%	0%
	Subtotal	17		6%	12%	0%	6%	12%	6%	0%	12%	6%	18%	12%	12%	0%
Holly Ct (William-Clinton)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	6	2 Hr	50%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	17%
	Subtotal	6		50%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	17%
Holly Ct (Clinton-Bonnie Brae)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7	2 Hr	0%	14%	14%	29%	29%	14%	0%	14%	14%	14%	29%	29%	14%
	Subtotal	7		0%	14%	14%	29%	29%	14%	0%	14%	14%	14%	29%	29%	14%
Lake St (Monroe-William)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	0		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lake St (William-Clinton)	N	10	2 Hr	0%	30%	50%	50%	40%	30%	0%	50%	40%	50%	60%	50%	10%
	S	4	2 Hr	0%	0%	0%	0%	0%	50%	0%	75%	50%	75%	25%	50%	50%
	Subtotal	14		0%	21%	36%	36%	29%	36%	0%	57%	43%	57%	64%	43%	21%
Lake St (Clinton-Bonnie Brae)	N	6	2 Hr	0%	0%	0%	33%	50%	33%	0%	33%	17%	0%	0%	0%	17%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	6		0%	0%	0%	33%	50%	33%	0%	33%	17%	0%	0%	0%	17%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Table A6 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 3

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Central Ave (Lathrop-William)	N	7	1 Hr	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	5	2 Hr	0%	0%	0%	0%	0%	40%	0%	20%	40%	0%	0%	0%	0%
	S	24	Business Permits	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	23	Residents Only, Daily Fee 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	59		0%	0%	2%	0%	0%	3%	0%	2%	3%	0%	0%	0%	0%
Central Ave (William-Clinton)	N	6	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	33%	17%	17%	0%	0%
	S	4	2 Hr	0%	0%	0%	0%	0%	0%	0%	0%	25%	25%	50%	75%	75%
	S	2	Special Permit A	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	12		0%	0%	0%	0%	0%	0%	0%	0%	25%	17%	25%	25%	25%
Central Ave (Clinton-Bonnie Brae)	N	12	RF Town Center Parking	50%	67%	100%	92%	92%	100%	0%	92%	75%	67%	75%	92%	83%
	S	14	Special Permit A	57%	71%	93%	93%	86%	86%	0%	79%	79%	71%	71%	43%	43%
	Subtotal	26		54%	69%	96%	92%	88%	92%	0%	85%	77%	69%	73%	65%	62%
Central Ave (Bonnie Brae-Harlem)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	13	Special Permit A	62%	85%	77%	85%	69%	77%	0%	69%	77%	62%	69%	46%	54%
	Subtotal	13		62%	85%	77%	85%	69%	77%	0%	69%	77%	62%	69%	46%	54%
	TOTAL	774		6%	9%	12%	13%	11%	13%	0%	13%	12%	11%	12%	11%	9%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Total Contractor Vehicles

Total RF Resident Zone Permit 1

Table A7

On-Street Parking Occupancy Counts - ZONE 4

Wednesday, November 20, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
River Oaks Dr (Lake-Auvergne)	E	19		0	0	0	0	0	0	0	0	0	0	0	0	0
	W	14		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	33		0	0	0	0	0	0	0	0	0	0	0	0	0
Auvergne Pl (Lake-Cul de sac)	E	9		0	0	0	0	0	0	0	0	0	0	0	0	0
	W	9		1	1	1	0	0	1	1	0	1	1	1	0	0
	Subtotal	18		1	1	1	0	0	1	1	0	1	1	1	0	0
Edgewood Pl (Central-Lake)	E	9	Resident Permit Parking 6A-10A, M-F	2	2	2	1	1	2	2	0	1	2	0	0	0
	W	9	Resident Permit Parking 6A-10A, M-F	5	5	5	6	5	4	2	0	4	5	4	4	3
	Subtotal	18		7	7	7	7	6	6	4	0	5	7	4	4	3
Edgewood Pl (Lake-end of 500 blk)	E	14	Resident Permit Parking 6A-10A, M-F	2	2	3	2	1	4	3	0	4	3	1	1	1
	W	18	Resident Permit Parking 6A-10A, M-F	5	5	5	3	4	5	6	0	3	2	0	0	0
	Subtotal	32		7	7	8	5	5	9	9	0	7	5	1	1	1
Edgewood Pl (600 blk-Thatcher)	E	30		0	0	0	0	0	2	2	0	2	2	4	3	2
	W	30		0	0	0	0	0	0	0	0	1	1	0	0	0
	Subtotal	60		0	0	0	0	0	2	2	0	3	3	4	3	2
Thatcher Ave (Washington-Linden)	E	7	2 Hr, 8A-5P, M-F	2	1	1	0	0	0	0	0	0	0	0	0	0
	W	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	7		2	1	1	0	0	0	0	0	0	0	0	0	0
Thatcher Ave (Linden-Hawthorne)	E	19	Resident Permit Parking 6A-10A, M-F	1	1	1	2	1	2	1	0	1	1	1	0	0
	W	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	19		1	1	1	2	1	2	1	0	1	1	1	0	0
Thatcher Ave (Lake-500 blk)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	9	Resident Permit Parking 6A-10A, M-F	2	1	1	2	3	2	2	0	0	1	2	1	0
	Subtotal	9		2	1	1	2	3	2	2	0	0	1	2	1	0
Thatcher Ave (500 blk-Oak)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	18		2	3	4	4	5	6	7	0	5	4	3	4	5
	Subtotal	18		2	3	4	4	5	6	7	0	5	4	3	4	5
Gale Ave (Washington-Linden)	E	9	2-Hr, 8A-5P, M-F	1	1	2	4	2	2	3	0	3	2	0	0	0
	W	16	2-Hr, 8A-5P, M-F	2	1	1	2	1	3	3	0	2	1	0	0	0
	Subtotal	25		3	2	3	6	3	5	6	0	5	3	0	0	0
Gale Ave (Linden-Hawthorne)	E	13	Resident Permit Parking 6A-10A, M-F	2	1	2	2	2	1	2	0	2	2	2	3	2
	W	20	Resident Permit Parking 6A-10A, M-F	2	2	3	4	2	2	1	0	0	0	0	0	0
	Subtotal	33		4	3	5	6	4	3	3	0	2	2	2	3	2
Keystone Ave (Washington-Linden)	E	12	2-Hr, 8A-5P, M-F	0	0	0	0	0	0	0	0	0	2	2	3	2
	W	14	2-Hr, 8A-5P, M-F	3	2	3	3	3	4	2	0	2	2	3	2	3
	Subtotal	26		3	2	3	3	3	4	2	0	2	4	5	5	5
Keystone Ave (Linden-Hawthorne)	E	12	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	1	2
	W	16	Resident Permit Parking 6A-10A, M-F	7	8	7	5	6	5	6	0	4	2	0	0	0
	Subtotal	28		7	8	7	5	6	5	6	0	4	2	0	1	2
Keystone Ave (Central-Lake)	E	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	6	3-Hr, 6A-2P, M-F	0	0	0	1	2	4	3	0	3	2	1	2	1
	Subtotal	6		0	0	0	1	2	4	3	0	3	2	1	2	1
Keystone Ave (Lake-500 blk)	E	17	Resident Permit Parking 6A-10A, M-F	2	2	3	3	2	2	3	0	3	1	0	0	0
	W	12	Resident Permit Parking 6A-10A, M-F	2	3	3	3	4	4	3	0	1	2	2	2	1
	Subtotal	29		4	5	6	6	6	6	6	0	4	3	2	2	1

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

2	8	7	5	7	8	11	0	6	4	0	1	1
5	5	5	4	2	2	2	0	2	2	2	2	2

Table A7 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Keystone Ave (500 blk-Oak)	E	18		0	0	0	0	0	0	0	0	1	0	0	0	0
	W	20		2	1	2	0	0	0	0	0	0	0	0	0	0
	Subtotal	38		2	1	2	0	0	0	0	0	1	0	0	0	0
Forest Ave (Wash Comm Park-Linden)	E	5	2-Hr, 8A-5P, M-F	1	1	1	1	1	0	0	0	1	1	0	0	0
	W	7	2-Hr, 8A-5P, M-F	0	0	0	0	0	0	0	0	1	2	3	1	0
	Subtotal	12		1	1	1	1	1	0	0	0	2	3	3	1	0
Forest Ave (Linden-Hawthorne)	E	13	Resident Permit Parking 6A-10A, M-F	2	3	2	2	2	3	2	0	1	0	0	0	1
	W	13	Resident Permit Parking 6A-10A, M-F	2	1	3	3	1	1	1	0	2	2	2	2	2
	Subtotal	26		4	4	5	5	3	4	3	0	3	2	2	2	3
Forest Ave (Lake-500 blk)	E	17	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	2	2	2	2	2
	W	14	Resident Permit Parking 6A-10A, M-F	1	2	3	4	4	4	4	0	1	1	0	0	0
	Subtotal	31		1	2	3	4	4	4	4	0	3	3	2	2	2
Forest Ave (500 blk-Oak)	E	8		3	2	1	3	2	2	2	0	2	2	3	2	1
	W	9		2	2	3	2	3	2	3	0	3	1	2	2	2
	Subtotal	17		5	4	4	5	5	4	5	0	5	3	5	4	3
Park Ave (Washington-Linden)	E	24		0	0	0	1	1	0	0	0	0	1	2	1	0
	W	11		0	0	0	0	0	0	0	0	0	1	1	1	1
	Subtotal	35		0	0	0	1	1	0	0	0	0	2	3	2	1
Park Ave (Linden-Hawthorne)	E	27	Resident Permit Parking 6A-10A, M-F	3	2	0	2	3	2	2	0	1	0	0	0	0
	W	9	Resident Permit Parking 6A-10A, M-F	3	1	2	1	1	4	2	0	1	2	2	3	2
	Subtotal	36		6	3	2	3	4	6	4	0	2	2	2	3	2
Park Ave (Central-Lake)	E	0	No Parking 30 min.	0	0	0	0	0	0	0	0	0	0	0	0	0
	W	3		0	0	0	1	1	0	1	0	3	2	2	2	1
	Subtotal	3		0	0	0	1	1	0	1	0	3	2	2	2	1
Park Ave (N of Lake-Oak)	E	21		5	11	9	10	9	9	9	0	7	4	2	2	1
	W	21	Opposite Lincoln ES-No Parking 7:30-9A, 2-4 P	4	11	8	8	11	8	6	0	6	4	3	2	1
	Subtotal	42		9	22	17	18	20	17	15	0	13	8	5	4	2
Washington Blvd (Thatcher-Gale)	N	11		1	2	3	2	3	2	3	0	3	2	2	1	0
	S	13		1	1	2	2	1	1	2	0	0	0	0	2	2
	Subtotal	24		2	3	5	4	4	3	5	0	3	2	2	3	2
Washington Blvd (Gale-Keystone)	N	12		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	14		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	26		0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Blvd (Keystone-Forest)	N	7		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	10		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	17		0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Blvd (Forest-RR overpass)	N	6		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	6		0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Blvd (RR overpass-Park)	N	5		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	9		0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	14		0	0	0	0	0	0	0	0	0	0	0	0	0
Linden St (Thatcher-Gale)	N	1	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	14	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	15		0	0	0	0	0	0	0	0	0	0	0	0	0
Linden St (Gale-Keystone)	N	11	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	23		0	0	0	0	0	0	0	0	0	0	0	0	0

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

4 5 4 6 6 4 4 0 2 0 0 0 0

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

1 1 0 0 0 0 0 0 1 1 0 0 0

RF Special Permit C (INCLUDED IN COUNTS)

1 1 1 1 1 0 0 0 1 1 0 0 0

No counts performed during this hour

Table A7 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Linden St (Keystone-Forest)	N	9	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	1	1	0	0	0	0	0	0
	S	10	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	19		0	0	0	0	0	1	1	0	0	0	0	0	0
Hawthorne Ave (Thatcher S-Thatcher N)	N	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	8	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	8		0	0	0	0	0	0	0	0	0	0	0	0	0
Hawthorne Ave (Thatcher N-Gale)	N	8	Monthly Permit Parking	4	7	8	8	8	8	8	0	6	5	3	2	2
	S	8	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	16		4	7	8	8	8	8	8	0	6	5	3	2	2
Hawthorne Ave (Gale-Keystone)	N	12	Monthly Permit Parking	0	12	12	12	12	12	12	0	12	10	9	5	2
	S	6	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	18		0	12	12	12	12	12	12	0	12	10	9	5	2
Hawthorne Ave (Keystone-Forest)	N	2	Daily Fee Scooters	0	0	0	0	0	0	0	0	0	0	0	0	0
	N	19	Daily Fee Parking	6	19	19	19	19	19	19	0	17	13	11	7	3
	S	12	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	33		6	19	19	19	19	19	19	0	17	13	11	7	3
Hawthorne Ave (Forest-RR overpass)	N	11	Daily Fee Parking	0	3	3	4	4	4	4	0	5	4	2	2	1
	S	6	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	17		0	3	3	4	4	4	4	0	5	4	2	2	1
Hawthorne Ave (RR overpass-Park)	N	13	Daily Fee Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	9	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	22		0	0	0	0	0	0	0	0	0	0	0	0	0
Hawthorne Ave (Park-Franklin)	N	9	Daily Fee Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	N	10		0	0	0	0	0	0	0	0	0	0	0	0	0
	S	12	No Parking 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	31		0	0	0	0	0	0	0	0	0	0	0	0	0
Central Ave (Edgewood-Thatcher)	N	6	Monthly Permit Parking 6A-2P, M-F	0	1	1	1	1	1	1	0	1	1	1	0	0
	S	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	6		0	1	1	1	1	1	1	0	1	1	1	0	0
Central Ave (Keystone-RR overpass)	N	47	Daily Fee Parking	15	37	39	40	40	39	37	0	36	30	25	23	22
	N	11	Municipal Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	58		15	37	39	40	40	39	37	0	36	30	25	23	22
Central Ave (RR overpass-Park)	N	8	RF Employee Parking	4	6	7	6	5	7	8	0	5	4	1	2	3
	S	7	RF Employee Parking	2	7	7	7	7	7	6	0	4	4	1	1	1
	Subtotal	15		6	13	14	13	12	14	14	0	9	8	2	3	4
Central Ave (Park-Franklin)	N	15	2 Hr	0	1	1	2	1	2	2	0	4	3	2	3	2
	S	0	No Parking	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	15		0	1	1	2	1	2	2	0	4	3	2	3	2
Lake St (River Oaks-Auvergne)	N	9	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	10	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	1	0	1	1	0	0	2
	Subtotal	19		0	0	0	0	0	0	1	0	1	1	0	0	2
Lake St (Auvergne-Edgewood)	N	12	Resident Permit Parking 6A-10A, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	15	Resident Permit Parking 6A-10A, M-F	1	3	4	3	3	5	7	0	9	7	7	6	4
	Subtotal	27		1	3	4	3	3	5	7	0	9	7	7	6	4
Lake St (Edgewood-Thatcher)	N	10	3-Hr, 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	11	3-Hr, 6A-2P, M-F	1	2	3	1	1	3	2	0	4	5	4	6	6
	Subtotal	21		1	2	3	1	1	3	2	0	4	5	4	6	6
Lake St (Thatcher-Keystone)	N	12	3-Hr, 6A-2P, M-F	0	0	0	2	1	2	0	0	0	0	0	0	0
	S	7	3-Hr, 6A-2P, M-F	2	0	0	3	4	1	0	0	0	0	5	4	4
	S	3	No Parking Loading Zone 7A-3P, M-F	0	2	2	0	0	0	0	0	0	0	0	0	0
	Subtotal	22		2	2	2	5	5	3	0	0	0	0	5	4	4
Lake St (Keystone-Forest)	N	10	3-Hr, 6A-2P, M-F	0	1	2	2	1	0	0	0	0	0	0	0	0
	S	16	3-Hr, 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	26		0	1	2	2	1	0	0	0	0	0	0	0	0
Lake St (Forest-RR overpass)	N	6	3-Hr, 6A-2P, M-F	0	0	0	0	0	0	0	0	0	0	0	0	0
	S	7	3-Hr, 6A-2P, M-F	0	0	0	1	2	1	0	0	1	1	0	0	0
	Subtotal	13		0	0	0	1	2	1	0	0	1	1	0	0	0

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

3	6	7	4	4	5	7	0	9	6	2	3	3
0	1	1	1	1	1	1	0	1	1	1	0	0

Table A7 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Lake St (RR overpass-Park)	N	4	2-Hr	0	0	0	2	1	1	0	0	0	0	0	0	0
	S	7	2-Hr	0	0	0	0	0	0	0	0	0	0	1	1	0
	Subtotal	11		0	0	0	2	1	1	0	0	0	0	1	1	0
Oak Ave (Thatcher-Keystone)	N	14		2	2	2	1	2	2	2	0	2	1	0	0	0
	S	16		2	1	2	3	2	2	3	0	3	2	2	2	1
	Subtotal	30		4	3	4	4	4	4	5	0	0	3	2	2	1
Oak Ave (Keystone-Forest)	N	12		0	0	0	1	0	2	1	0	0	0	0	0	0
	S	11		2	1	1	0	0	0	0	0	0	0	0	0	0
	Subtotal	23		2	1	1	1	0	2	1	0	0	0	0	0	0
Oak Ave (Forest-RR overpass)	N	8		0	0	0	2	1	1	1	0	1	1	2	2	2
	S	8		1	1	1	1	1	0	0	0	0	1	0	0	0
	Subtotal	16		1	1	1	3	2	1	1	0	1	2	2	2	2
Oak Ave (RR overpass-Park)	N	6		0	0	0	0	0	0	0	0	0	0	0	1	0
	S	6		0	0	1	0	0	0	0	0	0	0	0	0	0
	Subtotal	12		0	0	1	0	0	0	0	0	0	0	0	1	0
	TOTAL	1204		115	187	201	210	203	213	204	0	183	158	128	116	93

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	1	2	0	0	0	0	1	0	2	0	0	0	0	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RF Special Permit C	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

☐ No counts performed during this hour

Total Contractor Vehicles	9	20	20	15	17	17	23	0	19	10	2	4	4
Total RF Resident Zone Permit 1	6	7	6	5	3	3	3	0	4	4	3	2	2
Total RF Special Permit C	1	1	1	1	1	0	0	0	1	1	0	0	0

Table A8

On-Street Parking Occupancy Counts - ZONE 4

Wednesday, November 20, 2019

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
River Oaks Dr (Lake-Auvergne)	E	19		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	14		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	33		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Auvergne Pl (Lake-Cul de sac)	E	9		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	9		11%	11%	11%	0%	0%	11%	11%	0%	11%	11%	11%	0%	0%
	Subtotal	18		6%	6%	6%	0%	0%	6%	6%	0%	6%	6%	6%	0%	0%
Edgewood Pl (Central-Lake)	E	9	Resident Permit Parking 6A-10A, M-F	22%	22%	22%	11%	11%	22%	22%	0%	11%	22%	0%	0%	0%
	W	9	Resident Permit Parking 6A-10A, M-F	56%	56%	56%	67%	56%	44%	22%	0%	44%	56%	44%	44%	33%
	Subtotal	18		39%	39%	39%	39%	33%	33%	22%	0%	28%	39%	22%	22%	17%
Edgewood Pl (Lake-end of 500 blk)	E	14	Resident Permit Parking 6A-10A, M-F	14%	14%	21%	14%	7%	29%	21%	0%	29%	21%	7%	7%	7%
	W	18	Resident Permit Parking 6A-10A, M-F	28%	28%	28%	17%	22%	28%	33%	0%	17%	11%	0%	0%	0%
	Subtotal	32		22%	22%	25%	16%	16%	28%	28%	0%	22%	16%	3%	3%	3%
Edgewood Pl (600 blk-Thatcher)	E	30		0%	0%	0%	0%	0%	7%	7%	0%	7%	7%	13%	10%	7%
	W	30		0%	0%	0%	0%	0%	0%	0%	0%	3%	3%	0%	0%	0%
	Subtotal	60		0%	0%	0%	0%	0%	3%	3%	0%	5%	5%	7%	5%	3%
Thatcher Ave (Washington-Linden)	E	7	2-Hr, 8A-5P, M-F	29%	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	7		29%	14%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Thatcher Ave (Linden-Hawthorne)	E	19	Resident Permit Parking 6A-10A, M-F	5%	5%	5%	11%	5%	11%	5%	0%	5%	5%	5%	0%	0%
	W	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		5%	5%	5%	11%	5%	11%	5%	0%	5%	5%	5%	0%	0%
Thatcher Ave (Lake-500 blk)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	9	Resident Permit Parking 6A-10A, M-F	22%	11%	11%	22%	33%	22%	22%	0%	0%	11%	22%	11%	0%
	Subtotal	9		22%	11%	11%	22%	33%	22%	22%	0%	0%	11%	22%	11%	0%
Thatcher Ave (500 blk-Oak)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	18		11%	17%	22%	22%	28%	33%	39%	0%	28%	22%	17%	22%	28%
	Subtotal	18		11%	17%	22%	22%	28%	33%	39%	0%	28%	22%	17%	22%	28%
Gale Ave (Washington-Linden)	E	9	2-Hr, 8A-5P, M-F	11%	11%	22%	44%	22%	22%	33%	0%	33%	22%	0%	0%	0%
	W	16	2-Hr, 8A-5P, M-F	13%	6%	6%	13%	6%	19%	19%	0%	13%	6%	0%	0%	0%
	Subtotal	25		12%	8%	12%	24%	12%	20%	24%	0%	20%	12%	0%	0%	0%
Gale Ave (Linden-Hawthorne)	E	13	Resident Permit Parking 6A-10A, M-F	15%	8%	15%	15%	15%	8%	15%	0%	15%	15%	15%	23%	15%
	W	20	Resident Permit Parking 6A-10A, M-F	10%	10%	15%	20%	10%	10%	5%	0%	0%	0%	0%	0%	0%
	Subtotal	33		12%	9%	15%	18%	12%	9%	9%	0%	6%	6%	6%	9%	6%
Keystone Ave (Washington-Linden)	E	12	2-Hr, 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	17%	25%	17%
	W	14	2-Hr, 8A-5P, M-F	21%	14%	21%	21%	21%	29%	14%	0%	14%	14%	21%	14%	21%
	Subtotal	26		12%	8%	12%	12%	12%	15%	8%	0%	8%	15%	19%	19%	19%
Keystone Ave (Linden-Hawthorne)	E	12	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	17%
	W	16	Resident Permit Parking 6A-10A, M-F	44%	50%	44%	31%	38%	31%	38%	0%	25%	13%	0%	0%	0%
	Subtotal	28		25%	29%	25%	18%	21%	18%	21%	0%	14%	7%	0%	4%	7%
Keystone Ave (Central-Lake)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	6	3-Hr, 6A-2P, M-F	0%	0%	0%	17%	33%	67%	50%	0%	50%	33%	17%	33%	17%
	Subtotal	6		0%	0%	0%	17%	33%	67%	50%	0%	50%	33%	17%	33%	17%
Keystone Ave (Lake-500 blk)	E	17	Resident Permit Parking 6A-10A, M-F	12%	12%	18%	18%	12%	12%	18%	0%	18%	6%	0%	0%	0%
	W	12	Resident Permit Parking 6A-10A, M-F	17%	25%	25%	25%	33%	33%	25%	0%	8%	17%	17%	17%	8%
	Subtotal	29		14%	17%	21%	21%	21%	21%	21%	0%	14%	10%	7%	7%	3%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

2 8 7 5 7 8 11 0 6 4 0 1 1

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

5 5 5 4 2 2 2 0 2 2 2 2 2

☐ No counts performed during this hour

Table A8 (Cont'd)

On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Keystone Ave (500 blk-Oak)	E	18		0%	0%	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%
	W	20		10%	5%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	38		5%	3%	5%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%
Forest Ave (Wash Comm Park-Linden)	E	5	2-Hr, 8A-5P, M-F	20%	20%	20%	20%	20%	0%	0%	0%	20%	20%	0%	0%	0%
	W	7	2-Hr, 8A-5P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	14%	29%	43%	14%	0%
	Subtotal	12		8%	8%	8%	8%	8%	0%	0%	0%	17%	25%	25%	8%	0%
Forest Ave (Linden-Hawthorne)	E	13	Resident Permit Parking 6A-10A, M-F	15%	23%	15%	15%	15%	23%	15%	0%	8%	0%	0%	0%	8%
	W	13	Resident Permit Parking 6A-10A, M-F	15%	8%	23%	23%	8%	8%	8%	0%	15%	15%	15%	15%	15%
	Subtotal	26		15%	15%	19%	19%	12%	15%	12%	0%	12%	8%	8%	8%	12%
Forest Ave (Lake-500 blk)	E	17	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	12%	12%	12%	12%	12%
	W	14	Resident Permit Parking 6A-10A, M-F	7%	14%	21%	29%	29%	29%	29%	0%	7%	7%	0%	0%	0%
	Subtotal	31		3%	6%	10%	13%	13%	13%	13%	0%	10%	10%	6%	6%	6%
Forest Ave (500 blk-Oak)	E	8		38%	25%	13%	38%	25%	25%	25%	0%	25%	25%	38%	25%	13%
	W	9		22%	22%	33%	22%	33%	22%	33%	0%	33%	11%	22%	22%	22%
	Subtotal	17		29%	24%	24%	29%	29%	24%	29%	0%	29%	18%	29%	24%	18%
Park Ave (Washington-Linden)	E	24		0%	0%	0%	4%	4%	0%	0%	0%	0%	4%	8%	4%	0%
	W	11		0%	0%	0%	0%	0%	0%	0%	0%	0%	9%	9%	9%	9%
	Subtotal	35		0%	0%	0%	3%	3%	0%	0%	0%	0%	6%	9%	6%	3%
Park Ave (Linden-Hawthorne)	E	27	Resident Permit Parking 6A-10A, M-F	11%	7%	0%	7%	11%	7%	7%	0%	4%	0%	0%	0%	0%
	W	9	Resident Permit Parking 6A-10A, M-F	33%	11%	22%	11%	11%	44%	22%	0%	11%	22%	22%	33%	22%
	Subtotal	36		17%	8%	6%	8%	11%	17%	11%	0%	6%	6%	6%	8%	6%
Park Ave (Central-Lake)	E	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	W	3	30 min.	0%	0%	0%	33%	33%	0%	33%	0%	100%	67%	67%	67%	33%
	Subtotal	3		0%	0%	0%	33%	33%	0%	33%	0%	100%	67%	67%	67%	33%
Park Ave (N of Lake-Oak)	E	21		24%	52%	43%	48%	43%	43%	43%	0%	33%	19%	10%	10%	5%
	W	21	Opposite Lincoln ES-No Parking 7:30-9A, 2-4 P	19%	52%	38%	38%	52%	38%	29%	0%	29%	19%	14%	10%	5%
	Subtotal	42		21%	52%	40%	43%	48%	40%	36%	0%	31%	19%	12%	10%	5%
Washington Blvd (Thatcher-Gale)	N	11		9%	18%	27%	18%	27%	18%	27%	0%	27%	18%	18%	9%	0%
	S	13		8%	8%	15%	15%	8%	8%	15%	0%	0%	0%	0%	15%	15%
	Subtotal	24		8%	13%	21%	17%	17%	13%	21%	0%	13%	8%	8%	13%	8%
Washington Blvd (Gale-Keystone)	N	12		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	14		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Washington Blvd (Keystone-Forest)	N	7		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	17		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Washington Blvd (Forest-RR overpass)	N	6		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		6		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Washington Blvd (RR overpass-Park)	N	5		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	9		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	14		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Linden St (Thatcher-Gale)	N	1	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	14	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	15		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Linden St (Gale-Keystone)	N	11	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	23		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

RF Special Permit C (INCLUDED IN COUNTS)

☐ No counts performed during this hour

Table A8 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied													
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	
Linden St (Keystone-Forest)	N	9	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	11%	11%	0%	0%	0%	0%	0%	0%	0%
	S	10	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	19		0%	0%	0%	0%	0%	5%	5%	0%	0%	0%	0%	0%	0%	0%
Hawthorne Ave (Thatcher S-Thatcher N)	N	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	8	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	8		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hawthorne Ave (Thatcher N-Gale)	N	8	Monthly Permit Parking	50%	88%	100%	100%	100%	100%	100%	0%	75%	63%	38%	25%	25%	
	S	8	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	16		25%	44%	50%	50%	50%	50%	50%	0%	38%	31%	19%	13%	13%	
Hawthorne Ave (Gale-Keystone)	N	12	Monthly Permit Parking	0%	100%	100%	100%	100%	100%	100%	0%	100%	83%	75%	42%	17%	
	S	6	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	18		0%	67%	67%	67%	67%	67%	67%	0%	67%	56%	50%	28%	11%	
Hawthorne Ave (Keystone-Forest)	N	2	Daily Fee Scooters	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	N	19	Daily Fee Parking	32%	100%	100%	100%	100%	100%	100%	0%	89%	68%	58%	37%	16%	
	S	12	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	33		18%	58%	58%	58%	58%	58%	58%	0%	52%	39%	33%	21%	9%	
Hawthorne Ave (Forest-RR overpass)	N	11	Daily Fee Parking	0%	27%	27%	36%	36%	36%	36%	0%	45%	36%	18%	18%	9%	
	S	6	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	17		0%	18%	18%	24%	24%	24%	24%	0%	29%	24%	12%	12%	6%	
Hawthorne Ave (RR overpass-Park)	N	13	Daily Fee Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	9	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	22		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hawthorne Ave (Park-Franklin)	N	9	Daily Fee Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	N	10		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	12	No Parking 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	31		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Central Ave (Edgewood-Thatcher)	N	6	Monthly Permit Parking 6A-2P, M-F	0%	17%	17%	17%	17%	17%	17%	0%	17%	17%	17%	0%	0%	
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	6		0%	17%	17%	17%	17%	17%	17%	0%	17%	17%	17%	0%	0%	0%
Central Ave (Keystone-RR overpass)	N	47	Daily Fee Parking	32%	79%	83%	85%	85%	83%	79%	0%	77%	64%	53%	49%	47%	
	N	11	Municipal Vehicles	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	58		26%	64%	67%	69%	69%	67%	64%	0%	62%	52%	43%	40%	38%	
Central Ave (RR overpass-Park)	N	8	RF Employee Parking	50%	75%	88%	75%	63%	88%	100%	0%	63%	50%	13%	25%	38%	
	S	7	RF Employee Parking	29%	100%	100%	100%	100%	100%	86%	0%	57%	57%	14%	14%	14%	14%
	Subtotal	15		40%	87%	93%	87%	80%	93%	93%	0%	60%	53%	13%	20%	27%	
Central Ave (Park-Franklin)	N	15	2 Hr	0%	7%	7%	13%	7%	13%	13%	0%	27%	20%	13%	20%	13%	
	S	0	No Parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	15		0%	7%	7%	13%	7%	13%	13%	0%	27%	20%	13%	20%	13%	
Lake St (River Oaks-Auvergne)	N	9	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	10	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	10%	0%	10%	10%	0%	0%	0%	20%
	Subtotal	19		0%	0%	0%	0%	0%	0%	5%	0%	5%	5%	0%	0%	0%	11%
Lake St (Auvergne-Edgewood)	N	12	Resident Permit Parking 6A-10A, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	15	Resident Permit Parking 6A-10A, M-F	7%	20%	27%	20%	20%	33%	47%	0%	60%	47%	47%	40%	27%	
	Subtotal	27		4%	11%	15%	11%	11%	19%	26%	0%	33%	26%	26%	22%	15%	
Lake St (Edgewood-Thatcher)	N	10	3-Hr, 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	11	3-Hr, 6A-2P, M-F	9%	18%	27%	9%	9%	27%	18%	0%	36%	45%	36%	55%	55%	
	Subtotal	21		5%	10%	14%	5%	5%	14%	10%	0%	19%	24%	19%	29%	29%	
Lake St (Thatcher-Keystone)	N	12	3-Hr, 6A-2P, M-F	0%	0%	0%	17%	8%	17%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7	3-Hr, 6A-2P, M-F	29%	0%	0%	43%	57%	14%	0%	0%	0%	0%	71%	57%	57%	
	S	3	No Parking Loading Zone 7A-3P, M-F	0%	67%	67%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	22		9%	9%	9%	23%	23%	14%	0%	0%	0%	0%	23%	18%	18%	
Lake St (Keystone-Forest)	N	10	3-Hr, 6A-2P, M-F	0%	10%	20%	20%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	16	3-Hr, 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	26		0%	4%	8%	8%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lake St (Forest-RR overpass)	N	6	3-Hr, 6A-2P, M-F	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	S	7	3-Hr, 6A-2P, M-F	0%	0%	0%	14%	29%	14%	0%	0%	14%	14%	0%	0%	0%	0%
	Subtotal	13		0%	0%	0%	8%	15%	8%	0%	0%	8%	8%	0%	0%	0%	0%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles (EXCLUDED FROM COUNTS)

RF Resident Zone 1 Permit (INCLUDED IN COUNTS)

☐ No counts performed during this hour

3	6	7	4	4	5	7	0	9	6	2	3	3
0	1	1	1	1	1	1	0	1	1	1	0	0

Table A8 (Cont'd)
On-Street Parking Occupancy Counts - ZONE 4

Block	Side of Block	Capacity	Parking Regulation	Number of Spaces Occupied												
				7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Lake St (RR overpass-Park)	N	4	2-Hr	0%	0%	0%	50%	25%	25%	0%	0%	0%	0%	0%	0%	0%
	S	7	2-Hr	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%	14%	0%
	Subtotal	11		0%	0%	0%	18%	9%	9%	0%	0%	0%	0%	9%	9%	0%
Oak Ave (Thatcher-Keystone)	N	14		14%	14%	14%	7%	14%	14%	14%	0%	14%	7%	0%	0%	0%
	S	16		13%	6%	13%	19%	13%	13%	19%	0%	19%	13%	13%	13%	6%
	Subtotal	30		13%	10%	13%	13%	13%	13%	17%	0%	0%	10%	7%	7%	3%
Oak Ave (Keystone-Forest)	N	12		0%	0%	0%	8%	0%	17%	8%	0%	0%	0%	0%	0%	0%
	S	11		18%	9%	9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	23		9%	4%	4%	4%	0%	9%	4%	0%	0%	0%	0%	0%	0%
Oak Ave (Forest-RR overpass)	N	8		0%	0%	0%	25%	13%	13%	13%	0%	13%	13%	25%	25%	25%
	S	8		13%	13%	13%	13%	13%	0%	0%	0%	0%	13%	0%	0%	0%
	Subtotal	16		6%	6%	6%	19%	13%	6%	6%	0%	6%	13%	13%	13%	13%
Oak Ave (RR overpass-Park)	N	6		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	0%
	S	6		0%	0%	17%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Subtotal	12		0%	0%	8%	0%	0%	0%	0%	0%	0%	0%	0%	8%	0%
	TOTAL	1204		10%	16%	17%	17%	17%	18%	17%	0%	15%	13%	11%	10%	8%

Note: Parking inventory based on observations of actual street use and parking regulation sign locations.

Contractor Vehicles	(EXCLUDED FROM COUNTS)	0	1	2	0	0	0	1	0	2	0	0	0	0	0
RF Resident Zone 1 Permit	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RF Special Permit C	(INCLUDED IN COUNTS)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

☐ No counts performed during this hour

Total Contractor Vehicles	9	20	20	15	17	17	23	0	19	10	2	4	4
Total RF Resident Zone Permit 1	6	7	6	5	3	3	3	0	4	4	3	2	2
Total RF Special Permit C	1	1	1	1	1	0	0	0	1	1	0	0	0

Table A9
Off -Street Hourly Parking Occupancy Counts
Wednesday, May 16, 2012

Lot	Capacity	Number of Spaces Occupied					
		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon
RF Metra Station E Thatcher Lot-Monthly Permit	31	16	22	31	31	31	30
RF Metra Station E Thatcher Lot-24 Hr Permit	17	15	14	11	10	10	11
RF Metra Station E Thatcher Lot-Park District	14	2	4	5	4	1	2
RF Metra Station W Thatcher Lot-Monthly Permit	33	2	10	13	17	19	18
Village Hall Lot-Village Employees & Visitors	32	31	31	29	30	27	27
Lake/Park Lot-Village Employees & Permit	22	8	12	19	20	15	16
United Methodist Church Lot	57	4	6	10	13	10	14
West Suburban Med Center Garage Upper Level	105	11	17	34	36	40	46
Dominican University - Main Campus	1,102	373	572	794	833	1,044	1,017
Dominican University - Priory Campus	153	14	38	56	60	63	61
Concordia University	787	290	493	657	693	715	704
TOTAL	2,353	766	1,219	1,659	1,747	1,975	1,946

Lot	Number of Spaces Occupied						
	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
RF Metra Station E Thatcher Lot-Monthly Permit	30	30	29	26	18	12	9
RF Metra Station E Thatcher Lot-24 Hr Permit	11	10	8	9	7	8	7
RF Metra Station E Thatcher Lot-Park District	2	2	2	1	2	0	0
RF Metra Station W Thatcher Lot-Monthly Permit	19	20	17	15	12	9	4
Village Hall Lot-Village Employees & Visitors	30	32	32	28	26	23	22
Lake/Park Lot-Village Employees & Permit	13	14	12	13	10	12	10
United Methodist Church Lot	9	10	11	8	3	2	1
West Suburban Med Center Garage Upper Level		40	36	24	18	3	2
Dominican University - Main Campus		880	694	599	536	515	526
Dominican University - Priory Campus	59	58	59	52	40	18	2
Concordia University	687	650	569	515	400	390	378
TOTAL	860	1,746	1,469	1,290	1,072	992	961

Table A10

Off -Street Hourly Parking Occupancy Percentage During Kenmore Temporary Closure

Wednesday, May 16, 2012

Lot	Capacity	Percent of Spaces Occupied					
		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	Noon
RF Metra Station E Thatcher Lot-Monthly Permit	31	51.6%	71.0%	100.0%	100.0%	100.0%	96.8%
RF Metra Station E Thatcher Lot-24 Hr Permit	17	88.2%	82.4%	64.7%	58.8%	58.8%	64.7%
RF Metra Station E Thatcher Lot-Park District	14	14.3%	28.6%	35.7%	28.6%	7.1%	14.3%
RF Metra Station W Thatcher Lot-Monthly Permit	33	6.1%	30.3%	39.4%	51.5%	57.6%	54.5%
Village Hall Lot-Village Employees & Visitors	32	96.9%	96.9%	90.6%	93.8%	84.4%	84.4%
Lake/Park Lot-Village Employees & Permit	22	36.4%	54.5%	86.4%	90.9%	68.2%	72.7%
United Methodist Church Lot	57	7.0%	10.5%	17.5%	22.8%	17.5%	24.6%
West Suburban Med Center Garage Upper Level	105	10.5%	16.2%	32.4%	34.3%	38.1%	43.8%
Dominican University - Main Campus	1,102	33.8%	51.9%	72.1%	75.6%	94.7%	92.3%
Dominican University - Priory Campus	153	9.2%	24.8%	36.6%	39.2%	41.2%	39.9%
Concordia University	787	36.8%	62.6%	83.5%	88.1%	90.9%	89.5%
TOTAL	2,353	32.6%	51.8%	70.5%	74.2%	83.9%	82.7%

Lot	Percent of Spaces Occupied						
	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	10:00 PM
RF Metra Station E Thatcher Lot-Monthly Permit	96.8%	96.8%	93.5%	83.9%	58.1%	38.7%	29.0%
RF Metra Station E Thatcher Lot-24 Hr Permit	64.7%	58.8%	47.1%	52.9%	41.2%	47.1%	41.2%
RF Metra Station E Thatcher Lot-Park District	14.3%	14.3%	14.3%	7.1%	14.3%	0.0%	0.0%
RF Metra Station W Thatcher Lot-Monthly Permit	57.6%	60.6%	51.5%	45.5%	36.4%	27.3%	12.1%
Village Hall Lot-Village Employees & Visitors	93.8%	100.0%	100.0%	87.5%	81.3%	71.9%	68.8%
Lake/Park Lot-Village Employees & Permit	59.1%	63.6%	54.5%	59.1%	45.5%	54.5%	45.5%
United Methodist Church Lot	15.8%	17.5%	19.3%	14.0%	5.3%	3.5%	1.8%
West Suburban Med Center Garage Upper Level		38.1%	34.3%	22.9%	17.1%	2.9%	1.9%
Dominican University - Main Campus		79.9%	63.0%	54.4%	48.6%	46.7%	47.7%
Dominican University - Priory Campus	38.6%	37.9%	38.6%	34.0%	26.1%	11.8%	1.3%
Concordia University	87.3%	82.6%	72.3%	65.4%	50.8%	49.6%	48.0%
TOTAL	36.5%	74.2%	62.4%	54.8%	45.6%	42.2%	40.8%



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 21, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Affordable Housing Plan

Issue: The Comprehensive Plan recommends that the Village “prepare and adopt an Affordable Housing Plan that meets state requirements” and that “the Village should seek to improve the condition of the existing affordable housing in the community and appropriately consider affordable units as a component of future residential development.” At its September 9, 2019 meeting, the Village Board of Trustees directed the Plan Commission to prepare an Affordable Housing Plan for their review and adoption.

The Plan Commission held meetings on October 21, 2019, January 21, March 3 and May 20, 2020. At its May 20, 2020 meeting, the Plan Commission voted to recommend to the Village Board of Trustees that the proposed Affordable Housing Plan be adopted.

Plan Commission Chairman David Crosby and Village consultant John Houseal, Houseal Lavigne Associates will be in attendance at the Village Board Meeting to review the draft Affordable House Plan and the Plan Commission’s recommendation.

Request for Board Action: The draft Affordable Housing Plan is presented for your review and eventual approval. Previously, the Board had requested that this Plan be discussed over the course of two meetings.

Documents Attached:

- Plan Commission Report and Recommendation
- Affordable Housing Plan
- Plan Commission Meeting Minutes & Memos
- Written Public Comments

REPORT AND RECOMMENDATION OF THE PLAN COMMISSION
VILLAGE OF RIVER FOREST
May 20, 2020

RE: Proposed Village of River Forest Affordable Housing Plan

BACKGROUND: The Illinois Affordable Housing Planning and Appeals Act, 310 ILCS 67/1, *et seq.* (“Act”) went into effect on January 1, 2004 and was last amended in 2013. The Act is intended to address the lack of affordably priced housing that exists in many communities. The Act is premised on a legislative finding that “there exists a shortage of affordable, accessible, safe and sanitary housing in the State.” 310 ILCS 67/5(1). The Act’s purpose is to “encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community.” 310 ILCS 67/10. It requires counties and municipalities with less than ten percent (10%) affordable housing to adopt an affordable housing plan. 310 ILCS 67/25. The Act also provides an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing. 310 ILCS 67/30. According to the Illinois Housing Development Authority’s (“IHDA”) 2018 report, the Village of River Forest’s (“Village”) affordable housing share is 9.0% and the Village therefore adopt and prepare an affordable housing plan.

The Village’s Comprehensive Plan states that the Village should “prepare and adopt an Affordable Housing Plan that meets state requirements” and that “the Village should seek to improve the condition of the existing affordable housing in the community and appropriately consider affordable units as a component of future residential development.” At its September 9, 2019 meeting, the Village Board of Trustees directed the Plan Commission to prepare an Affordable Housing Plan for their review and adoption, in coordination with Village Planner John Houseal of Houseal Lavigne Associates.

PUBLIC HEARING: On October 19, 2019, January 21, 2020, March 3, 2020 and May 20, 2020, the Plan Commission held public meetings regarding the Affordable Housing Plan.

During the public meetings, the Village Planner made several presentations regarding the drafts of the Affordable Housing Plan that were being developed. Members of the public attended the public meetings and made public comments to the Plan Commission and the Plan Commission accepted written comments. Audio recordings of the meetings are in the possession of the Village Clerk. During the meetings, the Plan Commission considered a proposed Affordable Housing Plan, the final version of which is in **Exhibit A** attached hereto and made a part hereof.

FINDINGS: The IHDA noted in its 2018 report that the Village’s affordable housing share is 9.0%, and therefore the Village must prepare and adopt an affordable housing plan. The Village President and Board of Trustees determined that it was appropriate to refer this matter to the Plan Commission to create a draft plan. Since that time, the Plan Commission has held many meetings, considered the input of residents and stakeholders and has reviewed the various aspects of the Act and proposed

proposed Affordable Housing Plan reflects the requirements of the Act, the direction of the IHDA and the long range planning objectives and the official plan of the Village as denoted in the Village's Comprehensive Plan. The proposed Affordable Housing Plan has been thoroughly reviewed and vetted by the Plan Commission members and the Village Planner.

The Plan Commission finds that the Affordable Housing Plan is appropriate and the Plan Commission recommends that the Village President and Board of Trustees approve the Affordable Housing Plan, as it is in the best interest of the public's health, safety and welfare.

SUMMARY OF RECOMMENDATION: After deliberation, a majority of the members of the Plan Commission, pursuant to a unanimous vote (6 – 0), taken on May 20, 2020, hereby approves this Report, including the Affordable Housing Plan in **Exhibit A**, and recommends that the Village President and Board of Trustees approve the Affordable Housing Plan in **Exhibit A** as the Affordable Housing Plan for the Village of River Forest.

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

David Crosby, Chair
Plan Commission
Village of River Forest

Dated: May 20, 2020

EXHIBIT A

AFFORDABLE HOUSING PLAN

(attached)

DRAFT

**River Forest, IL
AFFORDABLE HOUSING PLAN**

- 1. Introduction**
- 2. The Affordable Housing Need**
- 3. What is “Affordable”?**
- 4. Potential Lands and Buildings for Affordable Housing**
- 5. Incentives**
- 6. The Goal**

1. INTRODUCTION

In August 2003, the State of Illinois adopted Public Act 93-0595, the Affordable Housing Planning and Appeals Act of Illinois (“the Act”). The Act is premised on a finding that there exists a shortage of affordable, accessible, safe and sanitary housing in the State. Its purpose is to “encourage” counties and municipalities to “incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community.” It requires counties and municipalities with less than 10% affordable housing to adopt an Affordable Housing Plan (“Plan”) by April 1, 2005. It also contains an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing.

As set forth in the Act, the components of a Plan include: 1) a calculation of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act (*i.e.*, the number necessary to bring the percentage of affordable housing units to 10% of the total housing stock); 2) an identification of opportunities for the development of affordable housing in the Village; 3) a specification of incentives the Village will provide to encourage the creation of affordable housing; and 4) a statement of a goal for increasing affordable housing units in the Village.

The Act identifies three alternative goals from which a municipality may select to achieve compliance. The first is to make 15% of all new residential construction or residential redevelopment within the Village affordable. The second is to increase the percentage of affordable housing within the Village from its current level to a level 3% higher. The third is to bring the percentage of affordable housing units in the Village to 10% of the total housing stock.

Context Limitations

If River Forest had large areas of vacant land readily available for residential development, rather than being a fully built out, land-locked community, the Village could more easily implement an affordable housing plan that would achieve the 10% standard set forth in the Act. If large amounts of vacant land yet to be developed existed within the community, the Village could establish that at least 10% of the units must be affordable and implement this standard by adopting land use regulations which would provide a “sufficient number” of affordable units as new development came online. In the marketplace, these land use regulations would be a factor in the valuation of the land, and the cost of providing the affordable housing would be absorbed by landowners on a Village-wide basis.

However, this is not reflective of the existing character and development pattern in River Forest today. The Village is fully developed. Approximately 70% of the Village’s developable land area is zoned R1 and R2, consisting of single-family detached homes that provide the essence of River Forest’s character. Because of this character and other desirable features that have evolved over the Village’s 139-year history, real estate in River Forest, when available, is very expensive. There are few, if any, single family detached homes in River Forest that meet the Act’s definition of affordable housing.

The relatively high value of land in River Forest makes it impractical to achieve the goal of this Plan by creating new affordable single-family detached dwellings. Rather, the only conceivable way of achieving the Plan’s goal is to create new affordable units as part of multi-family and mixed-use development. (In this Plan, the term “multi-family and mixed-use development” refers to a development that includes a number of separate living quarters such as apartments or condominiums.) And finally, appropriate sites in the Village for multi-family and mixed-use development, as established by the Village’s Zoning Ordinance and Comprehensive Plan, are limited, and the pace of development of multi-family units, even in a receptive financial and regulatory environment, is relatively slow.

This Plan takes these unique circumstances into account. It does not ignore economic realities. The goal of this Plan is recognized as a goal to be pursued in good faith, not a quota to be achieved at all costs.

2. THE AFFORDABLE HOUSING NEED

As Defined by the Act

The Act defines the need for affordable housing by establishing a standard that 10% of a municipality's total housing stock should be affordable. Municipalities that already meet this standard or achieve it after the effective date of the Act are "exempt" from the Act. In addition, municipalities with populations under 1,000 (almost half of all Illinois municipalities) are exempt.

Non-exempt municipalities must establish a goal to pursue the 10% standard. According to the *Affordable Housing Planning and Appeal Act: 2018 Non-Exempt Local Government Handbook*, River Forest provides only 340 affordable units out of its year-round total units of 3,788, for an overall affordable housing share of 9.0%. This number fails to meet the minimum 10% affordable units of the total housing stock. According to the AHPAA Handbook, River Forest requires an additional 39 affordable units to comply with the 10% standard.

As Defined by the Community

Having affordable housing in River Forest makes our community better for everyone, not just for those living in affordable units. The Village understands the importance of affordable housing in our community to accommodate the needs of current and future residents. Only by providing a full range of housing types at different price points, including the provision of affordable units, can the Village truly meet the housing needs of the community, for people of all ages, incomes, and abilities.

The Village currently provides a wide range of housing types, including single-family detached, single-family attached, duplex, multi-family (apartments and condominiums), senior facilities, and more. Both owner-occupied and rental housing exists in the Village. The Village recognizes the value of providing a diverse range of housing types to meet the needs of residents at all stages of life and across the spectrum of socioeconomic status.

The population of the Village is aging, and some older residents with fixed or diminishing incomes may wish to continue living among their family and friends but in housing commensurate with their means. Non-resident parents of current residents may wish to move to the Village to be close to their adult children during their golden years. Our community also includes persons with disabilities whose incomes and resources limit their housing options. The provision of affordable housing, including integrated supportive housing, can significantly increase the livability of the River Forest community for so many.

Additionally, there are persons with low or moderate incomes who work in the Village and whose residency here would enhance the overall makeup and spirit of our community. While the Village lacks the ability to accommodate all such persons and potential residents with affordable housing needs, it intends to continue to address these needs by increasing the number of affordable units, in the manner set forth in this Plan.

3. What is “Affordable”?

According to the Illinois Housing Development Authority (IHDA) website, affordable rental and owner-occupied units are as follows for the Chicago Metro Area (including River Forest):

**Owner Occupied Affordability Chart
for Chicago Metro Area**

	2018 Income Limit (80% AMI)	Affordable Purchase Price
1 person	\$47,400	\$131,667
2 person	\$54,200	\$150,556
3 person	\$60,950	\$169,306
4 person	\$67,700	\$188,056
5 person	\$73,150	\$203,194
6 person	\$78,550	\$218,194
7 person	\$83,950	\$233,194
8 person	\$89,400	\$248,333

**Affordable Rental Units
for Chicago Metro Area**

	2018 Affordable Rent Limits for HH @ 60% AMI
0 bedroom	\$889
1 bedroom	\$952
2 bedroom	\$1,143
3 bedroom	\$1,320
4 bedroom	\$1,475
5 bedroom	\$1,625

River Forest Housing “Snapshot”

In addition, to information provided by the IHDA as shown above, income and housing information for River Forest is provided in Appendix A: River Forest “Snapshot”. This “snapshot” is intended to provide context for the River Forest community at the time this plan was being developed, based on best available data from the U.S. Census; 2014-2018 American Community Survey 5-Year Estimates.

4. POTENTIAL LANDS AND BUILDINGS FOR AFFORDABLE HOUSING

It is highly unlikely that any new, rehabbed or existing single-family detached home in the R1 or R2 zoning districts would ever meet the definition of “affordable,” unless it were in some way subsidized by government or a not-for-profit entity. Even if there were several such subsidized units, this approach will not effectively address the need for additional affordable housing in the Village and is not the approach adopted by this Plan. Accordingly, this discussion is limited to types of housing that could reasonably include affordable living arrangements.

The best opportunities for creating additional affordable housing are primarily on properties along the Village’s perimeter corridors (Madison Street, North Avenue, and Harlem Avenue), and possibly other locations that are designated as appropriate for multi-family and mixed-use development by the River Forest Comprehensive Plan.

Each site that presents itself will require careful review through the Planned Development process, involving a public hearing with the River Forest Development Review Board. Ultimately, any such development would need to be approved by the Village Board of Trustees and would need to be in the community's best interests.

5. INCENTIVES

The Options

Because of the high value of land in River Forest, it is likely that any new ownership or rental units, to be affordable, will be sold or rented at a below-market rate. When affordable housing is sold or rented at a below-market rate, someone must pay the differential. Stated differently, an owner or developer must have an offsetting financial incentive to sell or rent property at a below-market rate. Where will the value come from to compensate the owner or developer for the differential? Before identifying the preferred incentives, it is useful to examine possible sources of this value.

Zoning mandates: The Village could adopt a zoning regulation that requires developers of multi-family buildings to set aside a certain percentage of the units for affordable housing. This would be an extreme form of "incentive." The Village government would incur no cost in this approach. However, there would be a cost. It would be reflected immediately in a lower value for the land covered by the regulations since the development potential has been diminished. The landowner and/or developer would pay the cost.

Zoning bonuses: The Village could provide "zoning bonuses" for buildings incorporating a certain percentage of affordable units. These bonuses would be in the form of relaxations to height, setback, parking, and similar regulations. Again, the Village government would incur no cost in providing this type of incentive. However, the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the neighboring property owners would bear the cost. However, it is possible that "bonuses" could be provided through the Planned Development Process without adversely affecting neighboring properties.

Dedicated taxes and fees: The Village could adopt a tax or a fee, the proceeds of which would be utilized to create financial incentives in the form of subsidies for the development of affordable housing. For example, a "teardown tax" could be levied on the act of demolishing an existing structure and failing to replace it with affordable housing. Other ideas, like dedicated condominium conversion fees, new construction fees, and an increased real estate transfer tax, would have a similar narrow financial impact, focused on individual property owners involved in these activities.

Village subsidies: The Village could provide financial incentives for the development of affordable housing by direct subsidies. For example, the Village could participate in a project by acquiring property and reselling it to a private developer for multi-family housing that includes affordable housing units. Because the acquisition cost may be higher than the subsequent resale price (given the affordable housing requirements accompanying the resale), the cost in this case is borne by the taxpayers at large through whatever tax resources the Village utilizes. Techniques with a similar broad cost sharing impact are property tax abatements, financing assistance through municipal bonds or low-cost loans, reduced fees for permits and services (e.g., zoning and building permits, or water/sewer fees), and outright grants.

Subsidies through a not-for-profit entity: The Village could sponsor or assist in the creation of a not-for-profit affordable housing entity that would seek funds from a variety of sources (e.g., grants from private foundations, contributions from individuals and corporations, revolving loans) and either engage in development activities itself or provide incentives for others.

The Preferred Incentives

This Plan adopts the policy of spreading the cost of affordable housing broadly, rather than placing the cost on targeted landowners or those involved in specific activities. Accordingly, this Plan does not adopt ***zoning mandates*** or ***dedicated taxes and fees*** as methods for creating incentives for affordable housing. Instead, this Plan adopts zoning “bonuses” as a means of encouraging and accommodating developers to include affordable housing units in new multi-family buildings, as follows:

First, developers coming to the Village with plans for multi-family buildings will need to seek zoning approval of their projects as Planned Developments and will have the opportunity to include affordable housing units in their plans. The Planned Development process, already part of the Zoning Ordinance, provides the Village with a degree of flexibility regarding development standards that may be sufficient to make it attractive for developers to include affordable housing units without diminishing the value of neighboring properties.

Possible Additional Considerations

The Village could also consider the following possible amendments to the Village’s Zoning Ordinance:

- (1) Allow for taller and more dense development in designated commercial/mixed-use areas, consistent with the recommendations of the Comprehensive Plan, in order to better accommodate possible inclusion of affordable housing as part of new development.
- (2) Explore possible strategies and means with which to preserve and enhance existing affordable housing in the Village, such as possible funding or programs aimed at assisting with upkeep, maintenance, and improvements to identified properties.
- (3) Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts. An ADU is essentially a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house, either in an accessory or primary structure.
- (4) Explore amending the Zoning Ordinance or other appropriate Village regulations to accommodate integrated supportive affordable housing.
- (5) Consider amending the Planned Development standards (section 10-19-3) to specifically identify consistency with the goals and policies the Affordable Housing Plan as a standard of review.
- (6) It is important to note that TIF funds are eligible for the provision of affordable housing, and when appropriate, the Village should consider leveraging TIF funds to support affordable housing initiatives.

6. THE GOAL

The Goal of this Plan

This Plan adopts the goal of bringing the percentage of affordable housing units in the Village to 10% of the total housing stock. This goal will be pursued by: 1) protecting and enhancing the existing affordable housing that currently exists in the Village, primarily the multi-family residential along the Village's perimeter corridors, and 2) concentrating attention on new multi-family and mixed-use buildings and providing developers of such buildings the opportunity of including affordable housing units. While this plan focuses on multi-family and mixed-use buildings, other affordable living arrangements could possibly be added to the Village's housing stock as the number of group homes, accessory living units, and specialized senior housing units increase in the ordinary course to meet a growing need. Overall, it is believed that concentrating on maintaining and improving the existing affordable housing and focusing on new multi-family and mixed-use buildings, in a manner consistent with the Comprehensive Plan and Zoning Ordinance, is a reasonable approach for pursuing the goal of bringing the percentage of affordable housing units in the Village to 10% of the total housing stock.

The Alternative Goals Allowed by the Act

This Plan does not adopt the Act's alternative goal of increasing the affordable housing stock in the Village by 3.0%, for the following reason. This goal would require the Village to increase the affordable housing stock from its current 9% to 12%, or from 340 units to 455 units, or by a total of 115 additional units. The Village can conceive no reasonable way in which this number of new affordable housing units could be provided in the foreseeable future. For example, to increase the number of affordable housing units by 115 in multi-family or mixed-use buildings consisting of 15% affordable units, it would take a total of 766 units in new multi-family buildings to achieve this goal. This number of new units would increase the Village's total housing stock by 20%.

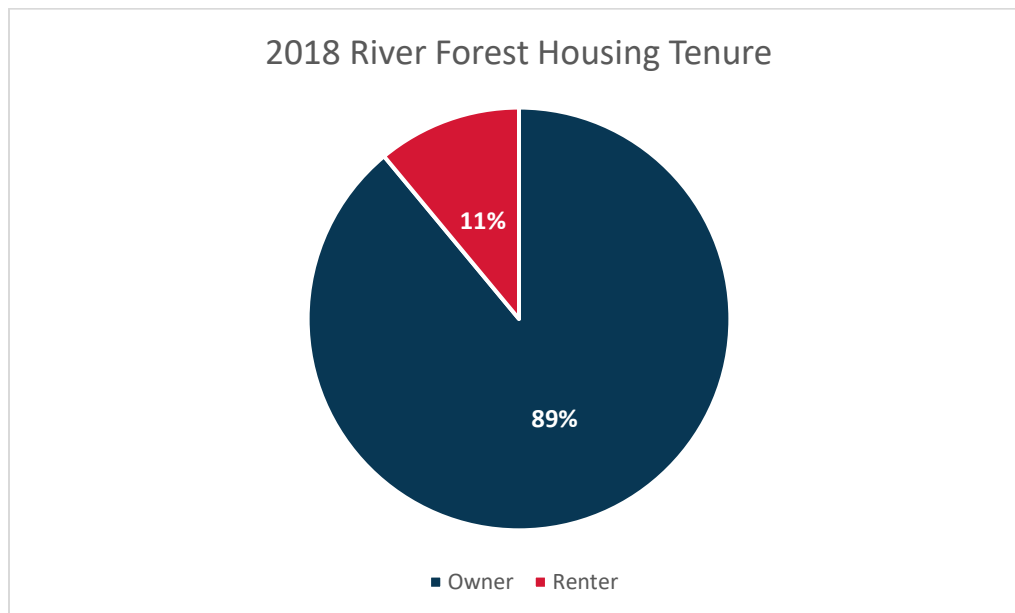
The other alternative goal in the Act, making 15% of all new residential construction or residential redevelopment within the Village affordable, is rejected because of its potential impact on the single-family residential market and the existing economic realities of the land value for single-family residential land in River Forest. The strategy of this plan is to focus on creating the opportunity for affordable housing as a component of multi-family and mixed-use development.

Appendix A: River Forest Housing Snapshot

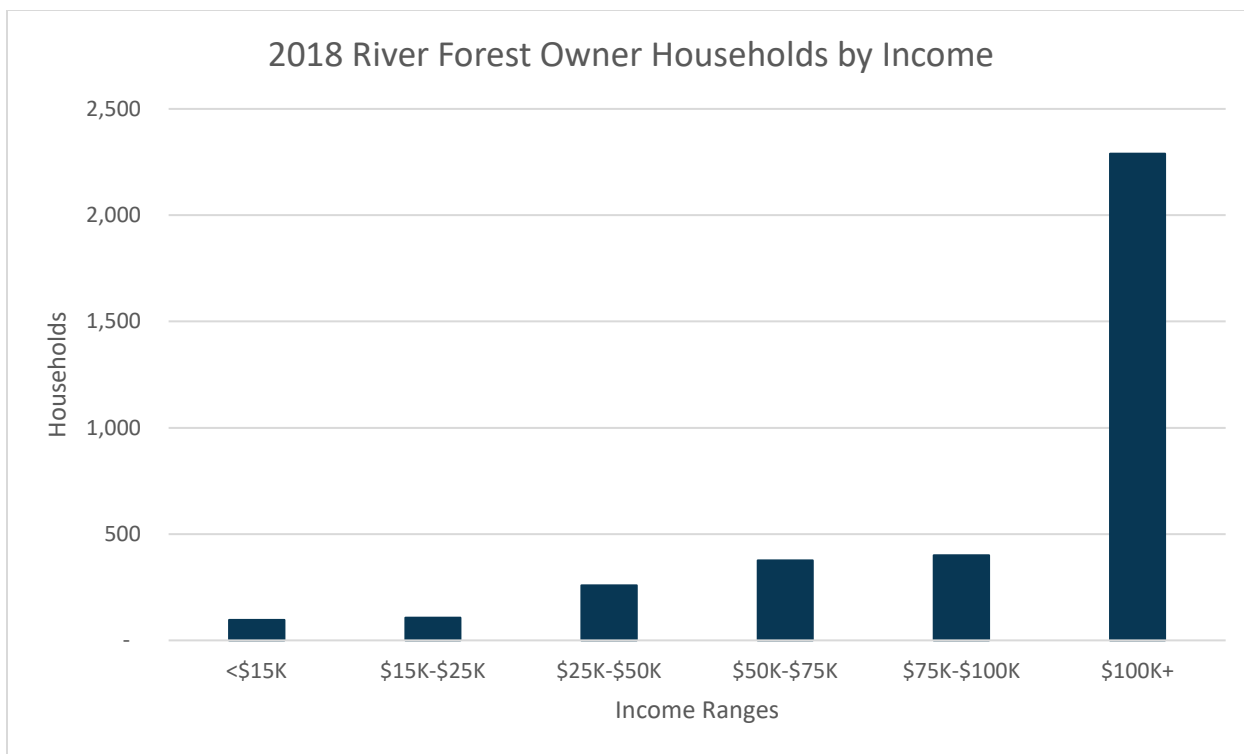
The source of the data provided in this appendix is from U.S. Census; 2014-2018 American Community Survey 5-Year Estimates.

Key Takeaways

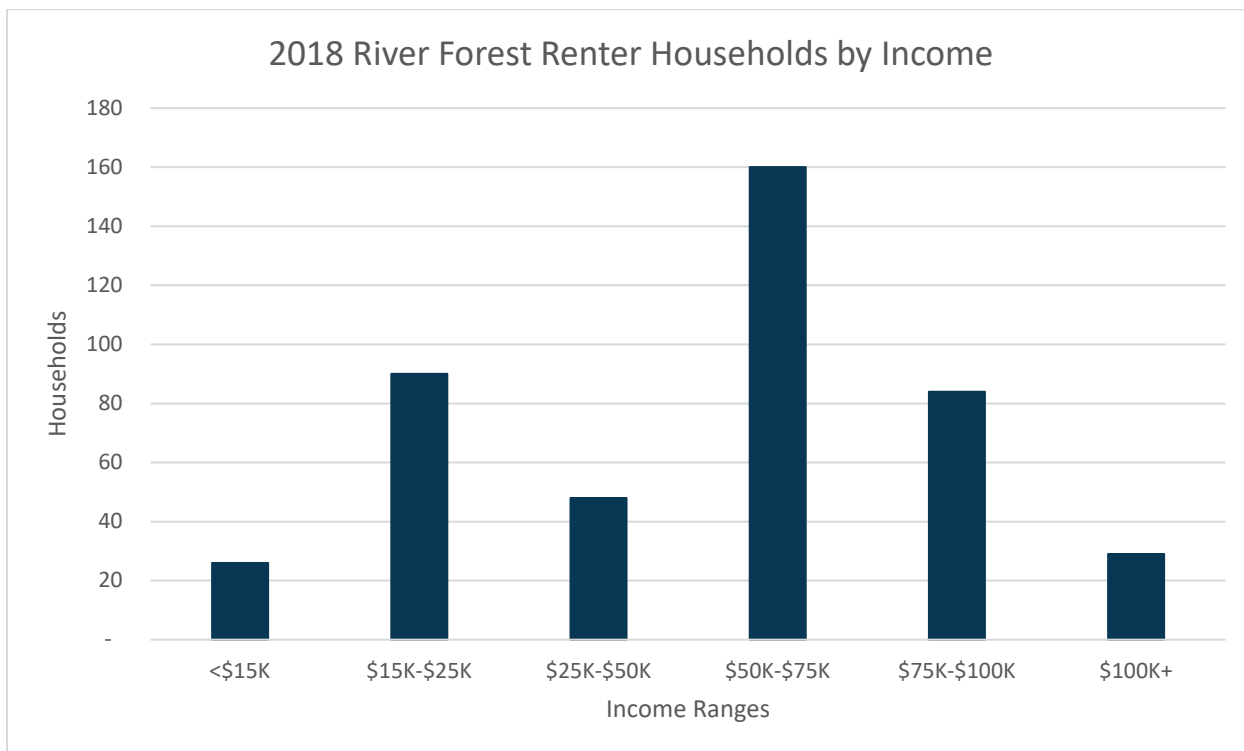
- The Village's total population is 11,064, a total decline of 108 people from 2010.
- Nearly 90 percent of River Forest's households are owner-occupied. Of the 3,528 owner-occupied households, 65 percent earn more than \$100,000 a year.
- Only seven percent of renter households earn \$100,000 annually, whereas 37 percent earn between \$50,000 and \$75,000.
- The majority of the Village's housing stock is single-family detached homes, however it is not a large majority at 66 percent. This suggests that a sizeable portion of owner-occupied housing units are multifamily condominiums.
- The median home value in the Village is \$581,900 with nearly 50 percent of households owning a home valued at \$500,000-\$1 M.
- The median gross rent in River Forest is \$1,182 per month, with 36 percent of households spending \$1,000-\$1,249 each month on rent.
- Owner-occupied households are experiencing an undersupply of market-rate, affordable housing options across nearly all income ranges, except the highest. This indicates that owner-occupied households at the lower income ranges are often spending more than thirty percent of income on housing.
- Alternatively, renter households are experiencing a surplus of affordable housing across most income ranges, except for the lowest and highest ranges.



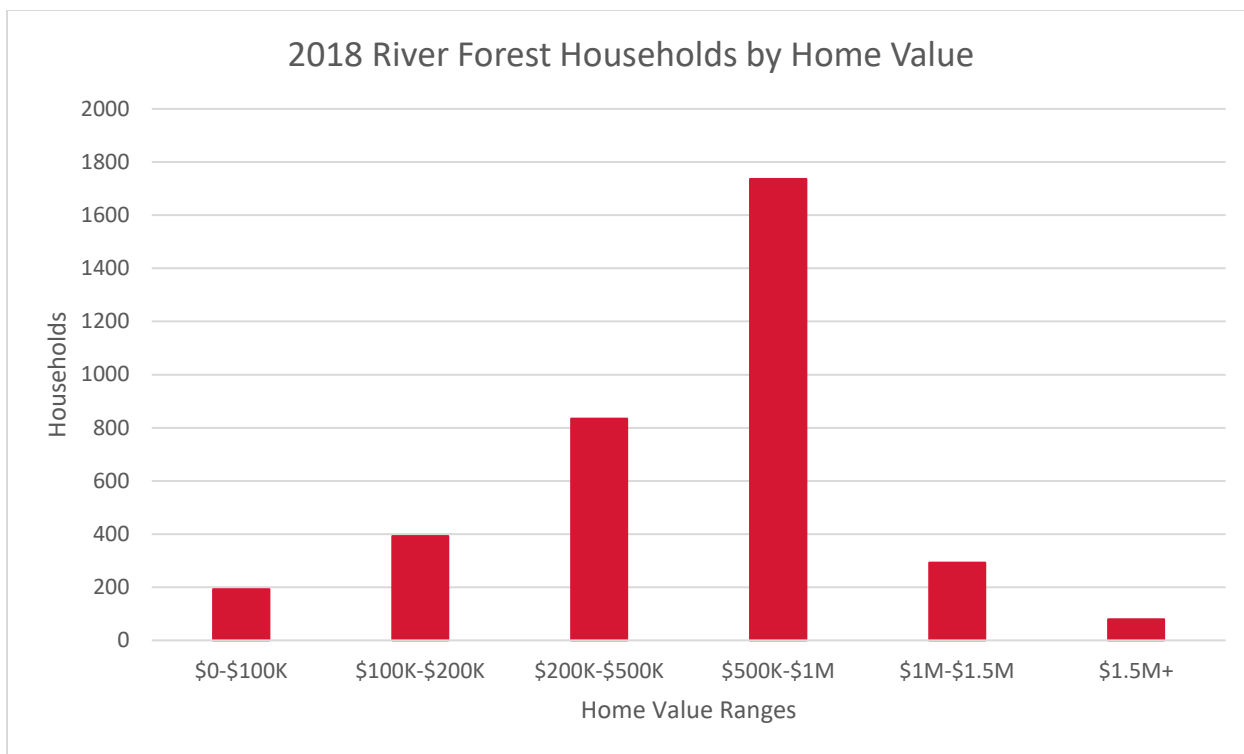
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



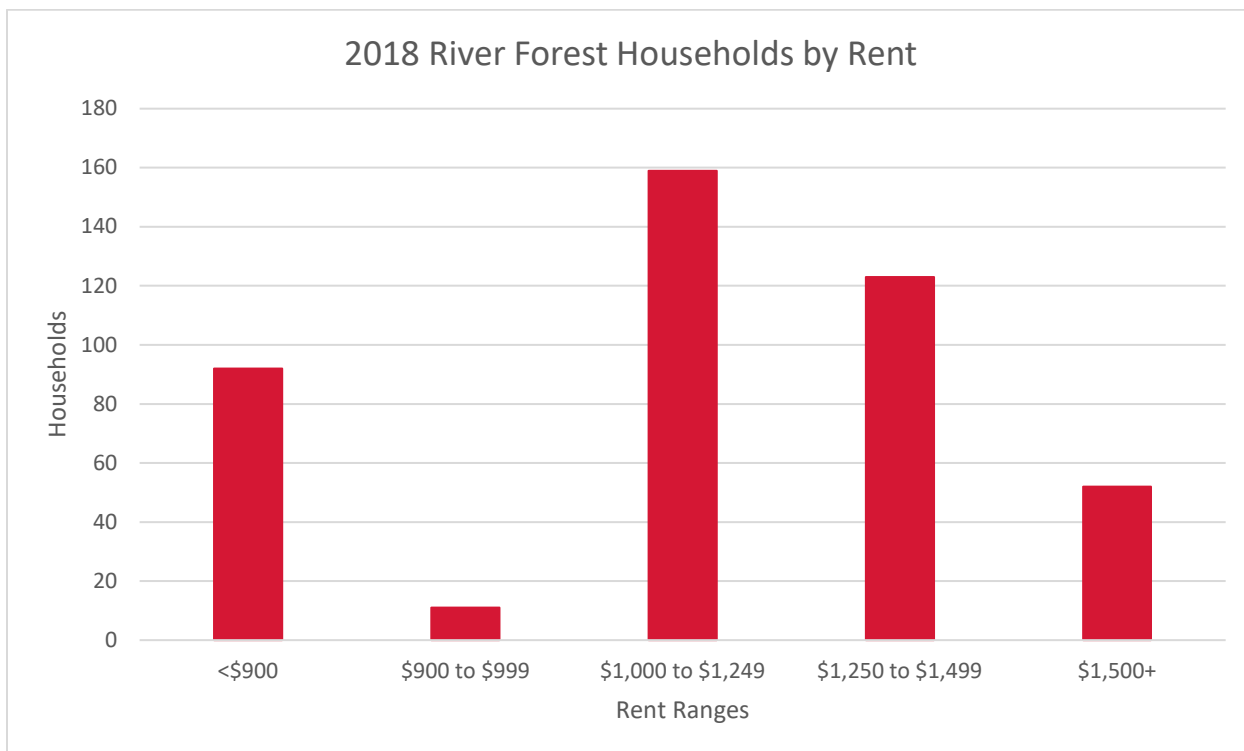
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



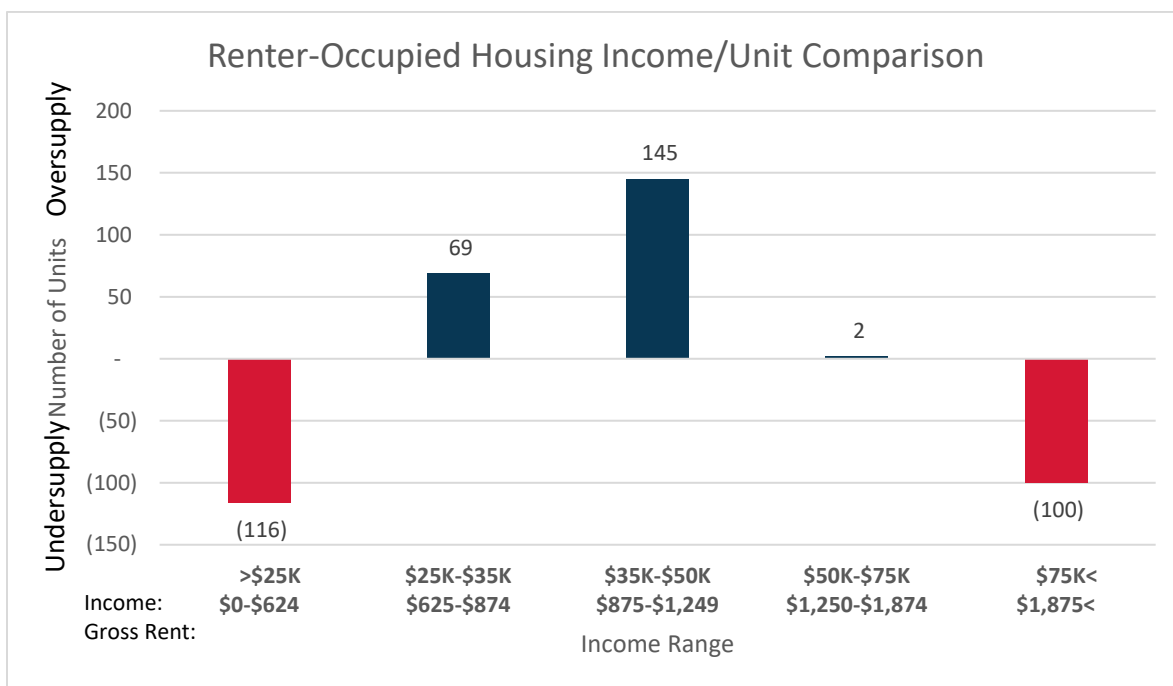
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates

Housing Cost Burden

For this analysis, an established benchmark of thirty percent of income allotted to housing is utilized in determining the relationship between cost and income (for both renters and owners). This relationship is used to determine the number of “affordable housing units” in the Village. The Department of Housing and Urban Development (HUD) established the 30-percent standard as a means of examining affordable housing needs across the country.



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 14, 2019

To: Chairman David Crosby & River Forest Plan Commission Members

From: Lisa Scheiner, Assistant Village Administrator

Subj: Affordable Housing Plan

Issue: The State of Illinois adopted Public Act 093-0595, the Affordable Housing Planning and Appeals Act of Illinois (referred to as the "AHPAA" and "the Act"), which went into effect on January 1, 2004 and was recently updated in 2013 per Public Act 098-0287. The AHPAA is intended to address the lack of moderately-priced housing that exists in many communities. The Act is premised on a finding that "there exists a shortage of affordable, accessible, safe and sanitary housing in the State". The Act's purpose is to "encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community." It requires counties and municipalities with less than 10% affordable housing to adopt a Plan. The Act also provides an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing. According to the Illinois Housing Development Authority's (IHDA) 2018 report, the Village of River Forest affordable housing share is 9.0% and a plan must therefore be prepared and adopted.

The Comprehensive Plan (attached for your reference) that was recently adopted recommends that the Village "prepare and adopt an Affordable Housing Plan that meets state requirements" and that "the Village should seek to improve the condition of the existing affordable housing in the community and appropriately consider affordable units as a component of future residential development." At its September 9, 2019 meeting, the Village Board of Trustees directed the Plan Commission to prepare an Affordable Housing Plan for their review and adoption.

The Request for Proposals (RFP) that the Village issued in 2017 for preparation of a new Comprehensive Plan included in its scope of services the requirement that the consultant selected must also address compliance with the State's affordable housing rules. The Village awarded a contract to Houseal Lavigne and Associates. Their representative, John Houseal, will attend the Plan Commission Meeting on October 21, 2019, to provide an overview of the AHPAA and guide the Plan Commission through a discussion regarding the options and strategies for

developing a plan that complies with the Act. Once direction has been provided to Mr. Houseal he will draft a plan and return it to the Plan Commission for review.

Analysis: As set forth in the AHPAA, the components of an Affordable Housing Plan must include:

1. A calculation of the total number of affordable housing units that are necessary to exempt the local government from the operation of the AHPAA (i.e. the number necessary to bring the percentage of affordable housing units to 10% of the total housing stock);
2. A statement of a goal for increasing affordable housing in the Village;
3. An identification of opportunities for the development of affordable housing in the Village; and
4. A specification of incentives the Village may provide to encourage the creation of affordable housing.

With regard to item #1, the IHDA defines an affordable owner occupied housing unit for a one-person household in the Village of River Forest as a unit that is valued at \$131,667 or less. An affordable rental housing unit, a zero-bedroom unit in the Village of River Forest, is defined as a unit that rents for \$889 per month or less. These rates were determined by the IHDA and published in the 2018 Owner-Occupied and Rental Unit Affordability Charts, which has been attached for your reference. The IHDA also published the 2018 Non-Exempt Local Government Handbook, also attached, which includes a determination of the number of housing units in River Forest that are considered “affordable”. According to the tables listed in Appendix F, 340 of the Village’s 3,788 housing units, or 9.0%, are affordable. The Village would have to add 39 affordable housing units to reach the 10% requirement. The affordable housing share is determined on a community by community basis and does not consider data from any nearby communities, public transportation, transportation routes, commute time, etc., nor does it consider affordable housing share within any given region.

The Village’s affordable housing data was previously reported in the IHDA’s 2013 Local Government Handbook, which has been attached for your review. The table below compares the data reported by the IDHA in 2013 and 2018.

Affordable Housing Data for River Forest: Comparison of 2013 and 2018

	Population	Year Round Units	Total Affordable Units	Affordable Housing Share	Affordable Unit Deficit
2013	11,164	3,886	172	4.4%	217
2018	11,217	3,788	340	9.0%	39

The IHDA used the Census Bureau’s 2016 American Community Survey’s 5-year estimates to draw its conclusions regarding affordable housing quantity in River Forest. While the overall share of affordable housing units increase from 2013 to 2018, the number of year round housing units decreased by 98 units. The Village is unable to account for the decline in housing units. There is also a notable difference between 2013 and 2018 in the number of affordable housing units needed to comply with the 10% requirement. The 2013 and 2018 handbook comparisons also demonstrate that some communities considered non-exempt in 2013 were

considered exempt in 2018. The IHDA is not expected to republish its analysis until 2023 and the Village is currently unable to project what the future affordable housing share will be at that time. As a result, the estimated data used to determine affordable housing share and the number of affordable housing units in River Forest may vary over time, a matter which the Plan Commission may wish to consider when determining which goals to explore in order to achieve compliance with the AHPAA.

The AHPAA identifies three alternative goals which a municipality may select to achieve compliance. Those goals include:

1. Bringing the percentage of affordable housing units in the Village to 10% of the total housing stock.
2. Increasing the percentage of affordable housing within the Village from its current level to a level 3% higher.
3. Making 15% of all new residential construction or residential redevelopment within the Village affordable.

The Comprehensive Plan calls for the preparation and adoption an Affordable Housing Plan that meets state requirements. In order to comply with state requirements, the Affordable Housing Plan must include a statement of a goal to increase affordable housing in the Village, must identify opportunities for development of affordable housing, and must specify the incentives that the Village may provide to encourage the creation of affordable housing. In addition to identifying opportunities for affordable housing development, the Plan Commission may wish to recommend ways in which the Village and property owners of existing affordable housing units can partner together to sustain and improve existing affordable housing.

Attachments:

- Affordable Housing Planning and Appeals Act
- Comprehensive Plan & Action Matrix
- 2018 IHDA Affordability Charts
- 2018 IHDA Non-Exempt Local Government Handbook
- 2013 IHDA Non-Exempt Local Government Handbook

AN ACT in relation to housing.

Be it enacted by the People of the State of Illinois,
represented in the General Assembly:

Section 1. Short title. This Act may be cited as the
Affordable Housing Planning and Appeal Act.

Section 5. Findings. The legislature finds and declares
that:

(1) there exists a shortage of affordable,
accessible, safe, and sanitary housing in the State;

(2) it is imperative that action be taken to assure
the availability of workforce and retirement housing; and

(3) local governments in the State that do not have
sufficient affordable housing are encouraged to assist in
providing affordable housing opportunities to assure the
health, safety, and welfare of all citizens of the State.

Section 10. Purpose. The purpose of this Act is to
encourage counties and municipalities to incorporate
affordable housing within their housing stock sufficient to
meet the needs of their county or community. Further,
affordable housing developers who believe that they have been
unfairly treated due to the fact that the development
contains affordable housing may seek relief from local
ordinances and regulations that may inhibit the construction
of affordable housing needed to serve low-income and
moderate-income households in this State.

Section 15. Definitions. As used in this Act:

"Affordable housing" means housing that has a sales price
or rental amount that is within the means of a household that
may occupy moderate-income or low-income housing. In the case

of dwelling units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Affordable housing developer" means a nonprofit entity, limited equity cooperative or public agency, or private individual, firm, corporation, or other entity seeking to build an affordable housing development.

"Affordable housing development" means (i) any housing that is subsidized by the federal or State government or (ii) any housing in which at least 20% of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of for-sale housing, and at least 30 years, in the case of rental housing.

"Approving authority" means the governing body of the county or municipality.

"Development" means any building, construction, renovation, or excavation or any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; or any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial use.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Household" means the person or persons occupying a dwelling unit.

"Local government" means a county or municipality.

"Low-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the median gross household income for households of the same size within the county in which the housing is located.

"Moderate-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the median gross household income for households of the same size within the county in which the housing is located.

"Non-appealable local government requirements" means all essential requirements that protect the public health and safety, including any local building, electrical, fire, or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment.

Section 20. Determination of exempt local governments.

(a) Beginning January 1, 2006, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent decennial census for each local government within the State and by an inventory of for-sale and rental affordable housing units, as defined in this Act, for each local government from the decennial census

and other relevant sources.

(b) The Illinois Housing Development Authority shall make this determination by:

(i) totaling the number of for-sale housing units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;

(ii) totaling the number of rental units in each local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;

(iii) adding the number of for-sale and rental units for each local government from items (i) and (ii); and

(iv) dividing the sum of (iii) above by the total number of year-round housing units in the local government as contained in the latest decennial census and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.

(c) Beginning January 1, 2006, the Illinois Housing Development Authority shall publish on an annual basis a list of exempt and non-exempt local governments and the data that it used to calculate its determination. The data shall be shown for each local government in the State and for the State as a whole.

(d) A local government or developer of affordable housing may appeal the determination of the Illinois Housing Development Authority as to whether the local government is exempt or non-exempt under this Act in connection with an appeal under Section 30 of this Act.

Section 25. Affordable housing plan.

(a) Prior to July 1, 2004, all non-exempt local governments must approve an affordable housing plan.

(b) For the purposes of this Act, the affordable housing plan shall consist of at least the following:

(i) a statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of this Act as defined in Section 15 and Section 20;

(ii) an identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned;

(iii) incentives that local governments may provide for the purpose of attracting affordable housing to their jurisdiction; and

(iv) a goal of a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act; or a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as defined in Section 20 of this Act; or a minimum of a total of 10% of affordable housing within its jurisdiction.

(c) Within 60 days after the adoption of an affordable housing plan or revisions to its affordable housing plan, the local government must submit a copy of that plan to the Illinois Housing Development Authority.

Section 30. Appeal to State Housing Appeals Board.

(a) Beginning January 1, 2006, an affordable housing developer whose application is either denied or approved with conditions that in his or her judgment render the provision of affordable housing infeasible may, within 45 days after the decision, submit to the State Housing Appeals Board information regarding why the developer believes he or she was unfairly denied or conditions were placed upon the tentative approval of the development unless the local government that rendered the decision is exempt under Section 15 or Section 20 of this Act. The Board shall maintain all information forwarded to them by developers and shall compile and make available an annual report summarizing the information thus received.

(b) Beginning January 1, 2009, an affordable housing developer whose application is either denied or approved with conditions that in his or her judgment render the provision of affordable housing infeasible may, within 45 days after the decision, appeal to the State Housing Appeals Board challenging that decision unless the municipality or county that rendered the decision is exempt under Section 15 of this Act. The developer must submit information regarding why the developer believes he or she was unfairly denied or unreasonable conditions were placed upon the tentative approval of the development.

(c) Beginning January 1, 2009, the Board shall render a decision on the appeal within 120 days after the appeal is filed. In its determination of an appeal, the Board shall conduct a de novo review of the matter. In rendering its decision, the Board shall consider the facts and whether the developer was treated in a manner that places an undue burden on the development due to the fact that the development contains affordable housing as defined in this Act. The Board shall further consider any action taken by the unit of local

government in regards to granting waivers or variances that would have the effect of creating or prohibiting the economic viability of the development. In any proceeding before the Board, the developer bears the burden of demonstrating that he or she has been unfairly denied or unreasonable conditions have been placed upon the tentative approval for the application for an affordable housing development.

(d) The Board shall dismiss any appeal if:

(i) the local government has adopted an affordable housing plan as defined in Section 25 of this Act and submitted that plan to the Illinois Housing Development Authority within the time frame required by this Act; and

(ii) the local government has implemented its affordable housing plan and has met its goal as established in its affordable housing plan as defined in Section 25 of this Act.

(e) The Board shall dismiss any appeal if the reason for denying the application or placing conditions upon the approval is a non-appealable local government requirement under Section 15 of this Act.

(f) The Board may affirm, reverse, or modify the conditions of, or add conditions to, a decision made by the approving authority. The decision of the Board constitutes an order directed to the approving authority and is binding on the local government.

(g) The appellate court has the exclusive jurisdiction to review decisions of the Board.

Section 40. Nonresidential development as part of an affordable housing development.

(a) An affordable housing developer who applies to develop property that contains nonresidential uses in a nonresidential zoning district must designate either at least 50% of the area or at least 50% of the square footage of the

development for residential use. Unless adjacent to a residential development, the nonresidential zoning district shall not include property zoned industrial. The applicant bears the burden of proof of demonstrating that the purposes of a nonresidential zoning district will not be impaired by the construction of housing in the zoning district and that the public health and safety of the residents of the affordable housing will not be adversely affected by nonresidential uses either in existence or permitted in that zoning district. The development should be completed simultaneously to the extent possible and shall be unified in design.

(b) For purposes of subsection (a), the square footage of the residential portion of the development shall be measured by the interior floor area of dwelling units, excluding that portion that is unheated. Square footage of the nonresidential portion shall be calculated according to the gross leasable area.

Section 50. Housing Appeals Board.

(a) Prior to July 1, 2006, a Housing Appeals Board shall be created consisting of 7 members appointed by the Governor as follows:

- (1) a retired circuit judge or retired appellate judge, who shall act as chairperson;
- (2) a zoning board of appeals member;
- (3) a planning board member;
- (4) a mayor or municipal council or board member;
- (5) a county board member;
- (6) an affordable housing developer; and
- (7) an affordable housing advocate.

In addition, the Chairman of the Illinois Housing Development Authority, ex officio, shall serve as a non-voting member. No more than 4 of the appointed members

may be from the same political party. Appointments under items (2), (3), and (4) shall be from local governments that are not exempt under this Act.

(b) Initial terms of 4 members designated by the Governor shall be for 2 years. Initial terms of 3 members designated by the Governor shall be for one year. Thereafter, members shall be appointed for terms of 2 years. A member shall receive no compensation for his or her services, but shall be reimbursed by the State for all reasonable expenses actually and necessarily incurred in the performance of his or her official duties. The board shall hear all petitions for review filed under this Act and shall conduct all hearings in accordance with the rules and regulations established by the chairperson. The Illinois Housing Development Authority shall provide space and clerical and other assistance that the Board may require.

(c) The Illinois Housing Development Authority may adopt such other rules and regulations as it deems necessary and appropriate to carry out the Board's responsibilities under this Act and to provide direction to local governments and affordable housing developers.

AN ACT concerning housing.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 5. The Affordable Housing Planning and Appeal Act is amended by changing Sections 15, 20, 25, 30, and 50 as follows:

(310 ILCS 67/15)

Sec. 15. Definitions. As used in this Act:

"Affordable housing" means housing that has a value or cost ~~sales price~~ or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units ~~for sale~~, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Affordable housing developer" means a nonprofit entity, limited equity cooperative or public agency, or private individual, firm, corporation, or other entity seeking to build

an affordable housing development.

"Affordable housing development" means (i) any housing that is subsidized by the federal or State government or (ii) any housing in which at least 20% of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of owner-occupied ~~for sale~~ housing, and at least 30 years, in the case of rental housing.

"Approving authority" means the governing body of the county or municipality.

"Area median household income" means the median household income adjusted for family size for applicable income limit areas as determined annually by the federal Department of Housing and Urban Development under Section 8 of the United States Housing Act of 1937.

"Community land trust" means a private, not-for-profit corporation organized exclusively for charitable, cultural, and other purposes and created to acquire and own land for the benefit of the local government, including the creation and preservation of affordable housing.

"Development" means any building, construction, renovation, or excavation or any material change in any structure or land, or change in the use of such structure or land, that results in a net increase in the number of dwelling units in a structure or on a parcel of land by more than one

dwelling unit.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Household" means the person or persons occupying a dwelling unit.

"Housing trust fund" means a separate fund, either within a local government or between local governments pursuant to intergovernmental agreement, established solely for the purposes authorized in subsection (d) of Section 25, including, without limitation, the holding and disbursing of financial resources to address the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

"Local government" means a county or municipality.

"Low-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the area median household income.

"Moderate-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and

that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the area median household income.

"Non-appealable local government requirements" means all essential requirements that protect the public health and safety, including any local building, electrical, fire, or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment. (Source: P.A. 93-595, eff. 1-1-04; 93-678, eff. 6-28-04; 94-303, eff. 7-21-05.)

(310 ILCS 67/20)

Sec. 20. Determination of exempt local governments.

(a) Beginning October 1, 2004, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent data from the U.S. Census Bureau ~~decennial census~~ for each local government within the State and by an inventory of owner-occupied ~~for-sale~~ and rental affordable housing units, as defined in this Act, for each local government from the U.S. Census Bureau ~~decennial census~~ and other relevant sources.

(b) The Illinois Housing Development Authority shall make this determination by:

(i) totaling the number of owner-occupied ~~for sale~~ housing units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;

(ii) totaling the number of rental units in each local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;

(iii) adding the number of owner-occupied ~~for sale~~ and rental units for each local government from items (i) and (ii); and

(iv) dividing the sum of (iii) above by the total number of year-round housing units in the local government as contained in the latest U.S. Census Bureau ~~decennial census~~ and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly ~~October 1, 2004~~, the Illinois Housing Development Authority shall publish ~~on an annual basis~~ a list of exempt and non-exempt local governments and the data that it used to calculate its determination at least once every 5 years. The data shall be shown for each local government in the State and for the State as a whole. Upon publishing a list

of exempt and non-exempt local governments, the Illinois Housing Development Authority shall notify a local government that it is not exempt from the operation of this Act and provide to it the data used to calculate its determination.

(d) A local government or developer of affordable housing may appeal the determination of the Illinois Housing Development Authority as to whether the local government is exempt or non-exempt under this Act in connection with an appeal under Section 30 of this Act.

(Source: P.A. 93-595, eff. 1-1-04; 93-678, eff. 6-28-04.)

(310 ILCS 67/25)

Sec. 25. Affordable housing plan.

(a) Prior to April 1, 2005, all non-exempt local governments must approve an affordable housing plan. Any local government that is determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau ~~decennial census~~ data after 2010 shall have 18 months from the date of notification of its non-exempt status to approve an affordable housing plan under this Act.

(b) For the purposes of this Act, the affordable housing plan shall consist of at least the following:

(i) a statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of this Act as defined in

Section 15 and Section 20;

(ii) an identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned;

(iii) incentives that local governments may provide for the purpose of attracting affordable housing to their jurisdiction; and

(iv) a goal of a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act; or a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as described in subsection (b) of Section 20 of this Act; or a minimum of a total of 10% affordable housing within its jurisdiction as described in subsection (b) of Section 20 of this Act. These goals may be met, in whole or in part, through the creation of affordable housing units under intergovernmental agreements as described in subsection (e) of this Section.

(c) Within 60 days after the adoption of an affordable

housing plan or revisions to its affordable housing plan, the local government must submit a copy of that plan to the Illinois Housing Development Authority.

(d) In order to promote the goals of this Act and to maximize the creation, establishment, or preservation of affordable housing throughout the State of Illinois, a local government, whether exempt or non-exempt under this Act, may adopt the following measures to address the need for affordable housing:

(1) Local governments may individually or jointly create or participate in a housing trust fund or otherwise provide funding or support for the purpose of supporting affordable housing, including, without limitation, to support the following affordable housing activities:

(A) Housing production, including, without limitation, new construction, rehabilitation, and adaptive re-use.

(B) Acquisition, including, without limitation, land, single-family homes, multi-unit buildings, and other existing structures that may be used in whole or in part for residential use.

(C) Rental payment assistance.

(D) Home-ownership purchase assistance.

(E) Preservation of existing affordable housing.

(F) Weatherization.

(G) Emergency repairs.

(H) Housing related support services, including homeownership education and financial counseling.

(I) Grants or loans to not-for-profit organizations engaged in addressing the affordable housing needs of low-income and moderate-income households.

Local governments may authorize housing trust funds to accept and utilize funds, property, and other resources from all proper and lawful public and private sources so long as those funds are used solely for addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

(2) A local government may create a community land trust, which may: acquire developed or undeveloped interests in real property and hold them for affordable housing purposes; convey such interests under long-term leases, including ground leases; convey such interests for affordable housing purposes; and retain an option to reacquire any such real property interests at a price determined by a formula ensuring that such interests may be utilized for affordable housing purposes.

(3) A local government may use its zoning powers to require the creation and preservation of affordable housing as authorized under Section 5-12001 of the Counties Code and Section 11-13-1 of the Illinois Municipal Code.

(4) A local government may accept donations of money or

land for the purpose of addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing. These donations may include, without limitation, donations of money or land from persons in lieu of building affordable housing.

(e) In order to encourage regional cooperation and the maximum creation of affordable housing in areas lacking such housing in the State of Illinois, any non-exempt local government may enter into intergovernmental agreements under subsection (e) of Section 25 with local governments within 10 miles of its corporate boundaries in order to create affordable housing units to meet the goals of this Act. A non-exempt local government may not enter into an intergovernmental agreement, however, with any local government that contains more than 25% affordable housing as determined under Section 20 of this Act. All intergovernmental agreements entered into to create affordable housing units to meet the goals of this Act must also specify the basis for determining how many of the affordable housing units created will be credited to each local government participating in the agreement for purposes of complying with this Act. All intergovernmental agreements entered into to create affordable housing units to meet the goals of this Act must also specify the anticipated number of newly created affordable housing units that are to be credited to each local government participating in the agreement for purposes of complying with this Act. In specifying how many

affordable housing units will be credited to each local government, the same affordable housing unit may not be counted by more than one local government.

(Source: P.A. 93-595, eff. 1-1-04; 93-678, eff. 6-28-04; 94-303, eff. 7-21-05.)

(310 ILCS 67/30)

Sec. 30. Appeal to State Housing Appeals Board.

(a) (Blank).

(b) Beginning January 1, 2009, an affordable housing developer whose application is either denied or approved with conditions that in his or her judgment render the provision of affordable housing infeasible may, within 45 days after the decision, appeal to the State Housing Appeals Board challenging that decision unless the municipality or county that rendered the decision is exempt under Section 15 of this Act. The developer must submit information regarding why the developer believes he or she was unfairly denied or unreasonable conditions were placed upon the tentative approval of the development. In the case of local governments that are determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau ~~decennial census~~ data after the effective date of this amendatory Act of the 98th General Assembly ~~2010~~, no developer may appeal to the State Housing Appeals Board until 60 months after a local government has been

notified of its non-exempt status.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly January 1, 2009, the Board shall, whenever possible, render a decision on the appeal within 120 days after the appeal is filed. The Board may extend the time by which it will render a decision where circumstances outside the Board's control make it infeasible for the Board to render a decision within 120 days. In any proceeding before the Board, the affordable housing developer bears the burden of demonstrating that the proposed affordable housing development (i) has been unfairly denied or (ii) has had unreasonable conditions placed upon it by the decision of the local government.

(d) The Board shall dismiss any appeal if:

(i) the local government has adopted an affordable housing plan as defined in Section 25 of this Act and submitted that plan to the Illinois Housing Development Authority within the time frame required by this Act; and

(ii) the local government has implemented its affordable housing plan and has met its goal as established in its affordable housing plan as defined in Section 25 of this Act.

(e) The Board shall dismiss any appeal if the reason for denying the application or placing conditions upon the approval is a non-appealable local government requirement under Section 15 of this Act.

(f) The Board may affirm, reverse, or modify the conditions of, or add conditions to, a decision made by the approving authority. The decision of the Board constitutes an order directed to the approving authority and is binding on the local government.

(g) The appellate court has the exclusive jurisdiction to review decisions of the Board. Any appeal to the Appellate Court of a final ruling by the State Housing Appeals Board may be heard only in the Appellate Court for the District in which the local government involved in the appeal is located. The appellate court shall apply the "clearly erroneous" standard when reviewing such appeals. An appeal of a final ruling of the Board shall be filed within 35 days after the Board's decision and in all respects shall be in accordance with Section 3-113 of the Code of Civil Procedure.

(Source: P.A. 93-595, eff. 1-1-04; 94-303, eff. 7-21-05.)

(310 ILCS 67/50)

Sec. 50. Housing Appeals Board.

(a) Prior to January 1, 2008, a Housing Appeals Board shall be created consisting of 7 members appointed by the Governor as follows:

- (1) a retired circuit judge or retired appellate judge, who shall act as chairperson;
- (2) a zoning board of appeals member;
- (3) a planning board member;

- (4) a mayor or municipal council or board member;
- (5) a county board member;
- (6) an affordable housing developer; and
- (7) an affordable housing advocate.

In addition, the Chairman of the Illinois Housing Development Authority, ex officio, shall serve as a non-voting member. No more than 4 of the appointed members may be from the same political party. Appointments under items (2), (3), and (4) shall be from local governments that are not exempt under this Act.

(b) Initial terms of 4 members designated by the Governor shall be for 2 years. Initial terms of 3 members designated by the Governor shall be for one year. Thereafter, members shall be appointed for terms of 2 years. After a member's term expires, the member shall continue to serve until a successor is appointed. There shall be no limit to the number of terms an appointee may serve. A member shall receive no compensation for his or her services, but shall be reimbursed by the State for all reasonable expenses actually and necessarily incurred in the performance of his or her official duties. The board shall hear all petitions for review filed under this Act and shall conduct all hearings in accordance with the rules and regulations established by the chairperson. The Illinois Housing Development Authority shall provide space and clerical and other assistance that the Board may require.

(c) (Blank).

Public Act 098-0287

SB1790 Enrolled

LRB098 09695 KTG 39843 b

(Source: P.A. 93-595, eff. 1-1-04; 94-303, eff. 7-21-05.)

Section 99. Effective date. This Act takes effect upon becoming law.

2018 Owner-Occupied and Rental Unit Affordability Charts: **Affordable Housing Planning and Appeal Act (310 ILCS 67/)**

IHDA publishes annual Owner-Occupied and Rental Unit Affordability Charts as supplemental guidance for communities concerned about exemption status under the Affordable Housing Planning and Appeals Act. Exemption status is determined by calculating the percentage of total housing units in a given community that are affordable to homebuyers at 80 percent of the Area Median Income (AMI) and renters at 60 percent of the AMI. The charts below may be interpreted as a rule of thumb for what would constitute an affordable owner-occupied unit and an affordable rental unit in the Chicago Metropolitan Statistical Area (MSA) (Cook, DuPage, Kane, Lake, McHenry, and Will Counties), the Kendall MSA (Kendall County), and the Rockford MSA (Boone and Winnebago Counties). Adding housing units considered affordable by the guidelines shown below may not numerically affect results in the annual calculation of AHPAA exemption status, but tracking such additions may show a measure of progress.

The **Income Limits** and the **Affordable Rent Limits** are drawn from the U.S. Department of Housing and Urban Development (HUD) guides, published on an annual basis. The 2018 figures are effective as of 04/01/2018. A mortgage industry-standard measure is used to estimate the **Affordable Purchase Price** for families at 80 percent of the AMI. The Income Limits, adjusted by HUD for family size, are divided by .36 to give a rough idea of a purchase price that would result in an affordable monthly mortgage payment that includes principal, interest, taxes, insurance and assessments. Any prospective homebuyer would have to apply for a loan with a more exhaustive analysis of income and debt payments.

Owner Occupied Affordability Chart For Chicago Metro Area **(Cook, DuPage, Kane, Lake, McHenry, Will Counties)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2018 Income Limits (80% AMI)	\$47,400	\$54,200	\$60,950	\$67,700	\$73,150	\$78,550	\$83,950	\$89,400
Affordable Purchase Price	\$131,667	\$150,556	\$169,306	\$188,056	\$203,194	\$218,194	\$233,194	\$248,333

Please Note: The Above chart uses 2018 income limits. Municipalities must make sure they are using the most current income limits (available on IHDA's website: www.ihda.org).

Affordable Rental Units For Chicago Metro Area **(Cook, DuPage, Kane, Lake, McHenry, Will Counties)**

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2018 Affordable Rent Limits for HH @ 60% AMI	\$889	\$952	\$1,143	\$1,320	\$1,475	\$1,625

Please Note: The above chart uses 2017 rental limits. Municipalities must make sure they are using the most current rental limits (available on IHDA's website: www.ihda.org).

Owner Occupied Affordability Chart For Kendall Metro Area (Kendall County)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2018 Income Limits (80% AMI)	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450	\$89,200	\$94,950
Affordable Purchase Price	\$139,861	\$159,861	\$179,861	\$199,722	\$215,833	\$231,806	\$247,778	\$263,750

Please Note: The Above chart uses 2018 income limits. Municipalities must make sure they are using the most current income limits (available on IHDA's website: www.ihda.org).

Affordable Rental Units For Kendall Metro Area (Kendall County)

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2018 Affordable Rent Limits for HH @ 60% AMI	\$1,005	\$1,007	\$1,293	\$1,493	\$1,666	\$1,838

Please Note: The above chart uses 2017 rental limits. Municipalities must make sure they are using the most current rental limits (available on IHDA's website: www.ihda.org).

Owner Occupied Affordability Chart For Rockford Metro Area (Boone and Winnebago Counties)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2018 Income Limits (80% AMI)	\$37,100	\$42,400	\$47,700	\$52,950	\$57,200	\$61,450	\$65,700	\$69,900
Affordable Purchase Price	\$103,056	\$117,778	\$132,500	\$147,083	\$158,889	\$170,694	\$182,500	\$194,167

Please Note: The Above chart uses 2018 income limits. Municipalities must make sure they are using the most current income limits (available on IHDA's website: www.ihda.org).

Affordable Rental Units For Rockford Metro Area (Boone and Winnebago Counties)

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2018 Affordable Rent Limits for HH @ 60% AMI	\$696	\$745	\$894	\$1,032	\$1,152	\$1,271

Please Note: The above chart uses 2018 rental limits. Municipalities must make sure they are using the most current rental limits (available on IHDA's website: www.ihda.org).

Affordable Housing Planning and Appeal Act: **2018 Non-Exempt Local Government Handbook**

Published in accordance with 310 ILCS 67 by:
Illinois Housing Development Authority
Strategic Planning and Reporting Department
Office of Housing Coordination Services
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Executive Summary

The Illinois General Assembly passed the Affordable Housing Planning and Appeal Act (AHPAA) (310 ILCS 67) in 2003 to address the lack of moderately-priced housing in many Illinois communities. Growth in home values continues to outpace growth in household incomes throughout the Chicago-region and many households who are vital to local economies and who provide critical community services are unable to afford to live in or around the places they work.

The law established a process for identifying communities with the most acute shortage of local housing stock available at an amount that would be affordable to:

- Homebuyers at 80% of the regional median household income.
- Renters at 60% of the regional median household income.

For larger, urbanized areas, the Area Median Income (AMI) used is for the entire Metropolitan Statistical Area (MSA), while county AMI figures are used for those counties not located within an MSA.

The law identifies these communities, known as Non-Exempt Local Governments (NELG), with two primary criteria:

- Non-Exempt Local Governments must be incorporated municipal governments (e.g., county, town, village, city, etc.) with a population of at least 1,000 people.
- Non-Exempt Local Governments must have a portion of the local year-round housing stock considered affordable that is below 10%, as determined by data from the U.S. Census Bureau and other relevant sources (details on pages 7 - 9).

The law requires Non-Exempt Local Governments:

- To adopt and submit an Affordable Housing Plan (details on page 13) to the Illinois Housing Development Authority (IHDA). Communities that already submitted a plan to IHDA because they were previously identified as Non-Exempt Local Governments are allowed to update their plans, adopt the updated version and submit them again to IHDA.

This handbook was written to accompany the 2018 List of AHPAA Non-Exempt Local Governments. It primarily serves as a reference tool.

The process used to identify the Non-Exempt Local Governments is laid out in the AHPAA statute (details on page 6) and the Illinois Housing Development Authority (IHDA) is responsible for generating this list. IHDA published the first list in 2004, but due to U.S. Census Bureau decennial data availability, a new list was not possible until 2013. IHDA now publishes a new list approximately every five years using the most recent and readily available census data. This is due to more frequent census data availability through the American Community Survey (ACS). While IHDA produces a statewide list of all

municipalities, exempt and non-exempt, this handbook only refers to those who are identified as being non-exempt under the AHPAA statute.

The State Housing Appeals Board (SHAB) was established by AHPAA to hear appeals from affordable housing developers who feel that they have been treated unfairly by Non-Exempt Local Governments during the local development approval process. Four of the seven members must be local officials or administrators and three must be from non-exempt AHPAA communities. The SHAB was fully appointed in 2012 and established a set of administrative rules through the Illinois General Assembly's Joint Committee on Administrative Rules in 2013 (published in the Illinois Register V. 37 Issue 15, April 12, 2013). At the time of this manual's publication, no appeals had been filed for SHAB review. To consider an appeal, the Non-Exempt Local Government must have denied approval of a project with an affordable housing component, or granted an approval with conditions that make the proposed project financially infeasible.

Affordable Housing Planning and Appeal Act: Exemption Determination Process

The language within the Illinois Affordable Housing Planning and Appeal Act outlines a process for determining which local governments the law applies. According to the statute (as amended by P.A. 98-0287), this process must be completed by the Illinois Housing Development Authority at least once every five years (recent changes to the statute allow for this more frequent publication of the list with improved availability of appropriate U.S. Census Bureau data). While AHPAA makes certain aspects of the exemption determination process explicit and clear, other implicit steps must be taken to complete the determination. This report intends to make all steps taken by IHDA fully explicit and clear.

The exemption process steps mandated by AHPAA are identified in the following section of this report. Within the law there are two sections that guide the determination of community exemption status.

Statutory Guidance

Section 15 (310 ILCS 67/15) of the law provides definitions, some of which directly affect the determination process. The relevant definitions are highlighted below:

"Affordable housing" means housing that has a value or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Local government" means a county or municipality.

Section 20 (310 ILCS 67/20) of the law describes fundamental steps that must be included in the exemption determination process. This section is quoted in its entirety below:

Sec. 20. Determination of exempt local governments.

- (a) Beginning October 1, 2004, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent data from the U.S. Census Bureau for each local government within the state and by an inventory of

owner-occupied and rental affordable housing units, as defined in this Act, for each local government from the U.S. Census Bureau and other relevant sources. (This inventory is based on census household survey data.)

- (b) The Illinois Housing Development Authority shall make this determination by:
 - (i) totaling the number of owner-occupied housing units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;
 - (ii) totaling the number of rental units in each local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;
 - (iii) adding the number of owner-occupied and rental units for each local government from items (i) and (ii); and
 - (iv) dividing the sum of (iii) above by the total number of year-round housing units in the local government as contained in the latest U.S. Census Bureau, and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.
- (c) Beginning on August 9, 2013 the Illinois Housing Development Authority is to publish a list of exempt and non-exempt local governments and the data that it used to calculate its determination once every 5 years. The data shall be shown for each local government in the state and for the state as a whole. Upon publishing a list of exempt and non-exempt local governments, the Illinois Housing Development Authority shall notify a local government that it is not exempt from the operation of this Act and provide to it the data used to calculate its determination.
- (d) Communities which develop affordable housing plans and meet one of the three statutory goals (see page 13) are then exempt from the provisions of the law, including possible appeals and submitted to the State Housing Appeal Board.

Data Sources

The sections of AHPAA quoted above provide a framework for completing the exemption determination process; however, Section 20a raises an important issue for beginning the exemption determination process: establishing a single source of data as “the most recent data from the U.S. Census Bureau.”

Nearly all of the data points required for the determination process are now available in the American Community Survey (ACS) 5-Year Estimates and are published annually on a two-year delay. As of December 2018, the most recent ACS 5-year data set available was the 2016 5-year Estimate, which was selected as the primary data source for completing the most local exemption determination process.

Data provided by the U.S. Census Bureau was analyzed to assign a primary county or MSA to every local government in the state (numerous local governments have jurisdictions that cross county boundaries). Land coverage within the jurisdiction of all local governments was calculated by county and was assigned a majority county or MSA to determine the median household income.

Mortgage contract terms for the calculation of affordable owner-occupied units are not explicitly defined in the statute, so industry standards and academic literature were relied on. The fixed-rate, 30-year mortgage with a downpayment of 10% of the purchase price was chosen because research has shown that those are the optimal terms for both low-income homebuyers and mortgage lenders with regards to the probability of negative home equity and default rates.¹ An average interest rate for the past five years (2013 - 2017) was calculated using the Annual Conventional Mortgages published by the Federal Home Loan Mortgage Corporation (Freddie Mac).² This interest rate, 3.98%, was assumed for the calculation of affordable owner-occupied units. Reliable data for homeowner's insurance and homeowners association fees was not available on a community-level scale and, therefore, was not included in the determination process (Note: any such data used in the determination process would only have increased the number of Non-Exempt Local Governments.)

Selecting U.S. Census Bureau Data

The exemption determination process outlined in Section 20b of the statute does not explicitly identify all of the data points needed to complete the process as directed. This section connects key terms used in the statute with data points available within the 2016 ACS 5 Year Estimates.

- **Local Government:** Section 15 of AHPAA defines local government as a county or municipality and automatically exempts any municipality with a population under 1,000. The Census Bureau's definition of 'place' includes any incorporated local government, but does not include counties or townships. In the exemption determination process IHDA included all 'places' and 'counties' within Illinois. Places with population under 1,000 and Census Designated Places (which are not incorporated as municipalities) were removed from the analysis. Parties interested in

¹ John Y. Campbell and João F. Cocco. "A Model of Mortgage Default," National Bureau of Economic Research Working Paper 17516, October 2011. Patrie Hendershott, Robert Hendershott, and James Shilling. "The Mortgage Finance Bubble: Causes and Corrections," Journal of Housing Research, 2010. Tomasz Piskorski and Alexei Tchisty. "Stochastic House Appreciation and Optimal Mortgage Lending," Review of Financial Studies, 2011.

² <http://www.freddie.mac.com/pmms/pmms30.html>

the affordability of unincorporated areas may contact IHDA for more information. Concerning AHPAA data, county data only covers unincorporated areas.

- Area Median Income (AMI): In accordance with Section 20b(i) and 20b(ii) of the statute, the median household income (MHI) was collected from each county and Metropolitan Statistical Area (MSA) in the state (when appropriate the MHI for MSA Metropolitan Divisions was used) and assigned to all local governments within that geography. For further information see the FAQs section on page 18.
- Total Year-Round Housing Units: Seasonal and recreational housing units are classified as a type of vacant housing in American Community Survey (ACS) data. To avoid any concerns of inflating the true number of year-round housing units in a given community (and thereby deflating its share of affordable housing stock), only occupied housing units were included during the exemption determination process. Total year-round units were calculated by adding “owner-occupied units” and “occupied units paying rent”.
- Owner-Occupied Housing Units: “Value” of home estimates were utilized to determine how many of the owner-occupied housing units in a given local government are ‘affordable’ to potential homebuyers at 80% of the AMI. Only units that are currently occupied by homeowners are included in these estimates.
- Total Median Real Estate Taxes Paid: Estimates from ACS data for every local government were also utilized to determine the number of affordable owner-occupied housing units. Vacant for-sale units are not included in the determination process because the U.S. Census Bureau does not collect information on their value (note: homeowner utility costs are not collected as part of the American Community Survey, nor does the AHPAA statute include it in its formula for affordable homeownership).
- Rental Units: “Gross Rent” estimates were utilized to determine how many of the occupied rental units in a given community would be affordable to a potential renter households at 60% of the AMI. Only units occupied by renters are included in these estimates. Units occupied by renters not paying rent are not counted as affordable rental units because the Census Bureau does not collect information on the terms of occupancy.

Determining Share of Affordable Units

Below, please find two examples demonstrating the steps IHDA undertakes when determining the share of affordable housing units per the AHPAA statute.

City of Evanston, Cook County

Population: 75,472

Area Median Income: \$63,327 (Chicago MSA)

First, the affordable monthly rent was determined for a household at 60% of the AMI.

$\$63,327 \text{ (AMI)} \times 60\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \949.91 a month

Now the number of affordable rental units in Evanston can be counted.

“Gross Rent” – Total Occupied Units Paying Rent: 12,637

“Gross Rent” – Less than \$500: 376

“Gross Rent” – \$500 to \$999: 2,781

“Gross Rent” – \$1,000 to \$1,499: 5,241

“Gross Rent” – \$1,500 to \$1,999: 2,339

“Gross Rent” – \$2,000 to \$2,499: 1,179

“Gross Rent” – \$2,500 to \$2,999: 425

“Gross Rent” – \$3,000 or more: 296

The affordable monthly rental amount in Evanston, \$949.91, falls within the \$500 to \$999 “Gross Rent” interval. The total number of units in lower intervals is 376. Since \$949.91 represents 89.98% of the \$500 to \$999 interval, an estimated 2,502.37 units of the 2,781 units within that interval have a “Gross Rent” below \$949.91. Adding the two figures reaches a total of **2,878.37 affordable rental units** in Evanston.

Next, the affordable home value was determined for a household at 80% of the AMI. The first was determining an affordable monthly payment for this hypothetical household.

$\$63,327 \text{ (AMI)} \times 80\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$1,266.54 \text{ a month}$

The median real estate taxes paid in Evanston were \$7,085, or \$590.42 a month. This amount was subtracted from \$1,266.54 to reach the final affordable monthly payment of \$676.12. Using the present value calculation typical for determining an affordable sales price in mortgage lending and assuming a 3.98% interest rate, a 30-year loan term and a 10% down payment, an affordable home value in Evanston was determined to be \$156,161

Now the number of affordable owner-occupied units in Evanston can be counted.

“Value” - Total Owner-Occupied units: 15,976

“Value” - Less than \$50,000: 281

“Value” - \$50,000 to \$99,999: 497

“Value” - \$100,000 to \$149,999: 1103

“Value” - \$150,000 to \$199,999: 1898

“Value” - \$200,000 to \$299,999: 2883

“Value” - \$300,000 to \$499,999: 4012

“Value” - \$500,000 to \$999,999: 4429

“Value” - \$1,000,000 or more: 873

The affordable home value in Evanston, \$156,161, falls within the \$150,000 to \$199,000 “Value” interval. The total number of units in lower intervals is 1,881. Since \$156,161 represents 12% of the \$150,000 to \$199,000 interval, an estimated 233.8 units within the

interval have a “value” below \$156,161. Adding the two figures reaches a total of **2114.86** in Evanston.

The sum of affordable housing units in Evanston equaled **4,993**. At this point the affordable housing share of total units in Evanston was calculated.

$$4,993 \text{ (affordable housing units)} / 28,613 \text{ (year-round housing units)} = \mathbf{17.5\%}$$

Village of Frankfort, Will County

Population: 18,415

Area Median Income: \$63,327 (Chicago MSA)

First, the affordable monthly rent was determined for a household at 60% of the AMI.

$$\$63,327 \text{ (AMI)} \times 60\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$949.91 \text{ a month}$$

Now the number of affordable rental units in Frankfort can be counted.

“Gross Rent” – Total Occupied Units Paying Rent: 265

“Gross Rent” – Less than \$500: 0

“Gross Rent” – \$500 to \$999: 78

“Gross Rent” – \$1,000 to \$1,499: 32

“Gross Rent” – \$1,500 to \$1,999: 45

“Gross Rent” – \$2,000 to \$2,499: 51

“Gross Rent” – \$2,500 to \$2,999: 17

“Gross Rent” – \$3,000 or more: 42

The affordable monthly rental amount in Frankfort, \$949.91, falls within the \$500 to \$999

“Gross Rent” interval. The total number of units in lower intervals is 0. Since \$949.91 represents 89.9% of the \$500 to \$999 interval, an estimated 70.19 units of the 78 units within that interval have a “Gross Rent” below \$949.91. The result is a total of **70.19 affordable rental units** in Frankfort.

Next, the affordable home value was determined for a household at 80% of the AMI. The first was determining an affordable monthly payment for this hypothetical household.

$$\$63,327 \text{ (AMI)} \times 80\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$1,266.54 \text{ a month}$$

The median real estate taxes paid in Frankfort were \$9,212, or \$767.67 a month. This amount was subtracted from \$1,266.54 to reach the final affordable monthly payment of \$498.87. Using the present value calculation typical for determining an affordable sales price in mortgage lending and assuming a 3.98% interest rate, a 30-year loan term and a 10% down payment, an affordable home value in Frankfort was determined to be \$115,222

Now the number of affordable owner-occupied units in Frankfort can be counted.

“Value” - Total Owner-Occupied units: 5,732

“Value” - Less than \$50,000: 38

“Value” - \$50,000 to \$99,999: 46

“Value” - \$100,000 to \$149,999: 79

“Value” - \$150,000 to \$199,999: 299

“Value” - \$200,000 to \$299,999: 1,458

“Value” - \$300,000 to \$499,999: 3,182

“Value” - \$500,000 to \$999,999: 604

“Value” - \$1,000,000 or more: 26

The affordable home value in Frankfort, \$115,222, falls within the \$100,000 to \$149,000 “Value” interval. The total number of units in lower intervals is 74. Since \$115,222 represents 30% of the \$100,000 to \$149,000 interval, an estimated 24.05 units within the interval have a “value” below \$115,222. Adding the two figures reaches a total of **108.05 affordable owner-occupied units** in Frankfort.

The sum of affordable housing units in Frankfort equaled **178**. At this point the affordable housing share of total units in Frankfort was calculated.

178 (affordable housing units) / 5,997 (year-round housing units) = **3.0%**

AHPAA Requirements Timeline

Once a municipality is determined to be and is notified that it is non-exempt from the AHPAA, it must develop, adopt and submit to IHDA an affordable housing plan within 18 months. IHDA will host an informational meeting for non-exempt municipalities shortly after announcing the list and is available on an ongoing basis to provide related technical assistance.

AHPAA Affordable Housing Plan Timeline	
Non-Exempt Community Notification	12/28/2018
Affordable Housing Plan Submission	On a rolling basis between 12/28/2018 and 6/28/2020 (<i>must be submitted within 60 days of local approval</i>)
Final Submission Deadline: AHPAA Housing Plan	6/28/2020 (<i>18 months from NELG Status notification – see above</i>)

Affordable Housing Plans

From the date on the letter/email notifying a Non-Exempt Local Government of its status under AHPAA, the municipality or county has 18 months from the date the Non-Exempt Local Government list was published to develop, approve and submit an Affordable Housing Plan to IHDA, consisting of (at a minimum) the following components:

- Statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act, as defined in Section 15 and Section 20, and based on the numbers included in AHPAA Local Government Exemption Report published by IHDA.
- Identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned.
- Incentives that the local government may provide for the purpose of attracting affordable housing to their jurisdiction.
- Selection of one of the following three goals for increasing local affordable housing stock:
 - Requiring a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act;

- Requiring a minimum of a 3% percentage point increase in the overall percentage of affordable housing within its jurisdiction, as defined in Section 20 of this Act; or
- Requiring a minimum of 10% of affordable housing within its jurisdiction.

According to the law, Non-Exempt Local Governments must submit their Affordable Housing Plan to IHDA within 60 days of the initial local approval of the plan or approval of revisions to a previously approved affordable housing plan which was submitted to IHDA under the AHPAA.

State Housing Appeals Board

AHPAA also assigns IHDA the responsibility of staffing the State Housing Appeals Board. The State Housing Appeals Board may hear appeals once the following conditions are met:

- A developer, believing there is a market for such housing, must obtain site control in a Non-Exempt Local Government and voluntarily come forward with a proposal that includes at least 20% of the dwelling units being subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of for-sale housing, and at least 30 years, in the case of rental housing.
- The developer's proposal must be denied, or approved with conditions that rendered the project infeasible by the local government's governing board.
- The developer must file an appeal with the State Housing Appeals Board within 45 days of the local government decision that he or she wishes to appeal. Initial pleadings filed by the developer must include the following:
 - A clear and concise statement of the prior proceedings (related to the proposed development) before all Approving Authorities, including the date of notice of the decision that the Affordable Housing Developer is appealing;
 - A clear and concise statement of the Affordable Housing Developer's objections to the Approving Authority's decision, indicating why the Affordable Housing Developer believes the application to develop Affordable Housing was unfairly denied, which may include an appeal of IHDA's determination of the exempt status of the Local Government as set forth in Section 395.401, or what conditions, if any, were imposed that the Affordable Housing Developer believes were unreasonable;
 - A clear and concise statement setting forth the relief sought;
 - The complete name and address of the Affordable Housing Developer for the purpose of service of papers in connection with the appeal;

- The name and address of the attorney or attorneys representing the Affordable Housing Developer, if any; and
- A complete copy of the application for the Affordable Housing Development, as it was submitted to the Approving Authority, including sufficient information to determine whether the proposal that is the subject of the appeal is Affordable Housing.

During the appeals process, the developer must convince the State Housing Appeals Board that:

- The proposed Affordable Housing Development complies with all Non-Appealable Local Government Requirements.³ The Affordable Housing Developer must prove these elements with respect to only those aspects of the project that are in dispute; or
- Non-Appealable Local Government Requirements have been applied differently to proposals that do not include Affordable Housing; or
- The Approving Authority has a pattern of denying applications to develop Affordable Housing; or
- The Approving Authority changed the zoning of an area regarding a specific Affordable Housing Development that, but for the change in zoning, is otherwise able to proceed, or has a pattern of changing zoning of an area in regards to Affordable Housing Developments that, but for the change in zoning, are otherwise able to proceed; or
- The Approving Authority unreasonably or intentionally delayed its decision regarding a specific Affordable Housing Development that, but for the lack of timely decision by the Approving Authority, is otherwise able to proceed, or has a pattern of unreasonably or intentionally delaying its decisions on applications for Affordable Housing Developments that, but for the lack of timely decisions of the Approving Authority, are otherwise able to proceed; or
- IHDA's determination that the Local Government is exempt from the Act is incorrect based on the counting protocols set forth in Section 20 of the Act and any written guidance published by IHDA; or
- Any other unreasonable denial of the application for the Affordable Housing Development.

³ "Non-Appealable Local Government Requirements": All essential requirements that protect the public health and safety, including any local building, electrical, fire or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment. Zoning, density and bulk restrictions may count as Non-Appealable Local Government Requirements if the Board finds that they qualify under the Act's definition of Non-Appealable Local Government Requirements.

The local government, or approving authority, has equal opportunity to present evidence and defend itself against claims made by the appealing developer.

Appendices

Appendix A: Frequently Asked Questions

Can a Non-Exempt Local Government appeal their exemption status?

The State Housing Appeals Board has the authority to review the legitimacy of exemption status but only in the case of a developer's appeal related to that community. If a Non-Exempt Local Government wishes to submit information that may affect their exemption status in the eyes of the State Housing Appeals Board, then they may submit those materials to IHDA for the State Housing Appeals Board as records to be reviewed at the time of an appeal.

Why are Metropolitan Statistical Area figures for median household income used for some places and county figures for other places?

The AHPAA statute specifies affordability calculations be based on the median household income of Metropolitan Statistical Area (MSA) data *where available* and county data where MSA data is *not available*. The U.S. Office of Management and Budget regularly publishes guidance on the definitions of MSAs and that information is adopted by the U.S. Census Bureau and various federal funding sources. AHPAA was written to accommodate the MSA data to ensure that areas of population concentration with a high degree of economic and social integration are treated as a whole. Counties using county data are generally rural in nature.

Does the count of affordable units in a local government reflect the number of households currently paying more than 30% of income?

No. The analysis compares the cost of buying or renting a home in a given community to the area's (MSA or county) median household income and is based on census household survey responses.

What is the State Housing Appeals Board?

The State Housing Appeals Board (SHAB) consists of seven members:

- 1) A zoning board of appeals member from a Non-Exempt community;
- 2) A planning board member from a Non-Exempt community;
- 3) A mayor or municipal council/board member from a Non-Exempt community;
- 4) A county board member;
- 5) An affordable housing developer;
- 6) A housing advocate; and
- 7) A retired circuit or appellate judge (who must serve as board chairperson).

IHDA's Chairman serves as an ex-officio member.

How does a developer file an appeal with the State Housing Appeals Board?

A developer wishing to file an appeal should send a complete package with all materials identified in the AHPAA to the Office of Housing Coordination Services in the Strategic Planning and Reporting Department at IHDA, addressed as follows:

ATTN: Strategic Planning and Reporting Department, IHDA (16)/(OHCS)
RE: State Housing Appeals Board
111 E. Wacker Drive, Ste. 1000
Chicago, IL 60611

Does affordable housing have a negative impact on property values?

In recent years, researchers have produced numerous studies with rigorous analytic methodologies to better understand the impact that affordable housing developments have on surrounding property values, local community safety and services. A review of the literature on the subject conducted in 2016 indicated that most studies do not find a negative impact related to affordable housing developments.⁴ The literature review also showed that affordable housing sited in economically strong communities and dispersed across metropolitan regions are the most successful and have the least negative impacts. Another study focused on affordable housing developments in suburban New Jersey, which has a State policy similar to the Affordable Housing Planning and Appeal Act, found that affordable housing development was not associated with increased crime, decreased property values or increased taxes.⁵

Are municipalities required to own the affordable housing developed within their borders?

No. A non-exempt municipality is not expected to own or manage affordable housing in order to comply with the AHPAA statute. However, the planning requirements of the AHPAA suggest that municipalities can and are encouraged to help facilitate affordable housing development by providing local incentives, some of which may involve municipally created non-profit ownership or management of a property (e.g., a Community Land Trust under an inclusionary housing program or a Community Housing Development Organization under a HOME program). Financial public support of an affordable housing development may be more appropriate in the form of a property donation or waiver of local development building and permit fees. (In addition, non-profits and affiliates of Public Housing Authorities have also developed and managed affordable housing properties in Illinois.)

To comply with the AHPAA statute, is a particular type of affordable housing necessary?

No. The type of affordable housing provided within a community is strictly a local decision. Neither IHDA nor the AHPAA statute require or prefer a particular type of affordable housing to comply. Municipalities may decide to encourage affordable rental housing, affordable homeownership programs or alternative types of housing tenure. In some cases, changes to local zoning and building codes may attract developers able to build housing without any subsidies or restrictions and market them to residents at an affordable price (according to AHPAA).

Are municipalities required to change zoning ordinances to comply with the AHPAA?

No. The AHPAA statute does not intend to dictate or override local zoning ordinances and building codes. Compliance with the statute does not necessarily require a change in either zoning or building codes (nor density, design or unit type requirements). Some communities may utilize related incentive programs, such as the establishment of an inclusionary zoning

⁴ Young, Cheryl. "There *Doesn't* Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values" in Trulia Research/ Affordability web report - <https://www.trulia.com/research/low-income-housing>

⁵ Len Albright, Elizabeth S. Derickson and Douglas S. Massey. "Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Property Taxes in Mt. Laurel, New Jersey" in *City & Community* (2013; 12: 2).

ordinance or other development incentives, and may choose to modify local zoning ordinances to accommodate for affordable housing developments.

Are municipalities required to be involved with private real estate transactions?

No. Compliance with the statute does not require municipal participation in private transactions. Unless a municipality chooses to become involved indirectly with private real estate transactions by establishing a Community Land Trust (though Community Land Trusts are generally recommended to be established as a separate legal entity), there are no statutory requirements that necessitate municipal participation in real estate transactions beyond the approval of an affordable housing plan. Municipalities and counties are encouraged to participate in such projects financially, when feasible, via local CDBG and/or HOME Program funding and other local options, e.g., TIF Districts, waiver of development fees, etc. Also approval and support of projects with affordable housing components such as LIHTC projects is encouraged.

To comply with the AHPAA statute are municipalities required to develop property designated as parkland or open space?

No. The purpose of the AHPAA is to strongly encourage local planning strategies that foster the development of affordable housing. The law is not intended to dictate type or location of affordable housing to be developed.

How are communities with little available land (“built out”) going to comply with the law?

The AHPAA does not force communities to categorically accept new developments that include affordable housing. In fact, this law may have minimal practical impact on communities that are already “built out”. Communities with little available land could choose the option of 15% of all new development and redevelopment as a set-aside for affordable housing. The law simply provides that as a community continues to grow or redevelop, it should work to include some moderately priced housing, making it possible for those who work in and serve the community to afford to live there too. Rehabilitation of existing housing and maintaining affordability is another option.

Will development of affordable housing in a municipality give it future “exempt” status?

This is a tricky question. First, the AHPAA law’s formula uses Census survey data to determine home values (and rent amounts), so it’s only as reliable as the local household responses regarding accuracy. Secondly, when updated, that same Census data also enumerates total changes in year-round housing stock, including all developments of non-affordable housing units.

Are municipalities with home rule authority exempt from AHPAA?

This matter was never directly addressed in the AHPAA statute and no home rule impact note was requested during the legislative process. In addition, no Illinois Attorney General’s opinion has been sought or rendered on the matter. As such, IHDA encourages all NELG communities to make good faith efforts to comply with the AHPAA minimum requirements.

Appendix B: Financial Assistance Available to Non-Exempt Local Governments

Municipalities seeking to encourage or proactively increase the number of local affordable housing units have a number of tools at their disposal. In addition, they should be made aware of several financial resources that can aid in the creation of affordable housing.

Listed below are local tools that communities may utilize to promote affordability:

- Zoning
- Reduction in Development Fees / Fee Waivers (building permit fees; planning fees; capital facilities fees; inspection fees; “tap-on” fees)
- Expedited Permitting for Affordable Housing
- Covenants
- Land Leases
- Community Land Trusts
- Deed Restrictions (on affordability)
- Use Restrictions
- Resale Restrictions
- Inclusionary Zoning (mandatory; voluntary; negotiated / ad hoc)
- Use of Public Funding (IHDA funds; federal funding; tax credits; assistance with local subsidies, such as CDBG or HOME)
- Planned Unit Development (PUD) ordinances

Discussed below are federal, state and local resources that may be accessed for assistance by non-profit developers, for-profit developers and local governments for affordable housing:

Community Development Block Grants (CDBG) – CDBG funds are federal grants available to municipalities and counties through the US Department of Housing and Urban Development (HUD) that can be used to fund many different programs that provide assistance to a wide variety of grantees. Certain housing activities constitute eligible uses, such as housing rehabilitation, land acquisition and homebuyer assistance. Funds must be used to primarily assist low- to moderate-income households as defined as 50% of AMI. For more information, see Appendix D:

https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs

HOME Participating Jurisdictions and Consortium Funding – Also funded through HUD, federal HOME funds are available via a formula grant to state and local government participating jurisdictions (PJs). HOME funds can be used for rental housing production and rehabilitation loans and grants, first-time homebuyer assistance and rehabilitation assistance for homeowners. An annual portion of HOME funds (15%) is required to be set-aside for eligible Community Housing Development Organizations (CHDOs). All housing developed with HOME funds must serve income eligible households (80% AMI homeowners and 60% renter AMI limits for determining income eligibility.)

IHDA is the designated State agency to oversee HOME funds within the State of Illinois. IHDA can allocate HOME funds throughout the state, but generally gives preference to areas that

do not have their own local HOME funds as a Participating Jurisdiction or Consortium. Information on IHDA's HOME funds can be found at www.ihda.org.

Please Note: HUD provides CDBG and HOME grant funds on a state, municipal or county basis. See Appendix D for a list of the local and county administrators within the Chicago Metropolitan area.

Bond Financing – Tax-exempt, private activity bonds are a financing tool that can be applied to both single-family and multi-family housing programs. Tax-exempt bonds can be issued locally or by IHDA and may be utilized in combination with qualifying Low-Income Housing Tax Credit projects, as well as with HUDs Risk Sharing Insurance program (which is administered by IHDA).

IHDA is a designated public agency that is authorized to issue bonds to finance affordable housing within the State of Illinois for home mortgages. Such financing is generally limited by IRS Tax Code to first-time homebuyers (except targeted areas).

For more information on homebuyer programs at IHDA, please see www.ihda.org.

Tax Increment Financing (TIF) Districts – TIF districts can be established by municipalities for areas designated as conservation or blighted areas. Under the State's TIF law, when a municipality creates a TIF district, the amount of tax revenue the area currently generates is set as a baseline, which will serve as the amount that the local governmental taxing bodies will receive from that area for the life of the TIF, which is 23 years. As vacant and dilapidated properties are revitalized through development with TIF assistance, the value and tax revenue from those properties increases. The "increment" above the baseline is then captured and used solely for improvements and redevelopment activities in that TIF district.

There are currently many TIF districts within the State of Illinois. The TIFs that were established in the Chicago-metro area by municipalities (Chicago excluded) and designated as primarily for housing are:

Housing TIFs in the Chicago-Metro Area Permitting Housing Activities

City	County	District
MELROSE PARK	COOK	TIF 2
PALOS HEIGHTS	COOK	GATEWAY TIF
SUMMIT	COOK	TIF 1
STEGER	WILL	TIF II
STEGER	WILL	SOUTH CHICAGO ROAD TIF (TIF 4)
BOLINGBROOK	WILL/DuPAGE	BEACONRIDGE SUBDIVISION

Illinois Housing Development Authority (IHDA) – IHDA is the State's designated housing finance agency. Through IHDA financing, both communities and developers can access many sources of funding and tax credits from both State and Federal sources. IHDA's

website (www.ihda.org) is an excellent source of information, describing the purpose and application process for all the authority's funding sources.

- The Authority offers a large array of funding that can help communities in their quest to develop more affordable housing. Some of which are: Low-Income Housing Tax Credits (LIHTC) – The federal LIHTC program is a competitive program for non-profit and for-profit entities to assist in developing affordable rental housing, offering a highly competitive 9% tax credit and a competitive 4% tax credit for 10 years to approved projects. Sale or syndication of these credits usually generates large amounts of equity that is put back into the development to keep rents affordable. Please note the current (2018- 2019) annual LIHTC Qualified Allocation Plan included point scoring incentives for targeted distribution of the subsidy. Two points are awarded to projects located in AHPAA Non-Exempt Local Governments (under 10% affordable housing share). Low-income under LIHTC is defined as 60% or less of household AMI.
- Illinois Affordable Housing Tax Credits (IAHTC) (aka: State Donations Tax Credit) – Works with donations to a project and is granted on a one-time basis to a project that receives eligible donations. This is an excellent source of gap financing for rental, homeowner and employer assisted housing projects being developed or operated by a non-profit organization. Eligible units are between 50% -120% AMI levels, depending on the type of project/program.
- Illinois Affordable Housing Trust Fund – Funded through a real estate transfer fee, this State funding source assists in the provision of affordable, decent, safe and sanitary housing for low- and very low-income households for rental, homeownership and homebuyer units. Eligible proposals include: acquisition and rehabilitation of existing housing, new construction, adaptive reuse of non-residential buildings, and housing for special needs populations. The Trust Fund generally makes loans available at below market rates. Eligible households are between 50%-80% AMI.
- HOME – As discussed above, State HOME funds are administered by IHDA.
- National Housing Trust Fund – This is a state-administered HUD-funded program, operated and targeted by IHDA to extremely low-income (30% AMI or below) renter households.
- Multi Family Financing – IHDA offers a variety of other financing options specific to multi-family housing developments. The options currently available through IHDA include: Conduit Loan program, FFB Risk Share Program, Credit Advantage Mortgage Program, Affordable Advantage Mortgage Program, One Stop Plus Program and others.
- Single-Family Financing - IHDA finances mortgages through participating banks that are below the market rate, making it easier for low- and moderate-income families to qualify and afford a home (see Bond Financing). IHDA can also provide financial assistance to help with down payments and closing costs. Partnering with local non-

profit organizations and municipalities, IHDA can also finance local homebuyer assistance programs as well as home repair programs with forgivable loans for low-income homeowners who need to bring their homes up to code.

Employer Assisted Housing (EAH) – There are also programs (both national and statewide) that encourages employers to invest in housing for their employees. An EAH program typically includes counseling about home buying and financing, direct financial assistance with closing costs and payments, rental housing assistance and/or a real estate investment.

Class 9 Property Tax Incentive – Encourages new development, rehabilitation and long-term preservation of multi-family rental housing, affordable to low- and moderate-income households across Cook County by providing significant tax abatement to qualified properties. Call 312/603-7850 or visit www.cookcountyassessor.com/forms-incentives.aspx

Federal Home Loan Bank (FHLB) – The Affordable Housing Program (AHP) offered by the Federal Home Loan Bank (Chicago FHLB) is a subsidy fund designed to assist in the development of affordable housing for low and moderate-income households. The Chicago FHLB contributes 10% of its previous year's net income to the AHP each year. The allocation is split between the Chicago FHLB's competitive application program and the non-competitive homeownership set-aside program called Down Payment Plus. The AHP provides grants and subsidized loans to member financial institutions working with affordable housing providers to finance rental and ownership housing for low and moderate-income households. For more information, please visit www.fhlbc.com or call 312/565-5700.

Community Investment Corporation (CIC) – CIC is a not-for-profit neighborhood revitalization lender that provides financing to buy and rehab multifamily apartment buildings with five units or more in the six-county metropolitan Chicago area. Please visit www.cicchicago.com or call 312/258-0070.

IFF – A leading nonprofit community development financial institutions (CDFI), IFF strengthens non-profits and their communities through lending and real estate consulting. IFF is able to help nonprofits finance, plan and build facilities that are critical to their mission and success. IFF serves nonprofits in Illinois and other Midwestern states, with a focus on those that serve low and moderate income communities and special needs populations. For more information, please visit www.iff.org, or call 312/629-0060.

Office of Housing Coordination Services (OHCS) – Part of IHDA's SPAR Department, OHCS operates a housing information clearinghouse for affordable housing in the State of Illinois. With this clearinghouse, OHCS tracks housing finance options provided by IHDA and other State programs, federal programs as well as private resources. For more information, please visit www.ihda.org, or contact the Office of Housing Coordination Services at (312) 836-5364.

Additional information on other IHDA programs, including those in foreclosure prevention, blight reduction, community revitalization and homeownership assistance can also be found in the Annual Comprehensive Housing Plan, which is listed on the IHDA website.

Appendix C: Technical Assistance Available to Non-Exempt Local Governments

A number of organizations have resources to assist local governments interested in developing affordable housing programs, incentives and/or plans for their community.

Chicago Metropolitan Agency for Planning (CMAP) – CMAP is the federally mandated Metropolitan Planning Organization (MPO) for the Northeast Illinois region, including Cook, DuPage, Kane, Kendall, Lake, McHenry and Will Counties. CMAP is charged with implementing the region's long-range, comprehensive plan called GO TO 2040. One of the plan's major recommendations is to achieve greater livability through land use and housing. To implement the plan, CMAP provides staff assistance to communities through the agency's Local Technical Assistance program, which seeks project proposals from communities late in the spring each year. CMAP has worked with MMC and MPC to provide housing policy plans across the region through the Homes for a Changing Region project. Currently, the community selection process is underway, with a total of 10 communities eligible to receive planning assistance to promote affordability and address challenges to creating balanced housing options. For more information, visit: www.cmap.illinois.gov.

Metropolitan Mayors Caucus (MMC) – The Caucus provides a forum through which the chief elected officials of the region cooperatively develop consensus on common public policy issues and multi-jurisdictional challenges. With a foundation of collaboration and consensus-based decision-making, it serves a number of functions for its partner organizations and local governments. With its partners, the Caucus has developed a number of housing related resources for its membership including: Homes for a Changing Region, a housing policy planning exercise that helps municipalities address barriers to affordability and plan for a balanced housing market. For more information please visit www.mayorscaucus.org or call 312/201-4507.

Metropolitan Planning Council (MPC) – For nearly eight decades, MPC has developed and implemented innovative, pragmatic solutions to planning and development challenges in Chicagoland. Through research, advocacy and demonstration projects, MPC is a trusted partner to governments, businesses and communities as each confronts the region's pressing needs so that everyone who lives and works here can thrive. Since its foundation in 1934, MPC has been committed to integrating quality homes affordable to families at a range of incomes, including very low-income households, into healthy communities with transportation options, job opportunities and quality schools. As mentioned above, MPC is also a partner in the Homes for A Changing Region Program. For more information please visit <http://www.metroplanning.org/> or call 312/922-5616.

Business and Professional People for the Public Interest (BPI) – BPI is a public interest law and policy center that works throughout the Chicago region. BPI's housing program works to preserve and expand the supply of housing affordable to working people, seniors and young families, especially in areas of opportunity, and seeks to stabilize and strengthen neighborhoods that already have large supplies of affordable housing. BPI frequently works in collaboration with local governments and other local partners. BPI has helped local

leaders to assess local housing needs and trends, conducted research on best practices from around the country, and helped to develop and improve local policies and programs. For example, BPI has assisted local governments in developing policies and programs that facilitate the creation of affordable housing, including incentives that allow developers to cover the cost of high-quality affordable housing at no cost to the local government. BPI has also worked with local governments to develop programs that preserve existing affordable units. For more information, please visit <http://www.bpichicago.org/> or call 312/641-5570.

Appendix D: CDBG and HOME Administrators Directory

Communities that do not receive direct allocations of CDBG or HOME funds from HUD may be located in a county that does receive such funds. The county level administrators are capable of partnering with communities seeking resources for affordable housing initiatives or residential developments. Below is a list of Chicago Metropolitan Area cities and county administrators of CDBG and HOME funds in the Chicago metropolitan area.

City of Naperville

City Manager's Office
400 S. Eagle Street
Naperville, IL 60540
630 / 420-6044

Cook County

Department of Planning and
Development
69 W. Washington, Suite 2900
Chicago, IL 60602
312 / 603-1000

DuPage County

Department of Client Services
421 North County Farm Road
Wheaton, IL 60187
630 / 407-6500

Kane County

Office of Community Reinvestment
719 Batavia Avenue
Geneva, IL 60134
630 / 208-5351

Lake County

Department of Community Development
500 W. Winchester Rd., Unit 101
Libertyville, IL 60048
847 / 377-2475

McHenry County

Department of Planning and
Development, Division of Community
Development
2200 N. Seminary Avenue
Woodstock, IL 60098
815 / 334-4560

Will County

Land Use Department, Community
Development Division
58 E. Clinton St
Joliet, IL 60433
815 / 774-7890

Appendix E: 310 ILCS 67 (AHPAA Statute As Amended)

(310 ILCS 67/1)

Sec. 1. Short title. This Act may be cited as the Affordable Housing Planning and Appeal Act.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/5)

Sec. 5. Findings. The legislature finds and declares that:

(1) there exists a shortage of affordable,

accessible, safe, and sanitary housing in the State;

(2) it is imperative that action be taken to assure

the availability of workforce and retirement housing; and

(3) local governments in the State that do not have

sufficient affordable housing are encouraged to assist in providing affordable housing opportunities to assure the health, safety, and welfare of all citizens of the State.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/10)

Sec. 10. Purpose. The purpose of this Act is to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community. Further, affordable housing developers who believe that they have been unfairly treated due to the fact that the development contains affordable housing may seek relief from local ordinances and regulations that may inhibit the construction of affordable housing needed to serve low-income and moderate-income households in this State.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/15)

Sec. 15. Definitions. As used in this Act:

"Affordable housing" means housing that has a value or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Affordable housing developer" means a nonprofit entity, limited equity cooperative or public agency, or private individual, firm, corporation, or other entity seeking to build an affordable housing development.

"Affordable housing development" means (i) any housing that is subsidized by the federal or State government or (ii) any housing in which at least 20% of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at

prices that preserve them as affordable housing for a period of at least 15 years, in the case of owner-occupied housing, and at least 30 years, in the case of rental housing.

"Approving authority" means the governing body of the county or municipality.

"Area median household income" means the median household income adjusted for family size for applicable income limit areas as determined annually by the federal Department of Housing and Urban Development under Section 8 of the United States Housing Act of 1937.

"Community land trust" means a private, not-for-profit corporation organized exclusively for charitable, cultural, and other purposes and created to acquire and own land for the benefit of the local government, including the creation and preservation of affordable housing.

"Development" means any building, construction, renovation, or excavation or any material change in any structure or land, or change in the use of such structure or land, that results in a net increase in the number of dwelling units in a structure or on a parcel of land by more than one dwelling unit.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Household" means the person or persons occupying a dwelling unit.

"Housing trust fund" means a separate fund, either within a local government or between local governments pursuant to intergovernmental agreement, established solely for the purposes authorized in subsection (d) of Section 25, including, without limitation, the holding and disbursing of financial resources to address the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

"Local government" means a county or municipality.

"Low-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the area median household income.

"Moderate-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the area median household income.

"Non-appealable local government requirements" means all essential requirements that protect the public health and safety, including any local building, electrical, fire, or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/20)

Sec. 20. Determination of exempt local governments.

(a) Beginning October 1, 2004, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent data from the U.S. Census Bureau for each local government within the State and by an inventory of owner-occupied and rental affordable housing units, as defined in this Act, for each local government from the U.S. Census Bureau and other relevant sources.

(b) The Illinois Housing Development Authority shall make this determination by:

(i) totaling the number of owner-occupied housing

units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;

(ii) totaling the number of rental units in each

local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;

(iii) adding the number of owner-occupied and rental

units for each local government from items (i) and (ii); and

(iv) dividing the sum of (iii) above by the total

number of year-round housing units in the local government as contained in the latest U.S. Census Bureau and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly, the Illinois Housing Development Authority shall publish a list of exempt and non-exempt local governments and the data that it used to calculate its determination at least once every 5 years. The data shall be shown for each local government in the State and for the State as a whole. Upon publishing a list of exempt and non-exempt local governments, the Illinois Housing Development Authority shall notify a local government that it is not exempt from the operation of this Act and provide to it the data used to calculate its determination.

(d) A local government or developer of affordable housing may appeal the determination of the Illinois Housing Development Authority as to whether the local government is exempt or non-exempt under this Act in connection with an appeal under Section 30 of this Act.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/25)

Sec. 25. Affordable housing plan.

(a) Prior to April 1, 2005, all non-exempt local governments must approve an affordable housing plan. Any local government that is determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau data after 2010 shall have 18 months from the date of notification of its non-exempt status to approve an affordable housing plan under this Act.

(b) For the purposes of this Act, the affordable housing plan shall consist of at least the following:

(i) a statement of the total number of affordable

housing units that are necessary to exempt the local government from the operation of this Act as defined in Section 15 and Section 20;

(ii) an identification of lands within the

jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable

housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned;

(iii) incentives that local governments may provide

for the purpose of attracting affordable housing to their jurisdiction; and

(iv) a goal of a minimum of 15% of all new

development or redevelopment within the local government that would be defined as affordable housing in this Act; or a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as described in subsection (b) of Section 20 of this Act; or a minimum of a total of 10% affordable housing within its jurisdiction as described in subsection (b) of Section 20 of this Act. These goals may be met, in whole or in part, through the creation of affordable housing units under intergovernmental agreements as described in subsection (e) of this Section.

(c) Within 60 days after the adoption of an affordable housing plan or revisions to its affordable housing plan, the local government must submit a copy of that plan to the Illinois Housing Development Authority.

(d) In order to promote the goals of this Act and to maximize the creation, establishment, or preservation of affordable housing throughout the State of Illinois, a local government, whether exempt or non-exempt under this Act, may adopt the following measures to address the need for affordable housing:

(1) Local governments may individually or jointly

create or participate in a housing trust fund or otherwise provide funding or support for the purpose of supporting affordable housing, including, without limitation, to support the following affordable housing activities:

(A) Housing production, including, without

limitation, new construction, rehabilitation, and adaptive re-use.

(B) Acquisition, including, without limitation,

land, single-family homes, multi-unit buildings, and other existing structures that may be used in whole or in part for residential use.

(C) Rental payment assistance.

(D) Home-ownership purchase assistance.

(E) Preservation of existing affordable housing.

(F) Weatherization.

(G) Emergency repairs.

(H) Housing related support services, including

homeownership education and financial counseling.

(I) Grants or loans to not-for-profit

organizations engaged in addressing the affordable housing needs of low-income and moderate-income households.

Local governments may authorize housing trust funds

to accept and utilize funds, property, and other resources from all proper and lawful public and private sources so long as those funds are used solely for addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

(2) A local government may create a community land

trust, which may: acquire developed or undeveloped interests in real property and hold them for affordable housing purposes; convey such interests under long-term leases, including ground leases; convey such interests for affordable housing purposes; and retain an option to reacquire any such real property interests at a price determined by a formula ensuring that such interests may be utilized for affordable housing purposes.

(3) A local government may use its zoning powers to

require the creation and preservation of affordable housing as authorized under Section 5-12001 of the Counties Code and Section 11-13-1 of the Illinois Municipal Code.

(4) A local government may accept donations of money

or land for the purpose of addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing. These donations may include, without limitation, donations of money or land from persons in lieu of building affordable housing.

(e) In order to encourage regional cooperation and the maximum creation of affordable housing in areas lacking such housing in the State of Illinois, any non-exempt local government may enter into intergovernmental agreements under subsection (e) of Section 25 with local governments within 10 miles of its corporate boundaries in order to create affordable housing units to meet the goals of this Act. A non-exempt local government may not enter into an intergovernmental agreement, however, with any local government that contains more than 25% affordable housing as determined under Section 20 of this Act. All intergovernmental agreements entered into to create affordable housing units to meet the goals of this Act must also specify the basis for determining how many of the affordable housing units created will be credited to each local government participating in the agreement for purposes of complying with this Act. In specifying how many affordable housing units will be credited to each local government, the same affordable housing unit may not be counted by more than one local government.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/30)

Sec. 30. Appeal to State Housing Appeals Board.

(a) (Blank).

(b) Beginning January 1, 2009, an affordable housing developer whose application is either denied or approved with conditions that in his or her judgment render the provision of affordable housing infeasible may, within 45 days after the decision, appeal to the State Housing Appeals Board challenging that decision unless the municipality or county that rendered the decision is exempt under Section 15 of this Act. The developer must submit information regarding why the developer believes he or she was unfairly denied or unreasonable conditions were placed upon the tentative approval of the development. In the

case of local governments that are determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau data after the effective date of this amendatory Act of the 98th General Assembly, no developer may appeal to the State Housing Appeals Board until 60 months after a local government has been notified of its non-exempt status.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly, the Board shall, whenever possible, render a decision on the appeal within 120 days after the appeal is filed. The Board may extend the time by which it will render a decision where circumstances outside the Board's control make it infeasible for the Board to render a decision within 120 days. In any proceeding before the Board, the affordable housing developer bears the burden of demonstrating that the proposed affordable housing development (i) has been unfairly denied or (ii) has had unreasonable conditions placed upon it by the decision of the local government.

(d) The Board shall dismiss any appeal if:

(i) the local government has adopted an affordable

housing plan as defined in Section 25 of this Act and submitted that plan to the Illinois Housing Development Authority within the time frame required by this Act; and

(ii) the local government has implemented its

affordable housing plan and has met its goal as established in its affordable housing plan as defined in Section 25 of this Act.

(e) The Board shall dismiss any appeal if the reason for denying the application or placing conditions upon the approval is a non-appealable local government requirement under Section 15 of this Act.

(f) The Board may affirm, reverse, or modify the conditions of, or add conditions to, a decision made by the approving authority. The decision of the Board constitutes an order directed to the approving authority and is binding on the local government.

(g) The appellate court has the exclusive jurisdiction to review decisions of the Board. Any appeal to the Appellate Court of a final ruling by the State Housing Appeals Board may be heard only in the Appellate Court for the District in which the local government involved in the appeal is located. The appellate court shall apply the "clearly erroneous" standard when reviewing such appeals. An appeal of a final ruling of the Board shall be filed within 35 days after the Board's decision and in all respects shall be in accordance with Section 3-113 of the Code of Civil Procedure.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/40)

Sec. 40. Nonresidential development as part of an affordable housing development.

(a) An affordable housing developer who applies to develop property that contains nonresidential uses in a nonresidential zoning district must designate either at least 50% of the area or at least 50% of the square footage of the development for residential use. Unless adjacent to a residential development, the nonresidential zoning district shall not include property zoned industrial. The applicant bears the burden of proof of demonstrating that the purposes of a nonresidential zoning district will not be impaired by the construction of housing in the zoning district and that the public health and safety of the residents of the affordable housing will not be adversely affected by nonresidential uses either in existence

or permitted in that zoning district. The development should be completed simultaneously to the extent possible and shall be unified in design.

(b) For purposes of subsection (a), the square footage of the residential portion of the development shall be measured by the interior floor area of dwelling units, excluding that portion that is unheated. Square footage of the nonresidential portion shall be calculated according to the gross leasable area.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/50)

Sec. 50. Housing Appeals Board.

(a) Prior to January 1, 2008, a Housing Appeals Board shall be created consisting of 7 members appointed by the Governor as follows:

(1) a retired circuit judge or retired appellate

judge, who shall act as chairperson;

(2) a zoning board of appeals member;

(3) a planning board member;

(4) a mayor or municipal council or board member;

(5) a county board member;

(6) an affordable housing developer; and

(7) an affordable housing advocate.

In addition, the Chairman of the Illinois Housing Development Authority, ex officio, shall serve as a non-voting member. No more than 4 of the appointed members may be from the same political party. Appointments under items (2), (3), and (4) shall be from local governments that are not exempt under this Act.

(b) Initial terms of 4 members designated by the Governor shall be for 2 years. Initial terms of 3 members designated by the Governor shall be for one year. Thereafter, members shall be appointed for terms of 2 years. After a member's term expires, the member shall continue to serve until a successor is appointed. There shall be no limit to the number of terms an appointee may serve. A member shall receive no compensation for his or her services, but shall be reimbursed by the State for all reasonable expenses actually and necessarily incurred in the performance of his or her official duties. The board shall hear all petitions for review filed under this Act and shall conduct all hearings in accordance with the rules and regulations established by the chairperson. The Illinois Housing Development Authority shall provide space and clerical and other assistance that the Board may require.

(c) (Blank).

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/60)

Sec. 60. Rulemaking authority. The Illinois Housing Development Authority shall adopt other rules and regulations as needed to carry out the Board's responsibilities under this Act and to provide direction to local governments and affordable housing developers.

(Source: P.A. 94-303, eff. 7-21-05.)

Appendix F: 2018 List of AHPAA Non-Exempt Local Governments (Ordinal)

2018 Report of Non Exempt Local Governments

Ordinal (determination based on 2016 American Community Survey 5-year Estimates)

#	Place	County	Population	Year Round Units	Total Affordable Units	Affordable Housing Share
1	Campton Hills	KANE	11,500	3,504	27	0.8%
2	South Barrington	COOK	4,766	1,483	12	0.8%
3	Long Grove	LAKE	8,065	2,366	27	1.1%
4	Barrington Hills	COOK	3,574	1,384	18	1.3%
5	Inverness	COOK	7,844	2,714	36	1.3%
6	Western Springs	COOK	13,133	4,346	64	1.5%
7	Deer Park	LAKE	3,409	1,121	22	1.9%
8	Kenilworth	COOK	2,613	792	18	2.2%
9	Glencoe	COOK	8,870	3,081	78	2.5%
10	Oak Brook	DUPAGE	7,988	2,986	77	2.6%
11	Timberlane	BOONE	1,023	311	8	2.7%
12	Winnetka	COOK	12,437	4,014	110	2.7%
13	Frankfort	WILL	18,415	5,997	178	3.0%
14	North Barrington	LAKE	2,972	1,046	31	3.0%
15	Northfield	COOK	5,374	2,126	67	3.2%
16	Lakewood	MCHENRY	4,111	1,320	42	3.2%
17	Burr Ridge	DUPAGE	10,736	4,338	144	3.3%
18	Hinsdale	DUPAGE	17,438	5,533	184	3.3%
19	Hawthorn Woods	LAKE	7,590	2,394	81	3.4%
20	Green Oaks	LAKE	3,832	1,140	40	3.5%
21	Prairie Grove	MCHENRY	1,704	598	22	3.8%
22	Lake Bluff	LAKE	5,758	1,992	76	3.8%
23	Lincolnshire	LAKE	7,291	2,941	130	4.4%
24	Wilmette	COOK	27,367	9,551	431	4.5%
25	Bull Valley	MCHENRY	1,213	429	20	4.6%
26	Wayne	DUPAGE	2,513	929	44	4.8%
27	Lake Forest	LAKE	18,881	6,557	348	5.3%
28	Lincolnwood	COOK	12,637	4,118	227	5.5%
29	Lily Lake	KANE	1,253	385	21	5.6%
30	Riverwoods	LAKE	3,759	1,248	71	5.7%
31	Northbrook	COOK	33,538	12,647	722	5.7%
32	Homer Glen	WILL	24,385	8,337	492	5.9%
33	Kildeer	LAKE	3,976	1,308	84	6.4%
34	Plainfield	WILL	41,881	12,332	793	6.4%
35	Gilberts	KANE	7,479	2,187	156	7.1%
36	Glenview	COOK	46,559	16,782	1,223	7.3%
37	Deerfield	LAKE	18,686	6,648	486	7.3%
38	Naperville	DUPAGE	145,789	50,410	3,778	7.5%
39	Tower Lakes	LAKE	1,149	387	30	7.7%
40	Geneva	KANE	21,732	7,798	600	7.7%
41	Sleepy Hollow	KANE	3,338	1,192	92	7.7%
42	Park Ridge	COOK	37,567	13,834	1,112	8.0%
43	Elmhurst	DUPAGE	45,742	15,535	1,278	8.2%
44	La Grange	COOK	15,688	5,277	448	8.5%
45	River Forest	COOK	11,217	3,788	340	9.0%
46	Highland Park	LAKE	29,780	11,361	1,056	9.3%

2018 List of AHPAA Non-Exempt Local Governments (Nominal)

2018 Report of Non Exempt Local Governments

Nominal (determination based on 2016 American Community Survey 5-year Estimates)

#	Place	County	Population	Year Round Units	Total Affordable Units	Affordable Housing Share
1	Barrington Hills	COOK	3,574	1,384	18	1.3%
2	Bull Valley	MCHENRY	1,213	429	20	4.6%
3	Burr Ridge	DUPAGE	10,736	4,338	144	3.3%
4	Campton Hills	KANE	11,500	3,504	27	0.8%
5	Deer Park	LAKE	3,409	1,121	22	1.9%
6	Deerfield	LAKE	18,686	6,648	486	7.3%
7	Elmhurst	DUPAGE	45,742	15,535	1,278	8.2%
8	Frankfort	WILL	18,415	5,997	178	3.0%
9	Geneva	KANE	21,732	7,798	600	7.7%
10	Gilberts	KANE	7,479	2,187	156	7.1%
11	Glencoe	COOK	8,870	3,081	78	2.5%
12	Glenview	COOK	46,559	16,782	1,223	7.3%
13	Green Oaks	LAKE	3,832	1,140	40	3.5%
14	Hawthorn Woods	LAKE	7,590	2,394	81	3.4%
15	Highland Park	LAKE	29,780	11,361	1,056	9.3%
16	Hinsdale	DUPAGE	17,438	5,533	184	3.3%
17	Homer Glen	WILL	24,385	8,337	492	5.9%
18	Inverness	COOK	7,844	2,714	36	1.3%
19	Kenilworth	COOK	2,613	792	18	2.2%
20	Kildeer	LAKE	3,976	1,308	84	6.4%
21	La Grange	COOK	15,688	5,277	448	8.5%
22	Lake Bluff	LAKE	5,758	1,992	76	3.8%
23	Lake Forest	LAKE	18,881	6,557	348	5.3%
24	Lakewood	MCHENRY	4,111	1,320	42	3.2%
25	Lily Lake	KANE	1,253	385	21	5.6%
26	Lincolnshire	LAKE	7,291	2,941	130	4.4%
27	Lincolnwood	COOK	12,637	4,118	227	5.5%
28	Long Grove	LAKE	8,065	2,366	27	1.1%
29	Naperville	DUPAGE	145,789	50,410	3,778	7.5%
30	North Barrington	LAKE	2,972	1,046	31	3.0%
31	Northbrook	COOK	33,538	12,647	722	5.7%
32	Northfield	COOK	5,374	2,126	67	3.2%
33	Oak Brook	DUPAGE	7,988	2,986	77	2.6%
34	Park Ridge	COOK	37,567	13,834	1,112	8.0%
35	Plainfield	WILL	41,881	12,332	793	6.4%
36	Prairie Grove	MCHENRY	1,704	598	22	3.8%
37	River Forest	COOK	11,217	3,788	340	9.0%
38	Riverwoods	LAKE	3,759	1,248	71	5.7%
39	Sleepy Hollow	KANE	3,338	1,192	92	7.7%
40	South Barrington	COOK	4,766	1,483	12	0.8%
41	Timberlane	BOONE	1,023	311	8	2.7%
42	Tower Lakes	LAKE	1,149	387	30	7.7%
43	Wayne	DUPAGE	2,513	929	44	4.8%
44	Western Springs	COOK	13,133	4,346	64	1.5%
45	Wilmette	COOK	27,367	9,551	431	4.5%
46	Winnetka	COOK	12,437	4,014	110	2.7%

Affordable Housing Planning and Appeal Act: **2013 Non-Exempt Local Government Handbook**

Published in accordance with the 310 ILCS 67 by:
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Executive Summary

The Illinois General Assembly passed the Affordable Housing Planning and Appeal Act (AHPAA) (310 ILCS 67) in 2003 to address the lack of moderately-priced housing that exists in many communities. Growth in home values continues to outpace growth in household incomes throughout the Chicago region and many people who are vital to local economies and who provide critical community services cannot afford to live in or around the places they work.

The law established a process for identifying communities with the most acute shortage of local housing stock available at an amount that would be affordable to:

- Homebuyers at 80% of the regional median household income.
- Renters at 60% of the regional median household income.

The law identifies these communities, known as Non-Exempt Local Governments, with two primary criteria:

- Non-Exempt Local Governments must be incorporated municipal governments (e.g: county, town, village, city, etc.) with a population of at least 1,000 people.
- Non-Exempt Local Governments must have a portion of the local year-round housing stock considered affordable that is below 10%, as determined by data from the U.S. Census Bureau and other relevant sources (details on pages 7 - 9).

The law requires Non-Exempt Local Governments:

- To adopt and submit an Affordable Housing Plan (details on page 13) to Illinois Housing Development Authority (IHDA). Communities that already submitted a plan to IHDA because they were previously identified as Non-Exempt Local Governments are expected to update their plans, adopt the updated version, and submit them again.

This handbook was written to accompany the 2013 List of AHPAA Non-Exempt Local Governments. It primarily serves as a reference tool.

The process used to identify the Non-Exempt Local Governments is laid out in the AHPAA statute (details on page 6), and the Illinois Housing Development Authority (IHDA) is responsible for generating this list. IHDA published the first list in 2004, but due to U.S. Census Bureau data availability, a new list was not possible until 2013. Going forward, IHDA will publish a new list approximately every five years.

Several organizations, including IHDA, are available to assist local governments in the production of Affordable Housing Plans (AHP).

The State Housing Appeals Board (SHAB) was established by AHPAA to hear appeals from affordable housing builders who feel that they have been treated unfairly by AHPAA Non-

Exempt Local Governments during the local development approval process. Four of the seven members must be local officials or administrators. In particular, the Non-Exempt Local Government must have denied approval of a project with an affordable housing component, or granted an approval with conditions that make the proposed project financially infeasible. The SHAB was fully appointed in 2012 and established a set of administrative rules through the Illinois General Assembly's Joint Committee on Administrative Rules in 2013 (published in the Illinois Register V. 37 Issue 15, April 12, 2013). At the time of this manual's publication, no appeals had been filed for SHAB review.

Affordable Housing Planning and Appeal Act: Exemption Determination Process

The language within the Illinois Affordable Housing Planning and Appeal Act (AHPAA; 310 ILCS 67) outlines a process for determining which local governments the law applies to. According to the statute (as amended by P.A. 98-0287), this process must be completed by the Illinois Housing Development Authority (IHDA) at least once every five years (recent changes to the statute allow for this more frequent publication of the list with improved availability of appropriate U.S. Census Bureau data). While AHPAA makes certain aspects of the exemption determination process explicit and clear, other implicit steps must be taken to complete the determination. This report intends to make all steps taken by IHDA fully explicit and clear.

The exemption process steps mandated by AHPAA are identified in the following section of this report. Within the law there are two sections that guide the determination of community exemption status.

Statutory Guidance

Section 15 (310 ILCS 67/15) of the law provides definitions, some of which directly affect the determination process. The relevant definitions are highlighted below:

"Affordable housing" means housing that has a value or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Local government" means a county or municipality.

Section 20 (310 ILCS 67/20) of the law describes fundamental steps that must be included in the exemption determination process. This section is quoted in its entirety below:

Sec. 20. Determination of exempt local governments.

- (a) Beginning October 1, 2004, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent data from the U.S. Census

Bureau for each local government within the State and by an inventory of owner-occupied and rental affordable housing units, as defined in this Act, for each local government from the U.S. Census Bureau and other relevant sources.

- (b) The Illinois Housing Development Authority shall make this determination by:
 - (i) totaling the number of owner-occupied housing units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;
 - (ii) totaling the number of rental units in each local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;
 - (iii) adding the number of owner-occupied and rental units for each local government from items (i) and (ii); and
 - (iv) dividing the sum of (iii) above by the total number of year-round housing units in the local government as contained in the latest U.S. Census Bureau and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.
- (c) Beginning on August 9, 2013 the Illinois Housing Development Authority is to publish a list of exempt and non-exempt local governments and the data that it used to calculate its determination at least once every 5 years. The data shall be shown for each local government in the State and for the State as a whole. Upon publishing a list of exempt and non-exempt local governments, the Illinois Housing Development Authority shall notify a local government that it is not exempt from the operation of this Act and provide to it the data used to calculate its determination.
- (d) Communities which develop affordable housing plans and meet one of the three statutory goals (see page 13) are then exempt from the provisions of the law, including possible appeals and submitted to the State Housing Appeal Board.

Data Sources

The sections of AHPAA quoted above offer a framework for completing the exemption determination process, but Section 20a in the statute raises an important issue for beginning the exemption determination process: establishing a single source of data as “the most recent data from the U.S. Census Bureau.”

Nearly all of the data points required for the determination process are now available in the American Community Survey 5 Year Estimates (ACS 5yr Est.) and are published annually on a two-year delay. As of September 2013, the most recent ACS 5yr data set available was the 2011 5yr Estimate, which was selected as the primary data source for completing the exemption determination process.

Spatial data provided by the U.S. Census Bureau was analyzed to assign a primary county or MSA to every local government in the state (numerous local governments have jurisdictions that cross county boundaries). Land coverage within the jurisdiction of all local governments was calculated by county and a majority county or MSA was assigned to each local government to determine the median household income.

Mortgage contract terms for the calculation of affordable owner-occupied units are not explicitly defined in the statute, so industry standards and academic literature were relied on. The fixed-rate 30-year mortgage with a downpayment of 10% of the purchase price was chosen because research has shown that those are the optimal terms for both low-income homebuyers and mortgage lenders, regarding probability of negative home equity and default rates.¹ An average interest rate for the past five years (2008 - 2012) was calculated using the Historical Selected Interest Rates for Conventional Mortgages (Annual) published on the website for the Board of Governors of the Federal Reserve System.² This interest rate, 4.8%, was assumed for the calculation of affordable owner-occupied units. Reliable data for homeowner's insurance and homeowners association fees was not available on a community-level scale and therefore was not included in the determination process. (Note: any such data used in the determination process would only have increased the number of Non-Exempt Local Governments).

Selecting U.S. Census Bureau Data

The exemption determination process outlined in Section 20b of the statute is an essential guide, but it does not explicitly identify all of the data points needed to complete the process as directed. This section connects key terms used in the statute with data points available within the 2011 ACS 5 Year Estimates.

- **Local Government:** as shown above, Section 15 of AHPAA defines local government as a county or municipality and automatically exempts any municipality with a population under 1,000. The Census Bureau's definition of 'place' includes any incorporated local government, but does not include counties or townships. In the exemption determination process IHDA included all 'places' and 'counties' within Illinois. Places with population under 1,000 and Census Designated Places (which are not incorporated as municipalities) were removed from the analysis. Parties

¹ John Y. Campbell and João F. Cocco. "A Model of Mortgage Default," National Bureau of Economic Research Working Paper 17516, October 2011. Patrie Hendershott, Robert Hendershott, and James Shilling. "The Mortgage Finance Bubble: Causes and Corrections," Journal of Housing Research, 2010. Tomasz Piskorski and Alexei Tchisty. "Stochastic House Appreciation and Optimal Mortgage Lending," Review of Financial Studies, 2011.

² <http://www.federalreserve.gov/releases/h15/data.htm>

interested in the affordability of unincorporated areas may contact IHDA for more information.

- Area Median Income (AMI): in accordance with Section 20b(i) and 20b(ii) of the statute, the median household income (MHI) was collected from each county and Metropolitan Statistical Area (MSA) in the state (when appropriate the MHI for MSA Metropolitan Divisions was used) and assigned to all local governments within that geography.
- Total Year-Round Housing Units: seasonal and recreational housing units are classified as a type of vacant housing in American Community Survey data. To avoid any concerns of inflating the true number of year-round housing units in a given community (and thereby deflating its share of affordable housing stock), only occupied housing units were included during the exemption determination process. Total year-round units were calculated by adding “owner-occupied units” and “occupied units paying rent”.
- Owner-Occupied Housing Units: “Value” of home estimates were utilized to determine how many of the owner-occupied housing units in a given local government are ‘affordable’ to potential homebuyers at 80% of the AMI. Only units that are currently occupied by homeowners are included in these estimates. “Total Median Real Estate Taxes Paid” estimates for every local government were also utilized to determine the number of affordable owner-occupied housing units. Vacant for-sale units are not included in the determination process because the U.S. Census Bureau does not collect information on their value. (Note: homeowner utility costs are not collected as part of the American Community Survey, nor does the AHPAA statute include it in its formula for affordable homeownership).
- Rental Units: “Gross Rent” estimates were utilized to determine how many of the occupied rental units in a given community would be affordable to a potential renter at 60% of the AMI. Only units occupied by renters are included in these estimates. Units occupied by renters not paying rent are not counted as affordable rental units because the Census Bureau does not collect information on the terms of occupancy.

Determining Share of Affordable Units

To clarify the steps used to determine the share of affordable housing units in local governments across Illinois, following the process outlined in the statute and utilizing the U.S. Census data identified above, two examples will be illustrated.

City of Evanston, Cook County

Population: 74,149

Area Median Income: \$61,045 (Chicago MSA)

First, the affordable monthly rent was determined for a household at 60% of the AMI.

$\$61,045 \text{ (AMI)} \times 60\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \916 a month

Now the number of affordable rental units in Evanston can be counted.

“Gross Rent” – Total Occupied Units Paying Rent: 11,775

“Gross Rent” – Less than \$200: 201

“Gross Rent” – \$200 to \$299: 235

“Gross Rent” – \$300 to \$499: 251

“Gross Rent” – \$500 to \$749: 728

“Gross Rent” – \$750 to \$999: 3,262

“Gross Rent” – \$1,000 to \$1,499: 4,130

“Gross Rent” – \$1500 or more: 2,968

The affordable monthly rental amount in Evanston, \$916, falls within the \$750 to \$999 “Gross Rent” interval. The total number of units in lower intervals is 1,415. Since \$916 represents 67% of the \$750 to \$999 interval, an estimated 2,170 units of the 3,262 units within that interval have a “Gross Rent” below \$916. Adding the two figures reaches a total of **3,585 affordable rental units** in Evanston.

Next, the affordable home value was determined for a household at 80% of the AMI. The first was determining an affordable monthly payment for this hypothetical household.

$\$61,045 \text{ (AMI)} \times 80\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$1,221 \text{ a month}$

The median real estate taxes paid in Evanston were \$6,273, or \$523 a month. This amount was subtracted from \$1,221 to reach the final affordable monthly payment of \$698. Using the present value calculation typical for determining an affordable sales price in mortgage lending and assuming a 4.8% interest rate (the average rate for conventional mortgages over the last five years), a 30-year loan term and a 10% down payment – an affordable home value in Evanston was determined to be \$146,372.

Now the number of affordable owner-occupied units in Evanston can be counted.

“Value” - Total Owner-Occupied units: 16,896

“Value” - Less than \$50,000: 166

“Value” - \$50,000 to \$99,999: 202

“Value” - \$100,000 to \$149,999: 519

“Value” - \$150,000 to \$199,999: 1,780

“Value” - \$200,000 to \$299,999: 3,266

“Value” - \$300,000 to \$499,999: 5,218

“Value” - \$500,000 to \$999,999: 4,598

“Value” - \$1,000,000 or more: 1,147

The affordable home value in Evanston, \$146,372, falls within the \$100,000 to \$149,000 “Value” interval. The total number of units in lower intervals is 368. Since \$146,372 represents 93% of the \$100,000 to \$149,000 interval, an estimated 481 units within the

interval have a “value” below \$146,372. Adding the two figures reaches a total of **849 affordable owner-occupied units** in Evanston.

The sum of affordable housing units in Evanston equaled **4,435**. At this point the affordable housing share of total units in Evanston was calculated.

$$4,435 \text{ (affordable housing units)} / 28,671 \text{ (year-round housing units)} = \mathbf{15.4\%}$$

Village of Frankfort, Will County

Population: 17,464

Area Median Income: \$61,045 (Chicago MSA)

First, the affordable monthly rent was determined for a household at 60% of the AMI.

$$\$61,045 \text{ (AMI)} \times 60\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$916 \text{ a month}$$

Now the number of affordable rental units in Frankfort can be counted.

“Gross Rent” – Total Occupied Units Paying Rent: 174

“Gross Rent” – Less than \$200: 0

“Gross Rent” – \$200 to \$299: 0

“Gross Rent” – \$300 to \$499: 0

“Gross Rent” – \$500 to \$749: 0

“Gross Rent” – \$750 to \$999: 105

“Gross Rent” – \$1,000 to \$1,499: 22

“Gross Rent” – \$1500 or more: 47

The affordable monthly rental amount in Frankfort, \$916, falls within the \$750 to \$999 “Gross Rent” interval. The total number of units in lower intervals is 0. Since \$916 represents 67% of the \$750 to \$999 interval, an estimated 70 units of the 105 units within that interval have a “Gross Rent” below \$916. The result is a total of **70 affordable rental units** in Frankfort.

Next, the affordable home value was determined for a household at 80% of the AMI. The first was determining an affordable monthly payment for this hypothetical household.

$$\$61,045 \text{ (AMI)} \times 80\% \times 30\% \text{ (portion of income affordable for housing)} / 12 = \$1,221 \text{ a month}$$

The median real estate taxes paid in Frankfort were \$8,745, or \$729 a month. This amount was subtracted from \$1,221 to reach the final affordable monthly payment of \$492. Using the present value calculation typical for determining an affordable sales price in mortgage lending and assuming a 4.8% interest rate (the average rate for conventional mortgages over the last five years), a 30-year loan term and a 10% down payment – an affordable home value in Frankfort was determined to be \$103,183.

Now the number of affordable owner-occupied units in Frankfort can be counted.

“Value” - Total Owner-Occupied units: 5,194

“Value” - Less than \$50,000: 19

“Value” - \$50,000 to \$99,999: 25

“Value” - \$100,000 to \$149,999: 41

“Value” - \$150,000 to \$199,999: 167

“Value” - \$200,000 to \$299,999: 1,047

“Value” - \$300,000 to \$499,999: 2,705

“Value” - \$500,000 to \$999,999: 1,149

“Value” - \$1,000,000 or more: 41

The affordable home value in Frankfort, \$103,183, falls within the \$100,000 to \$149,000 “Value” interval. The total number of units in lower intervals is 44. Since \$103,183 represents 6% of the \$100,000 to \$149,000 interval, an estimated 3 units within the interval have a “value” below \$146,372. Adding the two figures reaches a total of **47 affordable owner-occupied units** in Frankfort.

The sum of affordable housing units in Frankfort equaled **116**. At this point the affordable housing share of total units in Frankfort was calculated.

$116 \text{ (affordable housing units)} / 5,368 \text{ (year-round housing units)} = 2.2\%$

Affordable Housing Plans

From the date on the letter/email notifying a Non-Exempt Local Government of its status under AHPAA, the local administrators have 18 months from the date the Non-Exempt Local Government list was published to develop, approve and submit an Affordable Housing Plan to IHDA, consisting of at least the following components:

- Statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act, as defined in Section 15 and Section 20, and based on the numbers included in AHPAA Local Government Exemption Report, published by IHDA.
- Identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing, and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned.
- Incentives that the local government may provide for the purpose of attracting affordable housing to their jurisdiction.
- Selection of one of the following goals for increasing local affordable housing stock:
 - a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act;
 - a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as defined in Section 20 of this Act;
 - a minimum of a total of 10% of affordable housing within its jurisdiction.

According to the law, Non-Exempt Local Governments must submit their Affordable Housing Plan to IHDA within 60 days of the initial local approval of the plan or approval of revisions.

State Housing Appeals Board

AHPAA also assigns IHDA the responsibility of staffing the State Housing Appeals Board. The State Housing Appeals Board may hear appeals once the following conditions are met:

- A developer, believing there is a market for such housing, must obtain site control in a Non-Exempt Local Government and voluntarily come forward with a proposal that includes at least 20% of the dwelling units being subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of for-sale housing, and at least 30 years, in the case of rental housing.
- The developer's proposal must be denied, or approved with conditions that rendered the project infeasible.
- The developer must file an appeal with the State Housing Appeals Board within 45 days of the local government decision they wish to appeal. Initial pleadings filed by the developer must include the following (in paper or electronic copies):
 - a. a clear and concise statement of the prior proceedings (related to the proposed development) before all Approving Authorities, including the date of notice of the decision that the Affordable Housing Developer is appealing;
 - b. a clear and concise statement of the Affordable Housing Developer's objections to the Approving Authority's decision, indicating why the Affordable Housing Developer believes the application to develop Affordable Housing was unfairly denied, which may include an appeal of IHDA's determination of the exempt status of the Local Government as set forth in Section 395.401, or what conditions, if any, were imposed that the Affordable Housing Developer believes were unreasonable;
 - c. a clear and concise statement setting forth the relief sought;
 - d. the complete name and address of the Affordable Housing Developer for the purpose of service of papers in connection with the appeal;
 - e. the name and address of the attorney or attorneys representing the Affordable Housing Developer, if any; and
 - f. a complete copy of the application for the Affordable Housing Development, as it was submitted to the Approving Authority, including sufficient information to determine whether the proposal that is the subject of the appeal is Affordable Housing.

State Housing Appeals Board (Continued)

During the appeals process the developer must convince the State Housing Appeals Board that:

- the proposed Affordable Housing Development complies with all Non-Appealable Local Government Requirements*. The Affordable Housing Developer must prove these elements with respect to only those aspects of the project that are in dispute; or
- Non-Appealable Local Government Requirements have been applied differently to proposals that do not include Affordable Housing; or
- the Approving Authority has a pattern of denying applications to develop Affordable Housing; or
- the Approving Authority changed the zoning of an area regarding a specific Affordable Housing Development that, but for the change in zoning, is otherwise able to proceed, or has a pattern of changing zoning of an area in regards to Affordable Housing Developments that, but for the change in zoning, are otherwise able to proceed; or
- the Approving Authority unreasonably or intentionally delayed its decision regarding a specific Affordable Housing Development that, but for the lack of timely decision by the Approving Authority, is otherwise able to proceed, or has a pattern of unreasonably or intentionally delaying its decisions on applications for Affordable Housing Developments that, but for the lack of timely decisions of the Approving Authority, are otherwise able to proceed; or
- IHDA's determination that the Local Government is exempt from the Act is incorrect based on the counting protocols set forth in Section 20 of the Act and any written guidance published by IHDA; or
- any other unreasonable denial of the application for the Affordable Housing Development.

* "Non-Appealable Local Government Requirements": All essential requirements that protect the public health and safety, including any local building, electrical, fire or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment. Zoning, density and bulk restrictions may count as Non-Appealable Local Government Requirements if the Board finds that they qualify under the Act's definition of Non-Appealable Local Government Requirements.

The local government, or approving authority, has equal opportunity to present evidence and defend itself against claims made by the appealing developer.

Appendices

Appendix A: Frequently Asked Questions

Can a Non-Exempt Local Government appeal their exemption status?

The State Housing Appeals Board has the authority to review the legitimacy of exemption status but only in the case of an appeal related to that community. If a Non-Exempt Local Government wishes to submit information that may affect their exemption status in the eyes of the State Housing Appeals Board, then they may submit those materials to IHDA for the State Housing Appeals Board as records to be reviewed at the time of an appeal.

Why are Metropolitan Statistical Area figures for median household income used for some places and county figures for other places?

The statute specifies affordability calculations be based on the median household income of Metropolitan Statistical Area (MSA) data where available and county data where MSA data is not available. The federal Office of Management and Budget regularly publishes guidance on the definitions of MSAs and that information is adopted by the U.S. Census Bureau and various federal funding sources. AHPAA was written to accommodate the MSA data to ensure that areas of population concentration with a high degree of economic and social integration are treated as a whole. Counties using county data are generally rural in nature.

Does the count of affordable units in a local government reflect the number of households currently paying more than 30% of income?

No. The analysis compares the cost of buying or renting a home in a given community to the area's (MSA or county) median household income.

What is the State Housing Appeals Board?

The State Housing Appeals Board (SHAB) consists of seven members: 1) a zoning board of appeals member from a Non-Exempt community; 2) a planning board member from a Non-Exempt community; 3) a mayor or municipal council/board member from a Non-Exempt community; 4) a county board member; 5) an affordable housing developer; 6) a housing advocate; and 7) a retired circuit or appellate judge (who must serve as board chairperson). IHDA's Chairman will also serve as an ex-officio member.

How does a developer file an appeal with the State Housing Appeals Board?

A developer wishing to file an appeal should send a complete package with all materials identified in the AHPAA (see page 3 of this document) to the Office of Housing Coordination Services at IHDA, addressed as follows:

ATTN: Office of Housing Coordination Services, IHDA (14)
RE: State Housing Appeals Board
401 N. Michigan Ave., Ste. 700
Chicago, IL 60611

Will affordable housing have a negative impact on property values?

In recent years, scholars have produced numerous studies with rigorous analytic methodologies to better understand the impact that affordable housing developments have on surrounding property values, local community safety, and services. A review of the literature on the subject conducted in 2005 indicated that most studies do not find a

negative impact related to affordable housing developments.³ The literature review also showed that affordable housing sited in economically strong communities and dispersed across metropolitan regions are the most successful and have the least negative impacts. A more recent study (2013) focused on affordable housing developments in suburban New Jersey, which has a state policy similar to the Affordable Housing Planning and Appeal Act, found that affordable housing development was not associated with increased crime, decreased property values, or increased taxes.⁴

Are municipalities required to own the affordable housing developed within their borders?

No. A non-exempt municipality is not expected to own or manage affordable housing in order to comply with the AHPAA statute. However, the planning requirements of the AHPAA suggest that municipalities can and are encouraged to help facilitate affordable housing development by providing local incentives, some of which may involve municipally created non-profit ownership or management of a property (e.g., a Community Land Trust under an inclusionary housing program or a Community Housing Development Organization under a HOME program). Financial public support of an affordable housing development may be more appropriate in the form of a property donation or waiver of local development building and permit fees.

To comply with the AHPAA statute, is a particular type of affordable housing necessary?

No. The type of affordable housing provided within a community is strictly a local decision. Neither IHDA nor the AHPAA statute require or prefer a particular type of affordable housing to comply. Municipalities may decide to encourage affordable rental housing, affordable homeownership programs or alternative types of housing tenure. In some cases, changes to local zoning and building codes may attract developers able to build housing without any subsidies or restrictions and market them to residents at an affordable price (according to AHPAA).

Are municipalities required to change zoning ordinances to comply with the AHPAA?

No. The AHPAA statute does not intend to dictate or override local zoning ordinances and building codes. Compliance with the statute does not necessarily require a change in either zoning and building codes (nor density, design or unit type requirements). Some communities may, however, utilize related incentive programs, such as establishment of an inclusionary zoning ordinance or other development incentives.

Are municipalities required to be involved with private real estate transactions?

No. Compliance with the statute does not require municipal participation in private transactions. Unless a municipality chooses to become involved indirectly with private real estate transactions by establishing a Community Land Trust (though Community Land Trusts are generally recommended to be established as a separate legal entity), there are no statutory requirements that necessitate municipal participation in real estate transactions beyond the approval of an affordable housing plan. Municipalities and counties, however,

³ Nguyen, Mai Thi. "Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature" in *Journal of Planning Literature* (2005; 20: 15).

⁴ Len Albright, Elizabeth S. Derickson and Douglas S. Massey. "Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Property Taxes in Mt. Laurel, New Jersey" in *City & Community* (2013; 12: 2).

are encouraged to participate in such projects financially when feasible via local CDBG and HOME Program funding. Also approval and support of projects with affordable housing components such as LIHTC projects is encouraged.

To comply with the AHPAA statute are municipalities required to develop property designated as parkland or open space?

No. The purpose of the AHPAA is to strongly encourage local planning strategies that foster the development of affordable housing. The law is not intended to dictate type or location of affordable housing to be developed.

How are communities with little available land (“built out”) going to comply with the law?

The AHPAA does not force communities to categorically accept new developments that include affordable housing. In fact, this law may have little impact on communities that are already “built out”. Communities with little available land could choose the option of 15% of all new development and redevelopment as a set-aside for affordable housing. The law simply provides that as a community continues to grow or redevelop, it should work to include some moderately priced housing, making it possible for those who work in and serve the community to afford to live there too.

Appendix B: Financial Assistance Available to Non-Exempt Local Governments

Communities seeking to increase the number of local affordable housing units have a number of tools at their disposal and they should be aware of several financial resources that can help create affordable housing.

Listed below are local tools that communities may utilize to promote affordability:

- Zoning
- Reduction in Development Fees / Fee Waivers (building permit fees; planning fees; capital facilities fees; inspection fees; “tap-on” fees)
- Expedited Permitting for Affordable Housing
- Covenants
- Land Leases
- Community Land Trusts
- Deed Restrictions (on affordability)
- Use Restrictions
- Resale Restrictions
- Inclusionary Zoning (mandatory; voluntary; negotiated / ad hoc)
- Use of Public Funding (IHDA funds; federal funding; tax credits; assistance with local subsidies, such as CDBG or HOME)
- Planned Unit Development (PUD) ordinances

Discussed below are Federal, State and local resources that may be accessed for assistance by non-profit developers, for-profit developers and local governments for affordable housing:

Community Development Block Grants (CDBG) – CDBG funds are federal grants available to municipalities and counties through the US Department of Housing and Urban Development (HUD) that can be used to fund many different programs that provide assistance to a wide variety of grantees. Some housing activities are considered eligible uses, such as housing rehabilitation, land acquisition, and homebuyer assistance. Funds must be used to primarily assist low to moderate income households. For more information, see Appendix D: www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm

HOME Participating Jurisdictions and Consortium Funding – Also funded through HUD, federal HOME funds are available via a formula grant to states and local governments participating jurisdictions (PJ). HOME funds can be used for rental housing production and rehabilitation loans and grants, first-time homebuyer assistance, and rehabilitation assistance for homeowners. An annual portion of HOME funds (15%) is required to be set-aside for eligible Community Housing Development Organizations (CHDOs). All housing developed with HOME funds must serve income eligible households (low or very-low income). For more information, see Appendix D: www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm

IHDA is the designated State agency to oversee HOME funds within the State of Illinois. IHDA can allocate HOME funds throughout the state, but generally gives preference to areas

that do not have their own, local HOME funds as a Participating Jurisdiction or Consortium. Information on IHDA's HOME funds can be found at www.ihda.org.

Please Note: CDBG and HOME funds are often granted on a municipal or county basis. See Appendix D for a list of the local and county administrators within the Chicago Metropolitan area.

Bond Financing – Tax-exempt, private activity bonds are a financing tool that can be applied to both single-family and multi-family housing programs. Tax-exempt bonds can be issued locally or by IHDA, or by a local government ceding its local bond cap to IHDA, which can issue such bonds in behalf of the local government or independently for qualifying projects. Tax-exempt bonds can also be utilized in combination with qualifying Low-Income Housing Tax Credit projects, as well as HUDs Risk Sharing Insurance Car program.

Local governments may request IHDA to create homeownership mortgage financing programs in their community to help stimulate economic growth, to build more vibrant communities through homeownership, to help create affordable housing near jobs and support the businesses in the community, and for other reasons. IHDA is a designated public agency that is authorized to issue bonds for affordable housing within the State of Illinois. By ceding bond cap to IHDA, local governments can not only allow IHDA to issue the bonds that can fund housing and take advantage of the many other funding programs that IHDA offers, but also are relieved of major local administrative duties to operate such a program. Such mortgage financing is generally limited by IRS Tax Code to first-time homebuyers (except targeted areas).

To establish a local program municipalities may cede tax-exempt bond volume cap to IHDA so that the Authority can create a customized program for the community. The program can be tailored to address any specific population or concern for the community, and will likely contain most of these elements:

- Below market rate mortgages
- Closing cost and down payment assistance
- Mortgage credit certificates

For more information on ceding bond cap to IHDA, please see www.ihda.org.

Tax Increment Financing (TIF) Districts – TIF districts can be established for areas designated as conservation or blighted areas. Under the State's TIF law, when a municipality creates a TIF district, the amount of tax revenue the area currently generates is set as a baseline, which will serve as the amount that the local governmental taxing bodies will receive from that area for the life of the TIF, which is 23 years. As vacant and dilapidated properties are developed, with TIF assistance, the value and tax revenue from those properties increases. The "increment" above the baseline is then captured and used solely for improvements and redevelopment activities in the TIF district.

There are currently many TIF districts within the State of Illinois. The TIFs that were established in the Chicago-metro area by municipalities (Chicago excluded) and were designated as primarily for housing are listed below:

Housing TIFs in the Chicago-Metro Area Permitting Housing Activities		
City	County	District
MELROSE PARK	COOK	TIF 2
PALOS HEIGHTS	COOK	GATEWAY TIF
SUMMIT	COOK	TIF 1
STEGER	WILL	TIF II
STEGER	WILL	SOUTH CHICAGO ROAD TIF (TIF 4)
BOLINGBROOK	WILL/DuPAGE	BEACONRIDGE SUBDIVISION

Illinois Housing Development Authority (IHDA) – IHDA is the State’s designated housing finance agency. Via IHDA both communities and developers can access many sources of funding from both State and Federal sources. In general, IHDA’s website (www.ihda.org) is an excellent source of information, describing the purpose and application process for all the authority’s funding sources.

The authority offers a large array of funding that can help communities in their quest to develop more affordable housing. Some of which are:

- Low-Income Housing Tax Credits (LIHTC) – The federal tax credit program can be utilized to generate a large equity contribution for affordable rental housing developments via sale of tax credits to investors. The Low Income Housing Tax Credit (LIHTC) is a competitive program for non-profit and for-profit entities to assist in developing affordable rental housing, offering a highly competitive 9% tax credit and a competitive 4% tax credit for 10 years to approved projects. Sale or syndication of these credits can generate large amounts of equity. Please note the current and (2013) and 2014 annual LIHTC Qualified Allocation Plans include geographic set-asides for targeted distribution of the subsidy. One of the set-asides is for projects located in AHPAA Non-Exempt Local Governments and communities at risk of becoming NELGs (under 20% affordable housing share).
- Illinois Affordable Housing Tax Credits (IAHTC) (aka: State Donations Tax Credit) works with donations to a project and is granted on a one-time basis to a project that receives eligible donations. This is an excellent source of gap financing for rental, homeowner, and employer assisted housing projects being developed or operated by a non-profit organization.
- Illinois Affordable Housing Trust Fund – This State funding source assists in the provision of affordable, decent, safe, and sanitary housing for low- and very low – income households for rental, homeownership, and homebuyer units. Eligible proposals include: acquisition and rehabilitation of existing housing, new construction, adaptive reuse of non-residential buildings, and housing for special needs populations. The Trust Fund makes loans available at below market rates.
- HOME – As discussed above, State HOME funds are administered by IHDA.
- Multi Family Financing – IHDA offers a variety of other financing options specific to multifamily housing developments. The options currently available through

IHDA include: Conduit Bond Financing; IHDA enhanced Bond Financing; Risk Sharing programs; Preservation Now! And Multi-Family Advantage programs; and others.

- Single-Family Financing - IHDA finances mortgages through participating banks that are below the market rate, making it easier for low- and moderate-income families to qualify and afford a home (see Bond Financing). IHDA can also provide financial assistance to help with down payments and closing costs. Partnering with local non-profit organizations and municipalities, IHDA can also finance local homebuyer assistance programs as well as home repair programs with grants for low-income homeowners who need to bring their homes up to code.

Employer Assisted Housing (EAH) – There are many programs (both national and state-wide) that encourages employers to invest in housing for their employees. An EAH program typically includes counseling about home-buying and financing, direct financial assistance with closing costs and payments, rental housing assistance, and/or a real estate investment. Organizations such as Metropolitan Planning Council and Housing Action Illinois have administered such programs in recent years. Local contacts for ongoing programs include the following:

North:

Affordable Housing Corporation of Lake County – 847/263-7478

Housing Opportunity Development Corporation – 847/564-2900

Northwest:

North West Housing Partnership – 847/969-0561

DuPage County:

DuPage Homeownership Center – 630/260-2500

Kane County:

Joseph Corporation – 630/906-9400

McHenry County:

Corporation for Affordable Homes of McHenry County – 815/206-5805

Chicago:

Neighborhood Housing Services of Chicago, Inc. – 312/329-4010

Metropolitan Planning Council – 312/922-5616

Statewide:

Housing Action Illinois – 312/939-6074

Class 9 Property Tax Incentive – Encourages new development, rehabilitation and long-term preservation of multi-family rental housing, affordable to low- and moderate-income households across Cook County by providing significant tax abatement to qualified properties. Call 312/603-7850 or visit www.cookcountyassessor.com/forms-incentives.aspx

Federal Home Loan Bank (FHLB) – The Affordable Housing Program (AHP) offered by the Federal Home Loan Bank (Chicago FHLB) is a subsidy fund designed to assist in the development of affordable housing for low and moderate-income households. The Chicago FHLB contributes 10% of its previous year's net income to the AHP each year. The allocation is split between the Chicago FHLB's competitive application program and the non-competitive homeownership set-aside program called Downpayment Plus. The AHP provides

grants and subsidized loans to member financial institutions working with affordable housing providers to finance rental and ownership housing for low and moderate-income households. For more information, please visit www.fhlbc.com or call 312/565-5700.

Community Investment Corporation (CIC) – CIC is a not-for-profit neighborhood revitalization lender that provides financing to buy and rehab multifamily apartment buildings with five units or more in the six-county metropolitan Chicago area. CIC's investors have grown to roughly 36 investors. These investors have pledged \$412 million through 2015 for CIC's revolving loan pool. Please visit www.cicchicago.com or call 312/258-0070.

IFF – A leading nonprofit community development financial institutions (CDFI), IFF strengthens non-profits and their communities through lending and real estate consulting. With total managed assets of more than \$270 million, IFF is able to help nonprofits finance, plan, and build facilities that are critical to their mission and success. IFF serves nonprofits in Illinois, and other Midwestern states, with a focus on those that serve low and moderate income communities and special needs populations. For more information, please visit www.iff.org, or call 312/629-0060.

Office of Housing Coordination Services (OHCS) – IHDA's OHCS operates a housing information clearinghouse for affordable housing in the State of Illinois. With this clearinghouse, OHCS tracks housing finance options provided by IHDA and other State programs, federal programs as well as private resources. For more information, please visit www.ihda.org, or contact the Office of Housing Coordination Services at (312) 836-5364.

Appendix C: Technical Assistance Available to Non-Exempt Local Governments

A number of organizations have resources to assist local governments interested in developing affordable housing programs, incentives and/or plans for their community. Listed below are a few of the major organizations familiar with AHPAA:

Business and Professional People for the Public Interest (BPI) – BPI is a public interest law and policy center that works throughout the Chicago region. BPI's housing program works to preserve and expand the supply of housing affordable to working people, seniors and young families, especially in areas of opportunity, and seeks to stabilize and strengthen neighborhoods that already have large supplies of affordable housing. BPI frequently works in collaboration with local governments and other local partners. BPI has helped local leaders to assess local housing needs and trends, conducted research on best practices from around the country, and helped to develop and improve local policies and programs. For example, BPI has assisted local governments in developing policies and programs that facilitate the creation of affordable housing, including through creation of incentives that allow developers to cover the cost of high-quality affordable housing at no cost to the local government. BPI has also worked with local governments to develop programs that preserve existing affordable units. For more information please visit <http://www.bpichicago.org/> or call 312/641-5570.

Metropolitan Mayors Caucus – The Caucus provides a forum through which the chief elected officials of the region cooperatively develop consensus on common public policy issues and multi-jurisdictional challenges. With a foundation of collaboration and consensus-based decision-making, it serves a number of functions for its partner organizations and local governments. With its partners, the Caucus has developed a number of housing related resources for its membership including: *Homes for a Changing Region*, a housing policy planning exercise that helps municipalities plan for a balanced housing market; *Home Grown: Local Housing Strategies in Action*, which describes a number of housing “best practices” implemented by local governments around the Chicago metropolitan region; and finally, *Housing 1-2-3*, which serves as a guide to housing planning, creation and preservation. For more information please visit www.mayorscaucus.org or call 312/201-4507.

Chicago Metropolitan Agency for Planning (CMAP) – CMAP is the federally mandated Metropolitan Planning Organization (MPO) for the Northeast Illinois region, including Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will Counties. CMAP is charged with implementing the region's long range, comprehensive plan called GO TO 2040. One of the plan's major recommendations is to achieve greater livability through land use and housing. To implement the plan, CMAP provides staff assistance to communities through the agency's Local Technical Assistance program, which seeks project proposals from communities late in the spring each year. Since 2009, CMAP has worked with MMC and MPC to provide balanced housing policy plans to 14 municipalities across the region through the *Homes for a Changing Region* project. Currently, plans are underway for 12 more municipalities. In early 2015, CMAP anticipates distributing all of the technical tools used in the *Homes* process online and will provide several trainings to municipalities seeking to

create their own plans. For more information, visit www.cmap.illinois.gov/homes or email Drew Williams-Clark at awilliamsclark@cmap.illinois.gov.

Metropolitan Planning Council (MPC) – For nearly eight decades, MPC has developed and implemented innovative, pragmatic solutions to planning and development challenges in Chicagoland. Through research, advocacy and demonstration projects, MPC is a trusted partner to governments, businesses and communities as each confronts the region’s pressing needs so that everyone who lives and works here can thrive. Since its foundation in 1934, MPC has been committed to integrating quality homes affordable to families at a range of incomes—including very low-income households—into healthy communities with transportation options, job opportunities and quality schools. MPC and its partners have the following programs available to municipalities and developers: *Regional Housing Initiative*, a partnership with the regional housing authorities that pools rental subsidies to support affordable and mixed-income housing in high opportunity communities; *Homes for a Changing Region*, a planning process that enables municipal leaders to chart future demand and supply trends for housing in their communities and develop long-term housing policy plans; and *Home Grown: Local Housing Strategies in Action* and *Housing 1-2-3*, which includes “best practices” in housing that are being implemented by Chicago area governments and a guide to housing planning, creation and preservation. For more information please visit <http://www.metroplanning.org/> or call 312/922-5616.

Appendix D: CDBG and HOME Administrators Directory

Communities that do not receive direct allocations of Community Development Block Grant (CDBG) or HOME funds from the federal government may be located in a county that does receive such funds. The county level administrators are capable of partnering with communities seeking resources for affordable housing initiatives or residential developments. Below is a list of Chicago Metropolitan Area cities, and county administrators of CDBG and HOME funds in the Chicago metropolitan area.

City of Naperville

City Manager's Office
400 S. Eagle Street
630 / 420-6044

Lake County

Department of Community
Development
500 W. Winchester Rd. Unit 101
Libertyville, IL 60048
847 / 377-2475

Cook County

Department of Planning and
Development
69 W. Washington, Suite 2900
Chicago, IL 60602
312 / 603-1000

McHenry County

Department of Planning and
Development, Division of Community
Development
2200 N. Seminary Avenue
Woodstock, IL 60098
815 / 334-4560

DuPage County

Department of Client Services
421 North County Farm Road
Wheaton, IL 60187
630 / 407-6500

Will County

Land Use Department, Community
Development Division
58 E. Clinton St
Joliet, IL 60433
815 / 774-7890

Kane County

Office of Community Reinvestment
719 Batavia Avenue
Geneva, IL 60134
630 / 208-5351

Appendix E: 310 ILCS 67 (AHPAA Statute As Amended)

(310 ILCS 67/1)

Sec. 1. Short title. This Act may be cited as the Affordable Housing Planning and Appeal Act.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/5)

Sec. 5. Findings. The legislature finds and declares that:

(1) there exists a shortage of affordable,

accessible, safe, and sanitary housing in the State;

(2) it is imperative that action be taken to assure

the availability of workforce and retirement housing; and

(3) local governments in the State that do not have

sufficient affordable housing are encouraged to assist in providing affordable housing opportunities to assure the health, safety, and welfare of all citizens of the State.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/10)

Sec. 10. Purpose. The purpose of this Act is to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community. Further, affordable housing developers who believe that they have been unfairly treated due to the fact that the development contains affordable housing may seek relief from local ordinances and regulations that may inhibit the construction of affordable housing needed to serve low-income and moderate-income households in this State.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/15)

Sec. 15. Definitions. As used in this Act:

"Affordable housing" means housing that has a value or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.

"Affordable housing developer" means a nonprofit entity, limited equity cooperative or public agency, or private individual, firm, corporation, or other entity seeking to build an affordable housing development.

"Affordable housing development" means (i) any housing that is subsidized by the federal or State government or (ii) any housing in which at least 20% of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at

prices that preserve them as affordable housing for a period of at least 15 years, in the case of owner-occupied housing, and at least 30 years, in the case of rental housing.

"Approving authority" means the governing body of the county or municipality.

"Area median household income" means the median household income adjusted for family size for applicable income limit areas as determined annually by the federal Department of Housing and Urban Development under Section 8 of the United States Housing Act of 1937.

"Community land trust" means a private, not-for-profit corporation organized exclusively for charitable, cultural, and other purposes and created to acquire and own land for the benefit of the local government, including the creation and preservation of affordable housing.

"Development" means any building, construction, renovation, or excavation or any material change in any structure or land, or change in the use of such structure or land, that results in a net increase in the number of dwelling units in a structure or on a parcel of land by more than one dwelling unit.

"Exempt local government" means any local government in which at least 10% of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority pursuant to Section 20 of this Act; or any municipality under 1,000 population.

"Household" means the person or persons occupying a dwelling unit.

"Housing trust fund" means a separate fund, either within a local government or between local governments pursuant to intergovernmental agreement, established solely for the purposes authorized in subsection (d) of Section 25, including, without limitation, the holding and disbursing of financial resources to address the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

"Local government" means a county or municipality.

"Low-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the area median household income.

"Moderate-income housing" means housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the area median household income.

"Non-appealable local government requirements" means all essential requirements that protect the public health and safety, including any local building, electrical, fire, or plumbing code requirements or those requirements that are critical to the protection or preservation of the environment.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/20)

Sec. 20. Determination of exempt local governments.

(a) Beginning October 1, 2004, the Illinois Housing Development Authority shall determine which local governments are exempt and not exempt from the operation of this Act based on an identification of the total number of year-round housing units in the most recent data from the U.S. Census Bureau for each local government within the State and by an inventory

of owner-occupied and rental affordable housing units, as defined in this Act, for each local government from the U.S. Census Bureau and other relevant sources.

(b) The Illinois Housing Development Authority shall make this determination by:

(i) totaling the number of owner-occupied housing

units in each local government that are affordable to households with a gross household income that is less than 80% of the median household income within the county or primary metropolitan statistical area;

(ii) totaling the number of rental units in each

local government that are affordable to households with a gross household income that is less than 60% of the median household income within the county or primary metropolitan statistical area;

(iii) adding the number of owner-occupied and rental

units for each local government from items (i) and (ii); and

(iv) dividing the sum of (iii) above by the total

number of year-round housing units in the local government as contained in the latest U.S. Census Bureau and multiplying the result by 100 to determine the percentage of affordable housing units within the jurisdiction of the local government.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly, the Illinois Housing Development Authority shall publish a list of exempt and non-exempt local governments and the data that it used to calculate its determination at least once every 5 years. The data shall be shown for each local government in the State and for the State as a whole. Upon publishing a list of exempt and non-exempt local governments, the Illinois Housing Development Authority shall notify a local government that it is not exempt from the operation of this Act and provide to it the data used to calculate its determination.

(d) A local government or developer of affordable housing may appeal the determination of the Illinois Housing Development Authority as to whether the local government is exempt or non-exempt under this Act in connection with an appeal under Section 30 of this Act.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/25)

Sec. 25. Affordable housing plan.

(a) Prior to April 1, 2005, all non-exempt local governments must approve an affordable housing plan. Any local government that is determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau data after 2010 shall have 18 months from the date of notification of its non-exempt status to approve an affordable housing plan under this Act.

(b) For the purposes of this Act, the affordable housing plan shall consist of at least the following:

(i) a statement of the total number of affordable

housing units that are necessary to exempt the local government from the operation of this Act as defined in Section 15 and Section 20;

(ii) an identification of lands within the

jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of lands and structures of developers who have expressed a commitment to provide affordable housing and lands and structures that are publicly or semi-publicly owned;

(iii) incentives that local governments may provide

for the purpose of attracting affordable housing to their jurisdiction; and

(iv) a goal of a minimum of 15% of all new

development or redevelopment within the local government that would be defined as affordable housing in this Act; or a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as described in subsection (b) of Section 20 of this Act; or a minimum of a total of 10% affordable housing within its jurisdiction as described in subsection (b) of Section 20 of this Act. These goals may be met, in whole or in part, through the creation of affordable housing units under intergovernmental agreements as described in subsection (e) of this Section.

(c) Within 60 days after the adoption of an affordable housing plan or revisions to its affordable housing plan, the local government must submit a copy of that plan to the Illinois Housing Development Authority.

(d) In order to promote the goals of this Act and to maximize the creation, establishment, or preservation of affordable housing throughout the State of Illinois, a local government, whether exempt or non-exempt under this Act, may adopt the following measures to address the need for affordable housing:

(1) Local governments may individually or jointly

create or participate in a housing trust fund or otherwise provide funding or support for the purpose of supporting affordable housing, including, without limitation, to support the following affordable housing activities:

(A) Housing production, including, without

limitation, new construction, rehabilitation, and adaptive re-use.

(B) Acquisition, including, without limitation,

land, single-family homes, multi-unit buildings, and other existing structures that may be used in whole or in part for residential use.

(C) Rental payment assistance.

(D) Home-ownership purchase assistance.

(E) Preservation of existing affordable housing.

(F) Weatherization.

(G) Emergency repairs.

(H) Housing related support services, including

homeownership education and financial counseling.

(I) Grants or loans to not-for-profit

organizations engaged in addressing the affordable housing needs of low-income and moderate-income households.

Local governments may authorize housing trust funds

to accept and utilize funds, property, and other resources from all proper and lawful public and private sources so long as those funds are used solely for addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing.

(2) A local government may create a community land

trust, which may: acquire developed or undeveloped interests in real property and hold them for affordable housing purposes; convey such interests under long-term leases, including ground leases; convey such interests for affordable housing purposes; and retain an option to reacquire any such real property interests at a price determined by a formula ensuring that such interests may be utilized for affordable housing purposes.

(3) A local government may use its zoning powers to

require the creation and preservation of affordable housing as authorized under Section 5-12001 of the Counties Code and Section 11-13-1 of the Illinois Municipal Code.

(4) A local government may accept donations of money

or land for the purpose of addressing the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing. These donations may include, without limitation, donations of money or land from persons in lieu of building affordable housing.

(e) In order to encourage regional cooperation and the maximum creation of affordable housing in areas lacking such housing in the State of Illinois, any non-exempt local government may enter into intergovernmental agreements under subsection (e) of Section 25 with local governments within 10 miles of its corporate boundaries in order to create affordable housing units to meet the goals of this Act. A non-exempt local government may not enter into an intergovernmental agreement, however, with any local government that contains more than 25% affordable housing as determined under Section 20 of this Act. All intergovernmental agreements entered into to create affordable housing units to meet the goals of this Act must also specify the basis for determining how many of the affordable housing units created will be credited to each local government participating in the agreement for purposes of complying with this Act. In specifying how many affordable housing units will be credited to each local government, the same affordable housing unit may not be counted by more than one local government.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/30)

Sec. 30. Appeal to State Housing Appeals Board.

(a) (Blank).

(b) Beginning January 1, 2009, an affordable housing developer whose application is either denied or approved with conditions that in his or her judgment render the provision of affordable housing infeasible may, within 45 days after the decision, appeal to the State Housing Appeals Board challenging that decision unless the municipality or county that

rendered the decision is exempt under Section 15 of this Act. The developer must submit information regarding why the developer believes he or she was unfairly denied or unreasonable conditions were placed upon the tentative approval of the development. In the case of local governments that are determined by the Illinois Housing Development Authority under Section 20 to be non-exempt for the first time based on the recalculation of U.S. Census Bureau data after the effective date of this amendatory Act of the 98th General Assembly, no developer may appeal to the State Housing Appeals Board until 60 months after a local government has been notified of its non-exempt status.

(c) Beginning on the effective date of this amendatory Act of the 98th General Assembly, the Board shall, whenever possible, render a decision on the appeal within 120 days after the appeal is filed. The Board may extend the time by which it will render a decision where circumstances outside the Board's control make it infeasible for the Board to render a decision within 120 days. In any proceeding before the Board, the affordable housing developer bears the burden of demonstrating that the proposed affordable housing development (i) has been unfairly denied or (ii) has had unreasonable conditions placed upon it by the decision of the local government.

(d) The Board shall dismiss any appeal if:

(i) the local government has adopted an affordable

housing plan as defined in Section 25 of this Act and submitted that plan to the Illinois Housing Development Authority within the time frame required by this Act; and

(ii) the local government has implemented its

affordable housing plan and has met its goal as established in its affordable housing plan as defined in Section 25 of this Act.

(e) The Board shall dismiss any appeal if the reason for denying the application or placing conditions upon the approval is a non-appealable local government requirement under Section 15 of this Act.

(f) The Board may affirm, reverse, or modify the conditions of, or add conditions to, a decision made by the approving authority. The decision of the Board constitutes an order directed to the approving authority and is binding on the local government.

(g) The appellate court has the exclusive jurisdiction to review decisions of the Board. Any appeal to the Appellate Court of a final ruling by the State Housing Appeals Board may be heard only in the Appellate Court for the District in which the local government involved in the appeal is located. The appellate court shall apply the "clearly erroneous" standard when reviewing such appeals. An appeal of a final ruling of the Board shall be filed within 35 days after the Board's decision and in all respects shall be in accordance with Section 3-113 of the Code of Civil Procedure.

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/40)

Sec. 40. Nonresidential development as part of an affordable housing development.

(a) An affordable housing developer who applies to develop property that contains nonresidential uses in a nonresidential zoning district must designate either at least 50% of the area or at least 50% of the square footage of the development for residential use. Unless adjacent to a residential development, the nonresidential zoning district shall not include property zoned industrial. The applicant bears the burden of proof of demonstrating

that the purposes of a nonresidential zoning district will not be impaired by the construction of housing in the zoning district and that the public health and safety of the residents of the affordable housing will not be adversely affected by nonresidential uses either in existence or permitted in that zoning district. The development should be completed simultaneously to the extent possible and shall be unified in design.

(b) For purposes of subsection (a), the square footage of the residential portion of the development shall be measured by the interior floor area of dwelling units, excluding that portion that is unheated. Square footage of the nonresidential portion shall be calculated according to the gross leasable area.

(Source: P.A. 93-595, eff. 1-1-04.)

(310 ILCS 67/50)

Sec. 50. Housing Appeals Board.

(a) Prior to January 1, 2008, a Housing Appeals Board shall be created consisting of 7 members appointed by the Governor as follows:

(1) a retired circuit judge or retired appellate

judge, who shall act as chairperson;

(2) a zoning board of appeals member;

(3) a planning board member;

(4) a mayor or municipal council or board member;

(5) a county board member;

(6) an affordable housing developer; and

(7) an affordable housing advocate.

In addition, the Chairman of the Illinois Housing Development Authority, ex officio, shall serve as a non-voting member. No more than 4 of the appointed members may be from the same political party. Appointments under items (2), (3), and (4) shall be from local governments that are not exempt under this Act.

(b) Initial terms of 4 members designated by the Governor shall be for 2 years. Initial terms of 3 members designated by the Governor shall be for one year. Thereafter, members shall be appointed for terms of 2 years. After a member's term expires, the member shall continue to serve until a successor is appointed. There shall be no limit to the number of terms an appointee may serve. A member shall receive no compensation for his or her services, but shall be reimbursed by the State for all reasonable expenses actually and necessarily incurred in the performance of his or her official duties. The board shall hear all petitions for review filed under this Act and shall conduct all hearings in accordance with the rules and regulations established by the chairperson. The Illinois Housing Development Authority shall provide space and clerical and other assistance that the Board may require.

(c) (Blank).

(Source: P.A. 98-287, eff. 8-9-13.)

(310 ILCS 67/60)

Sec. 60. Rulemaking authority. The Illinois Housing Development Authority shall adopt other rules and regulations as needed to carry out the Board's responsibilities under this Act and to provide direction to local governments and affordable housing developers.

(Source: P.A. 94-303, eff. 7-21-05.)

Appendix F: 2013 List of AHPAA Non-Exempt Local Governments (Ordinal)

**Affordable Housing Planning and Appeal Act:
2013 Report of Non Exempt Local Governments
Ordinal
(determination based on 2011 Annual Community Survey 5-year Estimate)**

Count	Place	County	Population	Year-Round Units	Total Affordable Units	Affordable Housing Share
1	Kenilworth	COOK	2565	785	4	0.5%
2	Wayne	DUPAGE	2938	948	5	0.5%
3	Barrington Hills	COOK	3847	1424	9	0.7%
4	Timberlane	BOONE	1160	335	3	1.0%
5	Western Springs	COOK	12747	4125	50	1.2%
6	South Barrington	COOK	4670	1349	18	1.3%
7	Glencoe	COOK	8666	2960	40	1.4%
8	Pingree Grove	KANE	4085	1103	15	1.4%
9	Kildeer	LAKE	3933	1183	18	1.5%
10	Hawthorn Woods	LAKE	7528	2513	40	1.6%
11	Riverwoods	LAKE	3817	1281	22	1.7%
12	Inverness	COOK	7417	2754	48	1.7%
13	Burr Ridge	DUPAGE	10539	3803	82	2.2%
14	Frankfort	WILL	17464	5368	116	2.2%
15	Sugar Grove	KANE	8567	2974	68	2.3%
16	Green Oaks	LAKE	3867	1189	28	2.3%
17	Long Grove	LAKE	7958	2356	55	2.3%
18	Northfield	COOK	5380	2026	50	2.5%
19	Sleepy Hollow	KANE	3378	1143	28	2.5%
20	Winnetka	COOK	12155	3919	100	2.5%
21	Lakewood	MCHENRY	4154	1367	37	2.7%
22	Oak Brook	DUPAGE	7888	2874	80	2.8%
23	Deer Park	LAKE	3225	1158	37	3.2%
24	Tower Lakes	LAKE	1494	506	17	3.3%
25	Homer Glen	WILL	24534	7717	255	3.3%
26	Prairie Grove	MCHENRY	1823	585	21	3.6%
27	Palos Park	COOK	4784	2041	75	3.7%

Count	Place	County	Population	Year-Round Units	Total Affordable Units	Affordable Housing Share
28	Lincolnshire	LAKE	7192	2854	106	3.7%
29	Gilberts	KANE	6303	2062	81	3.9%
30	North Barrington	LAKE	3262	1101	43	3.9%
31	Deerfield	LAKE	18458	6445	259	4.0%
32	Plainfield	WILL	37447	11092	447	4.0%
33	Spring Grove	MCHENRY	5437	1759	71	4.0%
34	Wilmette	COOK	27010	9432	388	4.1%
35	Campton Hills	KANE	10920	3358	139	4.1%
36	Hinsdale	DUPAGE	16545	5373	226	4.2%
37	Northbrook	COOK	32933	11970	522	4.4%
38	River Forest	COOK	11164	3886	172	4.4%
39	Lincolnwood	COOK	12483	4314	197	4.6%
40	Wadsworth	LAKE	3876	1248	60	4.8%
41	Lake Bluff	LAKE	6264	2157	104	4.8%
42	Flossmoor	COOK	9413	3431	168	4.9%
43	Bull Valley	MCHENRY	1082	427	22	5.0%
44	Geneva	KANE	21550	7484	386	5.2%
45	Olympia Fields	COOK	4750	2020	106	5.2%
46	Lake Forest	LAKE	19308	6650	370	5.6%
47	Naperville	DUPAGE	141401	48021	3011	6.3%
48	Park Ridge	COOK	37272	13746	894	6.5%
49	Bannockburn	LAKE	1549	269	18	6.7%
50	Highland Park	LAKE	29983	11473	773	6.7%
51	Cary	MCHENRY	18236	5886	407	6.9%
52	Third Lake	LAKE	1367	447	33	7.4%
53	Glenview	COOK	44134	16002	1183	7.4%
54	Algonquin	MCHENRY	29731	10103	784	7.8%
55	Morton Grove	COOK	23070	8277	651	7.9%
56	Palos Heights	COOK	12332	4886	387	7.9%
57	Oswego	KENDALL	29174	9411	767	8.2%
58	Barrington	COOK	10636	3969	327	8.2%
59	Johnsburg	MCHENRY	6328	2267	188	8.3%
60	Port Barrington*	LAKE	1675	591	53	8.9%
61	Bartlett	DUPAGE	40583	13566	1209	8.9%
62	Lake Barrington	LAKE	4852	2234	205	9.2%
63	Oakwood Hills	MCHENRY	2107	796	73	9.2%
64	Elmhurst	DUPAGE	43934	15505	1447	9.3%

Count	Place	County	Population	Year-Round Units	Total Affordable Units	Affordable Housing Share
65	La Grange	COOK	15487	5332	499	9.4%
66	Fox River Grove	MCHENRY	4722	1571	149	9.5%
67	Elburn	KANE	5461	1659	161	9.7%
68	New Lenox	WILL	24190	8012	778	9.7%
<p>Note: This (January 7, 2014) update corrects the previously published 2013 Non-Exempt Local Governments list which erroneously included "rental units not paying rent" in the total "year-round units". A correction for Median Household Income for one community was also made (*). No additional local governments were added to this 2013 Non-Exempt Local Governments list. However, change in affordable units and affordable housing shares did occur.</p>						

Appendix F: 2013 List of AHPAA Non-Exempt Local Governments (Alphabetical)

**Affordable Housing Planning and Appeal Act:
2013 Report of Non Exempt Local Governments**

Alphabetical

(determination based on 2011 Annual Community Survey 5-year Estimate)

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Affordable Housing Plan Discussion

River Forest Plan Commission – October 21, 2019

Public Act 093-059: Affordable Housing Planning and Appeals Act of Illinois (AHPAA)

- January 1, 2004
- Updated 2013

AHPAA – Intent and Purpose

- Intended to address the lack of moderately-priced housing that exists in many communities.
- Premised on a finding that “there exists a shortage of affordable, accessible, safe and sanitary housing in the State”.
- Purpose is to “encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community.”
- It requires counties and municipalities with less than 10% affordable housing to adopt a Plan.
- Provides an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing.

River Forest Status as Non-Exempt

According to the Illinois Housing Development Authority's (IHDA) 2018 report, the Village of River Forest affordable housing share is **9.0%** and a plan must therefore be prepared and adopted.

River Forest Comprehensive Plan

- “prepare and adopt an Affordable Housing Plan that meets state requirements”
- “the Village should seek to improve the condition of the existing affordable housing in the community and appropriately consider affordable units as a component of future residential development.”

The RF Affordable Housing Plan must...

1. Provide a calculation of the total number of affordable housing units that are necessary to exempt the local government from the operation of the AHPAA (i.e. the number necessary to bring the percentage of affordable housing units to 10% of the total housing stock);
2. A statement of a goal for increasing affordable housing in the Village;
3. An identification of opportunities for the development of affordable housing in the Village; and
4. A specification of incentives the Village may provide to encourage the creation of affordable housing.

Number of RF Affordable Housing Units

3,788 total housing units

340 affordable units

9% affordable

39 additional affordable housing units needed to hit 10%

Source: IHDA 2018 Non-Exempt Local Government Handbook

RF Affordable Housing Data: 2013 & 2018

Year	Population	Year Round Units	Total Affordable Units	Affordable Housing Share	Affordable Unit Deficit
2013	11,164	3,886	172	4.4%	217
2018	11,217	3,788	340	9.0%	39

Source: IHDA 2013 and 2018 Non-Exempt Local Government Handbooks

AHPAA identifies three alternative goals

1. Bringing the percentage of affordable housing units in the Village to 10% of the total housing stock.
2. Increasing the percentage of affordable housing within the Village from its current level to a level 3% higher.
3. Making 15% of all new residential construction or residential redevelopment within the Village affordable.

River Forest Context

- 100% built out community
- 70% of land zoned and developed as SF Detached Residential
- Limited land availability for development
- When made available, land in RF is very expensive
- Creating new affordable single-family likely not a viable solution
- Multi-family and mixed-use development is likely most viable solution

Likely Need for Incentives

(overcoming market realities)

- Because of the high value of land in River Forest, it is likely that any new ownership or rental units, to be affordable, will be sold or rented at a below-market rate.
- When affordable housing is sold or rented at a below-market rate, someone must pay the differential.
- Stated differently, an owner or developer must have an offsetting financial incentive to sell or rent property at a below-market rate.

Owner Occupied Affordability Chart for Chicago Metro Area

(Cook, DuPage, Kane, Lake, McHenry, Will Counties)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2018 Income Limits (80% AMI)	\$47,400	\$54,200	\$60,950	\$67,700	\$73,150	\$78,550	\$83,950	\$89,400
Affordable Purchase Price	\$131,667	\$150,556	\$169,306	\$188,056	\$203,194	\$218,194	\$233,194	\$248,333

Please Note: The Above chart uses 2018 income limits. Municipalities must make sure they are using the most current income limits (available on IHDA's website: www.ihda.org).

Affordable Rental Unites for Chicago Metro Area

(Cook, DuPage, Kane, Lake, McHenry, Will Counties)

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2018 Affordable Rent Limits for HH @ 60% AMI	\$889	\$952	\$1,143	\$1,320	\$1,475	\$1,625

Please Note: The above chart uses 2017 rental limits. Municipalities must make sure they are using the most current rental limits (available on IHDA's website: www.ihda.org).

Possible Incentives

1. Zoning Mandate
2. Zoning Bonuses
3. Teardown Tax or similar dedicated taxes and fees
4. Village Subsidies
5. Subsidies through not-for-profit entity

Q & A / Discussion

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Q & A / Discussion

**VILLAGE OF RIVER FOREST
PLAN COMMISSION MEETING MINUTES
MAY 20, 2020**

A meeting of the Village of River Forest Plan Commission was held on Tuesday, May 20, 2020, at 7:00 p.m. in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:13 p.m. Upon roll call, the following persons were:

Present: Commissioners Armalas, Gottlieb (7:45-8:00 p.m.), Kirk (7:30 p.m.), Cragan, Fishman, Kilbride (7:45 p.m.) and Chairman Crosby

Absent: None

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Carmen Forte, John Houseal, of Houseal Lavigne Associates

2. APPROVAL OF MINUTES – MARCH 3, 2020

A MOTION was made by Commissioner Armalas and SECONDED by Commissioner Cragan to approve the March 3, 2020 meeting minutes of the Plan Commission as amended.

Ayes: Commissioners Armalas, Cragan, Fishman, and Chairman Crosby

Nays: None

Motion Passed.

3. RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO ADOPT AFFORDABLE HOUSING PLAN

Chairman Crosby invited the Village's Planning Consultant, John Houseal, to review the changes that were made to the Affordable Housing Plan since the Commission's last meeting.

John Houseal, Houseal Lavigne Associates, reviewed the changes that were made to the report including:

- A sentence on page 2 under the Context Limitations section
- Adding language to page 3 under The Affordable Housing Need – As Defined by the Community section to describe the benefit and value of affordable housing to the entire community and in response to the suggestion from opportunity knocks for integrated supportive housing.
- Language was added to page 4 under What is "Affordable" in reference to the data requested by the Commission and included in the Appendix that is intended to provide a "snapshot" of housing affordability in River Forest.

- An Appendix was added to provide a River Forest Housing Snapshot
- On page 6, under “Possible Additional Considerations”, language was added regarding TIF-eligible expenses related to Affordable Housing

Mr. Houseal also reviewed the suggestions that were previously made by Mr. Lauber that the Plan Commission did not direct Staff or Mr. Houseal to include in the plan.

Commissioner Armalas stated that his research shows that there is some affordable housing in the Lake Street area and asked Mr. Houseal why Lake Street was not included in Potential Lands and Buildings for Affordable Housing.

Mr. Houseal replied that the recommendation is consistent with the Comprehensive Plan. There are some affordable units within the Lake Street corridor and Lake Street is not precluded, however, it designates and prioritizes areas where the Village has the majority of its existing affordable housing stock and where it can be preserved.

Commissioner Cragan asked Mr. Houseal to explain the undersupply and oversupply of housing comment in Appendix A. Mr. Houseal summarized that those who earn \$150,000 per year or more there are a number of housing opportunities that do not require them to spend more than 30% of their income on housing for owner-occupied housing. If those individuals are looking to spend 30% of their income on housing they may have to look for housing that is more expensive than what River Forest has to offer. When household incomes are less than that but in the middle range there is some supply, but on the lower income range there are fewer affordable housing options and people who want to live in River Forest may have to spend more than 30% of their income to do so. In short, “blue” data on the charts means there is a decent supply and “red” means there isn’t enough supply.

An unidentified resident on the phone stated he understood Mr. Houseal’s explanation but did not accept it.

Commissioner Cragan requested that the Plan be modified to include the following Possible Additional Consideration: “Explore amending the Zoning Ordinance or other appropriate Village regulations to accommodate integrated, supportive affordable housing.”

Dan Lauber, 7215 Oak, stated that he disagreed with Mr. Houseal’s conclusions and inferences based on the data added to the Appendix. He also questioned the source of the data. He said it’s desirable to spend 30% or less than your income on housing, and it is not a goal to spend 30% and that interpreting the data as an oversupply or undersupply of housing misrepresents the situation. He disagreed with the statement that there is a shortage of more expensive housing. He asked that it be corrected and that the plan use the data he supplied that showed 42% of tenants and 29% of home owners are cost-burdened. He said he did not understand why there would be a conscious effort to exclude this data and that the data in the tables are wrong and he will stake his reputation on it.

Mr. Lauber stated that the goal for the plan to should be to exceed the 10% requirement. He also reiterated the statements he made in his written comments.

There were no further public comments.

In response to a question from Commissioner Cragan, Assistant Village Administrator Scheiner explained that the Village Board would receive a copy of the Affordable Housing Plan, Plan Commission Meeting materials and minutes, and all written public comments, including the material submitted by Mr. Lauber and Opportunity Knocks.

4. RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO ADOPT AFFORDABLE HOUSING PLAN

A MOTION was made by Commissioner Fishman and SECONDED by Commissioner Kilbride to recommend to the Village Board of Trustees that the Affordable Housing Plan be adopted with the following additional Possible Additional Consideration: "Explore amending the Zoning Ordinance or other appropriate Village regulations to accommodate integrated, supportive affordable housing."

Ayes: Commissioners Armalas, Kirk, Cragan, Fishman, Kilbride and Chairman Crosby
Nays: None
Motion Passed.

5. PUBLIC COMMENT

There was no further public comment.

6. ADJOURNMENT

A MOTION was made by Commissioner Fishman and SECONDED by Commissioner Cragan to adjourn the Plan Commission meeting at 8:17 pm.

MOTION PASSED by voice vote.

Respectfully Submitted:

Lisa Scheiner, Secretary

David Crosby, Chairman
Plan Commission

Date: _____

**VILLAGE OF RIVER FOREST
PLAN COMMISSION MEETING MINUTES
OCTOBER 21, 2019**

A meeting of the Village of River Forest Plan Commission was held on Monday, October 21, 2019, at 7:00 p.m. in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

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

Present: Commissioners Armalas, Fishman, Kilbride and Chairman Crosby

Absent: Commissioners Cragan, Gottlieb, and Kirk.

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Carmen P. Forte, Jr., John Houseal, of Houseal Lavigne Associates

2. APPROVAL OF MINUTES – MARCH 7, 2019

A MOTION was made by Commissioner Kilbride and SECONDED by Commissioner Fishman to approve the March 7, 2019 meeting minutes of the Plan Commission.

Ayes: Commissioners Armalas, Fishman, Kilbride and Chairman Crosby

Nays: None

Motion Passed.

3. DISCUSSION REGARDING AFFORDABLE HOUSING PLANNING AND APPEALS ACT AND RIVER FOREST AFFORDABLE HOUSING PLAN

Chairman Crosby explained that the Village Board directed the Plan Commission to develop an Affordable Housing Plan for the Village Board's Approval. Commissioner Kilbride asked Chairman Crosby if the Village previously had an affordable housing plan, which he confirmed the Village did not at this time.

John Houseal, Houseal Lavigne Associates, introduced himself and stated that he is the Village's planning consultant. He described the purpose of an Affordable Housing Plan and the process that would be followed to develop the plan. Mr. Houseal described that the State requires the Village to develop an affordable housing plan, and that he would summarize the Village's options

for doing so. Mr. Houseal displayed a PowerPoint presentation, which has been attached to the meeting minutes.

He discussed that the requirement for an affordable housing plan comes from PA093-059, the Illinois Affordable Housing and Appeals Act of Illinois (the “Act”), introduced in 2004 and later updated in 2013. He noted that the Act does not provide a method for implementing affordable housing strategies, but sets minimum requirements for affordable housing for municipalities within the state. He noted that the intent and purpose of the Act is to increase the amount of affordable housing within the state.

Mr. Houseal explained that counties or municipalities with less than 10% affordable housing within their borders are considered “non-exempt” and must prepare an affordable housing plan to comply with the minimum requirements of the Act. Counties and municipalities with 10% affordable housing or more are considered “exempt” from the provisions of the Act to have a plan in place. The Village currently has 9% of its housing stock considered affordable, and therefore is 1% shy of the State’s requirement under the Act. He noted that the Village’s newly adopted Comprehensive Plan requires the Village to prepare and adopt an affordable housing plan as required by the State, and to preserve and improve the quality of the Village’s current affordable housing stock.

Mr. Houseal noted that the Village’s affordable housing plan must do four things: 1) provide a calculation of the total number of affordable housing units that are necessary to exempt the Village from the Act’s requirement to have an affordable housing plan (which would require the Village to bring the amount of affordable housing units to 10%); 2) include a statement of a goal for the Village with regard to affordable housing; 3) identify opportunities for the development of affordable housing; and 4) specify incentives the Village may provide for the creation of affordable housing.

Mr. Houseal noted that, according to the State, the Village had 3,788 housing units in 2018. Of those units, 340 were considered affordable by the State, which amounts to 9% of the total housing units. According to the Act, the Village will need 39 additional affordable housing units to meet the minimum requirement of 10% affordable units.

Mr. Houseal explained that in 2013, the State opined that the Village had 3,886 housing units, compared to 3,788 housing units in 2018, despite no actual decrease in the amount of housing units in the Village over this time period. In 2013, the State opined that the Village had 172 affordable units, compared to 340 affordable units in 2018, despite no affordable housing developments occurring from 2013 to 2018.

Mr. Houseal stated that, under the Act, a municipality can take three different approaches to meet the requirements of the Act: 1) increase the number of affordable housing units to 10% of the current housing stock; 2) increase the level of affordable housing stock by 3%; or 3) require that 15% of all new residential construction or redevelopment be affordable.

Mr. Houseal noted that the State does not take into consideration the specific characteristics of a fully built-out community, such as the Village, when determining a municipality's exempt status. He explained that 70% of the Village's residential units are classified as single-family detached. Limited land is available in the Village for residential development, and is extremely expensive. Creating new single-family affordable housing properties for redevelopment would be very difficult, due to economic constraints. New multi-family affordable housing units would be easier to create, but are still constrained by the Village's lack of available land to develop.

Mr. Houseal explained that if the Village were to attract the development of new affordable housing units, the units would have to be sold at well below market rate. He noted that some entity would have to subsidize the difference between market rate and the price for which the unit is sold or rented. The owner or developer would need an offsetting financial incentive to sell or develop property at or under market rate.

Mr. Houseal described the average income and housing cost requirements to make housing affordable across the various counties in Illinois. Compared to the median income level in the Village, and the cost of the current housing stock, the ability to offer much of the current housing stock as affordable is challenging. Commissioners Armalas and Kilbride asked about the calculations of the income levels presented by Mr. Houseal, which he explained were prepared by the State.

Commissioner Armalas noted that in the recent Chicago teachers' strike, it was explained that most of the entry level teachers in the City of Chicago were at the average income level for what the State considered appropriate for a consumer of affordable housing. Mr. Houseal explained that affordable housing is sometimes market rate housing available within a community, where in other communities it is well below market rate.

Mr. Houseal discussed that the Village may want to consider identifying potential incentives to developers to incentivize the increase of affordable housing in the Village. This may include zoning incentives, such as allowing for increased residential density on a project, reducing the required parking spaces for a development, reducing permit fees, or other various options. He discussed the use of targeted taxes or fees to new developments, with the funds received to be applied towards subsidizing other affordable housing developments. He also discussed the use of third-party funding for affordable housing projects, such as grant money or sponsorship from not-for-profit organizations.

Mr. Houseal noted that he believes a more regional approach to affordable housing should be considered by the State in its overall goal of increasing affordable housing. He described that within a short distance of the Village there is a considerable amount of affordable housing in the Village, and that this should be taken into consideration by the State.

Commissioner Kilbride asked Mr. Houseal the penalty for the Village not having 10% affordable housing. He indicated that there is no penalty for not having 10% affordable housing, but that the Act requires the Village to have a plan in place to bring the amount of affordable housing up to 10%. However, he noted that the State could take into account the Village's failure to have a plan in place if the Village were to apply for state funding via a grant program in the future.

Mr. Houseal stated that he felt he could prepare the plan in a short timeframe, unless the Commission and the Village Board were to recommend the increase of affordable housing by a specified amount via significant zoning changes that would require public hearings on these issues.

Chairman Crosby asked if there were any organizations that would make a recommendation as to what is a healthy amount of affordable housing within a specific municipality. Mr. Houseal noted that many people had differing thoughts on the proper amount of affordable housing, but was cautious not to cite any numbers, and he does not have a benchmark number that he believes is proper for the Village. He did note that, in his opinion, the State likely believes 10% is founded on considerable empirical data on the effects of levels of affordable housing, and that it is not just an arbitrary amount.

Chairman Crosby asked if the State considers the Village's university housing figures into its affordable housing calculations. Mr. Houseal did not believe that it was included in the calculations. Attorney Forte confirmed that it was not.

Mr. Houseal asked the commissioners which of the three goals that the Village should consider for complying with the Act, and what, if any zoning incentives the Village should consider to attract more affordable housing developments.

Commissioner Fishman stated that she would propose raising the level of affordable housing in the Village to 10%, through the use of zoning incentives. Commissioner Kilbride agreed, and noted that she was not in favor of raising or creating a new tax in the Village to meet that goal. Chairman Crosby agreed and was in favor of the use of zoning incentives to attract new affordable housing developments. He asked how specific the plan must be to delineate the terms of potential zoning incentives.

Mr. Houseal explained that it might be difficult to prepare a very specific plan with regard to the types of zoning incentives to give to a potential development, because each development is highly specific on its individual needs. He felt that it would be best to indicate in the plan that the Village

would consider general types of zoning relief with regard to each project, and include a list of incentives that were not exhaustive. Chairman Crosby agreed with this approach.

Commissioner Armalas pointed to a section of the Act in which he felt that the Village could coordinate with a neighboring community to provide the required amount of affordable housing. Commissioner Kilbride pointed out the nature of the Village as an affluent community, which over the years has attracted higher wealth individuals and resulted in larger homes with a lack of available space for other housing developments.

Chairman Crosby asked Commissioner Armalas to speak more about his thoughts on the level of affordable housing in the Village. Commissioner Armalas stated that he moved to the Village for its ease of access to amenities, and its proximity to the City of Chicago. He is very proud of the fact that the Village has great diversity as well. Commissioners Armalas and Kilbride discussed the potential additional locations for affordable housing in the Village.

Commissioner Armalas asked Mr. Houseal how the Village would protect the current affordable housing stock. He had concerns that requiring property owners to maintain or improve their properties would drive up rental rates and make the property less affordable. Mr. Houseal explained that supporting the existing affordable housing, while maintaining their condition, is a delicate process. He explained that the existing affordable housing locations in the Village are currently fairly concentrated in some areas in the Village, and that these areas should be preserved, while also identifying additional areas for affordable housing to locate in the Village. He indicated that most new affordable housing would likely be multi-family or mixed-use, just due to the high median cost of single-family residences in the Village.

Commissioner Armalas asked if it were possible to enter into an intergovernmental agreement with another Village to reach the goals of the Act with regard to affordable housing. Attorney Forte responded that the provisions of the Act that allow these types of agreements require that the partnering community is within 10 miles from the Village, and has less than 25% affordable housing within its housing stock. He noted that it may be more effective to enter into an agreement with another community that is currently non-exempt, and that of the current list of non-exempt communities, there are only a few that are potentially within a 10-mile radius of the Village.

Commissioner Fishman agreed that it would be improper for a more affluent community to partner with a community that has a significantly lower median income level, to take advantage of the higher level of affordable housing within that community. She agreed with the State's requirement that the partnering community have under 25% affordable housing, for this reason. Commissioner Kilbride agreed that this would be unfair. Commissioner Armalas noted that an intergovernmental agreement might not be the best idea.

Chairman Crosby asked Mr. Houseal what else he needed from the Commission. Mr. Houseal reiterated the Commissioner's decisions to formulate a plan to raise the affordable housing percentage to 10%, to identify potential areas for new affordable housing to be located, and to provide general incentives to applications for new developments. He noted that the plan that is eventually approved can later be amended to include additional strategies to attract affordable housing, but that the only requirement under the Act is to put a plan in place.

Mr. Houseal noted that he would draft the Affordable Housing Plan and provide a copy to Assistant Village Administrator Scheiner for review and distribution to the Commissioners.

The Commissioners discussed a future meeting date to review the draft plan, and to provide opportunity for community involvement. The Commissioners decided on the next regularly scheduled meeting date of November 19, 2019 to review the draft plan. The Commissioners agreed to have the draft plan available for public viewing on November 11, 2019.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

A MOTION was made by Commissioner Kilbride and SECONDED by Commissioner Fishman to adjourn the Plan Commission meeting at 8:12 pm.

MOTION PASSED by voice vote.

Respectfully Submitted:

Lisa Scheiner, Secretary

David Crosby, Chairman
Plan Commission

Date: _____

**VILLAGE OF RIVER FOREST
PLAN COMMISSION MEETING MINUTES
JANUARY 21, 2020**

A meeting of the Village of River Forest Plan Commission was held on Tuesday, January 21, 2020, at 7:00 p.m. in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

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

Present: Commissioners Armalas, Kilbride, Kirk, Cragan, Gottlieb and Chairman Crosby

Absent: Commissioner Fishman

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Michael Marrs, John Houseal, of Houseal Lavigne Associates

2. APPROVAL OF MINUTES – OCTOBER 21, 2019

A MOTION was made by Commissioner Kilbride and SECONDED by Commissioner Kragan to approve the October 21, 2019 meeting minutes of the Plan Commission.

Ayes: Commissioners Kirk, Armalas and Chairman Crosby

Nays: None

Abstain: Commissioners Kragan and Gottlieb

Motion Passed.

3. DISCUSSION REGARDING AFFORDABLE HOUSING PLANNING AND APPEALS ACT AND RIVER FOREST AFFORDABLE HOUSING PLAN

John Houseal, Houseal Lavigne Associates, introduced himself. He reviewed the purpose of the Affordable Housing Plan and the Affordable Housing Planning and Appeals Act (AHPAA). He said the law requires that the Village create and adopt an Affordable Housing Plan because River Forest is a non-exempt community due to the fact that 9% of all housing units in River Forest are considered affordable under the State's definition of "affordable" and the Village is required to have 10%. He explained the appeals process that state law provides to a developer in the event that an affordable housing project is denied and noted that no appeal has been filed in the State of Illinois since the law was adopted.

In response to a question from Commissioner Kragan, Mr. Houseal explained that the affordable housing unit data for River Forest was last updated in 2018 and clarified that, prior to that, the data was last updated in 2013. He noted that, initially, when the AHPAA was adopted River Forest

was an exempt community based on an analysis indicating the number of affordable housing units met the minimum threshold.

Mr. Houseal also noted that the recently adopted Comprehensive Plan recommends that the Village prepare and adopt an Affordable Housing Plan that meets state requirements, seek to improve the condition of affordable housing units within the community, and appropriately consider affordable housing as a component of future residential development.

Mr. Houseal noted that the River Forest Affordable Housing Plan must, according to the State, include a calculation of the total number of affordable housing units that are necessary to exempt the local government from the operation of the State requirement of 10%, a statement of a goal for increasing affordable housing, identification of opportunities to develop affordable housing, and a specification of incentives the Village will provide to encourage the creation of affordable housing. He noted that the draft plan complies with these State requirements.

Mr. Houseal continued that as to the number of affordable housing units, there are 3,788 housing units in River Forest. That could be owner occupied, rental, single family detached, single family attached, or multi-family. Based on the state's 2018 data, 340 of these units are considered affordable, and the Village must provide an additional 39 affordable housing units to meet the minimum 10% threshold.

Commissioner Kilbride questioned whether or not the Village agrees with the State's data and whether the number of housing units matches the Village's records. Mr. Houseal replied that the Village has not conducted its own analysis of the number of affordable housing units and that, for the Plan, the Village is required to use the State's data. He pointed out the significant increase in the number of affordable housing units from 2013 to 2018 according to the state, but noted but that there was virtually no development in the Village during that time. He also noted that the State's data shows a loss of housing units in River Forest but the Village didn't lose that many units.

In response to a question from Commissioner Gottlieb, Mr. Houseal replied that the data does not take into account the 125 housing units that are being constructed at Chicago and Harlem.

Mr. Houseal reviewed the goals that the Commission must consider and select one to satisfy. The first is to bring the percentage of affordable housing units in the Village to 10% of the total housing stock. The second is to increase the percentage of affordable housing within the Village from its current level to a level 3% higher. The third option is to make 15% of all new residential construction or residential redevelopment within the Village affordable.

Commissioner Gottlieb asked whether the third goal would be required until the Village is compliant with the 10% requirement and Mr. Houseal replied that the Act doesn't say that. However, if the Village is compliant with 10% it doesn't have to have a Plan.

Commissioner Kilbride noted that once the Village becomes compliant the Plan just sits there and Mr. Houseal agreed. He noted that some communities that are exempt have still adopted Affordable Housing Plans.

Mr. Houseal discussed the challenges in River Forest of meeting the affordable housing requirements including that anything that gets built requires that something else be removed and that redevelopment occur because the community is 100% built out and there are not large areas of undeveloped land ready for development. He stated that 70% of the land zoned and developed in River Forest is single family detached residential and in River Forest that is not considered affordable by the State. He continued that there is a limited availability of land for new development, and the land that is available is expensive. Mr. Houseal stated that development of new affordable single family detached units is likely not a viable scenario. He stated that a more viable solution is to have affordable units be part of mixed use or multi-family developments. He stated the economics are easier because the affordable units can be added and the cost can be offset by other factors.

Mr. Houseal noted that there is likely a need for incentives to overcome market realities due to the high value of land in River Forest. He stated that any new affordable ownership or rental units will be sold or rented at or below market rate for River Forest and that, when that occurs, someone has to pay the difference. An owner or developer must have an offsetting financial incentive to sell or rent property at or below market rate.

Commissioner Armalas agreed that land value is high and he thinks it would make it attractive to a developer. He also noted regional public transportation options. He noted that the cost of material, such as steel, is the same whether it's in Broadview, River Forest, or elsewhere. He said that it would seem to him that the high value of the property would make it easier to amortize the cost of those affordable units because the construction cost is relatively the same. Mr. Houseal agreed that construction costs could be the same but the land cost would be different. Commissioner Armalas continued that, if it's a multi-story development, the cost of the land is still amortized.

Mr. Houseal agreed that River Forest is a desirable place to build and noted that, in order to pay for the land and construction costs, the cost of the units tend to be higher. Developers must find a means to offset the cost of affordable units at below market value such as higher density, other units, tax incentives, or another incentive that bridges that gap. Mr. Armalas noted that not all units would be below market rate. Mr. Houseal clarified that, in order to be classified as "affordable" by the State it likely must be below market value for River Forest.

Commissioner Kilbride pointed out that it might not just be the land costs that are different and that finish materials could also be different. Mr. Houseal agreed. Commissioner Armalas noted that construction costs are going to be relatively the same. Mr. Houseal stated that his point is that affordable housing development in River Forest would be virtually impossible without some sort of offsetting factor such as a greater density.

Commissioner Gottlieb asked what is the proposed source of the incentive? Mr. Houseal replied that there were several that were discussed at the October, 2019 workshop, some of which were more and less palatable to the Plan Commission. The Commission directed Mr. Houseal to include the zoning incentive through the planned development process where relief on bulk standards could be granted to obtain affordable housing units. Chairman Crosby noted that the menu of incentive options is listed on page 5 of the plan.

Mr. Houseal noted that there are affordable housing developments being done with creative financing options. He noted that this should not scare people who may confuse this with Section 8 housing or federally subsidized housing. He noted that that's not what is being discussed and that it is a matter of the price point established for the area. Mr. Houseal noted that there are several different ways to provide incentives that organizations could consider going forward, but some incentive needs to be there to bridge the gap. He noted that he is not saying what the incentive has to be but is presenting the options.

Mr. Houseal reviewed the affordability charts for rental and owner-occupied units in the region in page 4 of the report.

Commissioner Armalas asked if the state considers any other criteria besides the number of bedrooms in the housing unit. Mr. Houseal replied that, for owner-occupied units it's by the number of people but for rental units it's by the number of bedrooms. Mr. Houseal discussed how the rental market and how its legitimacy across all socio-economic backgrounds was impacted after the financial crisis in 2008.

Mr. Houseal reviewed the possible sources of value that the Plan Commission discussed that would compensate owners or developers for the differential for the below-market rates including zoning mandates, zoning bonuses, dedicated taxes and fees, village subsidies, and subsidies through a not-for-profit entity.

Commissioner Kragan noted that an incentive could be an accessory dwelling unit and asked if those were discussed at the October Plan Commission Meeting. Mr. Houseal replied that while he would not consider it an incentive, it is an option that would be handled through the Zoning Ordinance by permitting that kind of unit. Other communities are looking into the option and whether it is an attached or detached structure because of affordability, and also because of families who may have multiple generations living under one roof. He noted that college towns struggle with this because the units could be rented to college students.

Commissioner Armalas asked how the Village handles the units that already exist. Mr. Houseal replied that they are legally non-conforming uses that are grandfathered and no new units are allowed. Commissioner Kragan asked when they stopped conforming. Mr. Houseal said that he would have to check because it was before he started working with the Village. He described how a unit becomes legally non-conforming and noted that there are also duplexes in R1 and R2 districts that are no longer allowed.

Commissioner Kragan asked whether the Plan could propose accessory dwelling units. Mr. Houseal stated that duplexes in River Forest might not be affordable but accessory dwelling units could. He noted this would be a significant change to single-family detached neighborhoods and defined accessory dwelling units as independent living units within the primary structure or an accessory structure in a designated single family detached zoning district. He stated that the Plan Commission could make a recommendation to the Village Board to look into it and the Village Board could direct public hearings. Mr. Houseal noted that these are not detached units but units within units. Commissioner Kilbride asked whether this would entail building onto an existing garage or redefining a space that already exists. Mr. Houseal replied that it can be both. He

described the practical implications of this, such as larger garages, and the nuance that is required for the discussion such as where entrances must be located, limits on square footage, limitations on rental to family members and the definitions of family.

Chairman Crosby pointed out that zoning regulations require that the square footage devoted to an accessory building is taken from your house and distributed over each lot. Mr. Houseal provided an example of how this works in relation to the limits on Floor Area Ratio for a given property. He noted that the brief discussion regarding accessory dwelling units highlights the myriad of things that have to be examined. Mr. Kilbride noted that, if this is for affordable housing purposes, the Village would also have to dictate the rental price.

Mr. Houseal noted that, during its October, 2019 meeting mandates imposing taxes or fees were not supported or recommended by the Plan Commission. What was recommended was to craft a plan that met state requirements using multi-family and mixed use development and to provide potential relief on bulk zoning regulations for projects that provide affordable housing units.

Commissioner Gottlieb noted the changes in the State's data between 2013 and 2018 and asked how the Village was non-compliant. Mr. Houseal noted that it is because the Village did not have an Affordable Housing Plan. He indicated that he is not sure how often the state will update its numbers. Village Attorney Marrs stated that the Act requires that the State update its numbers at least every five years.

Commissioner Kragan asked whether the Plan will expire and if it must be reconsidered at that time. Mr. Houseal stated that he is not aware of an expiration date but discussed different triggers that may cause the Plan to be updated such as revisions to the State's data.

In response to a question from Commissioner Gottlieb, Mr. Houseal confirmed that the Village has never had an Affordable Housing Plan. Mr. Houseal noted that the Village may adopt and have an Affordable Housing Plan even if it is not required by the State.

Mr. Houseal briefly re-reviewed the contents of the draft Affordable Housing Plan.

Commissioner Aramalas noted the final sentence of page 2 and beginning of page 3 that states, "Moreover, even in such development, it may well be necessary to limit the number of affordable units to, for example, 15% to 20%, because experience elsewhere has shown that, aside from specialized housing for senior citizens and persons with disabilities, a larger percentage of affordable housing units might make the project unsound from both a financial and social perspective." He asked Mr. Houseal to elaborate on what he means by "social perspective."

Mr. Houseal explained that he can modify the wording, but the point is that many people do not perceive River Forest as having any affordable housing. The existence of affordable housing is a good thing. The trend is to have mixed income development so it does not create the narrative that an area is the "affordable" area of town and another area is the "wealthy" area of town. He said it is not meant to cast social aspersions on people who are in affordable units, and that we want to integrate affordable units with market units.

Commissioner Armalas stated why he believes this language comes across negatively and asked that it be stricken. Mr. Houseal stated he will reconsider the language and wording to explain what he means so that it does not seem as though River Forest wants to limit the number of people in the community who live in affordable housing. He continued that the idea is to avoid creating stigma where it should not exist because someone lives in affordable housing.

Commissioner Gottlieb agreed that the message should be there and that it is an important point. The Plan Commissioners agreed that the language should be modified to reflect the explanation provided by Mr. Houseal.

Mr. Houseal continued his brief re-review of the contents of the draft Affordable Housing Plan.

Commissioner Armalas asked what is wrong with the tear down tax and whether it is illegal. Mr. Houseal replied that the tax is not illegal but that the Plan Commission was opposed to it during its last discussion. Mr. Armalas discussed his search of real estate listings and his concern that a developer who wants to tear these buildings down and replace them with units that are not affordable will result in a loss of those units. A tear down tax might get the Village to say to the developer that the units should be replaced. Mr. Houseal said that if the Plan Commission or Village Board want to discuss it then they can provide that direction.

Mr. Houseal continued his re-review of the contents of the draft Affordable Housing Plan, including the preferred incentives of zoning “bonuses” as a means of encouraging and accommodating developers to include affordable housing units in new multi-family buildings. Mr. Houseal explained how a developer may request relief from those zoning requirements through the Planned Development process.

Mr. Houseal stated that the State requires that the Affordable Housing Plan state a goal. He reviewed the stated goal in the plan to increase the affordable housing units in the Village to 10% of the total housing stock by protecting and enhancing existing affordable housing that currently exists in the Village, and concentrating attention on new multi-family and mixed-use buildings and providing developers of such buildings the opportunity to include affordable housing units. He also noted that other affordable living arrangements could be added to the Village’s housing stock to meet growing needs.

Mr. Houseal concluded that the draft Affordable Housing Plan meets the State requirements and reflects the Plan Commission’s October, 2019 discussion.

4. PUBLIC COMMENT

Dan Lauber, 7215 Oak, noted his professional credentials as a planner and attorney. He stated his purpose is not to tear down the plan but to broaden and strengthen it so it is a genuine Affordable Housing Plan. He said during the Comprehensive Plan discussions the Board kept saying not to worry, that they would be doing an Affordable Housing Plan. He stated the Plan should exceed the minimum state mandates and that there isn’t anyone in the planning community thinks that 10% as a minimum threshold for affordable housing is sufficient. He stated 10% is an arbitrary number and that the sponsor of the bill felt it was all she could get through the State Legislature. The law as we

know is unenforceable. Mr. Lauber stated that Illinois is behind the rest of the country in dealing with the affordable housing shortage.

Mr. Lauber stated that Mr. Houseal's discussion regarding affordability left out a broader discussion regarding housing affordability. He continued that there is no free market in housing and hasn't been since land use controls were created in 1916 and upheld by the Supreme Court. River Forest used to be mostly multi-family housing and more affordable than it is now. Through the Village's Zoning, which at times can be extremely exclusionary, and the reduction in land allowed to be multi-family, we have artificially through government regulation reduced the amount of multi-family and affordable housing in River Forest.

Mr. Lauber stated that from 2001-2008 the Village had an Ordinance that froze the number of multi-family units which was blatantly illegal. It was repealed once Frank Park was out of office. During that period, to build multi-family, you had to tear down and convert to non-residential use the same number of multi-family units that existed. That eliminated a moderate number of affordable housing units in River Forest.

Mr. Lauber presented a table of data, showing how the planning community and the U.S. Department of Housing and Urban Development have long considered affordability. The idea is that an individual should not be spending more than 30% of his/her income on housing because it is bad for household budgets and the economy by robbing other segments of the economy of spending.

Mr. Lauber referred to a hand-out that he provided to the Commission which includes examples of how planning studies tend to approach the issue of affordable housing, including what percentage of the households are cost burdened and even severely cost burdened, spending more than 30% or 50% of their income on housing. In River Forest, almost ¼ of tenants are spending half or more of their income on housing. The issue also exists in Oak Park and nationally. He described the data provided in the hand-out and stated the source for the data is the U.S. Census Bureau's American Community Survey. Mr. Lauber continued that a substantial portion of homeowners with and without a mortgage are cost-burdened and paying more than is healthy for the economy and their own budgets, probably because of the schools and because it is a nice place to live. For those with modest incomes, with an income below the Village's median, it is difficult. One of the goals that should be addressed is how to reduce the percentage of households in River Forest that are spending so much of their income on housing. One could be cynical and say they should move out and wealthier people should come in, but that is not the idea. Mr. Lauber stated that government's role is to protect and serve the people that live in the community and it should be anathema to think that our government would engage in any activities that would result in the removal of housing that people can afford. That is one of the ways in which we need to bolster the Affordable Housing Plan and Comprehensive Plan.

Mr. Lauber stated that there are a number of areas of the Plan that can be improved. He agreed that the language on pages 2 and 3 should be rewritten as it comes off in a manner that he does not believe Mr. Houseal intended. He stated the next paragraph has him concerned and he has never seen that in any affordable housing plan anywhere. It has no place in the Plan and urged that it be removed because it will simply stir opposition to the plan.

Mr. Lauber discussed Section 2, “The Affordable Housing Need” of the draft plan. He said he thinks the Village should be looking at the 30% housing expense standard and addressing it in the Plan. He suggested incorporating the data tables he provided into the Plan to strengthen it by showing that the Village is aware of the challenges people are facing in meeting their housing cost needs. He stated this is a crisis for lower and middle class people around the Country and the Federal Government is doing nothing to address it. He discussed changes in tax structures and housing rules are worsening the issue and that there is a need to act locally.

Mr. Lauber discussed the last paragraph on page 3 and strongly urged that the word “spirit” be replaced with “diversity.”

Mr. Lauber noted that there are communities throughout the country that have adopted Affordable Housing Plans without any state legislation but they recognize the needs of their residents and housing cost burdens.

Mr. Lauber stated that the plan discusses many tools for creating affordable housing that are extraordinarily ineffective. He agrees that River Forest is a land-locked town that is built out. He stated there are two TIF Districts where affordable housing is very vulnerable to developers coming in and replacing it with unaffordable housing that people below the River Forest median income will be unable to afford and it should be protected. Mr. Lauber stated that the whole purpose of a TIF District is to get more expensive development and housing in. He identified multi-family residential areas that have been targeted and said there is a need to develop an approach to preserve and protect them. He stated that if they are town down for new development inclusionary zoning is a tool that can protect them.

Mr. Lauber referenced his hand-out and how inclusionary zoning can be accomplished. He stated that the way Oak Park did it is illegal but there is a way to do it that is legal and it works. He said most people who discuss inclusionary zoning do not know what they are talking about or they are referring to communities that have done this in a way that is illegal or generate a taking, which is a violation of the Constitution.

Mr. Lauber stated the Zoning Ordinance should be amended to include a mandatory incentivized inclusionary zoning requirement. Leaving it up to the Development Review Board to negotiate is not effective. Voluntary inclusionary zoning is a complete failure according to American Planning Association studies. Mr. Lauber walked Plan Commissioners through the example in his hand-out of how inclusionary zoning can work and described how Oak Park did it in a manner that screwed it up. Mr. Lauber explained that a developer must comply with certain bulk zoning regulations such as density and, to the extent that relief is granted, there should be a nexus between the relief and the use of that relief to provide a portion of the total units constructed as affordable housing units.

Mr. Lauber stated that research shows that developers can handle inclusionary zoning and referenced a developer in Oak Park that has done inclusionary units but noted that Oak Park did not ask them to include affordable units. He stated this model of inclusionary zoning enables the developer to make more profit with the density bonuses that are granted for providing affordable units at no cost to the taxpayer, increased property tax revenues, reduces the tax burden for all, and has been an effective technique around the country when done properly. He stated that in Fairfax

County, VA they have a 40-page inclusionary Zoning Ordinance that is poorly written and understood by only one staff person. He encouraged the Village to let a planner, not an attorney, write an inclusionary zoning ordinance. Mr. Lauber stated that studies of inclusionary zoning do not negatively effect property values.

Mr. Lauber suggested removing zoning mandates from the Plan completely as they may be illegal. He strongly encouraged the Plan Commission to instead focus on mandatory incentivized inclusionary zoning as the best tool. He stated that the Village could have a two-hour workshop with experts on affordable housing, but in his experience, inclusionary zoning is the most effective way to provide affordable housing at no cost to taxpayers. He stated that it is a win-win. He referenced a League of Women Voters study in Cook County that encourages the adoption of inclusionary zoning but requires the units to actually be built – not to use fees in lieu of building the units. If a fee in lieu is considered, it should be \$365,000, not \$100,000, but he does not suggest allowing it in River Forest because there is no vacant land.

Mr. Lauber stated that he also provided the Commission with information regarding low equity co-ops. He stated it has been a successful way to provide permanently affordable housing with households of modest incomes. He explained that there are some in the Chicago area and they were successful until President Nixon took action that discouraged them before his impeachment and conviction. Mr. Lauber stated that many of the options discussed in the draft Affordable Housing Plan do not work and again strongly encouraged the use of mandatory incentivized inclusionary zoning.

Commissioner Kragan asked Mr. Lauber whether the chart regarding cost burdens for property owners included property taxes. She also asked whether he envisioned incentivized inclusionary zoning only when a variance for increased density is requested, or whether it would also apply to TIF Districts where there is some financial benefit to the developer. Mr. Lauber stated that he believes it includes mortgage and property tax but wasn't positive. He also stated that the requirement should be triggered when there is a connection between the relief that is requested and the affordable housing unit. He noted that a developer building in a TIF District is likely going to want as dense a development as possible.

Mr. Lauber stated that the plan can be strengthened with more discussion. He provided suggestions for specific provisions that can be added to the plan and provided them to the Commission. They include: 1. Recommendation to amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single family housing affordable to households with modest incomes; 2. Recommendation to adopt effective incentivized inclusionary zoning; 3. Recommendation to adopt the policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes; and 4. Recommendation to adopt a precise policy for TIF districts to either maintain existing multi-family and single family housing affordable to households with modest incomes or replace existing affordable housing with new affordable units in new developments in the TIF districts on a one-for-one basis.

Mr. Lauber stated that he agrees with the use of accessory dwelling units and noted that it can be effective. He also stated that the proposed developments at Bonnie and Thomas and Lake and Park

will result in the loss of affordable housing units and that people will have to leave their long term homes. Government should not collaborate with developers to force people out of their homes. He stated that precise policy statements are needed to provide the Development Review Board with clear guidance. He believes the language in the Comprehensive Plan is wishy washy. He thanked the Plan Commission for allowing him so much time to discuss this.

Phyllis Rubin, 411 Ashland, said she agrees with Mr. Lauber. She said the developer at Lake and Lathrop has been granted leeway to build higher without any affordable housing units required. She said it is sad that it has gotten to the point that the government is requiring the Affordable Housing Plan. She thinks it's sad that it would be required and there is pride in doing it before being made to do it.

Phil Moeller, 444 Ashland, stated he is an affordable housing developer and invited everyone to visit or tour Forest Oaks in Forest Park, which is a senior affordable housing project. He said he thinks it is a worthwhile experience because it is not what everyone expects when they hear the word "affordable".

5. PLAN COMMISSION DISCUSSION

Hearing no further public comment, Chairman Crosby asked the Plan Commission if they had any questions.

Chairman Crosby asked when there is a mixed income building with a portion of the units designated as affordable, what prevents the pressure of the real estate market from pushing that cost of that unit out of being affordable after it has been sold from owner to owner? Mr. Houseal stated that there have to be covenants or restrictions that would run with the unit or property in perpetuity to ensure that the unit does not increase in value above a certain amount over time as transfer of ownership or occupancy takes place.

Commissioner Gottlieb asked if there is a limit on who can buy it. Mr. Houseal stated that there would have to be some sort of income/need restriction that would apply to the affordable units and described how that was generally accomplished at a development in Wilmette.

There was a brief discussion between Commissioner Armalas and Mr. Lauber regarding the legality of rent stabilization in Illinois.

Chairman Crosby asked Mr. Houseal if has he ever seen in a community where the developer is required to provide an affordable housing study to determine how many units or what type of zoning relief would be required to provide a portion of the development for affordable housing units. Mr. Houseal stated that he has not seen that as part of an application submittal. Chairman Crosby stated that such a study would be helpful during discussions regarding proposed planned developments. Both noted that the topic arose during recent public hearings regarding proposed planned developments.

Commissioner Armalas asked if amending the Comprehensive Plan as Mr. Lauber suggested would force the discussion. Mr. Crosby asked what type of amendment would be proposed. Mr. Armalas stated he thinks it is a good idea.

Commissioner Kragan asked whether the Affordable Housing Plan is a standalone document. Village Attorney Marrs stated that the Comprehensive Plan recommended that the Affordable Housing Plan be adopted. Assistant Village Administrator Scheiner confirmed that the Comprehensive Plan and Affordable Housing Plan are standalone documents.

Commissioner Armalas stated that incentivized inclusionary zoning should be part of the Comprehensive Plan to force the issue. Chairman Crosby stated that it would apply to proposed developments heard by the Development Review Board and that it may not be best to include that in the Comprehensive Plan. Commissioners Gottlieb and Kilbride stating they do not believe there is something to go into the Comprehensive Plan yet.

Mr. Houseal stated that the Plan Commission can make a recommendation to amend the Comprehensive Plan. He noted that, during the evolution and preparation of the Comprehensive Plan, the multi-family areas were designated as multi-family/mixed use/commercial so that development could be accommodated in the future and the properties could include multi-family projects. Mr. Armalas noted that multi-family does not mean affordable.

Commissioner Gottlieb asked if there had been any discussion regarding forcing people out of their homes ever. Chairman Crosby stated that there had been no discussion at any meetings he has attended. Commissioner Gottlieb asked if a developer offered to purchase a property whether it is up to the property owner to do that. Mr. Houseal stated that there is specific language in both TIF Districts that the taking of single family homes by the Village would not occur.

Ms. Scheiner also described the requirement for a planned development application that the property owner consent to the sale and filing of an application and that there is no scenario under which a developer could force an owner to sell or develop a property from underneath them. She stated all transactions are voluntary between the property owner and the developer.

Mr. Houseal reiterated that there is no language in the Zoning Ordinance authorizing the taking of property. He also reviewed the language in the Comprehensive Plan regarding multi-family property along North Avenue and Harlem Avenue.

Commissioner Armalas stated that in the case of condominium buildings, every owner would have to be notified and not just the Board. Ms. Scheiner stated that her understanding is that the owners would have to consent and Mr. Marrs agreed.

There was a brief discussion with Mr. Houseal regarding the portion of affordable and multi-housing units that are rental and owner occupied. Mr. Houseal stated that the majority of existing affordable housing units are along the Village's corridors. Commissioner Armalas stated that the elimination of some existing multi-family units would reduce the availability of affordable housing and that's why he came up with the tear-down tax.

Commissioner Gottlieb stated that he wants developers to assess properties that may be in bad shape and offer to buy them out and improve properties that may take them out of the affordable category. The question is how much of a role the government should play in controlling cost and taking things out of the hands of the market. He stated he struggles with this because diversity is a good thing, but on the other hand, compared to how River Forest was 100 years ago, River Forest is a highly desirable place to live. Affordable housing is good, but it sounds almost as if it's bad if we tear down bad places. He is in favor of the incentive program but they went to great lengths to discuss building heights and offering incentives will result in taller buildings with more density, and asked how is this balanced with community character in order to have 39 more affordable housing units.

Commissioner Armalas stated that he supports a plan that is specific and addresses those concerns. The state statute allows the developer to appeal denial of affordable housing projects. He also stated that this is an avenue to obtain bulk zoning regulation relief.

Mr. Houseal stated that Commissioner Gottlieb identified the challenge that this is a policy issue that has to be determined. Once you determine what the policy is and what you want to do, the ordinance can be written. If we discuss inclusionary zoning now before it's decided what is to be accomplished, that is putting the cart before the horse. The community has to decide how far it is willing to go, and what is role of local government, in saying to a property owner that may have an apartment building with 18 affordable units, that they cannot sell their property or if they sell it, it has to be to someone who will maintain it, because the government is protecting those affordable units. As an alternative, the Village could instead say that we will work with them and try to encourage them to keep the area affordable and attractive with amenities for the residents.

Commissioner Kirk left the meeting at 8:57 p.m.

Commissioner Armalas stated that he doesn't believe the Village can restrict the property owner from selling it. Mr. Houseal stated that it is what the Commission is grappling with. If the policy states that if a unit is removed it has to be replaced one-to-one with an affordable unit, but to pay for the project you have to put in 30 units, how big is this project going to be and is that viable from a community perspective? Will it fit? Can you park it? Is it too big? What about the neighboring properties? Before zoning regulations are discussed, it must first be decided what River Forest is willing to do in the role of protecting and/or safeguarding the existing as well as accommodating new proposals for affordability. That must be decided before codes are written. Based on the workshop with the Plan Commission and direction provided, the draft Plan attempts to balance the need to work with existing affordable housing units to maintain or improve the quality of that housing while also accommodating requests for new affordable housing units in mixed use and multi-family development proposals.

Commissioner Kragan stated that the draft Plan is missing a narrative about why we value affordable housing because, besides diversity, it allows people to age in place and limits the burden to schools. Mr. Houseal stated that he tried to capture that sentiment on page 3 under Section 2 but he will make it more robust.

Commissioner Kragan agrees with the suggestions to rewrite the language at the bottom of page 2 regarding the “social perspective”. She also suggested “economic burden” in Section 1 should be flipped into something that if you are going to take advantage of public dollars, such as in a TIF District, then you should provide a public benefit and that affordable housing is a public benefit. Commissioners Armalas and Chairman Crosby agreed. Chairman Crosby suggested improving the discussion regarding how affordable housing benefits everyone.

Commissioner Kragan noted that the tone of the Plan should not be negative and talked about her positive experiences with attractive, desirable affordable housing developments. Mr. Houseal clarified that when he discussed the economic burden he was referring to the financial differential.

Commissioner Armalas discussed his review of real estate listings and was struck that someone with a modest income could find an affordable housing unit in River Forest.

Chairman Crosby noted that the Plan Commission zeroed in on zoning bonuses as an incentive. He wants to get feedback from those who weren’t at the last meeting to make sure he gets input from everyone on the Committee.

Commissioner Kragan sought clarification on the direction the Commission is to provide. Mr. Houseal noted that the plan must identify the incentive or incentives that may be considered when affordable housing is proposed to accommodate developers. Chairman Crosby noted that this does not adopt mandates, taxes or fees.

In response to Commissioner Kilbride’s question regarding next steps, Chairman Crosby stated that the Plan Commission would be making a recommendation to the Village Board of Trustees and would review it before adopting the Affordable Housing Plan.

Mr. Houseal also noted that within the context of a Planned Development application, the developer must discuss how the proposed development is consistent with the Comprehensive Plan. Perhaps this could become a more delineated standard in the Planned Development Ordinance that could be discussed and considered regarding whether a proposed development furthers the objective to provide additional affordable housing units.

Commissioner Kragan stated she would like to call out TIFs but asked whether that was already covered by the Planned Development Ordinance issue. Mr. Houseal stated that discussion regarding TIF is not part of the Planned Development standards. He stated he is not sure how to write this.

Commissioner Kragan also asked that the Plan discuss the possible exploration of allowing accessory dwelling units. Mr. Crosby stated he sees it as an important tool as it is the only opportunity to inject affordable housing into single-family districts.

Chairman Crosby asked about zoning bonuses. Mr. Houseal stated that it could accompany a host of recommendations regarding possible Planned Development language amendments. One could be a standard about whether the development furthers the Affordable Housing Plan. Another could be if the development is receiving TIF assistance, another could be specific to have the ability to look more favorably on requested relief if it is made to accommodate more affordable housing.

Chairman Crosby and Mr. Houseal discussed the implementation matrix, which includes a recommendation to examine the Zoning Ordinance and zoning standards, which include the Planned Development requirements. Mr. Houseal stated that that review has not yet begun.

Commissioner Kragan asked how that relates to incentivized inclusionary zoning. Mr. Houseal stated that it is different and would raise the bar as part of a developer proposing something and it could set up a standard that preferential consideration would be given for requests for building height if developments proposed affordable housing as a component of affordable housing.

Mr. Houseal noted that planning is not zoning. Planning should articulate the vision for the community. Zoning is a tool used to implement that vision. If this Plan can accurately articulate the vision of the goal and incentives for affordable housing, the recommendation can be to explore modifications to the Zoning Ordinance to accomplish that vision. He noted that the changes would require public hearings, but the first step is to set the policy.

The Commission directed Mr. Houseal to make the recommended changes and return at a future meeting to review the revised Plan before making a recommendation to the Village Board of Trustees.

Commissioner Armalas again asked about the TIF District language and Mr. Houseal discussed that as a possible Planned Development Ordinance regulation.

Assistant Village Administrator Scheiner discussed a possible future meeting date. She stated she would contact commissioners and Mr. Houseal regarding their availability.

6. ADJOURNMENT

A MOTION was made by Commissioner Kragan and SECONDED by Commissioner Kilbride to adjourn the Plan Commission meeting at 9:16 pm.

MOTION PASSED by voice vote.

Respectfully Submitted:

Lisa Scheiner, Secretary

David Crosby, Chairman
Plan Commission

Date: _____

**VILLAGE OF RIVER FOREST
PLAN COMMISSION MEETING MINUTES
MARCH 3, 2020**

A meeting of the Village of River Forest Plan Commission was held on Tuesday, March 3, 2020, at 7:00 p.m. in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: Commissioners Armalas, Gottlieb, Kirk, Cragan, Fishman and Chairman Crosby

Absent: Commissioner Kilbride

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Carmen Forte, John Houseal, of Houseal Lavigne Associates

2. APPROVAL OF MINUTES – JANUARY 21, 2020

A MOTION was made by Commissioner Gottlieb and SECONDED by Commissioner Cragan to approve the January 21, 2020 meeting minutes of the Plan Commission as amended.

Commissioner Cragan noticed that her name had been misspelled.

Ayes: Commissioners Armalas, Gottlieb, Kirk, Cragan, Fishman and Chairman Crosby

Nays: None

Motion Passed.

3. CONTINUED DISCUSSION REGARDING AFFORDABLE HOUSING PLAN

Chairman Crosby invited the Village's Planning Consultant, John Houseal, to review the changes that were made to the Affordable Housing Plan.

John Houseal, Houseal Lavigne Associates, reviewed the changes that were made to the report including some phrases that were either removed or reworded to be better stated. He also noted that the language in the sections that address affordable housing need as defined by the Act and as defined by the community were "beefed up". Mr. Houseal reviewed the possible additional considerations that are included in the revised plan in response to discussions at the last meeting. Those additional considerations included the following:

- (1) Allow for taller and denser development in designated commercial/mixed-use areas, consistent with the recommendations of the Comprehensive Plan, in order to better accommodate possible inclusion of affordable housing as part of new development;

- (2) Explore possible strategies and means with which to preserve and enhance existing affordable housing in the Village, such as possible funding or programs aimed at assisting with upkeep, maintenance, and improvements to identified properties;
- (3) Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts. An ADU is essentially a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house, either in an accessory or primary structure; and
- (4) Consider amending the Planned Unit Development standards (section 10-19-3) to specifically identify consistency with the goals and policies of the Affordable Housing Plan as a standard of review for Planned Developments.

Mr. Houseal stated that there as some internal debate about item #4 because there is no other planning document in the Village, other than the Comprehensive Plan, that is called out in the Planned Development Ordinance, so this would be a change.

Mr. Houseal stated that the one recommendation made by the Plan Commission at the last meeting that was not included in the revised draft affordable housing plan, was the mandate that would tie the use of TIF expenditures to the provision of affordable housing. He stated that this recommendation, if it proceeds to the Village Board of Trustees, should be outside of the Affordable Housing Plan document as it is not the proper place for TIF expenditure policies.

Assistant Village Administrator Scheiner stated that the TIF Act requires that, in order for something to be a TIF eligible expense, there has to be public benefit. Village Attorney Carmen Forte further explained that there are TIF eligible expenses that can be used toward affordable housing projects including assistance with interest payments and construction costs. TIF is a financing tool but the Affordable Housing Plan is not.

Chairman Crosby asked the Commissioners if there were any other concerns or questions about the changes that have been made.

Commissioner Fishman stated that the change makes sense.

Commissioner Cragan recalled that she asked that data be included regarding River Forest housing and demographics. Mr. Houseal and Ms. Scheiner asked for clarification regarding the data that she would like to have included.

Commissioner Armalas asked if there is state directive that a certain amount of money or a certain percentage of TIF money needs to go toward affordable housing? He said he would like to have reviewed the discussion about the TIF language in the Affordable Housing Plan.

Village Attorney Forte reviewed the provisions of the TIF Act that allow for certain expenses related to affordable housing developments to be TIF-eligible including interest costs and construction costs. He noted that while the benefit goes to the developer, it incents the development of affordable housing.

Commissioner Cragan suggested that the Affordable Housing Plan include language that recognizes that affordable housing is a TIF-eligible expense. Mr. Houseal agreed that that could be included. Commissioner Armalas stated that he thought that was the Commission's recommendation at the previous meeting. Mr. Houseal stated that his take-away was that the Commission wanted to mandate that, if TIF funds were going to be used, they must to be used for affordable housing.

In response to a question from Commissioner Cragan regarding whether zoning changes would be covered under zoning mandates, Chairman Crosby and Mr. Houseal agreed that language would be placed on page 6 under possible additional considerations as its own recommendation. The Commission agreed that that would be the appropriate way to approach it.

Commissioner Cragan asked that the Affordable Housing Plan include the data they received during public comments at the previous meeting regarding housing affordability and housing cost burdens in River Forest. She noted that River Forest residents have a higher cost burden for housing and the data provides a snapshot and highlights the need for the plan beyond the State's requirements that it be adopted.

Chairman Crosby asked where they would go with that data.

Mr. Houseal said he wants to verify the data that was provided and noted to the Commission that it is required to use the data provided by the State in the Affordable Housing Plan. Some people choose to live in River Forest knowing that they may be required to spend a higher percentage of their income to live here. He also noted that 30% is not the only standard for determining housing affordability and there are some that suggest 35-40% is appropriate. He noted that the Commission would have to reach consensus that 30% is the standard by which to determine housing affordability.

Commissioner Armalas asked how the data would be used in the Plan. Commissioner Fishman said she does not understand and is not sure why it is important that this information be in the plan.

Commissioner Cragan explained that it seems like they are building or valuing affordable housing for someone else but, if the data is shown, they realize it's for all of them and that affordable housing effects everyone, not just certain households in River Forest.

Commissioner Fishman said she does not see that data living in this Plan.

Commissioner Armalas asked what time period the snapshot would capture. Commissioner Cragan said the snapshot current be current data or a recent year that shows the status of housing affordability and cost burden in River Forest.

Chairman Crosby said the ability to trust that other data makes him nervous and the Affordable Housing Plan is based on the specific data that the State has provided. He asked whether the Plan would be revised if other data is introduced that agrees or conflicts with the State mandated data.

Commissioner Cragan stated she understands the Commission must rely on the State's data and does not believe they could mistrust the U.S. Census data.

Mr. Houseal and Ms. Scheiner described the availability of HUD guidelines, possible data sets from the Census Bureau's American Community Survey, how those estimates are derived, whether the conclusions the Commission seeks can be extrapolated from that data, and asked how that data would impact or be informative to the overall affordable housing policy statement. Mr. Houseal noted that the American Community Survey data is not as actionable as the data provided by the State for the purposes of creating the Affordable Housing Plan.

Commissioner Gottlieb asked if the Plan could include a short statement that reflects that sentiment. Mr. Houseal discussed possible wording and reiterated that there is not consensus on other data sources and how that data will impact the Affordable Housing Plan if it varies from what the state requires the Village to use. The Village is required to have a plan to increase the number of affordable housing units from 9% to 10%.

Suzanne Haraburd, 633 Bonnie Brae Place, shared her personal experience in needing affordable housing and how she was able to find it and send her children to River Forest schools. She said her son is also benefitting from affordable housing. She thanked Commissioner Cragan for bringing up people in River Forest and how it's effecting them. She urged the Commission to modify the plan to include the following:

- Amend the Comprehensive Plan to establish a policy of preserving affordable housing;
- Include census data, even if it's from the American Community Survey;
- Adopt effective incentivized inclusionary zoning;
- Require that at least 15% of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes; and
- A precise policy for TIF Districts to maintain affordable existing multi-family and single family housing or replace it with new affordable units in new developments in the TIF Districts on a one-to-one basis.

Daniel Lauber, 7215 Oak, reminded the Plan Commission of the data that he provided at the previous meeting, its source, and how it identified housing costs and cost burdens to renters and property owners in River Forest. He said they received the draft Affordable Housing Plan the Thursday prior to the meeting, which was hardly adequate time to review it. He said that, in housing, they look at median data, not average data. Mr. Lauber said that he has prepared a lot of Affordable Housing Plans and that housing affordability data is often included in the Plan. He also noted that, for homeownership, housing cost estimates and affordability data include the mortgage, property tax payments, and condominium association fees.

Mr. Lauber reviewed deficiencies in the Plan, including a reference to limiting affordable housing to 15% to 20%. He said he finds language in the Plan to be insulting to his neighbors to the north that live in a modestly priced condominium development. He asked if the Commission is suggesting that this building or set of buildings is a disaster that should be in River Forest?

Mr. Houseal responded that the Affordable Housing Plan does not say that something is a disaster because it is affordable. He invited Mr. Lauber to comment on the sentence so it could be addressed, but said that language is not in the Plan.

Chairman Crosby asked Mr. Lauber not to sensationalize it.

Mr. Lauber suggested that the Commission remove any suggestions that a development for modest incomes is undesirable. He said “spirit of the community” at the bottom of page 2 should be diversity, not spirit of the community. He said he also has a concern about the best interest language on page 4 under what is affordable. He thinks that needs to be clarified.

Mr. Lauber urged the Plan Commission to remove the section under incentives that describes zoning mandates because, as described, they constitute an illegal taking of property without just compensation under the 5th amendment.

Mr. Lauber continued that zoning bonuses are really talking about incentivized inclusionary zoning and he thinks that a better tone can be created by talking about it that way. The paragraph in the Affordable Housing Plan under Zoning bonuses that states, “However the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the property owners would bear the cost” should be removed because it is unsubstantiated. On page 4 of his memo he provides several sources that show and have found consistently that affordable housing does not reduce property values and, in some instances, increases them. He provided the citations and has offered to provide PDF copies of studies that confirm it. He said the language in the Plan sets a negative tone and that a citation should be provided for the assertion made.

Mr. Houseal stated that the language to which Mr. Lauber is referring is on page 5 of the draft Plan, but clarified that it does not say that affordable housing can adversely impact property values. He said the Plan talks about relaxing zoning standards for height, setback, parking or bulk to create a physical structure that can impact adjacent property owners. Mr. Houseal said it says nothing about affordable housing lowering property values of adjacent properties. He noted that he is willing to discuss anything in the Plan, but that he would not let someone mischaracterize what is in it to the point of being inaccurate. Mr. Houseal said the last three statements Mr. Lauber made are simply not in the Affordable Housing Plan and he would wholeheartedly disagree with Mr. Lauber’s characterizations.

Mr. Lauber said he would disagree with Mr. Houseal’s characterizations and the tone of the Plan acts as if affordable housing is a burden that the Village begrudgingly accepts. He said that, if this Village can adopt an ordinance that welcomes undocumented immigrants to River Forest, then it can adopt an Affordable Housing Plan that is welcoming to people of modest incomes. Mr. Lauber also said he is concerned that no one seems to remember all the data he provided at the last meeting.

Chairman Crosby asked him to wrap up his comments

Mr. Lauber concluded by saying that the Affordable Housing Plan would be enhanced and much more effective if it were to include the four recommendations that he hoped would be in there and were read aloud by Ms. Haraburd. He reiterated her recommendations.

Chairman Crosby thanked Mr. Lauber for his comments.

Russ Wenzloff, 7214 Oak, discussed his long tenure at his property and the history of the affordability of the units. He said he hopes that anything new coming down the pike will allow people in his position to afford to live in River Forest.

Lydia Manning, 755 William Street, advocated for the older adults in River Forest and encouraged the Village to be intentional about the kind of language that is included in the plan that is age-friendly and goes beyond aging in place. She noted that the Age-Friendly Ad Hoc Committee was recently created. She encouraged the Village to explore accessory dwelling units and co-housing in creative and innovative ways to keep our elders here and aging in place in an affordable manner beyond just the reduction of property taxes.

Ms. Scheiner stated that the Commission also received written statements in advance of the meeting from Mr. Lauber, Ms. Rubin and Mr. Carmody letter, which have all been distributed to the Plan Commissioners.

Judith McDevitt, 411 Ashland, said she lives in one of the smaller affordable units in her building. She said appreciates the thoughtful way the Village goes about formulating its policies and listening to everyone. She has concerns about preserving existing affordable housing and thinks that it is very important to include the recommendation that any such affordable housing be preserved in the TIF Districts. She said the Village and schools have taken steps to ensure that everyone is welcome here and the Village's housing policies should reflect that.

David Brent, 1533 William, is the President of the Condo Association. He stated the owners have been exploring the possibility of selling the condominium building to someone who would use the property in whatever way they saw fit. The ongoing discussion about affordable housing has come to their attention and they believe their building could be used for that purpose. He said they have sent a letter to Eric Palm, Village Administrator.

Janice Brent, 1533 William, said that 100% of the 16 current condominium owners want to sell, however, if a developer is not interested in their building the units may turnover. She asked whether the Village could buy the building and then rent it out to people for affordable housing. Assistant Village Administrator Scheiner replied that she would have to defer to the attorney on the legality of it and that the policy decision is within the discretion of the Village Board of Trustees. She noted that she would pass their comments along to the Village Administrator.

There were no further public comments.

4. RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO ADOPT AFFORDABLE HOUSING PLAN

The Commission reviewed the changes that they requested to the plan, which include:

- Adding a reference regarding TIF-eligible expenses related to Affordable Housing
- Adding contextual housing data from the American Community Survey
- Inclusion of integrated supportive housing in addition to age-friendly co-housing in the section “Affordable Housing as Defined by the Community.”

There was a brief discussion regarding the language in the Affordable Housing Plan and Comprehensive Plan regarding the preservation of existing affordable housing.

Commissioner Armalas stated he does not think the Village should require developers to replace affordable housing units that are demolished with new units on a one to one basis. He stated that the TIF Districts are likely to reduce the number of affordable housing units.

Chairman Crosby described that proposed developments will go through the Planned Development process before the Development Review Board and affordable housing can be discussed on a case by case basis.

Mr. Houseal noted that the Development Review Board reviews proposed developments in relation to the Comprehensive Plan, which calls the preservation and provision of affordable housing. Mr. Houseal noted that, while the Affordable Housing Plan does not mandate the units, it does mandate the discussion at the time development is being considered.

Commissioner Armalas suggested that Mr. Houseal modify language that it might be desirable to limit the number of affordable units to 15 to 20% on the bottom of page 2. There was a brief discussion regarding this language. Commissioner Gottlieb suggested that the “for example” clause be removed.

Commissioner Armalas noted that he was particularly struck by the letter from Opportunity Knocks and described some of his personal experiences and observations regarding individuals with special needs. There was a brief discussion regarding the addition of language for affordable housing needs for young, independent adults with disabilities. Mr. Houseal noted that language would be added to page 3.

Commissioner Gottlieb stated that language be added to describe the benefit of affordable housing to those will use it and those that do not. Mr. Houseal stated that he would modify the section regarding the need for the community.

Chairman Crosby suggested that the Commission reconvene to consider the changes they are seeking. There was a brief discussion regarding the next meeting of the Plan Commission, which was scheduled for April 7, 2020 at 7:00 p.m.

There was also a brief discussion regarding distribution of Plan Commission meeting packets relative to the Open Meetings Act and the Village’s practices to exceed the Open Meetings Act requirements.

5. PUBLIC COMMENT

There was no further public comment.

6. ADJOURNMENT

A MOTION was made by Commissioner Gottlieb and SECONDED by Commissioner Armalas to adjourn the Plan Commission meeting at 8:36 pm.

MOTION PASSED by voice vote.

Respectfully Submitted:

Lisa Scheiner, Secretary

David Crosby, Chairman
Plan Commission

Date: _____

PLANNING/COMMUNICATIONS

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Guide to Materials on Affordable Housing Planning

SUBMITTED TO RIVER FOREST PLAN COMMISSION FOR ITS JANUARY 21, 2020 PUBLIC HEARING

This packet includes material that supplement the testimony of Daniel Lauber, AICP, on the draft affordable housing plan before the River Forest Plan Commission at it's January 21, 2020 public hearing.

The first item in this packet illustrates the sort of data an affordable housing plan should be reporting. It is excerpted from a 2012 study we conducted for Lake County, Waukegan, and North Chicago and has been edited down to focus squarely on affordable housing. Keep in mind that the study was conducted four years after the 2008 Great Recession and that the housing market was just beginning to recover in 2012. I do not intend to dwell on this document in my testimony. I just wanted you to see some of the factors and data that an affordable housing plan should address — and to better understand what constitutes affordable housing and the standards normally used.

The second item is a table showing the percentages of River Forest homeowner and tenant households that are “cost-burdened” and “severely cost-burdened.” To provide perspective, I’ve included Oak Park and the nation. The situation for River Forest tenants is nearly identical to that faced by Oak Park tenants and a bit more favorable than the nation as a whole. The bottom line is that the affordability situation is tough nationwide, but the federal government and the State of Illinois are doing virtually nothing to alleviate it. It’s up to us at the local level to mitigate this affordable housing crisis using the tools available to us.

Perhaps the most effective tool — one adopted by more than 800 cities and counties with affordable housing situations like or more severe than ours — has been inclusionary zoning. A lot of misleading information has been conveyed about inclusionary zoning. The “World of Difference” page uses a parable of sorts to illustrate two diametrically opposed approaches to inclusionary zoning. The first is analogous to how the previous Oak Park Village Board addressed inclusionary zoning last year — an approach that is unfair, a unconstitutional “takings,” and a disincentive to development. That approach deserves the criticism it has received.

But there is a second approach that is the very opposite. This second approach is analogous to what I call “incentivized inclusionary zoning.” This approach successfully gets affordable housing built in new developments at no cost to the taxpayer, with increased profit for the

Excerpted from the 2012 Lake County, Illinois Study

Provided to illustrate information and standards that an Affordable Housing Plan should be reporting in order for a village to produce a responsive and adequate Affordable Housing Plan

Information and data unrelated to housing costs have been deleted to keep this focused solely on the affordability of ownership and rental housing

The Affordability of Housing

Economists and housing experts have long used the rule of thumb that a home is affordable when its purchase price is no more than two and a half or three times the buyer's gross annual income.²⁰ Their other test that applies to both owner and tenant households is that housing is affordable if the household spends less than 30 percent of its gross monthly income on housing. Housing that costs 30 percent or more of a household's gross income is called "cost burdened."

Households that spend 30 percent or more of their gross monthly income on housing costs (rent, or mortgage, property tax, and condominium or home owner association assessments) are considered to be "cost burdened."

These are not arbitrary figures. Spending more than 30 percent on housing, leaves a typical household less money for essentials such as food, clothing, furniture, transportation, health care, savings, and health insurance. Local businesses suffer the most from this reduction in discretionary spending money due to high housing costs. Spending more than 30 percent on housing denies monies to other sectors of the economy unless households strapped for cash go into serious debt.

Cost Burdened Housing

As the two tables below show, substantial proportions of home owners and

20. For purposes of this analysis, we will err on the cautious side and use three times the median income to establish the price of an affordable house rather than two and a half times.

cago six percentage points below. However, relatively few of the large proportion of cost burdened tenant households are likely to be able to save enough for a down payment to purchase a home since they have to spend more of their income on rent than is economically healthy.

Table 38: Cost-Burdened Tenants by Jurisdiction: 2010

Cost-Burdened Tenants By Jurisdiction: 2010				
Jurisdiction	Percentage of Tenant Households That Spent 30 to 34.9% of Their Gross Income on Rent	Percentage of Tenant Households That Spent 35% or More of Their Gross Income on Rent	Total Percentage of Cost-Burdened Tenant Households	Median Rent
Lake County	9.5%	42.7%	52.2%	\$957
North Chicago	5.9%	41.2%	47.1%	\$988
Waukegan	11.9%	43.1%	55.0%	\$822

Source: Lake County and Waukegan from "Selected Housing Characteristics," 2010 American Community Survey 1-Year Estimates, Table DP04; "Selected Housing Characteristics," North Chicago from 2008-2010 American Community Survey 3-Year Estimates, Table DP04.

The proportions of cost burdened tenants and of cost burdened home owners with a mortgage certainly constitute a housing crisis that drains the county's entire economy.

Affordability of Ownership Housing

The table that follows provides a plethora of data in one place. For each city and village in Lake County, it shows:

- ◆ The actual median price of single-family detached homes sold in 2010
- ◆ The actual median price of single-family attached homes sold in 2010. These include duplexes; townhouses including ranch-townhouses, two-story ranch townhouses, tri-level townhouses, and three-plus story townhouses; quad-ranch houses, quads, quad-split level homes, quad-two story homes, quad-penthouses.
- ◆ The actual median price of condominiums sold in 2010
- ◆ Whether each type of housing is affordable to the median-income household in Lake County, North Chicago, and Waukegan. Cells are colored green when a household with the median-income of Lake County, North Chicago, or Waukegan can afford the median-priced home of each of the three types of homes. The cell is colored red when a household with the median income cannot afford the type of home. "N/S" means that no homes of that type were sold in 2010.

As discussed earlier, a home is considered affordable when the price is no more than two and a half to three times the household's annual income. To err on the conservative side, the table that follows treats affordability as *three* times the household's annual income: \$224,115 for Lake County households, \$138,153 for North Chicago households, and \$131,865 for Waukegan households.

Figure 43: Modest Highland Park House Bought for \$369,000 in 2006 and Sold in 2011 for \$309,000 After Extensive Remodeling



— Continued from previous page

City or Village	Actual Median Sale Price in 2010			Types of Housing Affordable to Household With:								
	Single-Family Detached Houses (SF)	Single-Family Attached Home (Townhouse, Duplex) (SFA)	Condominiums (C)	Lake County Median Income of \$74,705			North Chicago Median Income of \$46,051			Waukegan Median Income of \$43,955		
				SF	SFA	C	SF	SFA	C	SF	SFA	C
Park City	\$138,000	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Port Barrington	None Sold	None sold	None sold	N/S	N/S	N/S	N/S	N/S	N/S	N/S	N/S	N/S
Riverwoods	\$546,000	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Round Lake	\$118,000	\$104,300	\$70,000									
Round Lake Beach	\$87,000	\$80,250	\$69,000									
Round Lake Heights	\$125,000	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Round Lake Park	\$58,000	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Third Lake	\$259,675	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Tower Lakes	\$398,500	None sold	None sold		N/S	N/S		N/S	N/S		N/S	N/S
Vernon Hills	\$415,000	\$240,000	\$124,125									
Volo	\$242,500	\$133,550	\$127,000									
Wadsworth	\$290,000	\$138,700	\$114,000									
Wauconda	\$203,000	\$138,450	\$92,400									
Waukegan	\$74,000	\$100,250	\$32,500									
Winthrop Harbor	\$149,500	None sold	\$245,000		N/S			N/S			N/S	
Zion	\$81,375	\$28,000	\$109,000									

A red cell means that the housing is not affordable to the median income household. A green cell means the housing is affordable. N/S = None sold. Sources: Median sale prices were compiled from the Multiple Listing Service. Median household incomes for Lake County and Waukegan are from "Selected Economic Characteristics," 2010 American Community Survey 1-Year Estimates, Table CP03; North Chicago data are from "Selected Economic Characteristics," 2008–2010 American Community Survey 3-Year Estimates, Table CP03.

In 2010, a household with the Lake County median income of \$74,705 could afford to buy a home costing as much as \$224,115. A median-income household could afford to buy half of the single-family detached homes in 43 percent of the county's cities and villages. It could afford half of the attached single-family homes in 69 percent of the municipalities and half of the condominiums in 88 percent of them. Current Lake County households at the median income could not afford to buy the median-priced single-family detached home in 57 percent of the county's towns.

North Chicago

As the table below suggests, the price of ownership housing was severely depressed in North Chicago — and getting worse in 2011 with the median price of all ownership housing falling 32 percent. Prices are so depressed that a household with an income that was just 28 percent of the 2010 median household income could afford to purchase the median-priced single-family detached home in North Chicago in 2010. A year later, housing prices had fallen enough that a household with income that was 21 percent of the median household income could afford the median-priced single-family detached home in North Chicago in

78 percent of the county's municipalities.

Waukegan

The picture is a bit different in Waukegan where the median household income is lower than in North Chicago, but the median prices of homes sold in 2010 and 2011 is much higher. A household with the median income can afford the median-priced home of any kind. The median price of all three types of ownership housing plummeted 36 percent from 2010 to 2011.

Table 42: Affordability of Home Ownership in Waukegan: 2010–2011

Affordability of Home Ownership in Waukegan: 2010–2011					
Year	Estimated Median Household (HH) Income for 2010	Median Price of Single-Family Homes	Minimum HH Income to Afford Median Priced Single-Family Home	Median Price of Condominiums	Minimum HH Income to Afford Median Priced Condominium
2011	\$43,955	\$49,450	\$16,483	\$22,000	\$7,333
2010	\$43,955	\$74,000	\$24,667	\$32,500	\$10,833
Year	Maximum Home Price Affordable to Median Income Household	Median Price of Attached Single-Family Housing (Townhouse, Duplex)	Minimum HH Income to Afford Median Priced Attached Single-Family Housing	Median Price of All Ownership Housing	Minimum HH Income to Afford Median Priced All Ownership Housing
2011	\$131,865	\$55,000	\$18,333	\$48,000	\$16,000
2010	\$131,865	\$100,250	\$33,417	\$75,000	\$25,000

Source: Median sale prices: Multiple Listing Service. Median household income: "Selected Economic Characteristics," *American Community Survey 2008–2010 3-Year Estimates*, Table CP03.

This decline in home prices has been a total disaster for Waukegan home owners who have seen much, if not all, of their equity wiped out as the values of their homes sink "under water."

The ability of Waukegan residents to move to most of the other Lake County cities and villages is severely limited by the much higher cost of ownership housing in the vast majority of Lake County municipalities. In 2010, a household with the Waukegan median income of \$43,955 could afford to buy a home costing as much as \$131,865. A median-income Waukegan household could afford half of the single-family detached homes in just 18 percent of the county's cities and villages. It could afford half of the attached single-family homes in 26 percent of the county's municipalities and half of the condominiums in 62 percent of them. Current Waukegan households at the median income could not afford to buy the median-priced single-family detached home in 82 percent of the county's towns and could not afford the median-priced attached single-family home in 74 percent of the county's towns.

It takes a median household income of \$39,500 to afford the median North Chicago rent. As noted on page 101, North Chicago has the lowest proportion of cost-burdened tenants of the three jurisdictions: 47.12 percent. While the proportion of North Chicago tenants spending 30 to 34.9 percent of their gross income on rent is about half that of the county, the proportion spending 35 percent or more is 41.2 percent, less than two percentage points lower than in the county and Waukegan.

The median income North Chicago household can easily afford the median rent in North Chicago, Waukegan, and Lake County. While the cost of ownership housing has fallen substantially in North Chicago, the cost of renting continues to be higher in North Chicago than in Waukegan and the rest of Lake County.

Waukegan

A little over 48 percent of Waukegan's housing units are rental. The median monthly rent of \$822 sits substantially below the \$988 median in North Chicago and the county median of \$957.

The 9.6 percent vacancy rate falls at the high end of the 5 to 10 percent range characteristic of a healthy rental market.

More than three of five tenant households are spending \$750 or more in rent. Less than a third spend \$1,000 or more — significantly smaller percentages than in North Chicago.

Similarly, the median household income to afford the median Waukegan rent is 17 percentage points lower than in North Chicago. However, the median household income in Waukegan is only 5 percentage points lower than in North Chicago — which further reflects the greater affordability of rental housing in Waukegan compared to North Chicago.

A household at Waukegan's median income in 2010 — \$43,955 — can easily afford the median-priced rental in Waukegan, North Chicago, and Lake County.

Table 45: Waukegan Rents in 2010

Waukegan Rents in 2010		
Gross Rent	Percentage of Tenant Households	Minimum Annual Household Income to Afford Rent
Under \$200	4.1%	\$8,000
\$200 to \$299	0.3%	\$8,000 to \$11,960
\$300 to \$499	1.8%	\$12,000 to \$19,960
\$500 to \$749	30.3%	\$20,000 to \$29,960
\$750 to \$999	32.1%	\$30,000 to \$31,960
\$1,000 to \$1,499	23.9%	\$40,000 to \$59,960
\$1,500 or more	7.6%	\$60,000
Median Rent	\$822	\$32,880

Source: "Selected Housing Characteristics," 2010 American Community Survey 1-Year Estimates, Table DP04.

Conclusions on Affordable Housing

The exclusion of housing that is affordable to households with modest incomes produces a barrier to socioeconomic diversity and fair housing in Lake County's mostly high and highest opportunity municipalities. Even though North Chicago and Waukegan offer a substantial amount of housing affordable to households with modest incomes, far too many residents are cost-burdened to support a healthy economy.

A World of Difference: Two approaches to inclusionary zoning

Dan Bertolet and Alan Durning

November 28, 2016

Imagine two towns, both committed to helping their low-income residents but short on funding for social services. Both decide to require retailers to sell 5 or 10 percent of their wares at steeply discounted prices to families who qualify for benefits: milk, jeans, refrigerators, whatever. But they do it two different ways.

The first town flat-out forces stores to do it, giving them nothing back in exchange. The place gets a little better for the lowest-income families who qualified for the discount, but there are other unintended, but inevitable, consequences that hurt the whole community. Retail is highly competitive, so only the most profitable shops can afford to sell a share of their products at a loss. Lots of stores go out of business, and surviving stores tend to be ones with bigger markups and higher prices: Nordstrom, not Payless; Whole Foods, not Safeway. Prices for everybody not qualified for discounts go up. Even for those who receive the discounts, there are fewer places to shop and marked-down supplies are limited. The town overall becomes less prosperous.

The second town also requires “inclusionary pricing”—the same 5 or 10 percent discounts to qualifying families—but this town also compensates stores with economic benefits of comparable value: they can build a bigger shop than otherwise allowed under local laws; add profitable new ventures, such as liquor sales; dispense with expensive parking lots that were otherwise required; and win exemptions from certain taxes. In this community, retailers come out even and stay in business. The money they lose on their inclusionary sales is balanced out by gains from new benefits. Families with lower incomes shop where everyone else does, in a range of stores. Unlike the town that does not balance out the cost of its inclusionary pricing, this second town makes sure low-income families can thrive and be part of the local social fabric without shuttering stores and pushing up prices for those who don't get the discount—keeping the whole community thriving and intact.

These hypothetical towns may strain belief. But as illustrations, they provide an apt analogy for the potential benefits and pitfalls of inclusionary zoning. Inclusionary zoning (IZ) is the same principle applied not to shopping but to housing. It requires builders to lease or sell a share of their new homes at below-market prices to families and individuals whose low incomes qualify them for it. Some communities balance out these affordability mandates while some do not—a difference that makes all the difference.

Low-Equity Cooperatives = Housing Solutions

As federal housing policy continues its journey into the twilight zone, and the housing needs of low-, moderate-, and now middle-income households become more acute, programs that supported the most successful federal housing programs in the nation's history — low-equity or limited-equity cooperatives — continue to lie dormant.

High costs didn't undo them. Unlike the subsidy programs that produced high rates of foreclosure, default rates for low-equity cooperatives created under Section 213 of the Housing Act of 1950 were so low that HUD refunded over \$32 million in mortgage insurance dividends to Section 213 cooperatives since 1970 (in its first 20 years, Section 213 produced 2,033 limited-equity cooperative developments with 115,796 units).

It was politics that did in the low-equity cooperative programs under Section 213, Section 221(d)(3) of the Housing Act of 1961, and Sections 202 and 236 of the Housing Act of 1968, because they did their job too well. They put taxpayers' money directly into housing rather than into the pockets of the housing middlemen: developers, realtors, title insurers, landlords, lawyers. Let's be honest: Sidestep this powerful lobby and few in Congress or the White House will go to bat for you. Even though many of these programs are still on the books, the Executive Branch has chosen to curtail their implementation and funding.

Low-equity cooperatives minimize housing costs by keeping the single largest cost of homeownership, mortgage debt service (30 to 50 percent of the landlord's monthly ownership costs), constant even when units change hands. Households that purchase a share in a cooperative association comprise the asso-

ciation that actually owns the cooperative. This share entitles a household to occupy a dwelling unit and pay a monthly "rent." The cost of a share can range from a few dollars as it does in some Canadian limited-equity cooperatives, to a few thousand dollars. The key difference between market rate cooperatives and limited-equity coops is that the limited-equity's bylaws limit increases in resale price to some rate typically less than the rate of inflation. This form of ownership can be applied to both multifamily and single-family housing, on a single site or scattered site.

When an apartment building, house, or condominium is sold, a new mortgage loan is issued, invariably for a higher amount and, until recently, nearly always at a higher interest rate. Consequently, rents must rise to cover the higher monthly mortgage bill. But when a low-equity cooperative changes hands, the mortgage on the building is not affected since only a share in the cooperative association is sold. This form of ownership keeps the single largest component of ownership costs constant. **Housing designed for, say, low-income households, continues to be affordable to low-income households, without additional government subsidy.**

To illustrate, consider a 22-unit apartment building built in 1959 with an initial \$139,354 mortgage at 6.25 percent (\$84 per unit each month) and monthly rent of \$111 per unit. [Illustrated by the graph on the other side.] Realistically assume that as a rental, the building will be sold every five years in an active market. By 1975, the building will carry a 9.5 percent \$358,838 mortgage loan that costs \$278 per unit each month to service. In 1980 the last sale will result in a 13.5 percent \$432,000 mortgage costing \$434 per unit each month. To cover this increased debt service, rent would have to rise to at least \$352 in 1975 and \$538 in 1980.

But, as a limited-equity cooperative the monthly payment to cover the cost of that mortgage remains at \$84 per unit, even 20 years later, since the original mortgage still exists.

Rents will have increased from \$111 in 1960 to all of \$188 in 1980 to cover increased operating costs and property taxes. No other type of homeownership generates such savings.

Housing vouchers and programs such as Section 8 that retain conventional forms of ownership, continue to treat housing as a shelter from taxes for developers and other investors. Not only do we pour direct federal subsidies into these programs, but the federal treasury loses income tax revenues due to the tax shelters they provide for the housing middlemen.

Limited-equity cooperatives have been the most successful housing program in U.S. history.

It is time to return government-supported housing to its most basic function: shelter from the elements. By treating housing as shelter from the elements, the District of Columbia's Tenant Purchase Assistance program has repeatedly shown that the conversion of rental units to low-equity cooperatives requires only an average one-time \$3,000 per unit government subsidy. Section 8, which still treats housing as an investment vehicle, often costs taxpayers \$3,000 per unit, *each year*. It's time to put the limited funds available for housing where the need really is and get the most bang for our bucks.

While we may lack the funds to provide a decent home and living environment for every American, we can at least turn the tide for millions more if we were to revive the most successful housing program the United States — and Canada — has ever known.

Daniel Lauber, AICP
Planner/Attorney

March 3, 2020

To: River Forest Plan Commission

From: Daniel Lauber, AICP, attorney/planner

Rehabilitating River Forest's Affordable Housing Plan

As currently written, this second draft of the village's *Affordable Housing Plan* remains highly deficient in terms of the data presented, tone and attitude, concrete recommendations, alternative approaches considered, and goals and objectives.

The tone of the plan continues to be less than supportive of housing affordable to households of modest means. It continues to make assertions that fly in the face of facts and that seem to begrudgingly accept housing affordable to households of modest incomes.

Missing Data

A competent plan for affordable housing needs to include the following information to determine the current state of housing affordability:

- ◆ Proportions of dwelling units that are owner-occupied and rental by type of structure (detached single-family, attached single-family, and condominium/multi-family)
- ◆ Median price of owner-occupied housing by type of structure
- ◆ Median rent of rental units
- ◆ Median household income by housing tenure and by demographic factor (age of head of household, race and ethnicity, etc.)
- ◆ Proportions of rental households that are cost-burdened (spending 30% or more of gross monthly household income on rent) and severely cost-burdened (spending 50% or more)
- ◆ Proportions of ownership households that are cost-burdened (spending 30% or more of gross monthly income on mortgage, property tax, and condominium or home owner association assessments) and severely cost-burdened (spending 50% or more, if data is available)
- ◆ Minimum household income required to afford median-priced ownership home by type of structure ((detached single-family, attached single-family, and condominium/multi-family)

write of enhancing the “overall diversity of the village,” but “spirit?” What in heaven’s name is “spirit of community?”

Part 3. What is “Affordable”?

The plan fails to adequately address the question of what is affordable. It needs to go beyond the arbitrary approach of the Illinois Housing Development Authority and instead report on the broader questions of affordability revealed by the data listed above under “Missing Data.”

Affordability isn’t just a concern for households with incomes of 60 and 80 percent of the area median income for the Chicago metropolitan area. The question of affordability in River Forest extends beyond low-income households to those with moderate and middle incomes as well.

The language in the final paragraph starting on page 4 that any development “would need to be in the community’s best interests” is vague and subject to multiple interpretations. Exactly what are the village’s “best interests?” Spell them out in unambiguous, clear, concrete terms.

Part 5. Incentives

Zoning mandates. The entire section on “zoning mandates” should be deleted. As a land-use attorney, I am confident that such mandates constitute an illegal Fifth Amendment taking of property without just compensation. Even the current language in the plan recognizes how such mandates can reduce the value of the land:

The Village government would incur no cost in this approach. However, there would be a cost. It would be reflected immediately in a lower value for the land covered by the regulations since the development potential has been diminished. The land owner and/or developer would pay the cost.

Please remove the entire paragraph on zoning mandates. We should not even be considering them.

Zoning bonuses. First, this section should be entitled “Incentivized inclusionary zoning” and should focus include a detailed discussion of the concept and how it works.

Unfortunately, instead we get a counterproductive tone accompanied by falsehoods that would have the effect of ginning up opposition.

However, the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the neighboring property owners would bear the cost.

Possible Additional Considerations

The three items mentioned here constitute an inadequate set of considerations that steer the discussion away from genuinely effective solutions. The fourth consideration is toothless without adopting a properly drafted incentivized inclusionary zoning that will give potential developers the certainty and clarity they need. Without an ordinance, the village can easily sidestep requiring the inclusion of affordable units in exchange for density bonuses or relaxation of other zoning requirements.

Instead the plan should include the following recommendations to:

- **Amend River Forest's *Comprehensive Plan* to establish a policy of preserving existing housing affordable to households with modest incomes**
- **Adopt effective incentivized inclusionary zoning**
- **Adopt the policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes**
- **Adopt a precise policy for TIF districts to either maintain existing multi-family and single family housing affordable to households with modest incomes or replace existing affordable housing with new affordable units in new TIF district developments on a one for one basis**

Conclusion

As currently drafted, the village's *Affordable Housing Plan* omits essential data and policy considerations needed to craft a viable approach to preserving existing housing affordable to households with modest incomes — teachers, retired seniors, medical personnel, social workers, librarians, employees of nonprofits, recent college graduates, and more — and foster the creation of new housing affordable to these households. The plan's tone needs to be changed from a begrudging view of affordable housing to one that embraces affordable housing and is at least as welcoming to households of modest income as the village is welcoming to undocumented immigrants.

The people of River Forest deserve better.

Provisions that should be in the Affordable Housing Plan

- Recommendation to amend River Forest's *Comprehensive Plan* to establish a policy of preserving existing multi-family and single family housing affordable to households with modest incomes
- Recommendation to adopt effective incentivized inclusionary zoning
- Recommendation to adopt the policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes
- Recommendation to adopt a precise policy for TIF districts to either maintain existing multi-family and single family housing affordable to households with modest incomes or replace existing affordable housing with new affordable units in new developments in the TIF districts on a one for one basis

3-3-2020

River Forest Plan Commission

I cannot be at the meeting tonight in time to talk, but I'll come later. I do want to urge the Commission to ask, again, for a revised Affordable Housing Plan. The one being presented tonight does not go far enough, nor has it responded to resident statements or comments by various Commission members at the last meeting, regarding efforts to preserve and increase affordable housing options in River Forest.

I was at the last meeting and spoke, and it seems that the revised plan does not include some things discussed then.

I support our striving for, at minimum, 10% affordable housing and I also support adopting an inclusionary zoning ordinance that requires 15% of all new developments of multi-housing units be affordable. I take offense at the statement that "The Village can conceive no reasonable way in which this number (10%) of new affordable housing units could be provided in the foreseeable future." That is just ignoring the standards we must work hard to get to. Adopting this language would mean that we have a ready excuse to miss – and even ignore -- opportunities to reach this goal. That sentence should be struck from the document.

Also, there is no recommendation for a clear TIF policy to preserve or replace current affordable housing in those districts with similar affordable housing on a one-for-one basis to so that the percentage of affordable housing does not decrease when TIF districts are developed.

The Plan also does not account for, or include, information on the percentage of current River Forest residents who are burdened with housing costs that are higher than they can reasonably afford. Should we not take this into account?

In addition, I urge the Commission, before adopting any plan, to create a working group that includes experts in our community to discuss what I'm sure would be a wide range of ways to preserve and increase affordable housing options in River Forest. It seems, from attending a Village Board meeting on the deer problem, that we are reluctant to form resident groups, and I don't know why that is when we have a plethora of clear-thinking and knowledgeable residents in our midst. Let's use them!

Finally, improving, yet again, our Affordable Housing Plan would be in the service of keeping 10-15% of River Forest reasonably affordable for those already here, working nearby, or for families of current residents who would like to move closer. I think this is an inclusionary, welcoming issue and I'd like to think we are a welcoming community.

I hope the Commission takes my positions to heart. We need to do better for current and future River Forest residents and employees with modest incomes.



Phyllis B. Rubin
411 Ashland Avenue, 6B
River Forest, IL 60305

Lisa Scheiner

From: Phil Carmody <phil@opportunityknocksnow.org>
Sent: Monday, March 2, 2020 10:20 PM
To: Eric Palm; Lisa Scheiner
Subject: Statement for the Record - RF Plan Commission Mtg. 3.3.20
Attachments: OK Ltr to RF Plan Commission (3.2.20).pdf

Hello, Eric and Lisa.

I had intended to make an appearance at tomorrow's meeting to register this statement in person, but unfortunately, I will be unable to attend. We would like to have the attached statement included in the record of the meeting's minutes. We are grateful for the opportunity to speak on this matter. We are also grateful for the efforts that are ongoing in this endeavor. Thank you for your thoughtful work.

For reference on the attachment, the letter portion of the attachment is what we are requesting be included in the record. We are not sure about the procedures for the remaining detail therein, but we leave the address of that to your best judgment. The supplemental materials to that letter are meant as a gesture of sharing resources. In the event that this information might serve the greater good, we are happy to share. We have been compiling these details on our way to developing our residential support plan, so we thought it a good opportunity to share.

Thankfully.



PHIL CARMODY

President

8020 Madison St., River Forest, IL 60305

www.opportunityknocksnow.org | phil@opportunityknocksnow.org

C: 708.307.5064 | O: 708.771.6159 x 204

Follow Opportunity Knocks:    



March 2, 2020

Attn. River Forest Plan Commission
Re. Affordable Housing Plan Development



Distinguished Commission Members,

My name is Phil Carmody and I am writing on behalf of Opportunity Knocks, the Warriors we serve and the families they belong to as well as the greater community that supports our mission to support people with intellectual and developmental disabilities as they live, work, learn, grow and connect within their community. We believe in a dynamic, person-centered and community-based approach to programming that engages the voice of all Warriors, thrives on interdependent connections, encourages exploration, centers on holistic wellness and fostering healthy relationships.

The community we serve includes River Forest, Oak Park and Forest Park. We are proud to make our home in the River Forest Community Center.

We have been excited to hear that there is a conversation in River Forest around developing an affordable housing plan. We have been following the trek of the planning. In following the plan development and feedback leading to revisions, we have noticed that there is an opportunity to raise the voice of the people in our community with intellectual and developmental disabilities (aka. Warriors) and make them heard in this conversation. We are asking you to include these Warriors and their voice in your affordable housing plan.

Here are a few ways we respectfully ask you consider enhancing your plan:

1. Commit to a meaningful percentage of new rental housing units being designated as Supportive Housing.
2. Maintain or adopt flexibility in zoning that would allow for opportunities for innovative models to be developed within existing housing stock e.g. Integrated Supportive Housing/Reverse Integration, Supervised Apartments, Accessory Apartments, Shared Living (see below for detail on each model)
3. Commit resources to bringing resources to our community that would establish more supportive and affordable housing opportunities e.g. HUD Programs (HOME & Community Development Block Grants), Low Income Housing Tax Credits, Illinois Affordable Housing Tax Credits, Section 811 Vouchers, Mainstream Vouchers, Section 8 Vouchers (see below for more on each resource)



We believe in the best practice elements of supportive housing, a philosophy that calls for permanent, affordable housing for individuals with disabilities in communities of their choice. Supportive housing advocates that everyone is entitled to a safe, decent place to live and should receive the services unique to their needs that will help them to live as independently and as self-sufficient as possible. Housing should promote the development of relationships among individuals with and without disabilities.

On a federal, state, county and in many cases municipal level, there are a variety of resources that can come together to create a subset of opportunities within the affordable housing movement called Supportive Housing.

The key principle of this system of support is a separation between the provision of housing and services. This is a national trend that is beginning to catch on in Illinois. We believe this trend will become the norm in the future of supporting Warriors who aim to live in their community. We intend to be a long-standing source of support for these Warriors in the community of River Forest and those that surround it. We are asking for your partnership in this system of support.

Our state has traditionally been very slow to respond to the needs of people with intellectual and developmental disabilities from a service standpoint. Illinois currently ranks 47th in provision of community based support. While the state catches up on its responsibilities, there is a clear opportunity to create a partnership between supportive housing resources and social service provider agencies at a community level. If we can balance federal resources with private resources in our community, we can create accessible, supportive, sustainable housing options for the Warriors in our community.

We are asking the plan commission and the Village of River Forest to commit to establishing more supportive housing opportunities so that our sons, daughters, brothers, sisters, friends and neighbors with disabilities can have an opportunity to continue their lives in the community where they were born and raised.

Respectfully Submitted,

Phil Carmody

President, Opportunity Knocks



The following is an excerpt from the Opportunity Knocks Residential Support Plan. It is important to mention that our planning is in progress. We have done a significant amount of research and made a long list of partners in our efforts to realize the vision. We see this outreach as another opportunity to develop a partnership that will help us work together to support Warriors in the community. We felt there was an opportunity to share the information and resources that we have come to realize. We hope this information may serve you some use.

OVERVIEW OF ID/DD SERVICES

Individuals with developmental disabilities and their families seeking services from the Illinois Department of Human Services - Division of Developmental Disabilities need to contact their Independent Service Coordination agency and register in the **Prioritization of Urgency of Need for Services** (PUNS) database. If selected from PUNS list as eligible for services, individual must opt for one of two support structures:

1. Home and Community Based Services (HCBS)
2. Community Integrated Living Arrangement (CILA) services

IMPORTANT STATISTICS REFLECTING OUR CHALLENGES

- **19,346** people in the State of Illinois are on a waiting list for services from the Department of Human Services, Division of Developmental Disabilities → 325 of those are from the River Forest and Oak Park communities
- **60 students** in the OPRFHS [Transitional with Access to the Mainstream \(TEAM\)](#) program and [CITE \(Community-Integrated Transition Education\) Program](#) → **⅓ of those students** are River Forest residents. This representation does not include those older than 22, which is a number we have difficulty accounting for.
- **10 Years** have passed since Opportunity Knocks became a service provider in effort to help address the gaps in support for people with disabilities in our community.
- During that time, we have served many dozens of River Forest residents. **100-percent** of the River Forest residents we have had the privilege to serve who have moved out of their family home have moved to communities other than River Forest.



SUPPORTIVE HOUSING

GENERAL OVERVIEW OF SYSTEM, SUPPORTS & TRENDS

- A national trend is trickling down from the federal level that aims to separate supportive services from supportive housing. This trend has not taken a strong footing in Illinois yet, but there is some movement toward this in progressive communities with alternative-embracing orgs., as well, there is ongoing conversation about this trend between the ARC of IL & DHS-DDD.
- Supportive Housing is affordable rental housing for people with very low incomes and disabilities (or multiple barriers to community living) PLUS the social/health services (including behavioral and physical health) that they want and need to succeed in the community.
- Supportive Housing is not intended for every population that needs access to affordable housing. The threshold of need for supportive housing is higher than the simple need for affordable housing.
- Supportive services, if received by an individual from a provider agency (CILA, iCILA, HBCS) and holds a lease from another entity, then that individual can change where he lives but keep his service provider. Conversely, that individual can change his service provider but continue to live in his home.
- Packaged Supports - an individual preparing to take advantage of supportive housing vouchers, would be best aligned with supplemental supports to go along with property & person-based assistance:
 - [Supplemental Security Income](#) (SSI)
 - Social Security Disability Income (SSDI) -- usually one or the other of SSI or SSDI
 - [Supplemental Nutrition Assistance Program](#) (SNAP)
 - Medicaid & Medicare
 - PUNS - Home & Community Based Services (HCBS) or Community Integrated Living Arrangement (CILA)

SYSTEM OF SUPPORT IN AFFORDABLE & SUPPORTIVE HOUSING

[U.S. Department of Housing & Urban Development \(HUD\)](#)

Oversees federal programs designed to help Americans meet their housing needs. **HUD** seeks to increase homeownership, support community development and increase access to affordable housing free from discrimination.

[HMIS - Homeless Management Information Systems](#)



A Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care (CoC) is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

[Illinois Housing Development Authority](#)

IHDA facilitates housing-related programs that help create a positive impact for local units of government and the people who live in their communities.

[Statewide Referral Network](#)

A statewide referral process that links Supportive Housing Populations with available Statewide Referral Network Units. The Statewide Referral Network is a collaboration between the Authority, the Illinois Department of Human Services, the Illinois Department on Aging, the Illinois Department of Healthcare and Family Services, and local social service providers.

[West Cook County Housing Collaborative](#)

Working to expand housing opportunities and strengthen neighborhoods in west suburban Cook County. WCCHC is a joint effort among the municipalities of Bellwood, Berwyn, Forest Park, Maywood and Oak Park, and was originally formed in response to the housing foreclosure crisis. Recognizing the value of collaboration, the WCCHC communities have continued working together to transform distressed properties into quality, affordable homeownership and rental housing options.

[Oak Park Housing Authority](#)

OPHA acts as the public housing authority for Oak Park and administers various Federal programs that assist the Village's low-income population in finding decent and affordable housing.

ILHOUSINGSEARCH.ORG

This is a free, online resource for renters and property providers in Illinois. Search for affordable, accessible, and market-rate housing that will fit your needs and budget. Please check back for new and updated listings often.

<http://www.ilhousingsearch.org/>



FAIR MARKET RATE (FMR)

The published rental rate established by the U.S. Department of Housing and Urban Development (HUD) and used for determining the monthly rent charged in an affordable housing unit. For more information, visit www.huduser.org/portal/datasets/fmr.html

AVERAGE MEDIAN INCOME (AMI)

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

https://www.huduser.gov/portal/datasets/il.html#2019_query

SECTION 811 | PROJECT BASED RENTAL ASSISTANCE PROGRAM

SUPPORTS ATTACHED TO THE PROPERTY

The Section 811 Project-Based Rental Assistance Program is a supportive housing for persons with disabilities program within the U.S. Department of Housing and Urban Development (HUD). The program assists the lowest income people with disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports (Medicaid Long Term Services and Supports or State Plan Services).

More than \$18M has been awarded to the Illinois Housing Development Authority (IHDA) and its' partners (the Department on Aging, the Department of Healthcare and Family Services and the Department of Human Services) that will make affordable and available more than 900 units around the state.

PROJECT BASED RENTAL ASSISTANCE

Affordable housing properties funded by the Illinois Housing Development Authority in communities of preference for the eligible populations are asked to participate in the Section 811 program. A portion of the units within an affordable housing development are "set-aside" to receive Section 811 Project-Based Rental Assistance.

The Rental Assistance is assigned to a unit/property, NOT an individual.



The tenant receives the benefit of the assistance while they live in the unit but if they choose to leave the property, the rental assistance stays with the unit.

The eligible tenant pays 30% of their adjusted gross income towards the rent and the Section 811 Project-Based Rental Assistance pays the difference between what the tenant can pay and the rent amount.

OTHER SUPPORTIVE HOUSING VOUCHERS

SECTION 8 or FEDERAL HOUSING CHOICE VOUCHERS

SUPPORTS ATTACHED TO THE PERSON

Government-subsidized programs that provide rental assistance. Typically, tenants pay 30% of their income towards the cost of the Fair Market Rent and the voucher supplements the difference.

An annual certification of income is required to verify that the individual's annual income meets the threshold for rental assistance.

Individuals obtain vouchers that are used to pay their rent (tenant-based rental assistance) while other vouchers are attached to the apartment unit (called project-based vouchers). Individuals can apply for rental assistance through local public housing authorities in cities, towns, or state offices.

Be aware that there is a significant wait time even to get on the waiting list. Families who may be interested should apply as early as possible.

MAINSTREAM VOUCHER PROGRAM

Consolidated Appropriations Acts, 2017-2019 made approximately \$500 million available for new Mainstream voucher assistance, the first funding for new Mainstream vouchers since 2005. HUD has awarded a combined \$230 million in funding for over 27,000 new vouchers to 435 PHAs between 2018 and 2019.

Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers. Funding and financial reporting for the Mainstream Voucher Program is separate from the regular tenant-based voucher program.

[FOLLOW THIS LINK](#) for more on the Mainstream Voucher Program



OTHER PROGRAMS AVAILABLE TO SUPPORT HOUSING

SUPPORT FOR AGENCIES, DEVELOPERS & COMMUNITIES

HUD PROGRAMS - H.O.M.E.

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. [CLICK HERE](#) for link

HUD PROGRAMS - COMMUNITY DEVELOPMENT BLOCK GRANTS

The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. [CLICK HERE](#) for link

LIHTC - LOW INCOME HOUSING TAX CREDIT

The Low-Income Housing Tax Credit provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. The Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. [CLICK HERE](#) for link

IAHTC - ILLINOIS AFFORDABLE HOUSING TAX CREDIT

The Illinois Affordable Housing Tax Credit (IAHTC) program encourages private investment in affordable housing by providing donors to qualified non-profit affordable housing sponsors with a tax credit on their Illinois state income tax equal to 50% of the donation. [CLICK HERE](#) for link



INNOVATIVE & INDEPENDENT HOUSING MODELS

Independent (referred to as supportive in other states) housing is an approach to community living that is receiving much attention and implementation nationwide.

Independent housing advocates that everyone is entitled to a safe, decent place to live and should receive the services unique to their needs that will help them to live as independently and as self-sufficient as possible. Housing should promote the development of relationships among individuals with and without disabilities.

INTEGRATED SUPPORTED HOUSING/REVERSE INTEGRATION

In this concept, the housing developer achieves integration by designating some of the rental units for individuals with disabilities and the majority of the units for those who do not have disabilities, or through reversing a congregate design by slowly integrating renters without disabilities into the complex. *eg.* [Hope House](#),

SUPERVISED APARTMENTS

An individual lives alone or with a roommate in an apartment with staff available either on or off the premises for up to 24 hours a day. *e.g.* [Faison Residence](#),

SMART HOMES + TECHNOLOGY

Depending upon the level of need, an individual may prefer receiving services on demand in the event of a medical need or emergency. Remote monitoring can identify when staff intervention is needed. In the event of an emergency, sensors identify a problem so that staff can respond to the need. This technology can be programmed so that the individual does not have to ask for help. Technology can support individuals with I/DD in living independently while reducing support costs.

ACCESSORY APARTMENTS

Accessory Apartments are living units that are added or created within a single-family home. They are sometimes referred to as in-law apartments. *e.g.* [Tiny House Movement](#), [Off the Grid World](#)

SHARED LIVING

This service is provided through DDS and may be self-directed or purchased from a qualified provider agency. Shared Living offers waiver participants the opportunity to invite a family or an individual (with whom they have an existing relationship or have developed a relationship) to



share their lives. It is a residential option that facilitates the relationship between the participant with a Shared Living life sharer. Shared living is about the relationship.

Shared Living is an individually-tailored supportive service that was developed based on individual support needs. Ideally no more than two DDS participants live with a shared living provider. Shared Living requires the life sharer to live

in the home and is not a rotating shift schedule. It is available to

participants who need daily structure and supervision. It includes supportive services that assist with the acquisition, retention, or improvement of skills related to living in the community. Shared Living integrates the participant into the usual activities of family and community life. The service should be provided in the participant's own home or the life sharer's residence.

PLANNING/COMMUNICATIONS

7215 Oak Avenue 📍 River Forest, Illinois 60305 ☎ 708/366-5200
Email: dan@lauber.law Website: <http://www.planningcommunications.com>

Date: May 20, 2020

To: River Forest Plan Commission

From: Daniel Lauber, AICP

Subject: May 1 Draft Affordable Housing Plan

Thank you for this opportunity to present testimony regarding the May 1 draft of the village's *Affordable Housing Plan*.

I applaud the improvements to the language on page 3. However, plan continues to include problematic language and exclude essential data I thought the Plan Commission sought on housing cost burdens.

In my oral testimony, I will focus on the two tables on page 11 of the draft plan. I have been trying without success by phone and email since Sunday to get an explanation from Mr. Houseal as to how he calculated those tables. Since I have not received any response from him as of 4:30 pm today, I am assuming he will explain his methodology tonight. Once I hear his explanation, I can present oral testimony on those two tables.

Most importantly, the plan still lacks important recommendations essential to give this plan substance and policy direction to the Village Board. The plan still:

- ◆ Needs to recommend amending River Forest's *Comprehensive Plan* to establish a policy of preserving existing multi-family and single family housing affordable to households with modest incomes
- ◆ Needs to recommend adoption of precise policy for TIF districts to either preserve existing multi-family and single family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
- ◆ Needs to recommend amending the zoning ordinance to provide for incentivized inclusionary zoning
- ◆ Needs to recommend adopting a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes

SPECIFIC CONCERNS PAGE BY PAGE:

Page 3, The Affordable Housing Need

Final paragraph:

Change “overall makeup and spirit “ to “inclusiveness and diversity.” I’ve never seen a plan talk about the “spirit” of a community. What we are talking about here is, indeed, inclusiveness and diversity.” If the village really is committed to inclusive and diversity, let’s say it here.

Page 5, Potential Lands and Buildings for Affordable Housing

First paragraph:

Why isn’t Lake Street included? Redevelopment along Lake Street certainly could include affordable housing or even be all affordable housing. Limiting the areas to the corridors restricts efforts to produce affordable housing to the places most of it already exists. Excluding Lake Street – and indeed the interior of River Forest – from locations to create affordable housing only intensifies what economic segregation that already exists.

Page 5, Incentives

Zoning mandates. It’s hard to fathom why this option is even mentioned. As described here, zoning mandates would constitute an illegal taking of property without just compensation (5th Amendment). Just delete the paragraph.

Zoning bonuses. This really should be “incentivized inclusionary zoning” and focused on allowing density bonuses (which the village has routinely granted for nothing in exchange) in exchange for providing units affordable to households of modest incomes in new developments. This entire paragraph needs a total revision.

The following language should be *deleted* because there is no factual basis for it and the village board has rejected this sort of unfounded speculation. It’s pure theory that is actually contradicted by studies conducted on the impact of affordable housing:

“However, the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the neighboring property owners would bear the cost.”

The Development Review Board and Village Board approved the very intense developments at Harlem and Chicago avenues and Lake and Lathrop — where the two official village bodies concluded these intense developments would not produce the negative impacts that the above paragraph speculates would occur. If those are okay with our village officials, then it is

disingenuous indeed to include this unjustifiable and unfounded speculation in the *Affordable Housing Plan*.

Page 6, The Preferred Incentives

The paragraph beginning “First, developers coming to the Village with plans...” is simply disingenuous. It pretty much maintains the status quo where there is no requirement to provide affordable units and no adopted policy to prevent the reduction of affordable units. Right now there are two developments in process that would demolish existing affordable units (five affordable units at 1100 Bonnie Brae and one in early stages on the southeast corner of Lake and Park that would demolish 6 affordable townhomes to make room for a medical building of some sort).

The village needs to commit to preserving existing affordable dwellings and getting more built through incentivized inclusionary zoning. And we need to give developers some sense of certainty with inclusionary zoning that lets them know how many affordable units they’ll need to provide to obtain a density bonus. This should not be subject to nebulous negotiations.

Possible Additional Considerations

Item (2) should include facilitating the conversion of rentals to low-equity cooperatives and of single-family homes affordable to households of modest means to mutual housing associations — which would preserve their affordability indefinitely.

Item (4) doesn’t mean much given the current content of this *Affordable Housing Plan*. The zoning ordinance needs to be amended to include incentivized affordable housing. The policies suggested on the first page of this memo need to be adopted to give this plan some teeth.

Item (5) should recommend amending the TIF districts to require no loss in the number of dwellings affordable to households of modest incomes.

Page 7, The Goal

The goal should be to *exceed* 10 percent, not just reach 10 percent. That 10 percent figure from the state law was an arbitrary figure the sponsor of the bill thought was low enough (coupled with the lack of an enforcement mechanism) to get the bill passed. I don’t think you’ll find anything in the planning literature even suggesting that 10 percent of housing being affordable constitutes responsible, ethical, or rational planning.

We in River Forest are bigger than that. It would behoove us to set the goal to *exceed* 10 percent, not just reach 10 percent.

Appendix A: River Forest Housing Snapshot

Page 10, 2018 River Forest Household by Home Value

The American Community Survey data on home value is not very reliable. The survey asks homeowners to *guess* what their homes are worth. Instead, we should be using actual sale prices from the Multiple Listing Service. That data is fairly easily obtained all over the country including in the Chicago area.

It's okay to use the rents from the American Community Survey because tenants certainly know how much rent they pay each month — no guess work there.

Page 11, Housing Cost Burden

The narrative suggests a misunderstanding of what cost burdened and severely cost burdened mean. The description of the concept is inaccurate. And the complete absence of essential data on the proportions of River Forest households that are cost burdened and severely cost burdened is quite troubling. Why would the plan exclude this essential data? I provided these data to the Plan Commission and to Mr. Houseal earlier this year.

Since Sunday, I have unsuccessfully sought an explanation from John Houseal to learn how he determined these oversupplies and undersupplies. I have to reserve my comments on this for oral testimony to be presented tonight since it will be affected by his presumed explanation of his methodology to the Plan Commission,

Thank you again for the opportunity to address the Plan Commission on this draft plan. Along with many others in the community, I appreciate your willingness to hear from residents.

I hope that the commission will have another draft prepared with as many of these refinements as possible, especially the recommendations on page 1 of this written testimony.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 18, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Sara Phyfer, Management Analyst/Deputy Clerk

Subj: Resolution Amending Resolution 20-04

At the February 24, 2020 Village Board of Trustees meeting, the Board adopted Resolution 20-04 to establish the Age-Friendly *Ad Hoc* Committee with seven total members, including a trustee to serve as chair. The Village received seven applications, each bringing unique experiences to the Committee and making it more robust. The AARP does not recommend any particular number of members but does encourage a well-rounded committee that includes older adults.

Staff recommends amending the Resolution to increase the number of members from seven to eight in order to include all applicants, which allows for the most participation to achieve the Village's age-friendly goals. This amendment does not make any other changes to the Committee.

Recommendation

Consider a motion to approve the Resolution Amending Resolution 20-04 Regarding the Number of Members on the Village of River Forest Age-Friendly *Ad Hoc* Committee.

Attachments:

- Resolution

NO. _____

**A RESOLUTION AMENDING RESOLUTION 20-04 REGARDING THE
NUMBER OF MEMBERS ON THE VILLAGE OF RIVER FOREST
AGE-FRIENDLY ADVISORY *AD HOC* COMMITTEE**

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

WHEREAS, on February 24, 2020, the President and Board of Trustees of the Village adopted Resolution 20-04 entitled "A Resolution Establishing an Age-Friendly Advisory *Ad Hoc* Committee" ("Resolution"); and

WHEREAS, the Resolution created the "Age-Friendly Advisory *Ad Hoc* Committee" ("Committee"), consisting of seven (7) members appointed by the President of the Village with the advice and consent of the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village desire to amend the Resolution to increase the number of members of the Committee from seven (7) to eight (8);

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

SECTION 1: Amendment. That Section 1.A. of the Resolution, entitled "Membership," is amended to read as follows, with additions underlined and deletions struck through:

- A. The Committee shall consist of not more than ~~seven (7)~~ eight (8) members who shall be appointed by the Village President with the advice and consent of the Board of Trustees. Members shall include one (1) member of the Board of Trustees. Members shall serve on the Committee until the Committee is dissolved. If a member is unable to remain on the Committee until it is dissolved, the Village President will appoint a replacement with the advice and consent of the Board of Trustees. All members shall be residents of the Village. Members shall receive no compensation for their work on the Committee, either for their attendance at meetings of the Committee or their performance of any duty or thing connected with the Committee. The Village Administrator or his designee shall be included as an *ex officio* member. The *ex officio* member shall have no vote and need not be a Village resident.

SECTION 2: Remainder in Effect. That all portions of the Resolution not amended shall remain in full force and effect.

SECTION 3: Severability. That if any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 4: Repeal. That all resolutions, motions or parts in conflict with this Resolution shall be and are repealed.

SECTION 5: Effectiveness. That this Resolution shall be in full force and effect upon its passage and approval according to law.

ADOPTED this 26th day of May, 2020 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 26th day of May, 2020.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 05, 2020 4:39:40 PM
Last Modified: Thursday, March 05, 2020 4:45:24 PM
Time Spent: 00:05:43
IP Address: [REDACTED]

Page 1: Entire form must be completed.

Q1 Name

Chris Hauri

Q2 Email address

[REDACTED]

Q3 Resident address

Address	751 Bonnie Brae
Address 2	none
City/Town	River Forest
State/Province	IL
ZIP/Postal Code	60305

Q4 Phone number

[REDACTED]

Q5 Why do you desire this appointment?

Having been on the Township Senior Services committee I saw the potential of the Age-Friendly Designation and hoped we would work towards that. Didn't happen, so am glad to work toward this for my town. Also involved in Arbor West Neighbors and aging in place.

Q6 Have you ever served on a similar committee? If yes, please elaborate.

Senior Services for RF Township. Arbor West Neighbors - Led strategic planning for both, Participating in Senior Housing Survey with Res and Lydia.

Q7 Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

Strong marketing background, 34 year resident of RF, well-connected, very interested in making RF a great place to age.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 05, 2020 5:25:48 PM
Last Modified: Thursday, March 05, 2020 5:37:17 PM
Time Spent: 00:11:29
IP Address: [REDACTED]

Page 1: Entire form must be completed.

Q1 Name

Angie Seder

Q2 Email address

[REDACTED]

Q3 Resident address

Address	739 William St.
Address 2	739 William St.
City/Town	River Forest
State/Province	IL
ZIP/Postal Code	60305

Q4 Phone number

[REDACTED]

Q5 Why do you desire this appointment?

My background is in aging policy. Most recently, I have worked at AgeOptions so I have a pulse on what would make an age-friendly community.

Q6 Have you ever served on a similar committee? If yes, please elaborate.

No

Q7 Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

Please see above. I have a Master's in Public Policy with an emphasis on aging policy. I made many contacts while at AgeOptions and feel that would help the committee with creating the age-friendly plan.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 05, 2020 5:42:10 PM
Last Modified: Thursday, March 05, 2020 5:58:23 PM
Time Spent: 00:16:13
IP Address: [REDACTED]

Page 1: Entire form must be completed.

Q1 Name

Ron Sherman

Q2 Email address

[REDACTED]

Q3 Resident address

Address	625 Park Avenue
Address 2	House
City/Town	River Forest
State/Province	IL
ZIP/Postal Code	60305

Q4 Phone number

[REDACTED]

Q5 Why do you desire this appointment?

I am a young senior, 67 y/o who wants to stay in the Village. I am an active volunteer at Brookfield Zoo and the Oak Park Conservatory.

Q6 Have you ever served on a similar committee? If yes, please elaborate.

I was Chair of the RF Citizen Corps, formed the RF Community Emergency Response Team and the Triple Community Medical Response Team. Ask Eric Palm.

Q7 Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

I wrote the "Emergency Planning for Seniors" pamphlet for the Federal Emergency Management Agency. It is still in use.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 06, 2020 5:08:30 PM
Last Modified: Friday, March 06, 2020 5:28:24 PM
Time Spent: 00:19:54
IP Address: [REDACTED]

Page 1: Entire form must be completed.

Q1 Name

Daniel Lauber

Q2 Email address

[REDACTED]

Q3 Resident address

Address	7215 Oak Ave
Address 2	7215 Oak Ave
City/Town	River Forest
State/Province	IL
ZIP/Postal Code	60305

Q4 Phone number

[REDACTED]

Q5 Why do you desire this appointment?

As a 32 year resident of River Forest, I'm concerned about the ability of seniors to be able to age in place and safely navigate the streets and sidewalks of the village. I've seen far too many of our neighbors effectively forced to leave their long-time homes for nearby towns that are more affordable and more accessible. I've seen their heartbreak at moving and hope to contribute to enabling more residents to remain here in their "golden years,"

Q6 Have you ever served on a similar committee? If yes, please elaborate.

As a member of the village's Citizen Committee on Village Finances during the Great Recession of 2008, I played a major role in getting the committee to pragmatic solutions and producing the committee's report -- according to committee chair Jim Winitakes. I actually rewrote the report and turned it into a plan that lay people could understand. I helped keep the committee grounded in facts and pragmatism to the exclusion of political ideologies. As a member of the village's Zoning Board of Appeals, I contributed to achieving fairness and fact-based decision making.

Q7 Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

I have worked with countless providers of housing for senior citizens as a city planner and fair housing attorney to guide them through the zoning process in cities around the nation. I've also worked with countless cities and counties to make their zoning receptive to the housing needs of the frail elderly. And as a senior myself who has encountered many of the issues seniors face, I have acquired a pretty good understanding of the issues seniors face beyond housing itself that a village needs to effectively address to be age-friendly. In addition, I know how to research and produce a pragmatic and fair plan - including how to evaluate proposals for unintended consequences. I'm principle author of Oak Park's award-winning Comprehensive Plan 1979 and numerous highly-praised Analyses of Impediments to Fair Housing Choice which included evaluations of housing needs for different age cohorts including seniors. I was a featured speaker at AARP conferences on preserving housing affordable to seniors in Portland, OR and Milwaukee, WI.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 09, 2020 10:07:02 AM
Last Modified: Monday, March 09, 2020 10:11:38 AM
Time Spent: 00:04:36
IP Address: [REDACTED]

Page 1: Entire form must be completed.

Q1 Name

Deborah Frederick

Q2 Email address

[REDACTED]

Q3 Resident address

Address	847 Forest Ave
City/Town	River Forest
State/Province	IL
ZIP/Postal Code	60305

Q4 Phone number

[REDACTED]

Q5 Why do you desire this appointment?

Developing age friendly guidelines for communication and care is a priority for any community to encourage aging in place.

Q6 Have you ever served on a similar committee? If yes, please elaborate.

No

Q7 Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

My age, and my knowledge of life in River Forest.



Application for Appointment to: Age-Friendly Advisory Ad Hoc Committee

The Village of River Forest is seeking applicants to volunteer on the Age-Friendly Advisory Ad Hoc Committee. The Committee is tasked with: conducting a baseline assessment of age-friendliness of the Village; and evaluating and preparing an Age-Friendly Plan to be submitted to the AARP (American Association of Retired Persons) for review and endorsement. The Village encourages older adults to apply to ensure their representation in this important process. Please submit your application to Village Hall no later than **Monday, April 13, 2020**.

Name: James L. Flanagan

Telephone: [REDACTED]

Address: 755 William

E-Mail: [REDACTED]

Why do you desire this appointment?

I have spent my life dedicated to older adults.
I seek to improve the quality of life
for all citizens in our community

Have you ever served on a similar committee? ☒ If yes, please elaborate.

I have served on the "Senior Services" committee
for the past 12 yrs.

Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

Master in Gerontology - Univ. So. California

PhD in Gerontology - Concordia Univ. RFL

Applicant signature: [Signature]

Date: 3/3/19

For questions, please contact: Sara Phyfer, 708-714-3526



Application for Appointment to: Age-Friendly Advisory Ad Hoc Committee

The Village of River Forest is seeking applicants to volunteer on the Age-Friendly Advisory Ad Hoc Committee. The Committee is tasked with: conducting a baseline assessment of age-friendliness of the Village; and evaluating and preparing an Age-Friendly Plan to be submitted to the AARP (American Association of Retired Persons) for review and endorsement. The Village encourages older adults to apply to ensure their representation in this important process. Please submit your application to Village Hall no later than **Monday, April 13, 2020.**

Name: Lydia Manning, PhD

Telephone: [REDACTED]

Address: 755 William Street

E-Mail: [REDACTED]

Why do you desire this appointment?

As a social gerontologist, advocate for older adults, and as resident of River Forest already working to make our community age-friendly, I feel that I have considerable skills and knowledge to add to this committee and the work of helping RF achieve the AARP age friendly designation.

Have you ever served on a similar committee? No If yes, please elaborate.

However, I do serve on the advisory committee for Oak Park and River Forest Townships and we have done similar organizing efforts in the past.

Please provide any knowledge and/or expertise you might bring to the Age-Friendly Advisory Ad Hoc Committee.

PhD - Social Gerontology from Miami University, Oxford, OH; gerontological consultant for non-profit and for profit sectors; certified dementia care practioner; researcher; Events chair for Celebrating Seniors Coalition; Co-Chair Dementia Friendly River Forest; Professor of Gerontology at Concordia Unniversity Chicago and Interim Director the Center for GERO at CUC.

Applicant signature: Lydia Manning

Date: 3-6-2020

Jonathan Pape

From: Village of River Forest <noreply@vrf.us>
Sent: Tuesday, April 30, 2019 12:39 PM
To: Jonathan Pape
Subject: Volunteer form submission

The following volunteer form was submitted on: 04/30/2019

Boards:

Sustainability Commission

Zoning Board of Appeals

Name: Lauren Behan

Email: [REDACTED]

Address: 706 Keystone Avenue

Phone: [REDACTED]

Background:

My background is in federal government work - I have worked at the General Services Administration for the past 10 years. GSA is the federal government's landlord and major purchaser. I have both operational and strategic experience: 1) my first six years at the agency, I worked in capital construction as a project manager; and 2) more recently, I shifted to a more strategic role as an account manager working on portfolio planning for customer agencies.

Interest:

1) Desire to participate in our community in a meaningful way. 2) Interest in learning more about how our local government works. 3) Lifelong resident - want to invest in the future of our community. 4) Love working on teams!



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 20, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Sara Phyfer, Management Analyst/Deputy Clerk

Subj: Suspension of Block Parties during the COVID-19 Pandemic

Issue: The Village typically receives 40-50 block party applications each year. Members of the Police Department attend block parties as part of a community-oriented policing strategy, and members of the Fire Department participate to teach attendees about fire safety. At this time, Staff has not received any applications for block parties in 2020, though typically applications are received later in the summer. With concern for the public's safety in large gatherings during the COVID-19 Pandemic, Staff recommends suspending block parties until River Forest moves into Phase 5 of the State's Restore Illinois plan.

Considerations:

The Sustainability Commission received \$14,000 in grant funding (\$9,000 from PlanItGreen and \$5,000 from ComEd Openlands/Green Region Program) for the 2020 Parkways for Pollinators program. These funds will continue to be used for this program, and the program will be able to operate separately from green block parties.

Phase 4 of Governor Pritzker's Restore Illinois plan allows for gatherings of under 50 people. While some blocks may have under 50 attendees, this is difficult to enforce. Staff therefore recommends suspending block parties until River Forest moves into Phase 5, which has no restrictions on public gatherings.

Requested Action: Consider and approve Staff's recommendation to suspend block parties until River Forest moves to Phase 5 of the Restore Illinois plan.



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: May 20, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Proposed Text Amendments to the River Forest Zoning Ordinance

Issue: Recently, the Village was approached by River Forest resident Laura Riff, who requested that the Village consider modifications to its regulations in order to allow home bakers to sell directly to customers. In order to do so, the Village must consider amendments to the Zoning Ordinance and Health and Sanitation regulations in the Village Code.

Analysis: Until recently, the State of Illinois did not allow people to sell baked foods made in "home kitchen operations" directly to consumers. The State relaxed the requirements in 410 ILCS 625/3.6, which is attached, allowing people to sell certain baked goods made in a "home kitchen operation" directly to consumers if:

- The municipality allows it by adopting an ordinance.
- The food is "non-potentially hazardous baked goods," meaning "baked goods, such as, but not limited to, breads, cookies, cakes, pies, and pastries are allowed. Only high-acid fruit pies that use the following fruits are allowed: apple, apricot, grape, peach, plum, quince, orange, nectarine, tangerine, blackberry, raspberry, blueberry, boysenberry, cherry, cranberry, strawberry, red currants, or a combination of these fruits."
- Monthly gross sales are under \$1,000 and the food is labeled as being produced in a home kitchen and with the food name and allergen information.

Under this State law, the Village may adopt an ordinance allowing home kitchen operations to make and sell the baked goods allowed under State law. However, there are two areas of the Village's Code that must be amended to allow this: zoning regulations (Title 10) and health and sanitation regulations (Title 6).

Zoning Regulations: A home kitchen operation is a "home occupation" under Section 10-3-1 of the Zoning Ordinance. Home occupations are currently permitted commercial uses of residential dwellings, which the Village strictly regulates in the definition of "home occupation."

In other words, home occupations are already permitted uses in all residential zoning districts as well as the C2 and C3 commercial zoning districts. Within the “home occupation” definition, there are two conditions limit a property owner’s ability to establish a home kitchen operation:

- Condition “O” states that a “special use permit shall be required for any home occupation involving the handling or preparation of food”
 - This condition requires a home kitchen operation to first receive a special use permit before opening up, because it is a home occupation “involving the handling or preparation of food.” A special use permit can only be granted after submitting an application to the Zoning Board of Appeals (ZBA), mailed and published notice, a public hearing before the ZBA, a recommendation by the ZBA and action by the Village Board.
- Condition “F” states that “[n]o stock-in-trade or other commodity shall be kept, displayed, sold or offered for sale upon the premises, except that sales by electronic means, which otherwise comply with this definition, are permitted.”
 - This condition prohibits the storage of “stock-in-trade or other commodities” at a home. Baking in a home kitchen operation requires storage of commodities, like flour, sugar and eggs at the home, which would be a violation of this condition.

The Village can consider modifying its zoning regulations through the text amendment procedure and petitioning the Zoning Board of Appeals to consider the text amendments that would:

- Amend condition O to read: “A special use permit shall be required for any home occupation involving the handling or preparation of food, except that no special use permit shall be required for a “home kitchen operation” as defined in 410 ILCS 625/3.6, as amended.”
- Amend condition F to read: “No stock-in-trade or other commodity shall be kept, displayed, sold or offered for sale upon the premises, except (1) that sales by electronic means, which otherwise comply with this definition, are permitted, and (2) that stock-in-trade and commodities may be kept upon the premises of a “home kitchen operation” as defined in 410 ILCS 625/3.6, as amended.”

Health and Sanitation Regulations: The Village’s health and sanitation regulations must also be amended to allow home kitchen operations. If the Board wishes to proceed with this matter, the Village will obtain input from its consulting health inspector to determine the necessary amendments to these requirements. These amendments do not require referral to another advisory body (like the ZBA) and can be presented to the Village Board of Trustees at the same time the ZBA’s recommendation is considered.

Request for Board Action: If the Village Board of Trustees concurs with Staff’s recommendation, the following action would be appropriate:

- Direct the Village Administrator to proposed the aforementioned text amendment to the Zoning Board of Appeals for a public hearing and recommendation.

- Direct Village Staff and the Village's consulting health inspector to prepare amendments to the Village's health and sanitation regulations to allow home baking operations.

Documents Attached:

- 410 ILCS 625/3.6
- Zoning Ordinance Section 10-3-1 Definition of "Home Occupation"

(410 ILCS 625/3.6)

Sec. 3.6. Home kitchen operation.

(a) For the purpose of this Section, "home kitchen operation" means a person who produces or packages non-potentially hazardous baked goods, as allowed by subsection (a-5), in a kitchen of that person's primary domestic residence for direct sale by the owner or a family member. A home kitchen operation does not include a person who produces or packages non-potentially hazardous baked goods for sale by a religious, charitable, or nonprofit organization for fundraising purposes; the production or packaging of non-potentially hazardous baked goods for these purposes is exempt from the requirements of this Act. The following conditions must be met in order to qualify as a home kitchen operation:

(1) Monthly gross sales do not exceed \$1,000.

(2) The food is a non-potentially hazardous baked good, as described in Section 4 of this Act.

(3) A notice is provided to the purchaser that the product was produced in a home kitchen.

(4) The food package is affixed with a label or other written notice is provided to the purchaser that includes:

(i) the common or usual name of the food product; and

(ii) allergen labeling as specified in federal labeling requirements by the United States Food and Drug Administration.

(5) The food is sold directly to the consumer.

(6) The food is stored in the residence where it is produced or packaged.

(a-5) Baked goods, such as, but not limited to, breads, cookies, cakes, pies, and pastries are allowed. Only high-acid fruit pies that use the following fruits are allowed: apple, apricot, grape, peach, plum, quince, orange, nectarine, tangerine, blackberry, raspberry, blueberry, boysenberry, cherry, cranberry, strawberry, red currants, or a combination of these fruits.

(b) The Department of Public Health or the health department of a unit of local government may inspect a home kitchen operation in the event of a complaint or disease outbreak.

(c) The requirements of this Section apply only to a home kitchen operation located in a municipality, township, or county where the local governing body having the jurisdiction to enforce this Act or the rules adopted under this Act has adopted an ordinance authorizing home kitchen operations.

HOME OCCUPATIONS: An occupation carried on, in or from a dwelling unit (but not an accessory building) by a member of the family residing therein, which is clearly incidental and secondary to the use of the dwelling for residential occupancy and does not change the character thereof; provided the following requirements are met by such home occupation:

A. Except where a special use permit has been obtained, every home occupation shall be conducted wholly within a dwelling unit;

B. Home occupations involving any outdoor activity shall require additional review in the form of a special use permit and shall be subject to all the standards and provisions provided in chapter 18 of this title;

C. No more than one person shall be employed other than a member of the family residing in the dwelling unit;

D. No more than two clients or customers shall visit the premises at the same time. In no case shall any client or customer visit the premises between the hours of nine o'clock P.M. and seven o'clock A.M.;

E. There shall be no signs, activities, lighting or display that will indicate from the exterior that the building is being used, in part, for any purpose other than that of a residential dwelling;

F. No stock-in-trade or other commodity shall be kept, displayed, sold or offered for sale upon the premises, except that sales by electronic means, which otherwise comply with this definition, are permitted;

G. There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods or equipment by other than a passenger motor vehicle or by parcel or letter carrier mail service using vehicles typically employed in residential deliveries. No deliveries by semi-tractor/trailer- trucks and related to the home occupation are permitted;

H. There shall be no noise, odor, dust, vibration, smoke, glare, television or radio interference, fire hazard or any other hazard emanating from the dwelling so as to create a nuisance;

I. No home occupation shall involve the use of noxious, toxic or harmful materials, or on-site staging, displaying or assembling of any commercial vehicles;

J. All home occupations shall require a business license which shall be subject to annual renewal;

K. The use of any equipment or process which adversely effects the fire rating of the dwelling or fire district is prohibited;

L. There shall be no separate entrance or any structural alteration that specifically accommodates the occupation or changes the residential character of the dwelling, provided, however, that reasonable means to accommodate physically disabled clients or customers may be employed;

M. Any type of manufacturing process that is allowed in a commercial district is prohibited;

N. Only one home occupation shall be conducted in any dwelling unit;

O. A special use permit shall be required for any home occupation involving the handling or preparation of food;

P. The care or treatment of animals, other than those owned by the occupant, is prohibited;

Q. The home occupation shall be subject to unannounced inspections by Village personnel provided, however, that probable cause exists to believe that a violation of law has occurred;

R. The home occupation must be for the gain or support of a full- time occupant of the dwelling unit;

S. The generation of refuse in excess of limits currently established for residential dwellings is prohibited; and

T. Outdoor storage of any materials is prohibited.



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

MEMORANDUM

Date: May 21, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Expiration of Relief Period for COVID-19 Related Items

At the beginning of the COVID-19 pandemic, the Village Board ratified several executive orders that provided relief from certain Village requirements to residents, businesses and other customers on a variety of items. Unless specifically noted, the "relief period" for these items expires on May 31, 2020. This means on Monday, June 1, 2020, these items will no longer be in effect.

Attached please find a list of the various where relief was granted.

Also, please note the monthly parking fees were set to increase on May 1, 2020. So when these fees go back into effect, the monthly fees will all increase \$5.00 per month except for 24-hour use which will increase \$10.00 month.

This information is being sent to you for your information at this time.

Thank you.

COVID-19 Relief Package
Items Expire May 31, 2020 unless otherwise noted.

Deliveries (EO #1)

That all Village-imposed restrictions on hours of delivery of goods to grocery stores, supermarkets, pharmacies and other similar places of business in the Village are hereby suspended. Village-imposed restrictions on hours of such deliveries that are suspended include, but are not limited to, those in Section 3-1-4 of the Village of River Forest Village Code and those in Village-issued planned development permits.

1. Utility, Water, Refuse and Collections.

a. Service disconnections for Village water service and refuse service under Titles 5 and 6 of the Village of River Forest Village Code (“Village Code”) are suspended through May 31, 2020 (“Relief Period”), including because of noncompliance with the reduced pressure zone, also known as “RPZ,” backflow program.

b. Late fees for late payments and non-payments for Village water service and refuse service under Titles 5 and 6 of the Village Code are suspended through the Relief Period.

c. Security deposits required to be deposited with the Village to establish new residential water service accounts under Titles 5 and 6 of the Village Code may be deferred by Village staff through the Relief Period, if the new customer demonstrates financial hardship. Security deposits are required for new residential service accounts without demonstrated financial hardship and for new non-residential service accounts.

d. Water meter replacements are suspended through the Relief Period unless an emergency replacement is needed. Water main repairs and any other repairs to the Village’s water system shall be performed when directed by the Village Administrator.

e. For residents with refuse collected by Roy Strom Collection Company and billed by the Village, any refuse items that exceed the allowable capacity that are placed in a garbage bag will be picked up and not require a “yellow tag” for pickup during the Relief Period. All items must be placed in a bag and no loose items will be picked up.

f. Ambulance bills issued through the Relief Period under Title 7 of the Village Code shall be due sixty (60) after being issued, instead of thirty (30) days.

g. Collection of ambulance bills and judgments on Village ordinance violations, including automated traffic law enforcement system violation judgments, also known as red light camera fines, is suspended through the Relief Period.

2. Business Registration and Licenses. Business license and business registration issuance and renewal payments under Title 3 of the Village Code shall not be due until **June 30, 2020**.

3. Parking.

- a. The daily parking fee at the Village's commuter parking lots, of Five and No/100 Dollars (\$5.00), under Title 9 of the Village Code is suspended through the Relief Period.
- b. Monthly parking permit fees, whether for commuter, overnight or twenty-four (24) hour passes, under Title 9 of the Village Code are suspended through the Relief Period.
- c. Overnight parking waivers under Title 9 of the Village Code may be granted for up to thirty (30) day time periods, instead of three (3) days, through the Relief Period.

4. Places of Eating Tax. Payment of the Village's places of eating tax under Title 3 of the Village Code shall not be due until **June 30, 2020**, for the period of March 23, 2020 through the Relief Period.

5. Building Department.

- a. Emergency repairs to residential water systems and residential sewers systems may be completed without Village-issued permits and Village-issued contractor's licenses under Title 4 of the Village Code, so long as a permit and license is obtained, and paid for, after-the-fact within five (5) business days of an emergency repair, through the Relief Period. Inspections for such repairs are still required.
- b. Building permit expiration dates under Title 4 of the Village Code may be extended for ninety (90) days, upon request of the permit holder, and the fees for extensions are suspended, through the Relief Period.
- c. Zoning variation expiration dates under Title 10 of the Village Code may be extended for ninety (90) days, upon request of the variation holder, through the Relief Period.
- d. Planned development permit expiration dates under Title 10 of the Village Code may be extended, upon request for the planned development permit holder, as determined by the Village Administrator on a case-by-case basis, through the Relief Period.
- e. Permit requirements for temporary signs under Title 10 of the Village Code are suspended to allow businesses to advertise services available, and the fees for temporary sign permits are suspended, through the Relief Period.

6. Peddlers, Police Department Tickets and Administrative Adjudication.

- a. Peddlers' and solicitors' licenses issued by the Village under Title 3 of the Village Code are temporarily revoked, to slow down person-to-person contact in the Village, through the Relief Period. Peddlers and solicitors are encouraged to use alternative means to communicate with Village residents and businesses, such as by telephone, postal mail, e-mail and digital social media.

b. Administrative adjudication of automated traffic law enforcement system violations, also known as red light camera tickets, set to be heard on March 25, 2020 and April 22, 2020 are continued to May 27, 2020. No additional fees or penalties under Titles 8 or 9 of the Village Code shall be assessed on the violations due to this continuance.

c. Administrative adjudication of Village ordinance violations set to be heard on April 6, 2020 and May 4, 2020 are continued to June 1, 2020. No additional fees or penalties under Titles 8 or 9 of the Village Code shall be assessed on the violations due to this continuance.



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: May 20, 2020

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Reopen River Forest Municipal Operations Draft Plan

Issue: In response to the COVID-19 pandemic the Village has modified access to Village facilities, how it conducts public gatherings and provides service to residents. These modifications have been in place since mid-March.

The Village of River Forest is working with the other taxing bodies to create a joint framework to provide the community with information regarding how each agency plans to safely and gradually move toward resuming normal operations in a manner that protects the health of those that live, work, and visit River Forest, including our most vulnerable residents. The Reopen River Forest Municipal Operations Plan provides guidance specific to Village Hall operations. The plan is organized into five phases and aligns with the State of Illinois' "Restore Illinois" plan. The Restore Illinois Plan is available online at coronavirus.illinois.gov/s/restore-illinois-introduction. Attached for your information is the draft Reopen River Forest Municipal Operations plan specific to Village Hall operations.

Request for Board Action: This item is provided for informational purposes only and no Board action is required. However, Staff welcomes your feedback.

Document Attached: Reopen River Forest Municipal Operations Draft Plan

REOPENING RIVER FOREST MUNICIPAL OPERATIONS

Introduction



The Village of River Forest is working with the other taxing bodies to create a joint framework to provide the community with information regarding how each agency plans to safely and gradually move toward resuming normal operations in a manner that protects the health of those that live, work, and visit River Forest, including our most vulnerable residents. The Reopen River Forest Municipal Operations Plan provides guidance specific to Village Hall operations.

This Plan is organized into five phases and aligns with the State of Illinois' "[Restore Illinois](#)" plan. Under the State's plan, River Forest is included in the Northeast Health Region and must meet certain health metrics in order to move from phase to phase. The Village and its partner agencies will continue to monitor these metrics, which are available at www.dph.illinois.gov/restore.

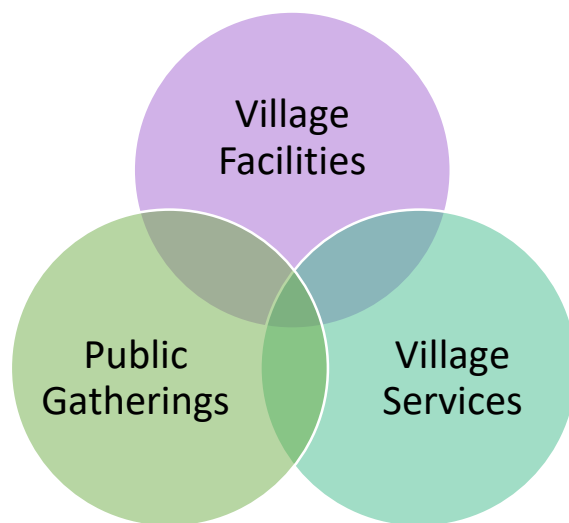
River Forest will continue to look to the data and guidance provided by the Illinois and Cook County Departments of Public Health, as well as the Centers for Disease Control, in identifying the steps that must be taken to reopen to the public in a manner that balances the needs of the community with the top priority of protecting public health. As a result, the plan to reopen municipal operations will be evaluated and refined when needed, and the Village and its partnering agencies will keep residents informed of this important information.

The public can continue to stay informed regarding the measures the Village has taken, and will continue to take, to address this unprecedented situation by visiting www.vrf.us/virus or signing up to receive the Village's [e-news](#) alerts.

Reopen River Forest Municipal Operations Plan

Within each of the five phases, the River Forest Municipal Operations Plan has been grouped into three broad categories:

1. Village Facilities: How and when Village Hall is made available to the public to conduct Village business; and
2. Public Gatherings: Whether and how public gatherings will be allowed, including Village Board of Trustee and advisory Board and Commission meetings to ensure compliance with the Open Meetings Act, the Restore Illinois Plan, CDC/DPH guidelines, and in alignment with the Village's efforts to operate transparently; and
3. Village Services: How to deliver all Village services and conduct transactions with customers and stakeholders.



Reopen River Forest Municipal Operations Plan Overview

	Phase 1 Rapid Spread	Phase 2 Flattening	Phase 3 Recovery	Phase 4 Revitalization	Phase 5 Restoration
<i>Village Facilities</i>	<ul style="list-style-type: none"> - Village Hall customer service windows closed to the public - Village Hall lobby bins available for drop off & pickup - Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m. - Exterior drop box available 	<ul style="list-style-type: none"> - Village Hall customer service windows closed to the public - Village Hall lobby bins available for drop off & pickup - Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m. - Exterior drop box available 	<ul style="list-style-type: none"> - Village Hall customer service windows closed to the public - Village Hall lobby bins available for drop off & pickup - Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m. - Exterior drop box available 	<ul style="list-style-type: none"> - Village Hall customer service windows open to the public within CDC/IPDH guidance Mon–Fri, 8 a.m. to 4:30 p.m. - Virtual Village Hall remains available - Exterior drop box available 	<ul style="list-style-type: none"> - Village Hall customer service windows open to the public Mon–Fri, 8 a.m. to 4:30 p.m.; Monday evening hours TBD - Virtual Village Hall remains available - Exterior drop box available
<i>Public Gatherings</i>	<ul style="list-style-type: none"> - Critical meetings held with limited in-person attendance to 10 people - Virtual participation available - Non-essential gatherings aren't allowed - Social distancing & PPE required - Open Meetings Act compliance - Adjudication postponed 	<ul style="list-style-type: none"> - Essential meetings held with limited in-person attendance to 10 people - Virtual participation available - Non-essential gatherings aren't allowed - Social distancing & PPE required - Open Meetings Act compliance - Adjudication postponed 	<ul style="list-style-type: none"> - All meetings held with limited in-person attendance to 10 people - Virtual participation available - Gatherings of up to 10 people allowed - Social distancing & PPE required - Open Meetings Act compliance - Modified adjudication held 	<ul style="list-style-type: none"> - All meetings held with limited in-person attendance to 50 people - Virtual participation available - Non-essential gatherings of up to 50 people allowed - Social distancing & PPE as required by CDC/IPDH - Open Meetings Act compliance - Modified adjudication held 	<ul style="list-style-type: none"> - All meetings held with no limits on in-person attendance - Public gatherings resume without attendance limits - Open Meetings Act compliance - Adjudication held without limits
<i>Village Services</i>	<ul style="list-style-type: none"> - Village services continue - Contact-free transactions & service delivery used for non-first responder staff & public - Contact between first responders & public requires PPE - Minimal staff on-site; remote work & modified schedules used where needed & available - Workstations reassigned as needed - IDPH/CDC guidance for social distancing & PPE use 	<ul style="list-style-type: none"> - Village services continue - Contact-free transactions & service delivery used for non-first responder staff & public - Contact between first responders & public requires PPE - Limited staff on-site; remote work & modified schedules used where needed & available - Workstations reassigned as needed - IDPH/CDC guidance for social distancing & PPE use 	<ul style="list-style-type: none"> - Village services continue - Contact-free transactions & service delivery used for non-first responder staff & public - Contact between first responders & public requires PPE - Staff on-site; limited remote work & modified schedules used where needed & available - Workstations reassigned as needed - IDPH/CDC guidance for social distancing & PPE use 	<ul style="list-style-type: none"> - Village services continue - In-person service delivery follows CDC/IPDH guidelines for social distancing & PPE use - Contact-free transactions & service delivery methods remain available - All Staff on-site; minimal remote work & modified schedules used where needed & available - Workstations reassigned as needed 	<ul style="list-style-type: none"> - Village services continue - Contact between Staff & public resumes following CDC/IPDH guidelines - Contact-free transaction & service delivery methods remain - All Staff on site

Phase 1: Rapid Spread

Village Facilities	Public Gatherings	Village Services Summary
<ul style="list-style-type: none"> •Village Hall customer service windows closed to the public •Village Hall lobby remains open with bins available for drop off & pickup •Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m. •No Monday evening hours •Exterior drop box available 	<ul style="list-style-type: none"> •Critical meetings are held with up to 10 people allowed in the meeting room •Virtual participation is available and encouraged •Non-essential gatherings of any size are not allowed •Social distancing & PPE required as directed by the CDC/IDPH •Compliance with Open Meetings Act requirements, including temporary provisions •Local administrative adjudication hearings postponed 	<ul style="list-style-type: none"> •Village services continue •Contact-free transactions and service delivery used for non-first responder staff & public •Contact between first responders & public requires PPE •Minimal staff on-site; remote work & modified schedules used where needed & available •Workstations reassigned as needed •Village follows IDPH/CDC guidance for social distancing & PPE use

General Considerations

- The Village President and Board of Trustees take necessary steps to enable the Village’s emergency response to COVID-19 and to respond to the economic impacts of the pandemic.
- Village services are deemed essential remain in effect. Services and operations are modified to provide contact-free transactions where possible and are delivered in a manner that aims to protect public safety and complement the modified staffing and operating capacity of each Village Department.
- The Village expands public services offered as needed to respond to the emergency, and volunteer resources needed, to deliver services to vulnerable individuals and support the community, including local businesses.
- Staffing at Village facilities is reduced to minimal staffing requirements and other staff may be placed on rotating or remote work assignments. Where needed, employee workstations and work schedules are reassigned. The Village procures and adopts the use of PPE, social distancing practices, and enhanced facility cleaning procedures to reduce the possibility of transmitting COVID-19 and to ensure that sufficient staffing resources remain available to deliver essential Village services. The Village also adopts policies and procedures regarding employee attendance requirements, health screening protocols, and available benefits in the event of exposure to or contraction of the COVID-19 virus.
- The Village considers and provides sources of financial relief and or assistance to residents and businesses by suspending and/or relaxing certain requirements (e.g. parking fees, bill payment deadlines, etc.).
- The Village will seek all available sources of funding and financial relief. The Village will also evaluate the anticipated short- and long-term economic impacts of the COVID-19 pandemic and modify expenditures as needed.
- The Village will evaluate and implement reasonable modifications to facilities and equipment to provide a safe environment for Staff and visitors.

- The Village's communication channels, and implementation of new channels, will be used to disseminate public information and educational materials.

General Staff Protocols

- Employees must practice social distancing and remain six (6) feet apart and should not make physical contact with others unless necessary and required to perform their job duties;
- The Village will work to provide PPE to employees for use consistent with IDPH/CDC guidelines in order to avoid the spread of COVID-19;
- Employees should not wear a respirator without medical clearance;
- Employees may be cross-trained or assigned work outside their typical job duties to assist, for example, in ensuring the continuity of operations;
- The Village will work to provide hand sanitizer, soap, and cleaning supplies for use by employees to practice good hygiene and to clean workspaces and surfaces, particularly those areas that are shared;
- Employees must participate in self-monitoring/health screening processes established by the Village which may include logging symptoms, taking body temperatures, and leaving the facility if experiencing symptoms of COVID-19;
- Virtual meetings are the preferred meeting method. In-person meetings should be avoided and, if held, should be conducted in a manner that allows participants to comply with IDPH/CDC guidelines regarding, for example, social distancing and the use of PPE; facilities/meeting spaces used for in-person meetings should be cleaned immediately following the meeting;
- Employees should not congregate in shared spaces such as a breakroom or lunchroom;
- Employees should not use each other's phones, desks, offices, or other work tools and equipment, when possible
- Employees are reminded that they are ambassadors and representatives of the Village when in public acting in their capacity as a Village of River Forest employee and must comply with all applicable policies and statutory requirements, including applicable Executive Orders;
- Employees should continue to follow the training they have been provided regarding modified operations as a result of the COVID-19 pandemic;
- Employees will continue to follow COVID-19 related policies, practices and procedures as well as the provisions of the Personnel Manual, Safety Manual, and respective Departmental policies, procedures, general orders, standard operating procedures, and the like; and
- The Village reserves the right to amend these staffing requirements, operating procedures, protocols, etc.

Village Staffing Plans

During the Rapid Spread Phase, Village staff may be assigned to modified schedules, remote work assignments and different workstations in order to minimize the number of staff on-site and to help slow the rate and spread of infection. The Village's staffing plan is intended to provide guidance but may be modified.

Senior Leadership Team

- Village Administrator: Alternating remote work and in-office work as needed
- Department Heads & Assistant Village Administrator: Alternating remote work and in-office work as needed and approved by the Village Administrator
- Assistant to Administrator and Management Analyst/Deputy Clerk: Working remotely; in-office as needed and directed by the Village Administrator or Assistant Village Administrator

- Assistant Finance Director: Alternating remote work and in-office work as needed and approved by the Finance Director
- Patrol Commander: Alternating remote work, in-office work and shift schedules as needed and approved by the Police Chief
- Public Works Superintendent: Attendance in accordance with the employee's regular work schedule
- Village Engineer: Working remotely; in-office only as needed and directed by the Public Works Director; work schedule will take into account the need for in-office/in-field attendance to manage weather-dependent capital project work

Administration & Finance Departments

- Administrative Clerk: Administrative Clerk: Working remotely up to 40 hours per week with on-site attendance as-needed to complete tasks that cannot be done remotely and to provide support to the Building Department as directed by the Assistant Village Administrator
- Utility Billing/Accounts Payable/Customer Service Clerks: Modified attendance may be implemented to increase social distances (e.g. staggered shifts, rotating shifts) as directed by the Finance Director

Building Department

- Building Official and Permit Clerk: Attendance in accordance with the employee's regular work schedule; use of benefit leave as approved by the Assistant Village Administrator and in coordination with each other to ensure there is always at least one primary member of the Building Department in attendance

Police Department

- Administrative Sergeant/Community Policing Officer/Community Service Officer: Attendance in accordance with the employee's regular work schedule
- Records Division: Records Supervisor alternates remote and in-office work as needed and approved by the Police Chief. Records Clerk in attendance in accordance with the employee's regular part time schedule
- Traffic Enforcement Analyst: Attendance in rotation with Records Division as-needed and approved by Administrative Sergeant
- Police Sergeants & Officers: Employees not assigned to work in the Second Floor of the Village Hall will continue to attend work as required by the Police Chief or his designee in accordance with the employee's collective bargaining agreement

Fire Department

- Fire Marshal and Administrative Assistant: Working remotely; in office only as needed and directed by the Fire Chief
- Employees not assigned to work in the Second Floor of the Village Hall will continue to attend work as required by the Fire Chief or his designee

Public Works Department

- Public Works Crew Leader, Water Operators and Maintenance Workers: Attendance requirements/modified schedules may be implemented to increase social distances
- Custodian: Attendance in accordance with the employee's regular work schedule

Phase 2: Flattening

Village Facilities	Public Gatherings	Village Services Summary
<ul style="list-style-type: none">•Village Hall customer service windows closed to the public•Village Hall lobby remains open with bins available for drop off & pickup•Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m.•No Monday evening hours•Exterior drop box available	<ul style="list-style-type: none">•Essential meetings are held with up to 10 people allowed in the meeting room•Virtual participation is available and encouraged•Non-essential gatherings of any size are not allowed•Social distancing & PPE required as directed by the CDC/IDPH•Compliance with Open Meetings Act requirements, including temporary provisions•Local administrative adjudication hearings postponed	<ul style="list-style-type: none">•Village services continue•Contact-free transactions and service delivery used for non-first responder staff & public•Contact between first responders & public requires PPE•Limited staff on-site; remote work & modified schedules used where needed & available•Workstations reassigned as needed•Village follows IDPH/CDC guidance for social distancing & PPE use

General Considerations

- The Village President and Board of Trustees continue to take necessary steps to enable the Village's emergency response to COVID-19 and to respond to the economic impacts of the pandemic.
- Modified Village services and operations remain in effect and continue as established in Phase 1.
- The Village continues to evaluate and implement public service offerings, and volunteer resources needed, to deliver services to vulnerable individuals and support the community, including local businesses.
- Staffing at Village facilities continues to be limited with some staff on a rotating and remote work assignment as allowed. Reassigned workstations are maintained where needed. The Village continues the use of PPE (and procures replacement supplies where needed), continues the use of social distancing practices, and enhanced facility cleaning procedures to reduce the possibility of transmitting COVID-19 and to ensure that sufficient staffing resources remain available to deliver essential Village services. The Village continues the use of policies and procedures regarding employee attendance requirements, health screening protocols, and available benefits in the event of exposure to or contraction of the COVID-19 virus.
- The Village evaluates the continued use, reduction and expansion of financial relief programs and or assistance to residents and businesses.
- The Village will continue to seek all available sources of funding and financial relief. The Village will also continue to evaluate the anticipated short- and long-term economic impacts of the COVID-19 pandemic and modify expenditures as needed.
- The Village will continue to evaluate and implement reasonable modifications to facilities, equipment and operations to provide a safe environment for Staff and visitors.
- The Village's communication channels, and implementation of new channels where necessary, will continue to be used to disseminate public information and educational materials.

General Staff Protocols

Village Staff will continue to make use of the general protocols established in Phase 1.

Village Staffing Plans

During the Flattening Phase, Village staff will continue to utilize modified schedules, remote work assignments as allowed, and modified workstations as needed in order to limit the number of staff on-site and to help slow the rate and spread of infection. Employees may be called back to work on-site. The Village's staffing plan is intended to provide guidance but may be modified.

Senior Leadership Team

- All members working remote and in-office assignments as established in Phase 1 with possible increased in-office presence to ensure continuity of operations and as directed by the employee's supervisor and/or Village Administrator.

Administration & Finance Departments

- Administrative Clerk: Working as assigned in Phase 1 and directed by the Assistant Village Administrator
- Utility Billing/Accounts Payable/Customer Service Clerks: Working as assigned in Phase 1 with modifications to attendance requirements implemented at the direction of the Finance Director

Building Department

- Building Official and Permit Clerk: Working as established in Phase 1 and directed by the Assistant Village Administrator

Police Department

- Administrative Sergeant/Community Policing Officer/Community Service Officer: Working as established in Phase 1 at the direction of the Police Chief.
- Records Division: Working as established in Phase 1 and as directed by the Police Chief
- Traffic Enforcement Analyst: Working as directed in Phase 1 at the direction of the Administrative Sergeant
- Police Sergeants & Officers: Employees not assigned to work in the Second Floor of the Village Hall will continue to attend work as required by the Police Chief or his designee in accordance with the employee's collective bargaining agreement

Fire Department

- Fire Marshal and Administrative Assistant: Working as established in Phase 1 and directed by the Fire Chief
- Employees not assigned to work in the Second Floor of the Village Hall will continue to attend work as required by the Fire Chief or his designee

Public Works Department

- Public Works Crew Leader, Water Operators and Maintenance Workers: Attendance requirements/modified schedules may continue to be utilized to increase social distances
- Custodian: Working as established in Phase 1 and as directed by the Public Works Director

Phase 3: Recovery

Village Facilities	Public Gatherings	Village Services Summary
<ul style="list-style-type: none"> •Village Hall customer service windows closed to the public •Village Hall lobby remains open with bins available for drop off & pickup •Virtual Village Hall open Mon–Fri, 8 a.m. to 4:30 p.m. •No Monday evening hours •Exterior drop box available 	<ul style="list-style-type: none"> •All meetings are held with up to 10 people allowed in the meeting room •Virtual participation is available and encouraged •Gatherings of 10 or fewer people are allowed •Social distancing & PPE required as directed by the CDC/IDPH •Compliance with Open Meetings Act requirements, including temporary provisions •Modified local administrative adjudication hearings resume if allowed under IDPH guidelines 	<ul style="list-style-type: none"> •Village services continue •Contact-free transactions and service delivery used for non-first responder staff & public •Contact between first responders & public requires PPE •Staff on-site; limited remote work & modified schedules used where needed & available •Workstations reassigned as needed •Village follows IDPH/CDC guidance for social distancing & PPE use

General Considerations

- The Village President and Board of Trustees continue to take necessary steps to enable the Village's emergency response to COVID-19 and to respond to the economic impacts of the pandemic.
- Modified Village services and operations remain in effect and continue as established in Phase 1.
- The Village continues to evaluate and implement public service offerings, and volunteer resources needed, to deliver services to vulnerable individuals and support the community, including local businesses.
- Staffing at Village facilities resumes with staff primarily working in-office and using remote/alternative work schedules only as-needed unless otherwise directed. Reassigned workstations are maintained where needed. The Village continues the use of PPE (and procures replacement supplies where needed), continues the use of social distancing practices, and enhanced facility cleaning procedures to reduce the possibility of transmitting COVID-19 and to ensure that sufficient staffing resources remain available to deliver essential Village services. The Village continues the use of policies and procedures regarding employee attendance requirements, health screening protocols, and available benefits in the event of exposure to or contraction of the COVID-19 virus.
- The Village evaluates the continued use, reduction and expansion of financial relief programs and or assistance to residents and businesses.
- The Village will continue to seek all available sources of funding and financial relief. The Village will also continue to evaluate the anticipated short- and long-term economic impacts of the COVID-19 pandemic and modify expenditures as needed.
- The Village will continue to evaluate and implement reasonable modifications to facilities, equipment and operations to provide a safe environment for Staff and visitors.
- The Village's communication channels, and implementation of new channels where necessary, will continue to be used to disseminate public information and educational materials.

General Staff Protocols

Village Staff will continue to make use of the general protocols established in Phase 1.

Village Staffing Plans

During the Recovery Phase, all Village Staff are expected to work primarily on-site, however, the Village may continue to utilize modified schedules, remote work assignments and alternative work stations as-needed. The Village's staffing plan is intended to provide guidance but may be modified.

Senior Leadership Team

- All members working primarily on site with remote/alternative working assignments as needed and approved.

Administration & Finance Departments

- Administrative Clerk: In-office work during regular business hours on a rotating basis; using remote work assignments as-needed but with decreasing frequency
- Utility Billing/Accounts Payable/Customer Service Clerks: Rotating schedules reduced or eliminated with on-site attendance required as directed by the Finance Director

Building Department

- Building Official and Permit Clerk: Working as established in Phase 1 and as directed by the Assistant Village Administrator

Police Department

- All positions working as established in Phase 1 and as directed by the Police Chief

Fire Department

- Fire Marshal and Administrative Assistant: In-office work, using minimal remote work assignments as-needed and approved by the Fire Chief
- Employees not assigned to work in the Second Floor of the Village Hall will continue to attend work as required by the Fire Chief or his designee

Public Works Department

- Public Works Crew Leader, Water Operators and Maintenance Workers: It is anticipated that employee work schedules and attendance requirements may resume, however, modified schedules may continue at the direction of the Public Works Director to increase social distances
- Custodian: Working as established in Phase 1 and as directed by the Public Works Director

Phase 4: Revitalization

Village Facilities	Public Gatherings	Village Services Summary
<ul style="list-style-type: none">• Village Hall lobby and customer service windows open to the public Mon–Fri, 8 a.m. to 4:30 p.m.• Village follows CDC/IDPH guidance for reopening (e.g. use of physical barriers)• Virtual Village Hall remains open Mon–Fri., 8 a.m. to 4:30 p.m.• No Monday evening hours• Exterior drop box available	<ul style="list-style-type: none">• All meetings are held within room capacity guidelines, not to exceed 50 people• Virtual participation remains available and encouraged• Non-essential gatherings of 50 or fewer people are allowed• Social distancing & PPE required as directed by the CDC/IDPH• Compliance with Open Meetings Act requirements, including temporary provisions• Local administrative adjudication hearings held within IDPH guidelines	<ul style="list-style-type: none">• Village services continue• Contact-free transactions and service delivery used for non-first responder staff & public remain available• In-person service delivery follows CDC/IDPH guidelines• All Staff on-site; minimal remote work & modified schedules used where needed & available• Workstations reassigned as-needed

General Considerations

- The Village President and Board of Trustees continue to take necessary steps to enable the Village's emergency response to COVID-19 and to respond to the economic impacts of the pandemic.
- Village services remain in effect and continue to be modified as established in Phase 1 to provide contact-free transaction options where possible. Customers are encouraged use contact-free services but are able to return to the Village Hall to conduct business that cannot be conducted virtually.
- The Village continues to evaluate and implement public service offerings, and volunteer resources needed, to deliver services to vulnerable individuals and support the community, including local businesses.
- Staffing at Village facilities continues as established in Phase 3 with remote/alternative work schedules used on a minimal basis unless otherwise directed. Reassigned workstations are maintained where needed. The Village continues the use of PPE (and procures replacement supplies), social distancing and facility cleaning practices where needed to comply with CDC/IDPH guidelines to reduce the possibility of transmitting COVID-19 and to ensure that sufficient staffing resources remain available to deliver essential Village services. The Village continues the use of policies and procedures regarding employee attendance requirements, health screening protocols as permitted by the EEOC, and available benefits in the event of exposure to or contraction of the COVID-19 virus.
- The Village evaluates the continued use, reduction and expansion of financial relief programs and or assistance to residents and businesses.
- The Village will continue to seek all available sources of funding and financial relief. The Village will also continue to evaluate the anticipated short- and long-term economic impacts of the COVID-19 pandemic and modify expenditures as needed.
- The Village will continue to evaluate and implement reasonable modifications to facilities, equipment and operations to provide a safe environment for Staff and visitors.
- The Village's communication channels, and implementation of new channels where necessary, will continue to be used to disseminate public information and educational materials.

General Staff Protocols

- The Village will continue to follow CDC/IDPH guidelines as they relate to required social distancing, the supply and use of PPE, encouraging employee hygiene practices, cleaning Village facilities and equipment, and the like.
- Employees may continue to be cross-trained or assigned work outside their typical job duties;
- Employees must continue to participate in the self-monitoring/health screening processes established by the Village;
- Virtual meetings will remain the preferred meeting method for meetings between Village Staff and other parties. In-person meetings, if held, must be held in compliance with IDPH and Open Meetings Act guidelines. Facilities/meeting spaces used for in-person meetings should be cleaned immediately following the meeting;
- Employees should avoid congregating in shared spaces such as a breakroom or lunchroom and may only gather in compliance with CDC/IDPH guidelines.
- Employees are reminded that they are ambassadors and representatives of the Village when in public acting in their capacity as a Village of River Forest employee and must comply with all applicable policies and statutory requirements, including applicable Executive Orders;
- Employees should continue to follow the training they have been provided regarding modified operations as a result of the COVID-19 pandemic;
- Employees will continue to follow COVID-19 related policies, practices and procedures as well as the provisions of the Personnel Manual, Safety Manual, and respective Departmental policies, procedures, general orders, standard operating procedures, and the like; and
- The Village reserves the right to amend these staffing requirements, operating procedures, protocols, etc.

Village Staffing Plans

During the Revitalization Phase, Village staff are expected to work on-site. Remote work assignments and alternative work stations will be used minimally. Employees should generally expect to return to their pre-pandemic work schedule unless otherwise directed. The Village's staffing plan is intended to provide guidance but may be modified.

Phase 5: Restoration

Village Facilities	Public Gatherings	Village Services Summary
<ul style="list-style-type: none">• Village Hall lobby and customer service windows open to the public Mon–Fri, 8 a.m. to 4:30 p.m.• Virtual Village Hall remains open Mon–Fri., 8 a.m. to 4:30 p.m.• Monday evening hours TBD• Exterior drop box available	<ul style="list-style-type: none">• All meetings are held within room capacity guidelines• Public gatherings resume without attendance limits• Compliance with Open Meetings Act requirements• Local administrative adjudication hearings held without restrictions	<ul style="list-style-type: none">• Village services continue• Contact between Staff and public resumes following CDC/IDPH guidelines• Contact-free transaction methods remain• All staff on-site

General Considerations

- The Village President and Board of Trustees continue to take necessary steps to enable the Village's ability to respond to emergencies and address the economic impacts of the pandemic.
- Village services continue and customers remain encouraged to use contact-free transaction options. Customers are able to return to the Village Hall to conduct business.
- The Village continues to evaluate emergency and non-emergency public services, using available volunteer resources, to deliver services to those impacted by COVID-19.
- Staffing at Village facilities returns to pre-pandemic conditions unless otherwise directed.
- The Village evaluates the continued use, reduction and expansion of financial relief programs and or assistance to residents and businesses who have been impacted by COVID-19.
- The Village will continue to seek all available sources of funding and financial relief. The Village will also continue to evaluate the anticipated short- and long-term economic impacts of the COVID-19 pandemic and modify expenditures as needed.
- The Village will continue to evaluate whether additional reasonable modifications to facilities and equipment are required to provide a safe environment for Staff and visitors.
- The Village's communication channels, and implementation of new channels where necessary, will continue to be used to disseminate public information and educational materials.

General Staff Protocols

- The Village will continue to follow CDC/IDPH guidelines related to preventing the spread of infectious disease.
- Employees may continue to be cross-trained or assigned work outside their typical job duties;
- The Village complies with CDC/IDPH guidelines to reduce the spread of infectious disease and follows applicable laws regarding employee health screenings.
- Virtual meetings may remain the preferred meeting method for certain meetings. In-person meetings, if held, must be held in compliance with IDPH and Open Meetings Act guidelines. Facilities/meeting spaces used for in-person meetings should be cleaned following the meeting;
- No restrictions on employee gatherings;
- Employees are reminded that they are ambassadors and representatives of the Village when in public acting in their capacity as a Village of River Forest employee and must comply with all applicable policies and statutory requirements, including applicable Executive Orders to the extent they remain in place;

- Employees should continue to follow the training they have been provided regarding modified operations as a result of the COVID-19 pandemic;
- Employees will continue to follow all applicable Village policies, practices and procedures as well as the provisions of the Personnel Manual, Safety Manual, and respective Departmental policies, procedures, general orders, standard operating procedures, and the like; and
- The Village reserves the right to amend these staffing requirements, operating procedures, protocols, etc.

Village Staffing Plans

During the Restoration Phase, Village staff will resume on-site work and work schedules as directed by the Village Administrator. The Village's staffing plan is intended to provide guidance but may be modified.