



VILLAGE OF RIVER FOREST REGULAR VILLAGE BOARD MEETING

Monday, January 9, 2017 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
 - a. Swearing-In of New Firefighters McKenna and Monaghan
 - b. Swearing-In of Fire Lieutenant David Bochenek
5. Consent Agenda
 - a. Regular Village Board Meeting Minutes – December 12, 2016
 - b. Executive Session Meeting Minutes – December 12, 2016
 - c. Recognition of Service for Gerald Johnson – Resolution
 - d. Recognition of Service for John Hagensick – Resolution
 - e. Declaration of Surplus Vehicle – 2001 Public Works Chevrolet Pickup – Ordinance
 - f. Declaration of Surplus Vehicle – 2009 Police Crown Vic – Ordinance
 - g. Establishment of Special Service Area Number 10 for Promenade Townhomes – Ordinance
 - h. Monthly Department Reports
 - i. Monthly Performance Measurement Report
 - j. Village Administrator's Report
6. Recommendations of Boards, Commissions and Committees
7. Unfinished Business
 - a. Authorization Of The Execution Of The Third Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois – Resolution
8. New Business
 - a. Presentation by Concordia University Chicago – Introduction to Amendment to Planned Development Permit for Cell Phone Tower
9. Executive Session
10. Adjournment

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
December 12, 2016**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, December 12, 2016 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:

Present: President Adduci, Trustees Corsini, Cargie, Dwyer, and Gibbs

Absent: Trustees Conti and Colwell-Steinke

Also Present: Village Clerk Sharon Halperin, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief Greg Weiss, Fire Chief Jim Eggert, Finance Director Joan Rock, Public Works Director John Anderson, Management Intern Jonathan Pape, Village Attorneys Lance Malina and Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Corsini thanked members of the audience for attending the meeting. She said she would like to request a discussion about having the Village's Boards and Commissions attend a Board meeting and provide an annual update on their activities as well as proposed initiatives. She said she would like to have this information either leading into the goal setting session or the budget process.

Trustee Cargie stated that the train crossing on Keystone just off Augusta keeps going off at random times. Village Administrator Palm stated that the Village received a resident complaint and Public Works Director Anderson has been in touch with Canadian National about this issue.

Trustee Dwyer stated that his term is up in 2017 and he has submitted his candidacy papers today for another term.

Trustee Gibbs wished his fellow Board members and the residents Happy Holidays.

President Adduci wished everyone a Happy Holidays. She discussed her role in the Illinois Municipal League (IML) and asked that a copy of the 2017 legislative initiatives be provided to the Board. She said that she and Village Administrator Palm attended a PlanItGreen forum last week and made a presentation regarding the Village's sustainability efforts.

- a. Presentation Honoring the 2016 12U Girls Little League Team

President Adduci recognized the 12U Girls Little League Team for their successful 2016 season. River Forest Youth Baseball/Softball League President Greg White stated that this team went farther than any other team in the sixty-three year history of the League. He discussed the dedication of the team and commended the girls on their sportsmanship. Mike Grant, head coach, thanked Joe Padula, and Brian Kita (coach) and Bryan Hoffman (pitching coach) who were not present. He thanked the girls, parents, River Forest Youth Baseball Softball Board, and the volunteers. He discussed an app called Game Changer that allowed those who were unable to attend the games to watch them in real time. Joe Padula said it was an honor to coach the girls and discuss friendships that were made with other team members. President Adduci presented certificates to the coaches and athletes in attendance.

b. Presentation of Achievement/Resolution Plaque to Sister Michelle of Trinity High School

President Adduci read the Resolution recognizing Trinity High School for the recognition received by *Newsweek Magazine* for the school's International Baccalaureate Programme. She presented a plaque to Sister Michelle Germanson who related the history of Trinity High School and the steps they took to earn the recognition.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – November 7, 2016
- b. Executive Session Minutes – November 7, 2016
- c. Approve 2017 Schedule of Public Meetings
- d. Amend Title 1 of the Village Code – Travel Expense Policy – Ordinance
- e. Amend Village Personnel Policy Manual – Overnight Travel
- f. Proclamation – Mayors Monarch Butterfly Pledge
- g. Metropolitan Mayors Caucus Greenest Region Compact 2 – Resolution
- h. Amend Title 8 of the Village Code – Reduce Class 1 Liquor License to 0 (LaMajada) – Ordinance
- i. Monthly Department Reports
- j. Monthly Financial Report – November 2016
- k. November 2016 Accounts Payable - \$2,103,931.23
- l. Performance Measurement Report
- m. Employment Agreement Amendment – Village Administrator
- n. Village Administrator's Report

Trustee Dwyer made a motion, seconded by Trustee Gibbs, to approve the Consent Agenda.

Roll call:

Ayes: Trustees Gibbs, Corsini, Dwyer, and Cargie
 Absent: Trustees Colwell-Steinke and Conti
 Nays: None

Motion Passes.

6. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

7. UNFINISHED BUSINESS

8. NEW BUSINESS

a. Policy for Planned Developments & Zoning Variations of Historical Properties

Trustee Cargie made a motion, seconded by Trustee Corsini, to adopt a policy regarding input from the Historic Preservation Commission for planned development applications and zoning variations.

Trustee Corsini requested the background for this item. Village Administrator Palm stated that this came up when the Village revised the Historic Preservation Commission (HPC) Ordinance and when he, President Adduci, Frank Martin, Tom Hazinski, and Tom Zurowski met. He said that Mr. Zurowski stated that there have been instances where either a zoning variation or a planned development application involved a significant property. Mr. Zurowski said there should be consistency in how the Village handles these. He discussed how Community Bank was forthright and willing to work with the Village in regard to preserving the historic nature of the Drummond Building and met with the HPC prior to restarting the planned development process. Village Administrator Palm stated that approach seemed to work well and the Village concluded it would be best to have the HPC on the front end of the process. Assistant Village Administrator Scheiner discussed a variance request for a garage which was designed to match the historically significant home. She said it was denied by the Zoning Board of Appeals (ZBA) and the homeowners appealed to the HPC. Village Administrator Palm stated the variation process would start at the HPC and those discussions would take place prior to the zoning public hearing. In regard to demolition of a significant property, he stated the demolition delay period would start with the initial HPC meeting to avoid increasing the time on the clock.

Trustee Corsini stated she believes the Ordinance specifically says when the permit is issued and she wondered if an amendment is required. Village Administrator Palm stated that can be reviewed but the intent is that they would run concurrently. Assistant Village Administrator Scheiner stated that initially it would be from the date the demolition application is filed but it would be better to review alternatives before there is a decision made to demolish the structure.

In response to a question from Trustee Corsini, Village Administrator Palm stated the policy is what governs it and there may not need to be a referral to the policy.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated the garage previously discussed is a secondary structure.

Trustee Gibbs stated that the documents required prior to going before the HPC should be spelled out in the Ordinance and should be consistent. Assistant Village Administrator Scheiner discussed the type of documents that would be required. Trustee Gibbs suggested that the HPC would have different questions than the ZBA and by outlining the documents required, it would allow the applicant to properly prepare for the meeting with the HPC. Trustee Gibbs reiterated that it is in the best interest of the applicant as well as the HPC for the applicant to have the appropriate documents. Assistant Village Administrator Scheiner stated staff has been notifying applicants of the required documents as part of a customer service function.

Roll call:

Ayes: Trustees Dwyer, Gibbs, Corsini, and Cargie
Absent: Trustees Colwell-Steinke and Conti
Nays: None

Motion Passes.

b. Public Hearing – Special Service Area #10 (Promenade Townhomes)

President Adduci called the Public Hearing to order at 7:42 p.m. Upon roll call, the following persons were present:

Present: President Adduci, Trustees Corsini, Cargie, Dwyer, and Gibbs
Absent: Trustees Conti and Colwell-Steinke
Also Present: Village Clerk Sharon Halperin, Assistant Village Administrator Lisa Scheiner, Police Chief Greg Weiss, Fire Chief Jim Eggert, Finance Director Joan Rock, Public Works Director John Anderson, Management Intern Jonathan Pape, Village Attorneys Lance Malina and Greg Smith

President Adduci stated that there are no public comments. She invited comments from the Village Board of Trustees.

Village Clerk Halperin asked if the Special Service Area (SSA) applies only to the property located at 7820 W. Madison Street. Village Administrator Palm affirmed the address and stated that it is where the townhomes will be located. He said the SSA is meant to be a dormant SSA in the event that the home owners' association (HOA) fails in some way. He added that he hopes the Village never needs to use it but it is there if needed.

In response to a question from Trustee Gibbs, Village Administrator Palm stated that procedurally it will not be adopted tonight but will be adopted at the first meeting in January if there are no objections.

Trustee Cargie asked if this would run with the land even though the future owners do not have an opportunity to comment. Village Administrator Palm said it would. Village Attorney Malina added that it can come in handy if the HOA fails to take action.

In response to a question from Village Clerk Halperin, Village Administrator Palm stated that when a buyer closes on a unit, the Village will likely get inquiries about it. He noted that staff will provide an explanation. In response to a follow up question from Trustee Corsini, Village Administrator Palm stated that SSA #10 will appear on the tax bill every year. Village Clerk Halperin said the SSA is noted when it goes to sell.

In response to a question from Trustee Cargie, there was a brief discussion and Village Administrator Palm said he believes there is no expiration. In response to a question from Trustee Corsini, Village Administrator Palm stated the payments are spread over a five year period.

In response to a question from Village Clerk Halperin, Village Administrator Palm stated this is the first SSA of this kind. In response to a question from Trustee Corsini, Village Attorney Malina stated

this is a back stop rather than a funding mechanism. Village Attorney Palm noted that this was common in the western suburbs because HOAs were required to be primary in terms of stormwater management. He called attention to multifamily properties throughout town where the parking lots are in disrepair because there is no HOA and he stated that the Village does not have a vehicle to address these issues. He recommended that the Board adopt this. Village Attorney Malina stated this is best practice.

Trustee Dwyer made a motion, seconded by Trustee Corsini, to close the public hearing.

Roll call:

Ayes: Trustees Dwyer, Gibbs, Corsini, and Cargie
Absent: Trustees Colwell-Steinke, and Conti
Nays: None

Motion Passes.

Village Attorney Malina stated that effective January 1, 2017, Village Attorney Greg Smith will be “first chair” as the Village’s Attorney at Board Meetings. Trustee Corsini and other members of the Village Board thanked Village Attorney Malina for his service to the Village. Village Attorney Malina shared a story about how he came to be the Village’s Attorney and thanked the Village Board for the opportunity.

9. EXECUTIVE SESSION

Trustee Cargie made a motion seconded by Trustee Dwyer to recess to Executive Session to discuss the acquisition of real property.

Roll call:

Ayes: Trustees Gibbs, Corsini, Cargie, and Dwyer
Absent: Trustees Colwell-Steinke, and Conti
Nays: None

Motion Passes.

Call To Order/Roll Call Return to Regular Session

The Board returned to Regular Session at 8:13 p.m. Upon roll call, the following persons were present:

President Adduci, Trustees Cargie, Dwyer, Corsini, and Gibbs

Absent: Trustees Colwell-Steinke, and Conti

Also Present: Village Administrator Palm, Assistant Village Administrator Scheiner, Management Analyst Pape, Village Attorney Malina and Attorney Smith.

10. ADJOURNMENT

Trustee Gibbs made a motion seconded by Trustee Corsini, to adjourn the regular Village Board of Trustees Meeting at 8:14 p.m.

Roll call:

Ayes: Trustees Conti, Dwyer, Gibbs, Corsini, Colwell-Steinke, and Cargie
Absent: Trustees Colwell-Steinke, and Conti
Nays: None

Motion Passes.

Sharon Halperin, Village Clerk



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: January 6, 2017

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Resolutions Recognizing Gerald Johnson and John Hagensick

As you know in recent months both John Hagensick and Gerald Johnson retired from their respective Commissions with the Village. Both were long serving members of these Commissions as well as residents for many years. As such, we wanted to formally recognize them for their service to the community.

Unfortunately, Mr. Hagensick recently passed away and we will be presenting this resolution to his wife posthumously honoring his service.

Thank you.

Attachments
Resolution



RESOLUTION NO. 17-01

A RESOLUTION HONORING JOHN HAGENSICK POSTHUMOUSLY FOR HIS SERVICE ON THE TRAFFIC & SAFETY COMMISSION

WHEREAS, John Hagensick has been an active member of the community of the Village of River Forest,

WHEREAS, John Hagensick was a long time member of the River Forest Service Club, was honored by the Service Club in 2007 for his exceptional contributions to the organization and the community; and served as a Director of the organization from 2014-2016; and

WHEREAS, John Hagensick was a former Scout Master of Troop #63, the Drum and Bugle Corps, where he is remembered for his dedication to hundreds of boys and their families, offering friendship and community leadership while providing opportunities for growth and education; and

WHEREAS, John Hagensick was the author of the book, "Carving Realistic Flowers;" and

WHEREAS, John Hagensick served as a member of the River Forest Township Youth Committee; and

WHEREAS, he also served as a member of the River Forest 125th Anniversary Committee; and

WHEREAS, John Hagensick served as Chairman of the Traffic and Safety Commission from 2007 to 2016 where he graciously served the public.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois that the Board, for its members and the citizens of the Village of River Forest, extend deepest and sincerest gratitude to John Hagensick, and posthumously present this Resolution to his family as a symbol of gratitude for the high quality of community service which he has rendered.

Passed on a roll call vote of the Corporate Authorities on the 9th day of January, 2017.

AYES: Trustees Cargie, Colwell-Steinke, Conti, Corsini, Dwyer, and Gibbs

NAYS: None

ABSENT: None

Sharon Halperin, Village Clerk

APPROVED by me this 9th day of January, 2017

Catherine Adduci, Village President



RESOLUTION NO. 17-02

A RESOLUTION HONORING GERALD JOHNSON FOR HIS SERVICE TO THE VILLAGE OF RIVER FOREST ON THE PLAN COMMISSION

WHEREAS, Gerald Johnson has served on the Village's Plan Commission from 1982 to 2016 (34 years), which also included more than seven terms as Chairman; and

WHEREAS, Gerald Johnson was key in developing comprehensive plans for the Village including land usage, commercial development, public improvements; and

WHEREAS, Gerald Johnson also served on the Village's Development Review Board and has contributed to numerous development projects throughout the Village;

WHEREAS Gerald Johnson also provided leadership and guidance on numerous planning projects within the Village of River Forest, including the Lake Street Corridors Plan, and the 2010 North Avenue Corridors Plan; and

WHEREAS, Gerald Johnson has been an active member of the community and his contributions have helped shape River Forest to what it is today.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois that the Board, for its members and the citizens of the Village of River Forest, extend deepest and sincerest gratitude to Gerald Johnson, and present this Resolution to him as a symbol of gratitude for the high quality of community service which he has rendered.

Passed on a roll call vote of the Corporate Authorities on the 9th day of January, 2017.

AYES: Trustees Cargie, Colwell-Steinke, Conti, Corsini, Dwyer, and Gibbs

NAYS: None

ABSENT: None

Catherine Adduci, Village President

APPROVED by me this 9th day of January, 2017

Sharon Halperin, Village Clerk



MEMORANDUM

DATE: January 9, 2017

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Authorization to Sell Surplus Property

Issue/Analysis: Attached is a proposed Ordinance authorizing the sale of surplus property via public auction. The following is a brief summary of the item to be sold:

2001 Chevrolet Pickup Truck This vehicle has been used in the past for the use of valve operating equipment that was transported in the bed of the truck. New valve operating equipment was recently purchased and is now housed on a trailer mounted system that can be pulled behind any pickup truck in the fleet. This truck is no longer needed and is at the end of its useful life. The driver's seat is torn in multiple places, the brakes need replacement, the engine leaks oil, the lift gate is rusted, and the drivetrain and suspension are worn out. Due to these mechanical issues and since the purpose of this vehicle is no longer needed we can no longer utilize this vehicle. Accordingly, we are seeking to sell this vehicle, and have established a minimum purchase price of \$1,000.00.

Recommendation: Staff is proposing to sell this surplus property using an online auction service, such as Obenauf Online Auction Service, and recommend approval of the proposed Ordinance attached hereto. We have used Obenauf previously and experienced positive results. If the Village Board concurs with Staff's recommendation, the following motion would be appropriate: Motion to approve the attached Ordinance authorizing the sale of municipal surplus property by public auction.

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 January 9, 2017, to sell said 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. | 2001 Chevrolet Pickup Truck VIN# 1GCHK24U11E262104 | \$1000.00 |

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, by public auction on the Internet.

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 any of 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 9th of January, 2017.

AYES:

NAYS:

ABSENT:

ATTEST:

Catherine Adduci, Village President

APPROVED by me this 9th day January, 2017

Sharon Halperin, Village Clerk

APPROVED and FILED in my office this 10th day of January, 2017 and published in pamphlet form in the Village of River Forest, Cook County, Illinois



January 10th, 2017

STATE OF ILLINOIS}
COUNTY OF COOK}

I, Sharon L. Halperin, certify that I am the duly elected and acting municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on January 9, 2017 the Corporate Authorities of such municipality passed and approved **Ordinance No. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION OF MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST** which provided by its terms that is should be published in pamphlet form as provided by law.

By: _____
Sharon L. Halperin, Village Clerk



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator
FROM: Gregory Weiss- Chief of Police
DATE: December 19, 2016
SUBJECT: Authorization to Sell Surplus Village Property

Issue: A 2009 Ford Crown Victoria, formerly used by the Police Department, has in excess of 86,000 miles on it and is beyond its usable service life.

Analysis: The vehicle will be stripped of all emergency equipment. As such the Department has no further use for the vehicles.

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 certain village owned vehicles, specifically:

1. One 2009 Ford Crown Victoria, VIN #2FAHP71V49X141286

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 January 9, 2017 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 2009 Ford Crown Victoria VIN# 2FAHP71V49X141286 | \$ 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 _____, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

Village Clerk

APPROVED by me this _____ day of _____, 2017.

Village President

APPROVED and FILED in my office this _____ day of _____, 2017.
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: January 5, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Special Service Area Number 10 - 7820 Madison Street (Promenade Townhomes)

Issue

Pursuant to Ordinance Number 3615, which was passed by the Village Board of Trustees at its September 26, 2016, meeting, the Village Board will conduct a public hearing on December 12, 2016 in regard to Special Service Area Number 10 (7820 W. Madison Street, River Forest).

The Village Board is being asked to approve an Ordinance creating Special Service Area 10 in order to provide for the maintenance, repair, reconstruction and/or the replacement of the common areas of the Promenade Townhomes, including, but not limited to, the water mains and stormwater management improvements, in the event that the owners of the property fail to do so.

Analysis

The property located at 7820 W. Madison Street has an approved planned development permit for the construction of a 29-unit townhome development. In addition to constructing the actual townhomes, the developer will also install certain utility systems including water, stormwater, and other common areas on the property. It is anticipated that once the townhomes are sold and a homeowners' association ("HOA") is created, the HOA will be responsible for ensuring that the private portions of the utility systems and common areas are maintained. Village Staff recommend implementation of a dormant Special Service Area ("SSA") that would be activated and utilized as a financing tool to fund needed improvements to these common areas in the event that they are not properly maintained by the HOA.

A SSA is a financing tool that can be used to fund municipal services/improvements in a defined area within the Village in which the property owners, but not the public at large, will benefit from the proposed special services and/or improvements. In this case, the Village proposed a dormant (or back-up) SSA be established as there is no current need to levy a tax

on the property owner(s) in the defined area. In the event that a need arises due to lack of maintenance of common areas the SSA would be activated and used to pay for maintenance, repair, reconstruction and/or replacement. Once activated, the Village would establish a tax rate not to exceed \$2.3809 per \$100.00 of EAV for the property in SSA 10, which is based on the cost of needed improvements, which is estimated to reach up to approximately \$478,000. This amount would be levied and would appear on the property tax bill of each owner within the SSA for an established period of time (up to five years). The property owner(s) can individually opt to pay the entire cost at one time instead.

At this time there is only one property owner that would be impacted by the proposed SSA and that owner has waived the right to file an objection petition opposing the creation of SSA 10 (Promenade Townhomes Project). The waiver also requested that the Village approve the Ordinance creating the SSA and that it be recorded before the objection period expires.

Pursuant to Section 3 of Ordinance 3615, notice of the public hearing was published in the *Wednesday Journal* on November 9, 2016, and mailed to the owner of the property located within the Special Service Area on November 4, 2016.

Recommended Action

That the Village Board adopt the attached Ordinance creating SSA 10.

Attachment(s)

- Ordinance 3615 Proposing the Establishment of Special Service Area Number 10 (Promenade Townhomes Project) in the Village of River Forest and Providing for a Public Hearing and Other Procedures in Connection Therewith
- Ordinance Establishing Village of River Forest Special Service Area Number 10 (Promenade Townhomes Project)
 - Exhibit 1 - Certificate of Publication of Newspaper Notice
 - Exhibit 2 - Affidavit of Mailing of Personal Notice
 - Exhibit 3 - Map of Village of Village of River Forest Special Service Area Number 10
 - Exhibit 4 - Waiver of Right to File an Objection Petition Opposing the Creation of River Forest Special Service Area Number 10 (Promenade Townhomes Project)

ORDINANCE NO. 3615

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 10 (PROMENADE TOWNHOMES PROJECT) IN THE VILLAGE OF RIVER FOREST AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

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

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS.

Special Service Areas within non-home rule municipalities are established pursuant to Article VII, Section 7 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

- A. It is in the public interest that the creation of the area hereinafter described as a special service area, for the purposes set forth herein, be considered.
- B. That the area hereinafter described is compact and contiguous, and is within the C2 Commercial Zoning District zoning classification, subject to a Planned Development granted in Ordinance 3564, in the Village of River Forest (the "Village").
- C. That the area hereinafter described will benefit specifically from the municipal services to be provided, and that the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.
- D. That the special services to be provided by the Village shall consist of the maintenance, repair, reconstruction and/or replacement of the common areas, including but not limited to the water mains and stormwater management improvements, in the area described in Section 4 below, in the event that the owner(s) of the area described in Section 4 below, fail to maintain, repair, reconstruct and/or replace said common areas, including but not limited to the water mains and stormwater management improvements, as required by:
 - (i) The Village of River Forest Municipal Code; and

- (ii) The Plat of Resubdivision for the Promenade Townhomes, recorded with the Cook County Recorder of Deeds on September 26, 2016 as document number 1627045049;

(the “Special Services”).

SECTION 3: PUBLIC HEARING - TAX RATES.

- A. That a public hearing shall be held on the 12th day of December, 2016, at 7:00 p.m., in the River Forest Village Hall, Board Room, 400 Park Avenue, River Forest, Illinois, to consider the creation of Special Service Area Number 10 of the Village in the area described in the notice of public hearing set forth in Section 4 hereof (the “Public Hearing”).
- B. At said Public Hearing, the levy of a direct annual tax at a rate not to exceed \$2.3809 per \$100.00 of equalized assessed value of the property in Special Service Area Number 10, for each year during which the Village is required to expend funds relative to said Special Services, so long as the common areas, including but not limited to the water mains and stormwater management improvements, as referenced above, exist, will be considered.
- C. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 10; however, any such initial tax levy shall not exceed the maximum tax rate as set forth in B. above.
- D. The aforementioned taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code (35 ILCS 200/1-1, *et seq.*), as amended.

SECTION 4: NOTICE OF PUBLIC HEARING.

Notice of the Public Hearing shall be published at least once not less than fifteen (15) days prior to the Public Hearing in one (1) or more newspapers of general circulation in the Village, and notice by mailing shall be given by depositing said notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area Number 10, with said notice by mailing being mailed not less than ten (10) days prior to the time set for the Public Hearing (the “Notice”). In the event taxes for the last preceding year were not paid,

the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be in substantially the following form:

**“NOTICE OF PUBLIC HEARING
VILLAGE OF RIVER FOREST
SPECIAL SERVICE AREA NUMBER 10**

NOTICE IS HEREBY GIVEN that on December 12, 2016, at 7:00 p.m. in the River Forest Village Hall, Board Room, 400 Park Avenue, River Forest, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of River Forest to consider forming a special service area consisting of the following described property:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS.;

PINs: 15-12-313-007-0000, 15-12-313-026-0000, 15-12-313-046-0000;

Street Location: Northeast corner of Madison Street and Forest Avenue in River Forest, Cook County, Illinois;

Common Address: 7820 W. Madison Street, River Forest, Illinois.

All interested persons affected by the formation of River Forest Special Service Area Number 10 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 10 and may object to the formation of Special Service Area Number 10 and the levy of taxes affecting said Special Service Area Number 10.

The purpose of the formation of River Forest Special Service Area Number 10 is to fund the Village of River Forest's cost of maintaining, repairing, reconstructing and/or replacing the common areas, including but not limited to the water mains and stormwater management improvements, on the above-described property, in the event that the owner(s) of the above-described property fail to maintain, repair, reconstruct and/or replace said common areas, including but not limited to the water mains and stormwater management improvements, as required by:

- (i) The Village of River Forest Municipal Code; and
- (ii) The Plat of Resubdivision for the Promenade Townhomes, recorded with the Cook County Recorder of Deeds on September 26, 2016 as document number 1627045049;

(hereinafter the "Special Services"), within said Special Service Area Number 10.

A tax levy at a rate not to exceed \$2.3809 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 10, for each year during which the Village of River Forest is required to expend funds relative to said Special Services, so long as the stormwater management improvements and/or roadway/sidewalk improvements, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 10; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 10.

At the public hearing, all persons affected by the formation of said Special Service Area Number 10, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Special Service Area Number 10 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 10 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 10, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 10 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 1stth day of November, 2016

Sharon Halperin
Village Clerk
Village of River Forest"

SECTION 5:

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 26th day of September, 2016, pursuant to a roll call vote as follows:

AYES: Trustees Cargie, Colwell-Steinke, Conti, Corsini, Dwyer, and Gibbs

NAYS: None

ABSENT: None

APPROVED by me this 26th day of September, 2016.

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

Catherine Adduci, Village President

ATTEST:

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

Sharon Halperin, Village Clerk



September 26, 2016

STATE OF ILLINOIS}
COUNTY OF COOK}

I, Sharon Halperin, certify that I am the duly elected municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on September 26, 2016, the Corporate Authorities of such municipality passed and approved **Ordinance No. 3615, AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 10 (PROMENADE TOWNHOMES PROJECT) IN THE VILLAGE OF RIVER FOREST AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH** which provided by its terms that is should be published in pamphlet form as provided by law.

By: Sharon Halperin
Sharon Halperin, Village Clerk

ORDINANCE NO. ____

**AN ORDINANCE ESTABLISHING VILLAGE OF RIVER FOREST
SPECIAL SERVICE AREA NUMBER 10 (PROMENADE TOWNHOMES PROJECT)**

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

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS.

Special Service Areas within non-home rule municipalities are established pursuant to Article VII, Section 7 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

- A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (the "Village Board") pursuant to an Ordinance entitled: "An Ordinance Proposing the Establishment of Special Service Area Number 10 (Promenade Townhomes Project) in the Village of River Forest and providing for a Public Hearing and Other Procedures in Connection Therewith," adopted September 26, 2016, and was considered pursuant to a hearing held on December 12, 2016, by the Village Board pursuant to a Newspaper Notice duly published in *Wednesday Journal*, a newspaper of general circulation in the Village of River Forest (the "Village"), at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mails not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice and an Affidavit of Mailing of said Personal Notice are attached to this Ordinance as **Exhibit 1** and **Exhibit 2**, respectively, and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

- B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on December 12, 2016. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 4 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on December 12, 2016, and there was final adjournment thereof on December 12, 2016, as part of the regular River Forest Village Board meeting on said date.
- C. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of River Forest Special Service Area Number 10 that said special service area, as hereinafter described, be established.
- D. Said area is compact and contiguous and exists in a Planned Development Permit area under the C2 Commercial Zoning District in the Village.
- E. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.
- F. Said area is zoned with a Planned Development Permit under the C2 Commercial Zoning District and will benefit specially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village as a whole.

SECTION 3: VILLAGE OF RIVER FOREST SPECIAL SERVICE AREA NUMBER 10 ESTABLISHED.

A special service area to be known and designated as "Village of River Forest Special Service Area Number 10" ("Special Service Area Number 10") is hereby established and shall consist of the following-described territory:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND

LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS;

PINs: 15-12-313-007-0000, 15-12-313-026-0000, 15-12-313-046-0000;

Street Location: Northeast corner of Madison Street and Forest Avenue in River Forest, Cook County, Illinois;

Common Address: 7820 W. Madison Street, River Forest, Illinois.

(the "Subject Property").

An accurate map of the Subject Property is attached hereto as **Exhibit 3**, and made part hereof.

SECTION 4: PURPOSE OF THE AREA.

Special Service Area Number 10 is established to provide special municipal services to the Subject Property in addition to services provided to the Village generally. Included in said services shall be the funding of the Village's cost of maintaining, repairing, reconstructing and/or replacing the common areas on the Subject Property, including but not limited to the water mains and stormwater management improvements, on the Subject Property, in the event that the owner(s) of the Subject Property fail to maintain, repair, reconstruct and/or replace said common areas, including but not limited to the water mains and stormwater management improvements, as required by:

- (i) The Village of River Forest Municipal Code; and
- (ii) The Plat of Resubdivision for the Promenade Townhomes, recorded with the Cook County Recorder of Deeds on September 26, 2016 as document number 1627045049;

(the "Special Services"), within said Special Service Area Number 10.

In the event that the Village is required to expend funds relative to said Special Services, the Village shall levy a direct annual tax at a rate not to exceed \$2.3809 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 10, for each year during which the Village is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such

time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 10; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the Special Service Area Number 10, and shall be in addition to all other taxes provided by law.

SECTION 5: EFFECTIVE DATE.

The Village is in receipt of a "Waiver of Right to File an Objection Petition Opposing the Creation of Special Service Area Number 10 (Promenade Townhomes Project)," a copy of which is attached hereto as **Exhibit 4** and made part hereof. As such, and as there are no electors residing within the Subject Property, and as 7820 Madison, LLC is the only owner of the Subject Property, this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

SECTION 6: FILING AND RECORDING OF ORDINANCE.

The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

ADOPTED this 12th day of December, 2016, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 12th day of December, 2016,

Catherine Adduci, Village President

ATTEST:

Sharon Halperin, Village Clerk

Exhibit 1

**Certificate of Publication
of Newspaper Notice**

(attached)

State of Illinois
County of Cook
Oak Park, Illinois

I, Dan Haley do hereby certify that I am one of the publishers of the WEDNESDAY JOURNAL, a secular newspaper, published by WEDNESDAY JOURNAL, INC., of Oak Park, County of Cook and in the State of Illinois for more than one year prior to this date,

November 9, A.D. 2016

I do further certify that the said WEDNESDAY JOURNAL has been a secular newspaper of general circulation throughout the Villages of Oak Park & River Forest, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statute, Chapter 100.

I do further certify that the printed notice re: NOTICE OF PUBLIC HEARING
VILLAGE OF RIVER FOREST SPECIAL SERVICE AREA NUMBER 10

attached hereto is a true, perfect and complete copy of the notice which was published in the said WEDNESDAY JOURNAL in each and every copy of its issue dated:

November 9, A.D. 2016
A.D. 2016
A.D. 2016

I do further certify that I am duly authorized by said WEDNESDAY JOURNAL, INC. to make this certificate and affidavit.

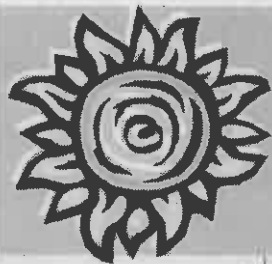
D Haley
One of the publishers

Sworn and subscribed to me this 9th
day of November A.D. 2016

Laura J Myers
Notary Public



CLASSIFIED (708) 613-3333 • FAX: (708) 524-0447 • E-MAIL: CLASSIFIEDS@OAKPARK.COM | CLASSIFIEDS@RIVERFOREST.COM



Let the sun shine in...

Public Notice: Your right to know

In print • Online • Available to you 24 hours a day, 7 days a week, every day of the year
OakPark.com RiverForest.com PublicNoticeIllinois.com

PUBLIC NOTICES



PARK DISTRICT of OAK PARK

Notice of Public Hearing Park District of Oak Park November 17, 2016, 7:30 p.m.

2017 Budget and Appropriation Ordinance

Notice is hereby given that the Board of Commissioners of the Park District of Oak Park will conduct a public hearing concerning the adoption of the Park District's 2017 Budget and Appropriation Ordinance on November 17, 2016 at 7:30 p.m. at the John Hedges Administration Building, 218 Madison St, Oak Park, IL, during the Board of Commissioners' regular board meeting.

Dated: November 9, 2016

By: Commissioner Sandy Lentz
Secretary, Board of Commissioners
Park District of Oak Park

Published in Wednesday Journal
11/9/16

PUBLIC NOTICES

PUBLIC NOTICE

STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT
IN RE THE ESTATE OF
MARION M. BENESCH VIPOND
Deceased
Case Number 2015-P728
PETITION FOR
LETTERS OF INDEPENDENT
ADMINISTRATION
That the Order Admitting Will
to Probate and Appointing
Representative was entered in
the Circuit Court of the Eighteenth
Judicial Circuit on August 28,
2015 for the Estate of Marion M.
Benesch-Vipond and that the under-
signed, on oath states:

1. The decedent, whose place of residence at the time of death was 400 W BUTTERFIELD ROAD, ELMHURST, IL 60126 died on 6/24/2015 at ELMHURST, ILLINOIS, leaving a Will.
2. The approximate value of the estate in this state is: Personal \$250,000 Real \$0 Annual Income From Real Estate \$0 3. The names and addresses of decedent's heirs are: MARION E INGOLD, RICHARD E BENESCH, WILLIAM A. BENESCH
4. The decedent nominated the following to act in the office indicated above: MARION E. INGOLD 4454 HARVEY, WESTERN SPRINGS IL 60558
5. Petitioner is legally qualified to act or nominate a resident of Illinois to act. Petitioner asks that letters administration be issued.
6. If so indicated above, the Petitioner requests independent administration. The name and address of the personal fiduciary designated to act during independent administration for each heir, who is a minor or disabled person, are shown on Exhibit A attached and made part of this petition.
7. This ad also requests that any unknown heirs make themselves known to the attorney herein.
8. This ad will serve as a notice to creditors that they have 6 months from the date of filing of this petition to submit their claims

Petitioner: MARION E. INGOLD
4454 HARVEY AVE
WESTERN SPRINGS, IL 60558

MATT J LEUCK
DuPage Attorney Number 48518
Attorney for:
PETITIONER MARION E. INGOLD
84 E BURLINGTON RD
RIVERSIDE IL 60546
708-447-3166

Published in Landmark
11/2, 11/9, 11/16/2016

PUBLIC NOTICE

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County. FILE NO. D16148317 on October 3, 2016. Under the Assumed Business Name of JONERSON FINANCIAL SERVICES with the business located at: P.O. BOX 34706, CHICAGO, IL 60634. The true and real full name(s) and residence address of the owner(s)/partner(s) is: TERESA B JONES, 2919 N MULLIGAN AVE, CHICAGO, IL 60634.

Published in Wednesday Journal
10/26, 11/2, 11/9/2016

PUBLIC NOTICES



NOTICE OF PUBLIC HEARING VILLAGE OF RIVER FOREST SPECIAL SERVICE AREA NUMBER 10

NOTICE IS HEREBY GIVEN that on December 12, 2016, at 7:00 p.m. in the River Forest Village Hall, Board Room, 400 Park Avenue, River Forest, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of River Forest to consider forming a special service area consisting of the following described property:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST-ERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS;

PINs: 15-12-313-007-0000, 15-12-313-026-0000, 15-12-313-046-0000;

Street Location: Northeast corner of Madison Street and Forest Avenue in River Forest, Cook County, Illinois;

Common Address: 7820 W. Madison Street, River Forest, Illinois.

All interested persons affected by the formation of River Forest Special Service Area Number 10 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 10 and may object to the formation of Special Service Area Number 10 and the levy of taxes affecting said Special Service Area Number 10.

The purpose of the formation of River Forest Special Service Area Number 10 is to fund the Village of River Forest's cost of maintaining, repairing, reconstructing and/or replacing the common areas, including but not limited to the water mains and stormwater management improvements, on the above-

described property, in the event that the owner(s) of the above-described property fail to maintain, repair, reconstruct and/or replace said common areas, including but not limited to the water mains and stormwater management improvements, as required by:

- (i) The Village of River Forest Municipal Code; and
- (ii) The Plat of Resubdivision for the Promenade Townhomes, recorded with the Cook County Recorder of Deeds on September 26, 2016 as document number 1627045049;

(hereinafter the "Special Services"), within said Special Service Area Number 10.

A tax levy at a rate not to exceed \$2.3809 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 10, for each year during which the Village of River Forest is required to expend funds relative to said Special Services, so long as the stormwater management improvements and/or roadway/sidewalk improvements, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 10; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 10.

At the public hearing, all persons affected by the formation of said Special Service Area Number 10, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Special Service Area Number 10 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 10 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 10, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 10 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 1st day of November, 2016.

Sharon Halperin
Village Clerk
Village of River Forest

Published in Wednesday Journal
11/9/2016

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION Estate of BESSIE LUDIK, Deceased Case No. 16 P 5741

PUBLICATION NOTICE INDEPENDENT ADMINISTRATION TO: CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES

1. Notice is hereby given of the death of Bessie Ludik who died on 8/1/16 leaving a will dated November 15, 2007 and numbered 16W6276, admitted to probate October 28, 2016.

2. The Representative for the estate is: ANTON SCHOENBERGER

3. The Attorney for the estate is: MATT J LEUCK, ATTORNEY AT LAW, Atty. No. 11017, 84 E. BURLINGTON # 2W, RIVERSIDE, IL 60546

4. Claims against the estate may be filed on or before 05/09/17. Claims against the estate may be filed with the Clerk of the Circuit Court, Richard J. Daley Center, 50 West Washington Street, Room 1202 Chicago, IL 60602 or with the Representative, or both. Any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be mailed or delivered to the Representative and to the attorney within 10 days after it has been filed.

5. On 8/28/16 an Order Appointing the Representative was entered.

6. Within forty-two (42) days after the effective date of the original Order Admitting the Will to Probate, you may file a petition with the Court to require proof of the validity of the Will by testimony or witnesses to the Will in open Court, or other evidence, as provided in Article VI 5/6- 21 (755 ILCS 5/6/21).

7. Within six (6) months after the effective date of the original Order Admitting the Will to Probate, you may file a petition with the Court to contest the validity of the Will as provided under Article VIII 5/8-1 of the Probate Act (755 ILCS 5/8-1).

8. The estate will be administered without Court supervision unless an interested party terminates independent supervision administration by filing a petition to terminate under Article XXVIII 5/28-4 of the Probate Act (755 ILCS 5/28-4).

/s/ ANTON SCHOENBERGER
Independent Administrator

Published in Wednesday Journal
11/9, 11/16, 11/23/2016

PUBLIC NOTICE

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County. Registration Number D16148624 on November 1, 2016 Under the Assumed Business Name of B.E. WELL with the business located at: 116 CHICAGO AVE., OAK PARK, IL 60302. The true and real full name(s) and residence address of the owner(s)/ partner(s) is: BRANDI ELIZABETH JONES 116 CHICAGO AVE. OAK PARK, IL 60302.

Published in Wednesday Journal
11/9, 11/16, 11/23/2016

PUBLIC NOTICES

PUBLIC NOTICE

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County. Registration Number: D16148645 on November 3, 2016. Under the Assumed Business Name of YOUR VIRTUAL ADMIN EXPERT with the business located at: PO BOX 323 LAGRANGE, IL 60525. The true and real full name(s) and residence address of the owner(s)/partner(s) is: GWENDOLYN L YOUNG, 106 EAST AVE #2 LAGRANGE, IL 60525.

Published in Landmark
11/9, 11/16, 11/23/2016

REAL ESTATE FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT-CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-7 Plaintiff,

-v- JOHNNY JAMISON, SUSAN JAMISON, STATE OF ILLINOIS DEPARTMENT OF REVENUE, CITY OF CHICAGO, MIDLAND FUNDING, LLC Defendants
11 CH 25850
841 N. Lombard Ave. Oak Park, IL 60302

NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 19, 2015, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 5, 2016, at The Judicial Sales Corporation, One South Wacker Drive-24th Floor, CHICAGO, IL, 60606, sell at public auction to the highest bidder, as set forth below, the following described real estate: Commonly known as 841 N. Lombard Ave., Oak Park, IL 60302 Property Index No. 16-05-303-023-0000. The real estate is improved with a single family residence. The judgment amount was \$487,146.09. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/ or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/ 9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact Plaintiff's attorney: HEAVNER, BEYERS & MIHLAR, LLC, 111 East Main Street, DECATUR, IL 62523, (217) 422-1719. If the sale is not confirmed for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE YOTE: Pursuant to The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. HEAVNER, BEYERS & MIHLAR, LLC 111 East Main Street DECATUR, IL 62523 (217) 422-1719 Fax #: (217) 422-1754 CookPleadings@hsbattys.com Attorney Code. 40387 Case Number: 11 CH 25850 TJSC#: 36-11955 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. 1706184

classifieds@OakPark.com | classifieds@RiverForest.com

Published in Forest Park Review
11/9, 11/16/2016

Exhibit 2

**Affidavit of Mailing
of Personal Notice**

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF MAILING

I, Lisa Scheiner being first duly sworn on oath, depose and state that I served the attached "NOTICE OF PUBLIC HEARING VILLAGE OF RIVER FOREST SPECIAL SERVICE AREA NUMBER 10" to those persons and entities set forth on the attached Service List, by depositing one (1) copy addressed to each person/entity at the addresses as shown on the attached Service List in the U.S. Mail, First Class postage prepaid, at 400 Park Avenue, River Forest, Illinois, at or before 5:00 p.m. on November 4, 2016.

Lisa Scheiner
12/8/2016

Subscribed and Sworn To
Before Me this 8th day
of December, 2016.

Dawn C. Haney
Notary Public





400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
F (708) 366-3702
www.river-forest.us



**NOTICE OF PUBLIC HEARING
VILLAGE OF RIVER FOREST
SPECIAL SERVICE AREA NUMBER 10**

NOTICE IS HEREBY GIVEN that on December 12, 2016, at 7:00 p.m. in the River Forest Village Hall, Board Room, 400 Park Avenue, River Forest, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of River Forest to consider forming a special service area consisting of the following described property:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS.;

PINs: 15-12-313-007-0000, 15-12-313-026-0000, 15-12-313-046-0000;

Street Location: Northeast corner of Madison Street and Forest Avenue in River Forest, Cook County, Illinois;

Common Address: 7820 W. Madison Street, River Forest, Illinois.

All interested persons affected by the formation of River Forest Special Service Area Number 10 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 10 and may object to the formation of Special Service Area Number 10 and the levy of taxes affecting said Special Service Area Number 10.

The purpose of the formation of River Forest Special Service Area Number 10 is to fund the Village of River Forest's cost of maintaining, repairing, reconstructing and/or replacing the common areas, including but not limited to the water mains and stormwater management improvements, on the above-described property, in the event that the owner(s) of the above-described property fail to maintain, repair, reconstruct and/or replace said common areas, including but not limited to the water mains and stormwater management improvements, as required by:

- (i) The Village of River Forest Municipal Code; and
- (ii) The Plat of Resubdivision for the Promenade Townhomes, recorded with the Cook County Recorder of Deeds on September 26, 2016 as document number 1627045049;

(hereinafter the "Special Services"), within said Special Service Area Number 10.

A tax levy at a rate not to exceed \$2.3809 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 10, for each year during which the Village of River Forest is required to expend funds relative to said Special Services, so long as the stormwater management improvements and/or roadway/sidewalk improvements, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 10; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 10.

At the public hearing, all persons affected by the formation of said Special Service Area Number 10, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Special Service Area Number 10 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 10 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 10, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 10 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 1stth day of November, 2016.

Sharon Halperin
Village Clerk
Village of River Forest



FOREST MADISON LLC
400 ASHLAND AVE
RIVER FOREST, IL 60305



ZIP 60305
04110224118

SERVICE LIST

Forest Madison LLC
400 Ashland Avenue
River Forest, Illinois 60305

Exhibit 3

**Map of
Village of River Forest
Special Service Area Number 10**

(attached)

PLAT OF RESUBDIVISION FOR THE PROMENADE TOWNHOMES

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THEREON, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 85,158 SQ.FT. (1.95 ACRES)

NOTE:

FOR BOUNDARY SURVEY INFORMATION OF PARCELS IN THE EXISTING LEGAL DESCRIPTION SEE DETAIL ON SHEET 2 OF 4.

ALL LOT LINES OF LOTS 1 THRU 29 FORM AN ANGLE OF 90°00'00". FOR INDIVIDUAL DIMENSIONS OF LOTS 1 THRU 29 SEE SHEET 3.

STATE OF ILLINOIS }
COUNTY OF COOK } SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AFORESAID ON THIS
AT _____ DAY OF _____ O'CLOCK _____ M. A.D. 20____

RECORDER OF DEEDS

STATE OF ILLINOIS }
COUNTY OF COOK } SS
I, _____ COUNTY CLERK OF COOK COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL
TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS,
THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED,

ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT
THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED
THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
THEREON INDICATED.

WE HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND WE HEREBY
ALSO RESERVE THESE AREAS DESIGNATED HEREON AS EASEMENTS FOR THE
PURPOSES AS HEREIN SET FORTH.

WE ALSO CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS WITHIN THE
BOUNDARIES OF SCHOOL DISTRICT NOS. 90 & 200

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ OWNER _____ DATE _____

BY: _____ OWNER _____ DATE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____ A NOTARY PUBLIC IN AND FOR
SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
I AM PERSONALLY KNOWN TO ME
TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND HAS APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE HAS SIGNED AND DELIVERED THE SAID INSTRUMENT
AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D. 20____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND
SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN
HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED
PROPERTY:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS
SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT
THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILWAY) IN COOK COUNTY,
ILLINOIS.

ALSO:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING
EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A
LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS
MEASURED PERPENDICULAR AND RADIAL THEREON, SAID LOTS 17 AND 20 BEING IN
SAMUEL WATTS SR. SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE
NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH
LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS
AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL
EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF
AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN
HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.

I FURTHER CERTIFY THAT THE FORGOING PROPERTY FALLS WITHIN THE CORPORATE
LIMITS OF THE VILLAGE OF RIVER FOREST WHICH HAS ADOPTED A VILLAGE PLAN
AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11
OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN
A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17031 C 0389 J
EFFECTIVE DATE OF AUGUST 18, 2008, ZONE X.

DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF March
A.D. 2016

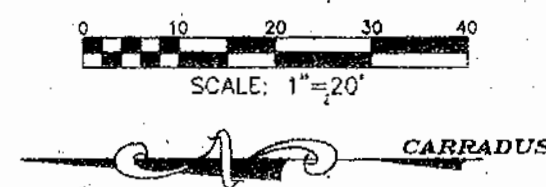
Allen D. Carradus

ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2018

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET (PLS 35-2551)
- CONCRETE MONUMENT
- (50.00') RECORD DIMENSION
- FENCE LINE
- EASEMENT LINE
- (50.00') RECORD DIMENSION
- PROPOSED LOT DIMENSION
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER

100.00'
LOT
LOT



FOREST

AVENUE

STREET

MADISON

FOR EASEMENT PROVISIONS
SEE SHEET 4 OF 4

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, ALLEN D. CARRADUS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS,
LICENSE NUMBER 35-2551, DO HEREBY AUTHORIZE THE VILLAGE OF RIVER FOREST, COOK COUNTY,
ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY
RECORDER'S OFFICE, IN MY NAME, AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109
PARAGRAPH 2, AS AMENDED.

SIGNED AT WHEATON, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551

PLAT SUBMITTED FOR RECORDING BY:
VILLAGE OF RIVER FOREST
400 PARK AVENUE
RIVER FOREST, ILLINOIS 60305
(708) 366-8500

PREPARED FOR:
BARANYK ASSOCIATES, LTD.
710 HIGGINS ROAD
PARK RIDGE, ILLINOIS 60068
(847) 292-5757

PREPARED BY:
CARRADUS LAND SURVEY, INC.
100 BRIDGE STREET SUITE 1
WHEATON, ILLINOIS 60187
(630) 588-0416
(FAX) 653-7682
(EMAIL) CARRADUS_SURVEY@YAHOO.COM

| | | | |
|---------------|----------|-----------------------------|-----|
| Date of Work: | 12/05/14 | Drawn By: | CMC |
| Scale: | 1" = 20' | Checked By: | EAC |
| File No.: | 48-00 | Approved: | ADC |
| Date: | 03/24/16 | Revision: | |
| | | REVISE PER VILLAGE COMMENTS | |

| RESUBDIVISION FOR THE PROMENADE TOWNHOMES | |
|---|----------------------------|
| 7820 MADISON STREET, RIVER FOREST COOK COUNTY, ILLINOIS | |
| Prepared For: | BARANYK ASSOCIATES, LTD. |
| Prepared By: | CARRADUS LAND SURVEY, INC. |
| 100 Bridge Street Suite 1, Wheaton, Illinois 60187 (630) 588-0416 (FAX) 653-7682 | |

Exhibit 4

**Waiver of Right to File an
Objection Petition Opposing the Creation of
River Forest Special Service Area Number 10
(Promenade Townhomes Project)**

(attached)

**WAIVER OF RIGHT TO FILE AN OBJECTION PETITION
OPPOSING THE CREATION OF
RIVER FOREST SPECIAL SERVICE AREA NUMBER 10
(PROMENADE TOWNHOMES PROJECT)**

I, the undersigned, as the Manager of 7820 Madison, LLC, an Illinois limited liability company ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of River Forest Special Service Area Number 10 – Promenade Townhomes Project (the "SSA").

In regard to said voluntary waiver, we hereby certify that:

- A. Owner is the only owner of record of the property legally described on **Exhibit A** attached hereto and made a part hereof (the "Property"), and the sole taxpayer of record in regard to the Property, which is located within the SSA; and
- B. No electors reside on the Property.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the _____, 2016 public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of River Forest approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____

Igor Blumin

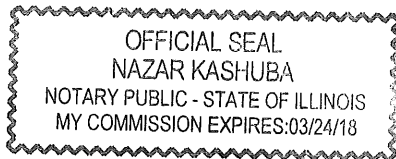
Manager of 7820 Madison, LLC

Date: June 14, 2016

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Igor Blumin, personally known to me to be the Manager of 7820 Madison, LLC, an Illinois limited liability company (the "Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that, as such Manager, he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 6 day of June, 2016.





Notary Public

My Commission Expires: 3/24/18



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator
FROM: Gregory Weiss- Chief of Police
DATE: January 5, 2017
SUBJECT: December 2016 Monthly Report

Crime Statistics

December is the last month of the statistical year for crime reporting and this year our overall reported crime showed a slight increase in both Part I and Part II offenses. Although the highest increase in Part I offenses were property crimes (up 11%), violent crimes remained below last year's numbers (down 11%). There was also a slight increase in Part II crimes, however this increase could be contributed to an increase in traffic enforcement (up 9%), resulting in traffic arrests that are reported as Part II offenses.

| | Dec. 2015 | Dec. 2016 | Diff. +/- | % +/- | YTD 2015 | YTD 2016 | Diff. +/- | % +/- |
|-------------------|----------------------|----------------------|----------------------|------------------|---------------------|---------------------|----------------------|------------------|
| Part I* | 22 | 17 | -5 | -23% | 282 | 308 | 26 | 9% |
| Part II** | 50 | 68 | 18 | 36% | 762 | 841 | 79 | 10% |
| Reports*** | 145 | 151 | -23 | -12% | 2215 | 2046 | -169 | -8% |
| Events**** | **** | 2183 | **** | **** | **** | 21500 | **** | **** |

*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) include total number of reports written by officers during the month. This data was compiled beginning in Sept. 2015

****Events (new category) 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 221 calls for service at the Town Center properties; of those calls the majority were premise checks due to extended store hours and an increase in holiday shoppers. As a result there were only four (4) reported crimes which included one (1) assault and three (3) retail thefts.

Community Support

On December 2nd, our Crime Prevention Officer met with the RF Public Library employees to discuss their emergency response plans and to conduct a safety presentation for the Library staff. Officer Czernik also assisted the Village President (who was invited to speak to the local Cub Scout Pack) on December 16th by giving a police department tour to the group of boys and their parents.

Det. Sergeant Greenwood was assigned to assist as an Instructor with R.A.D. training at Oak Park River Forest High School on December 8th. The freshman girls participate in the self-defense and awareness program as part of their curriculum.

This month there was also a change in the Support Services Supervisor position. Sgt. Buckner who has been the supervisor for the past two years will transition to supervise the dayshift, and Sgt. Grill will oversee the Support Services Unit.

Upcoming Special Events for January: None Requested

| Active Solicitor Permits | | |
|-----------------------------------|--------------------------------|----------------|
| Individual or Organization | Description | Expires |
| Pebble Consulting | Property Tax Appeal Consulting | 11-Feb-17 |
| Pointe Pest Control | Pest Control Services | 21-Jun-17 |
| Budget Right Handyman | Handyman Certificates | 24-Jun-17 |
| Melanie Darro Inc. | Dry Cleaning Promotions | 29-Jul-17 |
| Comcast | Internet Services | 16-Sep-17 |
| Edward Jones | Financial Services | 4-Oct-17 |

Budget and Fiscal Monitoring

December 1 –December 31, 2016

December completes the eighth month of FY17, and parking citation revenue for the fiscal year is below the estimated projection. Administrative Tow revenue is also below the projected revenue for the month. Conversely, we have met our annual projection for Local Ordinance violations, and overtime in December was lower than the monthly projection.

Revenue/Expenditure Summary

| Category | Total # Paid 12/16 | Total # paid FY17 Y-T-D | Expenditure/ Revenue 12/16 | FY17 Y-T-D Expenditure/Revenue |
|-------------------------------------|---------------------------|--------------------------------|-----------------------------------|---------------------------------------|
| Parking/Compliance Citations | 253 | 2200 | \$10,817 | \$105,620 |
| Admin. Tows | 18 | 157 | \$9,000 | \$78,500 |
| Local Ordinance | 2 | 19 | \$448 | \$4,949 |
| Overtime | 155 | 2,001 hrs | \$9,735 | \$121,379 |

Significant Arrests:

16-01912-Aggravated Driving Under the Influence of Alcohol

On December 9, 2016 a River Forest officer stopped a vehicle in the area of Harlem/North due to numerous violations. The 53 year old male from Chicago exhibited numerous signs of intoxication and had a Revoked driver's license from a previous DUI arrest. At the station, the subject refused field sobriety tests and refused to provide a breath sample. The States Attorney's office was contacted and due to his driver's license being revoked for DUI, a charged of Felony Aggravated Driving Under the Influence and Aggravated Driving While License Revoked was approved. The offender was transported to the Maybrook courthouse for bond hearing.

16-01922: DUI Arrest

On December 11, 2016, a River Forest officer was dispatched to a call of a hit and run incident involving a vehicle hitting a sign at the intersection of Washington and Franklin. As the officer was responding to the call, the officer observed a vehicle matching the description of the offending vehicle travelling northbound on the 700 block of Franklin. The officer turned around to catch up to the vehicle and as he attempted to catch up to the vehicle, the officer observed multiple IVC violations. As the officer attempted to stop the vehicle in the 400 block of Thatcher, the vehicle failed to yield to the lights initially and turned onto the 8000 block of Hawthorne where it crashed into a tree. The driver, a 38 year old male from Hillside, exited the vehicle, showed multiple signs of impairment and admitted to having alcoholic beverages. The Driver was taken into custody for leaving the scene of an accident. While at RFPD the driver refused breathe testing. He was charged with DUI, leaving the scene of an accident and various other IVC violations before being released on bond.

16-01930-Warrant/Obstructing Identification

On December 13, 2016 a River Forest officer stopped a vehicle for traffic violations. The 22 year old male passenger from Bellwood gave numerous fictitious names and identifiers on scene. The subject was brought into the station. The subject was fingerprinted and the fingerprint response showed the subject had a valid arrest warrant out of DuPage County. The offender was charged with Obstructing Identification and the warrant. The offender was placed in a cell awaiting bond/transport to bond hearing.

16-01939 –Unlawful Possession of a Credit Card

On December 14, 2016 a River Forest officers responded to the Shell gas station in reference to a call where a subject was using what the clerk believed to be a stolen credit card to fill up numerous vehicles with gas. Upon arrival the officer observed the subject in question, a 28 year old male from Chicago attempting to enter an awaiting vehicle. Officers asked the subject to stop but he continued to enter the vehicle. Officers stopped the vehicle which was driven by a 29 year old female from Chicago. The 28 year old male violently opened the door striking one of the officers and began to fight with the officers in an attempt to defeat the arrest. The subject was taken into custody and officers only sustained minor injuries. The 29 year old female driver and 27 year old male passenger from Chicago were also taken into custody pending further investigation. The 28 year old male was found to be in possession of a company credit card which he was not authorized to possess and used it to fill up vehicles with gas in exchange for cash. He was charged with Unlawful Possession of a Credit Card, Aggravated Battery to a Peace Officer and Resisting a Peace Officer. The Cook County State's Attorney Felony Review unit declined to lodge any criminal complaints against the 29 year old female driver and 27 year old male passenger. The 29 year old female was issued citations and released without any criminal charges. The 27 year old male passenger was released without charge.

16-01994-Aggravated Driving Under the Influence of Alcohol

On December 24, 2016, a River Forest officer observed a vehicle traveling at high rates of speed in the interior streets of River Forest. The officer then observed the vehicle crash into an unoccupied vehicle near the intersection of Oak and Park. The 33 year old man from Elmhurst attempted to leave the scene but was stopped by police. The driver showed numerous signs of intoxication and was arrested. The driver refused to

perform any tests or provide a breath sample. The States Attorney's office was contacted and they approved a Felony Aggravated Driving Under the Influence charge against the driver due to him not possessing a license. The offender was later transported to Maybrook courthouse for bond hearing.

16-02022: Obstructing Identification

On December 31, 2016 a River Forest officer stopped a vehicle for multiple IVC violations including Aggravated Speeding. The driver, a 25 year old female from Chicago was arrested. During the arrest the driver provided a fictitious name and date of birth to the officer. Once her identity was verified the driver was charged with Obstructing Identification, Aggravated Speeding, and other IVC violations. The driver was released on bond.

The following chart summarizes and compares the measured activity for all three patrol watches during the month of December 2016:

| | Midnights 2230-0630 | Day Watch 0630-1430 | Third Watch 1430-2230 |
|------------------------------|------------------------|------------------------|--------------------------|
| Criminal Arrests | 9 | 4 | 4 |
| Quasi-Criminal Arrests | 1 | 0 | 3 |
| DUI Arrests | 7 | 0 | 2 |
| Misdemeanor Traffic | 18 | 11 | 4 |
| Hazardous Moving Violations | 107 | 63 | 37 |
| Compliance/Parking Citations | 181 | 43 | 26 |
| Warrant Arrests | 5 | 0 | 1 |
| Premise Checks/Foot Patrols | 226 | 377 | 379 |
| Field Interviews | 10 | 8 | 40 |
| Traffic Stops | 150 | 205 | 187 |
| Written Reports | 22 | 74 | 54 |
| Administrative Tows | 14 | 7 | 12 |
| Sick Days | 2 | 3 | 0 |

Detective Division

During the month of December, the Detective Unit opened up/reviewed eighteen (18) cases for potential follow-up. Of those cases, two (2) were Cleared by Arrest, eight (8) were Administratively Closed or Suspended, two (2) were Exceptionally Cleared, two (2) was Unfounded, and four (4) are pending. The Unit also continued to investigate open cases from previous months.

Year to Date Arrest Statistics

| Quantity Arrested | # Felony Charges | # Misdemeanor Charges | # Warrants |
|-------------------|------------------|-----------------------|------------|
| 96 | 88 | 37 | 9 |

December 2016 Case Assignment Summary

| Part I | # Cases | Cleared by Arrest | Adm Closed | Screen Out | Susp | Except | Pend | Refer | Unfound |
|-------------------------|---------|-------------------|------------|------------|------|--------|------|-------|---------|
| Aggravated Battery | 1 | | | | | 1 | | | |
| Aggravated Bank Robbery | 1 | 1 | | | | | | | |
| Burglary-Auto | 2 | | 2 | | | | | | |
| Burglary-Garage | 1 | | 1 | | | | | | |

| | | | | | | | | | |
|-------------------------------------|----------------|--------------------------|-------------------|-------------------|-------------|---------------------|-------------|--------------|----------------|
| Attempt Burglary-Residential | 1 | | | | | 1 | | | |
| Theft | 4 | 1 | 2 | | | | 2 | | |
| Total Part I | 10 | | | | | | | | 0 |
| Part II | # Cases | Cleared by Arrest | Adm Closed | Screen Out | Susp | Except Clear | Pend | Refer | Unfound |
| Disorderly Conduct | 1 | | | | | | 1 | | |
| Retail Theft | 4 | 2 | 1 | | | | 1 | | |
| Suspicious Persons/Incidents | 3 | | 2 | | | | | | 1 |
| Total Part II | 8 | | | | | | | | |
| TOTALS | 18 | 3 | 8 | 0 | 0 | 3 | 7 | 1 | 0 |

Training

During the month of December 2016, the Department sent six (6) Police Officers for a total of fifty-two (52) hours of training. The information detailing the courses and total training time is listed below.

| Officer Name | Course Title | Start | End | Hours |
|---------------------|--|--------------|------------|--------------|
| Cassidy | Breath Analysis for Alcohol Training | 12/12/2016 | 12/13/2016 | 16 |
| Eberling | Decision Making for Critical Incident Response | 12/1/2016 | | 8 |
| Fields | Body Searches: From Terry Stop to Strip Search | 12/13/2016 | | 8 |
| Greenwood | Sex Offender Registration Update | 12/15/2016 | | 4 |
| Landini | Decision Making for Critical Incident Response | 12/1/2016 | | 8 |
| Pluto | Law Enforcement Ethics for Sergeants and Lieutenants | 12/14/2016 | | 8 |
| 6 | Total | | | 52 |



MEMORANDUM

TO: Eric J. Palm
Village Administrator

FROM: James L Eggert
James Eggert
Fire Chief

DATE: January 3, 2017

SUBJECT: Monthly Report – December – 2016

The Fire Department responded to 183 calls during the month of December. This is about our average number of calls in comparison to 2015. We experienced 3 fire related calls in this month. Emergency Medical Service calls represent 58% of our response activity for the month of November.

| Incident Group | Count |
|---------------------------|-------|
| 100 – Fire | 3 |
| 200 – Rupture/Explosion | 0 |
| 300 – Rescue/EMS | 107 |
| 400 – Hazardous Condition | 7 |
| 500 – Service Calls | 13 |
| 600 – Good Intent | 22 |
| 700 – False Alarm | 31 |
| 800 – Severe Weather | 0 |
| 900 – Special Incidents | 0 |

The month of December began with a forceful winter storm dropping several inches of snow throughout the western suburbs. The Fire Department planned ahead and prepared our apparatus and personnel for the drastic weather change.

We experienced several problems with our dispatch notification during the month. Dispatch circuits and speaker circuits failed four times during the month. This resulted in a delayed response to calls for service, with the more serious one being a medical/psychological evaluation resulting in no physical injury.

Preparation continued for the Illinois Labor Relation Board (ILRB) hearing regarding the Fire Lieutenants petition to be represented by the Firefighters local of the International Association of Firefighters union. The two day hearing at the ILRB office, in downtown Chicago, heard testimony from both Administration and Labor as to how the Department operates currently, how it was organized prior to January 1986 and what the significances might be if the Lieutenants are allowed to be in the same bargaining unit as the Firefighters.

This hearing is continued to next month for the Administrative Law Judge (ALJ) to determine, among other issues, the relevance of the current and past status of the bargaining unit. The Memorandum of Understanding (MOU) may give way to an already established 'recognized unit of bargaining'.

The Fire Department attended a post grant application meeting in Oak Park. The meeting was to express gratitude for the work accomplished in making the application and to advise the out of pocket cost for the grant is reduced to 10 percent from the original 15 percent. The cost to River Forest was reduced from \$7,317.42 to \$ 4,878.28.

Our department attended the Loyola Fire Chiefs meeting held in Oak Brook. Dr. Mark Cichon, Medical Director at Loyola, opened the meeting and presented reports on the following:

- First Watch Bio-surveillance
- Region 8 STEMI / Stroke Care
- Nasal NARCAN
- Mobile Integrated Health Care
- Disaster Preparedness Region 8
- Sepsis Screening
- Mobile Stroke Unit – RUSH University
- Tourniquet Training

Loyola Emergency Medical Support System (EMSS) Providers include: 57 Transport agencies (38 Municipal), 4 Dispatch Agencies (including WSCDC) and 1,707 EMT's and 981 Paramedic's. In 2016 the Loyola EMSS will have handled in excess of 100,000 emergency patient transports into 7 hospitals.

The Fire Department met with GIS Consortium representatives to discuss future needs of the department with regard to mapping of resources. Several reports and mapping projects for other municipalities were presented for review.

Specific resources were identified that may enhance response protocols including: fire hydrant locations, flow rate data, standpipe and fire suppression sprinkler connections on commercial and educational structures, lightweight and wood truss construction and fire alarm / preplan information.

The E-911 annual report for communications was filed with the Illinois State Police and Attorney Generals offices. This report is required under Illinois State Law through the Emergency Telephone System Board (ETSB) legislation.

This should be the last year the ETSB annual report is required by each municipality due to the consolidation of ETSB's throughout the State of Illinois.

The Fire Department would like to congratulate Lieutenant John Newberry on his retirement December 31st. John completed 20 years with the Village of River Forest December 1st. He and his wife Patty will enjoy a retreat of unique travel throughout the country and abroad. Best Wishes!

Year End Statistics

Fire = 764

EMS = 1202 / Patients 1242

Total= 1966

Fire Prevention Inspections = 822

Fire Prevention Programs = 39

Public Education Contacts = 3016

Officers Meeting

Topic discussed during our monthly department officers meeting include;

- Rig Tablets

- Personnel Evaluations

- Apparatus

- Budget (station, equipment, SCBA compressor)

- Fire Hydrant Testing

- Construction Projects

- New Hose Load

Suppression Activities

For the month of December, we responded to 183 emergency calls, which is about our normal amount of calls. Of this total, 3 were fire related incidents, all of which occurred outside of River Forest.

The first fire incident was in Elmwood Park. River Forest crews were returned after it was found to be an outside rubbish fire.

The second fire was in Berwyn. River Forest crews were assigned to change quarters, and then moved up to staging when the fire was upgraded to a second alarm.

The third fire was in Oak Park. River Forest crews assisted with overhaul at a fire in an air shaft.

Training

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

- All shifts continued their assigned building inspections
- Lt Rose attended Instructor II in Downers Grove
- FF Bochenek attended Instructor II in Downers Grove
- FF Boyd attended Management/Leadership II in Romeoville
- FF Finfrock attended Management/Leadership II in Romeoville
- FM Wiley and Lt Rose developed a new map of Dominican and Concordia showing sprinklers, standpipes and hydrants
- Received notice from NIPSTA that they still will not be receiving grant funding to support various training programs into 2017.

Paramedic Activity

We responded to 102 ambulance calls making contact with 102 patients for the month of December, which is about our monthly average number of EMS calls. Of this total, 53 patients were classified as ALS, 47 were BLS, and 2 were invalid assists. 13 of the 47 BLS patients refused treatment and/or transport.

A detailed monthly EMS report is available for review.

Fire Prevention

During the month of December, the Fire Prevention Bureau conducted 7 regular inspections, 6 construction inspections, 15 Company Inspections, and 2 Plan Reviews with 18 Violations noted and 36 violations corrected.

A detailed monthly Fire Prevention report is available for review.

To the great guys who responded to the
911 Call at the Loyola Immediate Care in
River Forest on 3/31/16:

Thank you so much for letting me hold
my baby boy (Giancarlo) during the ride to
Loyola ER. Thank you for calming my 4 yr old
little girl (Sofia) - so much that she asks me
to go for an Ambulance Ride Daily!! Thank you
for giving her stories, talking about Doc McStuffins,
letting her play with your tools. Thank you for
providing us wonderful caring service during a
stressful time. Our memory of that day is no
longer just of an abrupt 911 call for an ear infection,
but rather one of exceptional service and gratitude
for what happened thereafter. From the bottom of
my heart, Thank you! Laura Colocchia

OK xoxo

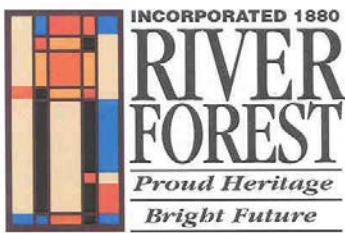
Keep Up the
Great
Work!

Thanks
for helping
my baby
brother
and for the
fun!

50 / 1A



Boo boos be gone!



MEMORANDUM

DATE: January 4, 2017
TO: Eric J. Palm, Village Administrator
FROM: John Anderson, Director of Public Works
SUBJECT: Monthly Report – December 2016

Executive Summary

In the month of December the department of Public Works started with a continuation of fall operations and the leaf removal program. This quickly changed with the first measurable snowfall occurring on December 4th. This snowfall produced 6.4 inches of snow and was beginning of a pattern of snowfall occurring for the next several weekends. On December 10th and 11th an extended snowfall occurred which accumulated to 7.8 inches of snow. There were also several minor snow and ice accumulation events throughout the month. All of this resulted in the usage of over 220 tons of salt on Village streets, alleys, and parking lots. Staff also continued to focus on the following ongoing maintenance items: tree trimming, tree removal, stump removal, sign repairs/fabrication, water valve exercising, and water meter replacement. Public Works management staff continued to formulate the capital improvements plan for the upcoming budget. Work was also performed by staff on the operating budget for the next fiscal year for all of public works operations.

Engineering Division Summary

- Received and processed 3 grading permits
- Designed and submitted (to IDOT) plans and project documents for the 2017 Street Improvement Project
- Began design on the 2017 Water Main Improvements Project
- Began/continued design on 2017 Alley Improvement Project
- Completed crosswalk survey of all intersections throughout the Village
- Completed Engineering portion of 2017 Capital Improvement Program

Public Works – Operations

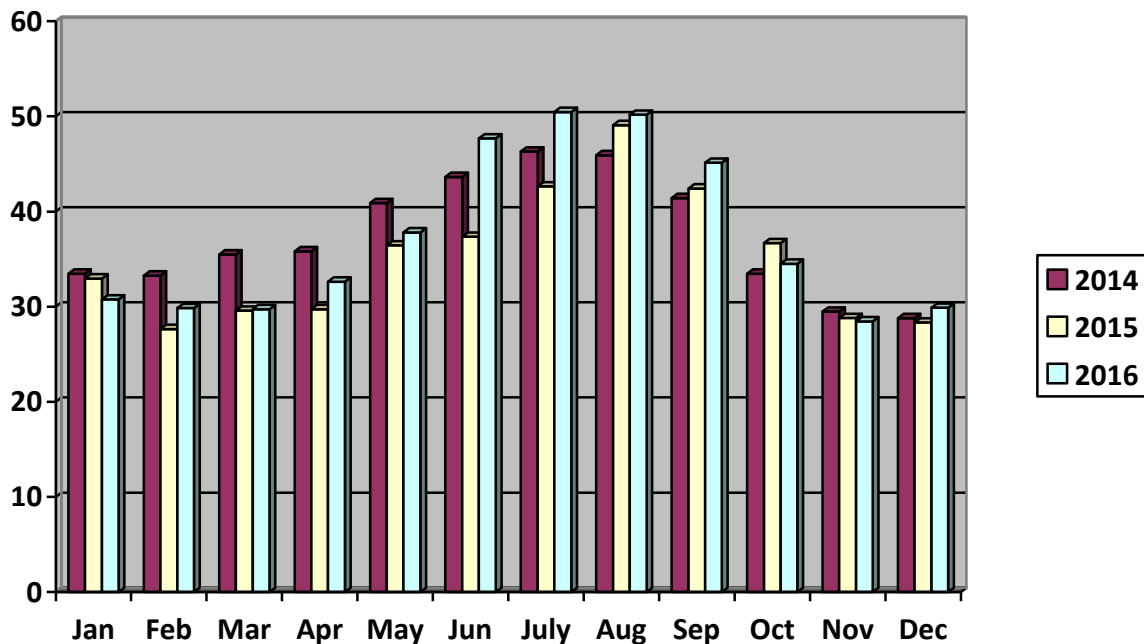
The following is a summary of utility locate requests received from JULIE (Joint Utility Locating Information for Excavators) and work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past 12 months:

| | Jan | Feb | Mar | Apr | May | June | July | Aug | Sep | Oct | Nov | Dec |
|-----------------|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|-----|
| Utility Locates | 62 | 84 | 142 | 323 | 216 | 292 | 245 | 105 | 151 | 192 | 106 | 46 |
| Work orders | 12 | 34 | 30 | 22 | 45 | 80 | 51 | 52 | 45 | 30 | 12 | 24 |

Water and Sewer

Monthly Pumpage: December's average daily pumpage of 0.96 million gallons (MG) is slightly higher than December's average of 0.91 MG in 2015.

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



In the month of December Water division personnel continued the replacement of batteries within MXUs (water meter reading devices) based on the errors in the meter reading reports performed each month.

One hydrant was repaired in the month of December; it was on a Fire Department list for needed repairs and was located at the southeast corner of Chicago and Thatcher. The lead and copper survey for the EPA's list of required homes for testing was completed in December. There were two service leaks repaired by Suburban General on 12/7 at 1112 Franklin and 12/28 at 738 Monroe. There was one water main break on 12/21 at 1002 Monroe that was repaired by Suburban General.

The Water Division personnel performed these additional tasks in December:

- Installed 20 meters
- Exercised 7 valves
- Responded to 171 service calls

Streets and Forestry

Staff in the Streets and Forestry division focused heavily on snow and ice removal, tree trimming, sewer cleaning and televising, sign repairs/fabrications were also performed frequently in the month of December along with these additional tasks:

| Description of Work Performed | Quantity |
|--|-----------------|
| Number of Snow & Ice Responses | 6 |
| Street Salting (tons) | 220.2 |
| Trees Trimmed | 209 |
| Trees Removed | 2 |
| Stumps Removed | 1 |
| Street Sweeping (curb miles) | 81 |
| Sign Repairs/Fabrication | 2 |
| Sewer Cleaning & Televising (lin. ft.) | 322 |
| Leaf Removal (loads) | 53 |
| Leaf Removal (tons) | 198.2 |



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

MEMORANDUM

Date: January 5, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - December, 2016

The Village issued 55 permits in December, 2016, compared to 79 during the same month in 2015. Permit activity remains high overall for the second year. Permit revenue has exceeded projections as a result of larger development projects coming to fruition and obtaining building permits. Permit revenue collected in December, 2016, totaled \$15,406, compared to \$34,150 in November, and was lower due to the volume and type of permits issued. Decreased activity is typical this time of year; however, working conditions were also impacted by several extremely cold days. Fiscal Year to-date permit revenue is \$584,434, which comprises 120% of the \$487,275 projected for FY 16-17 and can be attributed to large commercial and multi-family residential developments.

Planned Development Project Updates

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

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction of the townhomes continues following approval on both minor and major amendments to the planned development.
- Community Bank (7751 Lake Street - Approved March 14, 2016) - Construction continues on the building.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – St. Vincent's is anticipating that construction will begin in the spring. The Planned Development Ordinance requires that a permit application be received within nine (9) months of planned development approval. The church's architect submitted permit materials prior to December 23, 2016, therefore, the planned development permit remains valid. Staff continues to anticipate that construction will commence and conclude in the timeline required by the Village's building permit and zoning timelines.

- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – An early start permit was issued and construction is underway. Staff and the University's representatives have been working closely to finalize plumbing and electrical permits and to ensure that permit drawings are complete. Staff believes that a permit can be issued shortly and that the issue has not delayed construction.
- Fenwick Artificial Turf Field (Approved September 26, 2016) - Engineering review of the project is underway but no building permit application has been received.
- Bonnie Brae Condominiums (1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer is in the process of finalizing construction drawings so that a building permit application may be submitted. The developer hopes to commence construction in the spring.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University will present information to the Village Board of Trustees on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna.
- Keystone Ventures (Lake Street & Lathrop Avenue) – The developer met with the Board. A planned development application was submitted to the Village on November 15, 2016 but was deficient. The applicant was notified of deficiencies in the application and staff awaits a revised application. Once the application has been deemed complete staff will initiate the technical review process and schedule a public hearing.
- Dominican University Student Commons in the Heart of Campus – The University met with Board and held pre-filing conference with the DRB; however, commencement of the planned development process has been temporarily delayed.
- River Forest Park District – The Park District met with Board regarding the proposed addition to their facility on Lake Street; however, no further action or notice has been received regarding applicant's desire to proceed with the process.

Permit and Real Estate Transfer Activity Measures

Permits

| Month | FY 2013 | FY 2014 | FY 2015 | FY 2016 | FY 2017 |
|-----------|---------|---------|---------|---------|---------|
| May | 97 | 101 | 113 | 124 | 178 |
| June | 113 | 99 | 104 | 144 | 179 |
| July | 71 | 76 | 112 | 150 | 140 |
| August | 128 | 105 | 84 | 144 | 145 |
| September | 123 | 83 | 111 | 180 | 130 |
| October | 84 | 82 | 120 | 149 | 140 |
| November | 64 | 62 | 55 | 72 | 98 |
| December | 37 | 39 | 43 | 79 | 55 |
| January | 35 | 23 | 24 | 66 | |
| February | 19 | 27 | 22 | 67 | |

| | | | | | |
|-----------------------------|------------|------------|------------|--------------|--------------|
| March | 42 | 47 | 41 | 109 | |
| April | 71 | 93 | 78 | 97 | |
| Two Month Comparison | - | 101 | 98 | 151 | 153 |
| Fiscal Year Total | 884 | 837 | 907 | 1,381 | 1,065 |

Real Estate Transfers

| | December 2016 | December 2015 | FY 2017 Total | FY 2016 Total |
|------------------------|------------------|------------------|------------------|------------------|
| Total Transfers | 10 | 23 | 174 | 230 |

Residential Property Demolition

| | December 2016 | FYTD 2017 Total | FY 2016 Total | FY 2015 Total |
|--|------------------|--------------------|------------------|------------------|
| Total Residential Demolitions | 0 | 7 | 3 | 2 |



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

MEMORANDUM

Date: January 4, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Village-Wide Performance Measurement Report – December 2016

| Building Department Performance Measures | FY 2016 Actual | FY 2016 Goal | December Actual | FY 2017 YTD |
|---|------------------------|--------------------|----------------------|------------------------|
| Plan reviews of large projects completed in 3 weeks or less | 81% (115 of 142) | 95% | 91% (10 of 11) | 55% (58 of 106) |
| Re-reviews of large projects completed in 2 weeks or less | 92% (167 of 182) | 95% | 71% (10 of 14) | 65% (83 of 128) |
| Plan reviews of small projects completed in 5 days or less | 97% (77 of 79) | 95% | 100% (5 of 5) | 100% (128 of 128) |
| Express permits issued at time of application | 99% (244 of 246) | 100% | 100% (10 of 10) | 99% (163 of 164) |
| Inspections completed within 24 hours of request | 100% (1249 of 1249) | 100% | 100% (124 of 124) | 100% (1086 of 1086) |
| Contractual inspections passed | 95% (1266 of 1331) | 80% | 94% (116 of 124) | 93% (1007 of 1086) |
| Inspect vacant properties once per month | 98% (350 of 356) | 100% | 100% (35 of 35) | 100% (259 of 259) |
| Conduct building permit survey quarterly | 5 | 1 per quarter | 1 | 3 |
| Make contact with existing business owners | 60 | 5/month 60/year | 5 | 40 |

| Fire Department Performance Measures | FY 2016 Actual | FY 2016 Goal | December Actual | FY 2017 YTD |
|---|-----------------------|---------------------|------------------------|---------------------|
| Average fire/EMS response time for priority calls for service (Includes call processing time) | 4:18 minutes | 5 Min | 4:08 minutes | 4:02 minutes |
| Customer complaints and/or public safety professional complaints | 0% | <1% | 0% | 0% |
| All commercial, multi-family and educational properties inspected annually | 391 | 335 inspections | 22 | 192 |
| Injuries on duty resulting in lost time | 1 | <3 | 0 | 0 |
| Plan reviews completed 10 working days after third party review | 1.82 days on average | <10 | 3. days on average | 3.5 days on average |
| Complete 270 hours of training for each shift personnel | 6106. | 4824 | 478. | 5893.8 |
| Inspect and flush fire hydrants semi-annually | 803 | 892 annually | 0 | 1507 |

| Police Department Performance Measures | FY 2016 Actual | FY 2016 Goal | December Actual | FY 2017 YTD |
|---|-----------------------|-------------------------------|------------------------|--------------------|
| Average police response time for priority calls for service (Does not include call processing time) | 3:41 minutes | 4:00 | 3:42 minutes | 3:58 minutes |
| Injuries on duty resulting in lost time | 4 | 0 Days Lost | 0 | 0 |
| Reduce claims filed for property & vehicle damage caused by the Police Department by 25% | 0 | <3 | 0 | 2 |
| Maintain positive relationship with the bargaining unit and reduce the number of grievances | 4 | 0% | 0 | 0 |
| Reduce overtime and improve morale by decreasing sick leave usage | 762 days | 10% reduction | 11 days | 74.5 days |
| Track accidents at Harlem and North to determine impact of red light cameras | 18 accidents | 10% reduction | 1 accidents | 15 accidents |
| Decrease reported thefts (214 in 2012) | 182 | 5% reduction | 12 | 145 |
| Formal Citizen Complaints | N/A | 0 | 0 | 0 |
| Use of Force Incidents | N/A | 0 | 1 | 4 |
| Send monthly crime alerts to inform residents of crime patterns and prevention tips | 10 | 1 email/month; 12 emails/year | 1 | 7 |

| Public Works Performance Measures | FY 2016 Actual | FY 2016 Goal | December Actual | FY 2017 YTD |
|--|--------------------------|--------------------------------------|------------------------|--------------------------|
| Complete tree trimming/pruning service requests within 7 working days | 97% (133 of 137) | 95% | 100% (7 of 7) | 94% (127 of 135) |
| Complete service requests for unclogging blocked catch basins within 5 working days | 100% (15 of 15) | 95% | N/A (0 of 0) | 100% (11 of 11) |
| Percent of hydrants out of service more than 10 working days | 0.03% (1 of 3960) | <1% | 0.00% (0 of 440) | 0.00% (0 of 3080) |
| Replace burned out traffic signal bulb within 8 hours of notification | 100% (4 of 4) | 99% | N/A | 100% (2 of 2) |
| Complete service requests for patching potholes within 5 working days | 100% (14 of 14) | 95% | N/A (0 of 0) | 100% (7 of 7) |
| Repair street lights in-house, or schedule contractual repairs, within five working days of notification | 92% (68 of 74) | 95% | 100% (3 of 3) | 97% (32 of 33) |
| Safety: Not more than two employee injuries annually resulting in days off from work | 0 | ≤2 | 0 | 1 |
| Safety: Not more than one vehicle accident annually that was the responsibility of the Village | 0 | ≤1 | 0 | 0 |
| Televis 2,640 lineal feet of combined sewer each month from April – September | 202% (32054 of 15840) | 2,640/ month (15,840/ year) | 0% (0 of 2640) | 189% (34971 of 18480) |
| Exercise 25 water system valves per month | 71% (213 of 300) | 25/month (300/year) | 28% (7 of 25) | 106% (185 of 175) |
| Complete first review of grading plans within 10 working days | 100% (90 of 90) | 95% | 100% (3 of 3) | 100% (67 of 67) |

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



Village of River Forest

Village Administrator's Office

400 Park Avenue

River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: January 9, 2017

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)

| | | |
|-----------------------|---------|--|
| Monday, January 16 | ALL DAY | Martin Luther King Jr. Holiday – VILLAGE HALL CLOSED |
| Tuesday, January 17 | 7:00 pm | Committee of the Whole Meeting - CANCELLED |
| Wednesday, January 18 | 7:30 pm | Traffic & Safety Commission Meeting |
| Thursday, January 19 | 7:30 pm | Development Review Board Meeting |
| Monday, January 23 | 6:00 pm | Committee of the Whole - CIP |
| Monday, January 23 | 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 |
|------------------------------|----------|---|
| CDW Government Inc. | \$10,535 | Windows Server, Arbitrator & Licensing Projects |
| ClientFirst Consulting Group | \$18,144 | IT Monthly Support and 2017 upgrades |
| Davis Tree Care | \$15,280 | Parkway Tree & Stump Removals |
| Kendall Hill Nursery Inc. | \$13,729 | Purchase of Parkway Trees |
| Pinner Electric Inc. | \$15,261 | Street Lighting Repairs |
| MOE Funds | \$13,470 | PW Employee Health Insurance February 2017 |

There was no new business licenses issued this month.

Thank you.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF THE THIRD AMENDMENT TO
THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE
IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS**

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

WHEREAS, on March 23, 2016 the Village Board of Trustees approved an agreement entitled “Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois” (the “Redevelopment Agreement”) with Lake Lathrop Partners, LLC (the “Developer”); and

WHEREAS, the Redevelopment Agreement called for the redevelopment of certain property in the Village generally located at the southwest corner of Lake Street and Lathrop Avenue by the Developer;

WHEREAS, Section 4.01 of the Redevelopment Agreement required a planned development application to be filed with the Village by June 14, 2016; and

WHEREAS, the Developer failed to submit a planned development application to the Village by the previously agreed upon deadline; and

WHEREAS, on June 29, 2016, the Village sent the first default notice to the Developer pursuant to Section 7.06 of the Redevelopment Agreement in **EXHIBIT A**, attached hereto and made a part hereof, stating the reasons for the default of the Developer’s obligations under the Redevelopment Agreement; and

WHEREAS, the Developer asked for an extension of time to submit a planned development application to the Village; and

WHEREAS, the Village agreed to amend the Redevelopment Agreement, and to extend the time for the Developer's submission of a planned development application to the Village from June 14, 2016 to October 14, 2016, and on July 12, 2016, the Village approved the amendment to the Redevelopment Agreement in Resolution 16-10 and "A First Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois" attached thereto, which was executed by the Developer (the "First Amendment"), a copy of which is attached hereto as **EXHIBIT B** and made a part hereof; and

WHEREAS, the Developer failed to meet the deadlines in the Redevelopment Agreement, as amended by the First Amendment, with respect to planned development permit application submittal in Section 4.01 of the Redevelopment Agreement, as amended by the First Amendment, and property acquisition and due diligence in Section 4.02 of the Redevelopment Agreement, as amended by the First Amendment; and

WHEREAS, the Developer asked for another extension of time to submit its planned development permit application, acquire the properties in question and to complete due diligence on those properties; and

WHEREAS, the Village agreed to amend the Redevelopment Agreement, as amended by the First Amendment, and to extend the time for the Developer's submission of a planned development application to the Village from October 14, 2016 to November 15, 2016, and to extend the time for the Developer to complete its due diligence on the properties to be acquired, from June 14, 2016 to November 15, 2016, and on October 10, 2016, the Village approved the amendment to the Redevelopment Agreement, as amended by the First Amendment, in Resolution 16-11 and "A Second Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois" attached thereto, which was executed by the Developer (the

“Second Amendment”), a copy of which is attached hereto as **EXHIBIT C** and made a part hereof; and

WHEREAS, the Redevelopment Agreement, as amended by the First Amendment and Second Amendment, required the Developer to acquire the “Parcels,” as defined in the Redevelopment Agreement, as amended by the First Amendment and Second Amendment, on or before September 30, 2016, or within sixty (60) days thereafter, and required the Developer to have undertaken its due diligence on the Parcels by November 15, 2016; and

WHEREAS, the Developer again failed to meet the deadlines regarding property acquisition and due diligence; and

WHEREAS, on December 2, 2016, the Village sent the second default notice to the Developer pursuant to Section 7.06 of the Redevelopment Agreement in **EXHIBIT D**, attached hereto and made a part hereof, stating the reasons for the default of the Developer’s obligations under the Redevelopment Agreement, as amended by the First Amendment and the Second Amendment; and

WHEREAS, the Developer has again requested another extension to complete its due diligence on the Parcels and to acquire the Parcels; and

WHEREAS, the Village agrees to again amend the Redevelopment Agreement, as amended by the First Amendment and the Second Amendment, on the terms set forth in “A Third Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois,” which has been executed by the Developer (the “Third Amendment”), a copy of which is attached hereto as **EXHIBIT E** and made a part hereof; and

WHEREAS, it is in the best interest of the health, safety and welfare of the Village to approve the Third Amendment;

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

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That the President and Village Board of the Village of River Forest hereby find that it is in the best interests of the Village of River Forest and its residents that the Third Amendment be entered into by the Village of River Forest, with the Third Amendment to be substantially in the form attached hereto and made a part hereof as **EXHIBIT E**.

Section 3: That the President and Village Clerk of the City of River Forest, Cook County, Illinois, are hereby authorized to execute for and on behalf of said Village of River Forest, the aforesaid Third Amendment, and all other documents related thereto necessary to consummate the transactions contemplated therein on behalf of the Village of River Forest.

Section 4: That this Resolution shall take effect from and after its adoption and approval as required by law.

PASSED on a roll call vote of the Corporate Authorities on the 9th day of January, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 9th day of January, 2017.

Village President

APPROVED and FILED in my office this 9th day of January, 2017 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

Village Clerk

EXHIBIT A

**FIRST DEFAULT NOTICE
DATED JUNE 29, 2016**

(attached)



400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
F (708) 366-3702
www.river-forest.us



June 29, 2016

Lake Lathrop Partners LLC
c/o Keystone Ventures, LLC
418 Clinton Place
River Forest, Illinois 60305-2203
Attention: Timothy B. Hague
Email: thague@keystoneventuresllc.com

Inland Real Estate Development
Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
Attention: David Howat
Email: howat@inlandgroup.com

Meltzer, Purtill & Stelle, LLC
300 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606-6704
Attention: William J. Mitchell
Fax: 312.987.9854
Email: wmitchell@mpslaw.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND ELECTRONIC MAIL**

**Re: Notice of Default in Regard to the Redevelopment
Agreement for Lake Street and Lathrop Avenue in the
Village of River Forest, Cook County, Illinois**

To Whom It May Concern:

Please be advised that pursuant to Section 4.01 of the above-captioned Redevelopment Agreement between the Village of River Forest and Lake Lathrop Partners LLC, dated March 23, 2016 (the "Agreement"), Lake Lathrop Partners LLC was to have submitted a complete application to the Village for the Proposed PD, as defined in the Agreement, no later than June 14, 2016. As of June 29, 2016, Lake Lathrop Partners LLC has not submitted a complete application to the Village for the Proposed PD, as defined in the Agreement.

Also be advised that pursuant to Section 4.02.C. of the Agreement, Lake Lathrop Partners LLC was to have (i) conducted and/or commissioned studies and investigation of the contamination and suitability of the soils on all of the Parcels, as defined in the Agreement, (ii) made good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conducted and/or commissioned studies and focus groups and investigate the market feasibility of the Project, as defined in the Agreement, and (iv) undertaken initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project, as defined in the Agreement, on or prior to June 14, 2016. As of June 29, 2016, Lake Lathrop Partners LLC has not completed its obligations in Section 4.02.C.

Lake Lathrop Partners LLC
Inland Real Estate Development Corporation
Meltzer, Purtil & Stelle, LLC
June 29, 2016
Page 2

Based on the foregoing, and pursuant to Section 7.04 of the Agreement, you are hereby notified that Lake Lathrop Partners LLC is in default under the Agreement. The defaults must be cured within the time set forth in the Agreement, or the Village of River Forest may declare the Agreement terminated.

Sincerely,



Eric Palm
Village Administrator

cc: Village President Catherine Adduci and Board of Trustees
Lance C. Malina, Klein, Thorpe & Jenkins, Ltd.
Gregory T. Smith, Klein, Thorpe & Jenkins, Ltd.

EXHIBIT B

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
DATED JULY 12, 2016**

(attached)

RESOLUTION NO. 16-10

A RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT OF THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS

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

WHEREAS, on March 23, 2016 the Village Board of Trustees approved a Redevelopment Agreement with Lake Lathrop Partners, LLC; and

WHEREAS, the Redevelopment Agreement required a planned development application to be filed with the Village by June 14, 2016; and

WHEREAS, the Developer failed to submit a planned development application to the Village by the previously agreed upon deadline; and

WHEREAS, the Village sent a default notice to the Developer, as provided in **EXHIBIT A**, stating the reasons for the default; and

WHEREAS, the Developer has asked for a ninety (90) day extension to submit a planned development application to the Village; and

WHEREAS, it is in the best interest of the health, safety and welfare of the Village to adopt this amendment to the Redevelopment Agreement.

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

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That the President and Village Board of the Village of River Forest hereby find that it is in the best interests of the Village of River Forest and its residents that the aforesaid

Amendment be entered into by the Village of River Forest, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT B**.

Section 3: That the President and Village Clerk of the City of River Forest, Cook County, Illinois, are hereby authorized to execute for and on behalf of said Village of River Forest, the aforesaid Agreement, and all other documents related thereto necessary to consummate the transactions contemplated therein on behalf of the Village of River Forest.

Section 4: That this Resolution shall take effect from and after its adoption and approval as required by law.


PASSED on a roll call vote of the Corporate Authorities on the 12th day of July, 2016.

AYES: Trustees Conti, Gibbs, Corsini, Cargie, Colwell-Steinke, and Dwyer

NAYS: None

ABSENT: None

APPROVED by me this 12th day of July, 2016



Village President

APPROVED and FILED in my office this 12th day of July, 2016 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:



Village Clerk

EXHIBIT A

DEFAULT NOTICE



400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
F (708) 366-3702
www.river-forest.us



June 29, 2016

Lake Lathrop Partners LLC
c/o Keystone Ventures, LLC
418 Clinton Place
River Forest, Illinois 60305-2203
Attention: Timothy B. Hague
Email: thague@keystoneventuresllc.com

Inland Real Estate Development
Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
Attention: David Howat
Email: howat@inlandgroup.com

Meltzer, Purtil & Stelle, LLC
300 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606-6704
Attention: William J. Mitchell
Fax: 312.987.9854
Email: wmitchell@mpslaw.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND ELECTRONIC MAIL**

**Re: Notice of Default in Regard to the Redevelopment
Agreement for Lake Street and Lathrop Avenue in the
Village of River Forest, Cook County, Illinois**

To Whom It May Concern:

Please be advised that pursuant to Section 4.01 of the above-captioned Redevelopment Agreement between the Village of River Forest and Lake Lathrop Partners LLC, dated March 23, 2016 (the "Agreement"), Lake Lathrop Partners LLC was to have submitted a complete application to the Village for the Proposed PD, as defined in the Agreement, no later than June 14, 2016. As of June 29, 2016, Lake Lathrop Partners LLC has not submitted a complete application to the Village for the Proposed PD, as defined in the Agreement.

Also be advised that pursuant to Section 4.02.C. of the Agreement, Lake Lathrop Partners LLC was to have (i) conducted and/or commissioned studies and investigation of the contamination and suitability of the soils on all of the Parcels, as defined in the Agreement, (ii) made good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conducted and/or commissioned studies and focus groups and investigate the market feasibility of the Project, as defined in the Agreement, and (iv) undertaken initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project, as defined in the Agreement, on or prior to June 14, 2016. As of June 29, 2016, Lake Lathrop Partners LLC has not completed its obligations in Section 4.02.C.

Lake Lathrop Partners LLC
Inland Real Estate Development Corporation
Meltzer, Purtil & Stelle, LLC
June 29, 2016
Page 2

Based on the foregoing, and pursuant to Section 7.04 of the Agreement, you are hereby notified that Lake Lathrop Partners LLC is in default under the Agreement. The defaults must be cured within the time set forth in the Agreement, or the Village of River Forest may declare the Agreement terminated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Palm", with a long horizontal flourish extending to the right.

Eric Palm
Village Administrator

cc: Village President Catherine Adduci and Board of Trustees
Lance C. Malina, Klein, Thorpe & Jenkins, Ltd.
Gregory T. Smith, Klein, Thorpe & Jenkins, Ltd.

EXHIBIT B

AMENDMENT TO REDEVELOPMENT AGREEMENT

**A FIRST AMENDMENT TO THE
REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE
IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS**

THIS FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS ("Amendment") is made between the VILLAGE OF RIVER FOREST, an Illinois municipal corporation ("Village") and LAKE LATHROP PARTNERS LLC, an Illinois limited liability company ("Developer"), as nominee of KEYSTONE VENTURES, LLC, an Illinois limited liability company ("Keystone") and is dated this 12th day of July, 2016 ("Effective Date").

A. The "Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," dated March 23, 2016, by and between the Village and Developer (the "Redevelopment Agreement") is hereby amended as follows:

1. Section 4.01 is hereby amended and shall read as follows, with deletions struck through and additions underlined:

4.01 Planned Development. Developer shall submit a complete application to the Village for the Proposed PD on or before ~~June~~ **October** 14, 2016 ("Proposed PD Application Deadline").

2. Section 4.02.C. is hereby amended and shall read as follows, with deletions struck through and additions underlined:

4.02 C. As of the Effective Date and through ~~June~~ **October** 14, 2016 ("Initial Feasibility Period"), Developer shall (i) conduct and/or commission studies and investigation of the contamination and suitability of the soils on all of the Parcels, (ii) make good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conduct and/or commission studies and focus groups and investigate the market feasibility of the Project, and (iv) undertake initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project on or prior to the Proposed PD Application Deadline.


B. All portions of the Redevelopment Agreement not amended herein shall remain in full force and effect.

C. This Amendment shall not affect or impair any of the rights or obligations of the Village or Developer under the Redevelopment Agreement, nor shall this Amendment waive any defaults or breaches of the Redevelopment Agreement existing as of the Effective Date of this Amendment to the extent that this Amendment does not result in the cure of a default or breach of the Redevelopment Agreement existing as of the Effective Date of this Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on or as of the day and year first above written.


DEVELOPER:

LAKE LATHROP PARTNERS LLC, an Illinois
limited liability company

By: 
Timothy B. Hyle, Manager

VILLAGE:

VILLAGE OF RIVER FOREST, an Illinois
municipal corporation

By: 
Village President

ATTEST:

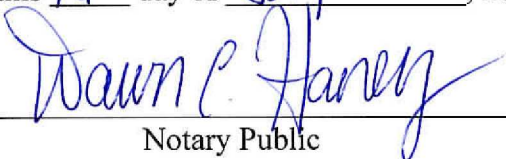
By: 
Village Clerk

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Catherine Adduci and Sharon Halperin, personally known to me to be the Village President and Village Clerk of the Village of River Forest, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the President and Board of Trustees of said Illinois municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of July, 2016.



Notary Public



ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy B. Hague, personally known to me to be the manager of Lake Lathrop Partners LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that, as such manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of July, 2016.

Dawn C. Haney
Notary Public



EXHIBIT C

**SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT
DATED OCTOBER 10, 2016**

(attached)

RESOLUTION NO. 16-11

A RESOLUTION AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT OF THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS

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

WHEREAS, on March 23, 2016 the Village Board of Trustees approved a Redevelopment Agreement with Lake Lathrop Partners, LLC; and

WHEREAS, on July 12, 2016 the Village Board of Trustees approved the First Amendment of the Redevelopment Agreement; and

WHEREAS, the Developer is seeking to extend the deadlines for property acquisition and planned development submittal to November 15, 2016; and

WHEREAS, the Developer has made progress with the project by acquiring one of the three properties and continues to make good faith efforts to acquire the other two properties; and

WHEREAS, it is in the best interest of the health, safety and welfare of the Village to adopt this amendment to the Redevelopment Agreement.

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

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That the President and Village Board of the Village of River Forest hereby find that it is in the best interests of the Village of River Forest and its residents that the aforesaid Amendment be entered into by the Village of River Forest, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Village Clerk of the City of River Forest, Cook County, Illinois, are hereby authorized to execute for and on behalf of said Village of River Forest, the aforesaid Agreement, and all other documents related thereto necessary to consummate the transactions contemplated therein on behalf of the Village of River Forest.

Section 4: That this Resolution shall take effect from and after its adoption and approval as required by law.

PASSED on a roll call vote of the Corporate Authorities on the 10th day of October, 2016.

AYES: Trustees Cargie, Conti, Dwyer, and Gibbs

NAYS: None

ABSENT: Trustees Corsini and Colwell-Steinke

APPROVED by me this 10th day of October, 2016



Village President

APPROVED and FILED in my office this 10th day of October, 2016 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:



Village Clerk

EXHIBIT 1

SECOND AMENDMENT

**A SECOND AMENDMENT TO THE
REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE
IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS**

THIS SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS ("Amendment") is made between the VILLAGE OF RIVER FOREST, an Illinois municipal corporation ("Village") and LAKE LATHROP PARTNERS LLC, an Illinois limited liability company ("Developer"), as nominee of KEYSTONE VENTURES, LLC, an Illinois limited liability company ("Keystone") and is dated this 10th day of October, 2016 ("Effective Date").

A. The "Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," dated March 23, 2016, by and between the Village and Developer (the "Redevelopment Agreement") is hereby amended as follows:

1. Section 4.01 is hereby amended and shall read as follows, with deletions struck through and additions underlined:

4.1 Planned Development. Developer shall submit a complete application to the Village for the Proposed PD on or before **November 15**, 2016 ("Proposed PD Application Deadline").

2. Section 4.02.C. is hereby amended and shall read as follows, with deletions struck through and additions underlined:

4.2 C. As of the Effective Date and through **November 15**, 2016 ("Initial Feasibility Period"), Developer shall (i) conduct and/or commission studies and investigation of the contamination and suitability of the soils on all of the Parcels, (ii) make good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conduct and/or commission studies and focus groups and investigate the market feasibility of the Project, and (iv) undertake initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project on or prior to the Proposed PD Application Deadline.


B. All portions of the Redevelopment Agreement not amended herein shall remain in full force and effect.

C. This Amendment shall not affect or impair any of the rights or obligations of the Village or Developer under the Redevelopment Agreement, nor shall this Amendment waive any defaults or breaches of the Redevelopment Agreement existing as of the Effective Date of this Amendment to the extent that this Amendment does not result in the cure of a default or breach of the Redevelopment Agreement existing as of the Effective Date of this Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on or as of the day and year first above written.


DEVELOPER:

LAKE LATHROP PARTNERS LLC, an Illinois limited liability company

By: 
Timothy B. Hake, Manager

VILLAGE:

VILLAGE OF RIVER FOREST, an Illinois municipal corporation

By: 
Village President

ATTEST:

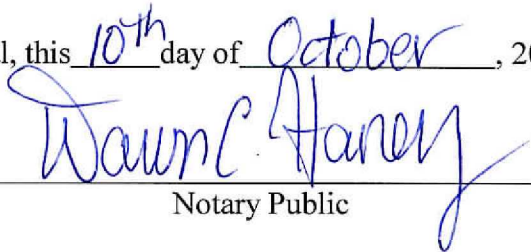
By: 
Village Clerk

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Catherine Adduci and Sharon Halperin, personally known to me to be the Village President and Village Clerk of the Village of River Forest, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the President and Board of Trustees of said Illinois municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of October, 2016.



Notary Public



ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy B. Hage, personally known to me to be the manager of Lake Lathrop Partners LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that, as such manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of October, 2016.

Dawn C. Haney
Notary Public



EXHIBIT D

**SECOND DEFAULT NOTICE
DATED DECEMBER 2, 2016**

(attached)



400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
F (708) 366-3702
www.river-forest.us



December 2, 2016

VIA CERTIFIED MAIL (USPS) AND ELECTRONIC MAIL

Lake Lathrop Partners LLC
c/o Keystone Ventures, LLC
418 Clinton Place
River Forest, Illinois 60305-2203
Manager
Attention: Timothy B. Hague
Email: thague@keystoneventuresllc.com

Inland Real Estate Development Co.
2901 Butterfield Road
Oak Brook, Illinois 60523
Attention: David Howat, Project
Email: howat@inlandgroup.com

Meltzer, Purtil & Stelle, LLC
300 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606-6704
Attention: William J. Mitchell
Fax: 312.987.9854
Email: wmitchell@mpslaw.com

Re: Second Notice of Default in Regard to the Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois

To Whom It May Concern:

Please be advised that pursuant to Section 4.02 of the above-captioned Redevelopment Agreement between the Village of River Forest and Lake Lathrop Partners LLC, dated March 23, 2016, as amended by the First Amendment thereto, dated July 12, 2016, and as further amended by the Second Amendment thereto, dated October 10, 2016 (together the "Agreement"), Lake Lathrop Partners LLC was to have acquired each Parcel, as defined in the Agreement, on or before September 30, 2016, or within sixty (60) calendar days thereafter if necessary to consummate the Parcel acquisitions and the delay is not due to the failure of performance by Lake Lathrop Partners LLC under applicable purchase and sale agreements for acquisition of the Parcels. As of December 1, 2016, Lake Lathrop Partners LLC has not completed its obligations in Section 4.02.

Also be advised that pursuant to Section 4.02.C. of the Agreement, on or before November 15, 2016, Lake Lathrop Partners LLC was to have (i) conducted and/or commissioned studies and investigation of the contamination and suitability of the soils on all of the Parcels, as defined in the Agreement, (ii) made good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conducted and/or commissioned studies and focus groups and investigate the market feasibility of the Project, as defined in the Agreement, and (iv) undertaken initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project, as defined in the Agreement. As of December 1, 2016, Lake Lathrop Partners LLC has not completed all of its obligations in Section 4.02.C.

Based on the foregoing, and pursuant to Section 7.04 of the Agreement, and the direction of the Village President, you are hereby notified that Lake Lathrop

Page 2
Lake and Lathrop
December 2, 2016

Partners LLC is in default under the Agreement. The defaults must be cured within the time set forth in the Agreement, or the Village of River Forest may declare the Agreement terminated.

Sincerely,

VILLAGE OF RIVER FOREST



Eric Palm
Village Administrator

cc: Village President Catherine Adduci and Board of Trustees
Lance C. Malina, Klein, Thorpe & Jenkins, Ltd.
Gregory T. Smith, Klein, Thorpe & Jenkins, Ltd.

EXHIBIT E

THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT

(attached)

**A THIRD AMENDMENT TO THE
REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE
IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS**

THIS THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR LAKE STREET AND LATHROP AVENUE IN THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS ("Third Amendment") is made between the VILLAGE OF RIVER FOREST, an Illinois municipal corporation ("Village") and LAKE LATHROP PARTNERS LLC, an Illinois limited liability company ("Developer"), as nominee of KEYSTONE VENTURES, LLC, an Illinois limited liability company ("Keystone"), and is dated this 9th day of January, 2017 ("Effective Date").

A. The "Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," dated March 23, 2016, by and between the Village and Developer, as amended by the "First Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," dated July 12, 2016, and as amended by the "Second Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," dated October 10, 2016 (together the "Redevelopment Agreement") is hereby amended as follows:

1. Section 4.01 of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

Planned Development. Developer shall submit a complete application, to the Village with all information and documentation required by the Village, for the Proposed PD on or before ~~November 15, 2016~~ March 10, 2017 ("Proposed PD Application Deadline").

2. The first paragraph of Section 4.02 of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

Property Acquisition. Developer shall acquire each Parcel on or before January 30, 2017 ~~September 30, 2016, or within sixty (60) calendar days thereafter if necessary to consummate the Parcel acquisitions and the delay is not due to the failure of performance by Developer under applicable purchase and sale agreements for acquisition of the Parcels~~ ("Parcel Voluntary Acquisition Deadline"). The legal descriptions of the Project Area, in Exhibit A-2, and of the Parcels, in Exhibit A-3, shall be updated, if necessary, upon receipt of a legal description from a surveyor relative to Developer's acquisition of the Parcels that differs from the legal descriptions set forth in Exhibits A-2 and A-3, respectively.

3. Section 4.02(C) of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

As of the Effective Date and through ~~November 15, 2016~~ January 30, 2017 ("Initial Feasibility Period"), Developer shall (i) conduct and/or commission studies and investigation of the contamination and suitability of the soils on all of the Parcels, (ii) make good faith efforts to acquire the ownership and leasehold interests in the Parcels, (iii) conduct and/or commission studies and focus groups and investigate the market feasibility of the Project, and (iv) undertake initial preparation of plans and specifications and other data necessary to file an application for a planned development permit issued by the Village for the Project on or prior to the Proposed PD Application Deadline.

4. Section 4.03 of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

From and after the date upon which the Parcels have been acquired (individually or in total), Developer shall undertake to remediate environmental contamination from each acquired Parcel ("Remediation Work"). Developer shall engage a consultant who will develop a plan and procedure for the remediation, supervise the remediation and make reasonable and customary application for a "No Further Remediation" determination for each acquired Parcel from the Illinois Environmental Protection Agency ("NFR"). No NFR obtained shall contain any limitations or conditions which are either unacceptable to Developer, in its sole discretion, or which would preclude or restrict the Project from being built, used, and operated as set forth in the Approved PD. If eminent domain is used to acquire any Parcel, a NFR for all Parcels shall be obtained on or before October 1, 2018 (the "Parcel Remediation Deadline"). If eminent domain is not used to acquire any Parcel, a written request or application for a NFR for all Parcels shall be obtained submitted to the IEPA on or before April 1 August 1, 2017, and the Parcel Remediation Deadline shall be April 1 November 30, 2017. The Developer or Village may extend the Parcel Remediation Deadline by requesting in writing to the other, prior to the expiration of the Parcel Remediation Deadline, one (1) extension of thirty (30) calendar days of the Parcel Remediation Deadline. If the last NFR for all Parcels has not been obtained on or prior to the Parcel Remediation Deadline, the Village and/or Developer shall have the right to elect to terminate this Agreement as set forth in Section 7.06(B), so long as the party electing termination is not materially responsible for the failure to receive such NFR. The date the last NFR is received for all Parcels shall be the "Parcel Remediation Date." Developer shall demolish all surface and subsurface improvements and the remediation of unstable or unsuitable soil conditions necessary for the construction, use and operation of the Project ("Demolition Work").

5. Section 7.06(E) of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

Consent to Use of Committed Funds and Additional Village Funding. If this Agreement is terminated for any reason, Developer shall have no further

interest in the Project, the Committed Funds, or the Additional Village Funding, and Developer shall cooperate and comply with requests by the Village for Developer to execute such documents, and provide such information, within the time required by the Village, and as directed by the Village, may be necessary for to allow the Developer's rights and obligations under this Agreement, in the Project, to the Committed Funds, and to the Additional Village Funding, to be assigned to a new developer chosen by the Village, as determined by the Village in the Village's sole discretion. If Developer fails to execute any document required in this Section 7.06(E), Developer shall be deemed to have appointed the Village as Developer's attorney in fact for execution of the document in question.

6. Section 3.04 of the Redevelopment Agreement is hereby amended and shall read as follows, with deletions struck through and additions underlined:

Disclosure. Prior to the Village President and Board of Trustees' approval of the "Third Amendment To The Redevelopment Agreement For Lake Street And Lathrop Avenue In The Village Of River Forest, Cook County, Illinois," Developer shall disclose to the Village in writing, all the names, addresses and ownership interests of all persons and entities that have an ownership interest in Developer, together with the instrument(s) creating, amending, terminating, or otherwise affecting the ownership interests of persons and entities in the Developer such supporting documentation that may be requested by the Village. Developer further agrees to notify the Village in writing throughout the term of this Agreement, within five (5) calendar days after change or execution, as the case may be, of the names, addresses and ownership interests of any new owners of Developer, and to send the Village copies of the instrument(s) creating, amending, terminating, or otherwise affecting the ownership interests of any new owner(s) of Developer, concurrent with the execution of such instrument(s). Developer shall at all times maintain adequately detailed written records of the persons and entities with ownership interests in Developer.

7. Section 4.09(E) of the Redevelopment Agreement is hereby created and shall read as follows:

In addition to the other indemnification obligations of Developer in this Agreement, Developer an Keystone Ventures, LLC shall be jointly and severally responsible for indemnifying the Indemnified Parties, now and forever, and ~~further agrees to~~ holding the aforesaid harmless from any claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings whatsoever by any person or entity claiming an ownership interest in Developer, this Agreement, or the Project other than by Keystone Ventures, LLC.

B. All portions of the Redevelopment Agreement not amended herein shall remain in full force and effect.

C. This Third Amendment shall not affect or impair any of the rights or obligations of the Village or Developer under the Redevelopment Agreement, nor shall this Third

Amendment waive any defaults or breaches of the Redevelopment Agreement existing as of the Effective Date of this Third Amendment to the extent that this Third Amendment does not result in the cure of a default or breach of the Redevelopment Agreement existing as of the Effective Date of this Third Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be executed on or as of the day and year first above written.

DEVELOPER:

LAKE LATHROP PARTNERS LLC, an Illinois
limited liability company

By: _____

Timothy B. Hague, Manager

VILLAGE:

VILLAGE OF RIVER FOREST, an Illinois
municipal corporation

ATTEST:

By: _____

Village President

By: _____

Village Clerk

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Catherine Adduci and Sharon Halperin, personally known to me to be the Village President and Village Clerk of the Village of River Forest, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the President and Board of Trustees of said Illinois municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2017.

Notary Public

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy B. Hague, personally known to me to be the manager of Lake Lathrop Partners LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that, as such manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of JANUARY, 2017.



[Handwritten Signature]

Notary Public

LIMITED JOINDER

The undersigned is executing this Limited Joinder, and hereby joins in the foregoing Redevelopment Agreement, as amended by the Third Amendment, for the sole purpose of evidencing Keystone Ventures, LLC's acknowledgement and agreement to be bound by the terms of the Redevelopment Agreement, as amended by the Third Amendment, with respect to Section 4.09(E) thereof, and being a party to that provision of the Redevelopment Agreement, as amended by the Third Amendment. The undersigned has the right, company power and authority to enter into, execute, and deliver this Limited Joinder.

KEYSTONE VENTURES LLC,
an Illinois limited liability company

By: _____

[Signature]
MANAGER

Date: _____

6 JANUARY 2017

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS:

I, DREW B. KRISCO, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that TIMOTHY HATVE, the MANAGER of Keystone Ventures LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged to me that he signed and delivered said instrument as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of JANUARY, 2017.



[Signature]

Notary Public



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: January 5, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Introduction of Planned Development - Concordia University cell Tower

Attached please find a letter from Concordia University regarding their desire to increase the height of the southwest corner of the parking garage to allow for the installation of a Verizon antenna. The project will require a major amendment to their existing planned development permit as the proposed project will increase the building height beyond what is allowed in the permit. As such, Concordia will make a short presentation to the Village Board regarding the project before proceeding with the planned development process.

Please note that the Village Board is not taking a vote to approve or deny the petition but is instead instructing staff whether to continue with the Planned Development process. Approval or denial of the planned development permit will come at a later date following a public hearing and review by the Development Review Board.



7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

December 20, 2016

Cathy Adduci
Village President
Village of River Forest
400 Park Ave.
River Forest, IL 60305

RE: Proposed New Verizon Wireless Cellular Antenna Installation

Dear Cathy:

As you know, Verizon Wireless (VZW) approached Concordia earlier this year to discuss the possibility of a VZW antenna site on Concordia property.

The original Concordia 2010 PD application and approval included three different cellular providers. Both AT&T Wireless and T-Mobile exercised their options and built out cellular sites, AT&T on the northwest stair tower and T-Mobile on the southwest stair tower. Sprint/Clearwire never exercised its option.

VZW is interested in the southwest stair tower location. However, unlike Sprint/Clearwire, VZW cannot share the same 55'-65' space with T-Mobile and wants to go up another 10'. We will therefore be requesting a PD amendment which includes taking the stealth enclosure on the southwest stair tower up from the current 65' to a new 75' level. A rendering of the proposed extension of the stealth enclosure is attached.

VZW knows they have cellular coverage issues in our area of the village and this Concordia site offers them their only real option to improve that. Concordia's students and employees with VZW phones regard the coverage as weak. We know that the neighbors surrounding our campus also experience poor coverage.

We are requesting the opportunity to introduce our project to the village board and would be available on January 9 if that date is available.

Thank you for the opportunity to present this project and for your consideration.

Sincerely,

Dr. Dennis E. White
Vice President for Administration
Concordia University Chicago



FOREST PARK NORTH

View from South looking North



BEFORE



AFTER

