



VILLAGE OF RIVER FOREST VILLAGE BOARD MEETING

Monday, February 10th, 2025 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

You may submit your written public comments via email in advance of the meeting to: ybot@vrf.us. If you would like to speak during public comment, please email lmabella@vrf.us by 4:00 PM on Monday, February 10th, 2025. Anyone may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 820 6367 6956 or by clicking the link here: <https://us02web.zoom.us/j/82063676956>. To watch the livestream and access the meeting materials, please go to the Village website: <https://www.vrf.us/events/event/2819>

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Special Presentations
 - a. Swearing In of Fire Lieutenant Paul Zipperich
 - b. Presentation – Fire Department – Concordia University Chicago Partnership and Attendance at the 2025 International Meeting on Simulation in Healthcare
4. Citizen Comments
5. Elected Official Comments & Announcement
6. Consent Agenda
 - a. Village Board of Trustees Meeting Minutes – January 27th, 2025
 - b. Administration Department Report
 - c. Monthly Department Reports
 - d. Accounts Payable – January 2025 – \$2,073,334.39
 - e. Change Order – 2024 Public Works Interior Remodel
 - f. Proclamation Designating February 16 – 22, 2025, as National Engineers Week
7. Consent Items for Separate Consideration
8. Recommendations of Boards, Commissions, and Committees
9. Unfinished Business
 - a. Contract Approval – Broker Services – Jones Lang LaSalle Americas
10. New Business
11. Executive Session
12. Adjournment

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



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

MEMORANDUM

Date: February 10th, 2025

To: Matt Walsh, Village Administrator

From: Luke Masella, Deputy Clerk/Management Analyst

Subj: Fire Department Updates – Concordia University Chicago Partnership and Attendance at the 2025 International Meeting on Simulation in Healthcare.

Background: The Fire Department has actively sought to establish partnerships with local organizations, with one of the first successful collaborations formed with the Nursing Department at Concordia University Chicago. This partnership began with the Fire Department providing CPR certification training for nursing students. In return, Concordia generously offered our firefighter/paramedics access to their advanced simulation lab, allowing them to practice responding to real-life medical emergencies, including strokes, seizures, and childbirth complications.

The partnership further expanded through a joint camp organized by the Oak Park Educational Foundation and Concordia University, aimed at students interested in the medical field. The camp provided hands-on training in CPR, suturing, emergency response, and other essential skills. A simulated mass casualty scenario was also incorporated into the program. Participants found the experience both challenging and rewarding, and due to its success, the camp is scheduled to take place again in June 2025, with grants available to support future participants.

Furthermore, this collaboration resulted in the opportunity to present at the International Meeting on Simulation in Healthcare (IMSH) in Orlando, Florida, in January 2025. The presentation highlighted the efforts involved in organizing the program and demonstrated the ongoing partnership between the Fire Department and Concordia University.

Board Action: No action is required.

**VILLAGE OF RIVER FOREST
VILLAGE BOARD OF TRUSTEES MINUTES
January 27th, 2025**

A regular meeting of the Village of River Forest Board of Trustees was held on January 27th, 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 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Brennan, O’Connell, Bachner, Gillis, Vazquez, Bachner, and Village Clerk Keller

Absent: None

Also Present: Village Attorney Lance Malina, Village Administrator Matt Walsh, Assistant Village Administrator Jessica Spencer(Virtual), Police Chief James O’Shea, Fire Chief Tom Gaertner, Director of Public Works and Engineering Jack Bielak, Finance Director Rosemary McAdams, Deputy Police Chief James Greenwood, Assistant Finance Director Keke Boyer, Police Commander Michael Swierczynski, Deputy Fire Chief David Bochenek, Public Works Analyst Seth Jansen, and Deputy Clerk Luke Masella.

2. PLEDGE OF ALLEGIANCE

None.

3. CITIZEN COMMENTS

The Citizen comments were all related to agenda item 7.a. President Adduci stated the citizens could make their comments when that item is discussed.

4.ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee O’Connell had no comments.

Trustee Johnson had no comments.

Trustee Brennan had no comments.

Village Clerk Keller had no comments.

Trustee Vazquez had no comments.

Trustee Gillis thanked Jасulca Terman Strategic Communications for their work on the Dialogues program with the Village and felt that the program was money well spent. She then congratulated Mr. Jасulca for his work with Former President Jimmy Carter. Trustee Gillis also thanked the Villages residents for their generosity.

Trustee Bachner began her comments with a Land Acknowledgement. She then acknowledged that today was International Holocaust Remembrance today and reminded everyone of the significance of the day in the modern world.

Trustee Bachner then suggested the Village considering altering the title of the “Casual Conversations with Village President” events to include the Whole Village Board and involve the Board in the events.

President Adduci had nothing to add to the record.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – December 16th, 2024
- b. Village Board of Trustees Meeting Minutes – January 13th, 2025
- c. Village Board of Trustees Executive Session Meeting Minutes – January 13th, 2025
- d. Administration Department Report
- e. Authorization to Sell Surplus Property – Fire Department 2016 Dodge Charger – Ordinance

MOTION by Trustee O’Connell to approve Consent Agenda Items A through E. Seconded by Trustee Johnson.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECCOMENDATIONS OF BOARDS, COMMISSIONS, AND COMMITTEES

- a. Economic Development Commission
 - i. Contract Approval – Broker Services – Jones Lang LaSalle Americas

President Adduci stated that she asked the Board to table this item considering an Ethics Complaint filed by Margie Cekander involving the contract and the Economic Development Commission.

The Village Board and Village Attorney discussed the tabling processes.

MOTION by Trustee Bachner to table item 7.a for discussion at the February 10th, 2025, Village Board Meeting. Seconded by Trustee O’Connell.

No public comments were made.

Village Administrator Walsh gave a presentation on the Request for Proposals process and the proposed contract with Jones Lang LaSalle Americas (JLL.)

Administrator Walsh highlighted the Request for Proposal (RFP) process.

Trustee Bachner asked how the Madison Street site had previously been advertised.

Administrator Walsh stated it was advertised online on Loopnet.com and with signs on the property.

Trustee Bachner then asked if Village Administrator Walsh saw the listing on any websites that aggregate RFP postings such as Bonfire.

Administrator Walsh stated he could not recall.

Trustee Bachner asked why the response date for the RFP was extended.

Administrator Walsh stated that one of the companies asked that the deadline be extended.

Trustee Johnson asked if the firms not selected for interviews were notified of their rejection.

Assistant Village Administrator Spencer stated yes.

Trustee Brennan asked for confirmation that only one of the review rounds included actual interviews.

Administrator Walsh stated that this is correct, as round one was simply a review of the documents submitted by the companies.

Trustee Bachner asked if JLL was involved in marketing the Lake and Lathrop site in conjunction with Wintrust Bank.

Administrator Walsh stated that this is correct, as JLL was chosen by the court-appointed receiver to market the site.

Trustee O'Connell asked if JLL is historically developers.

Administrator Walsh stated that historically they are involved in broker services.

Trustee Bachner asked for clarification on JLLs involvement in developments.

Trustee O'Connell stated they generally are just broker services.

Trustee Bachner asked which division of JLL Commissioner Wahlfedt works in.

Assistant Village Administrator Spencer stated Commissioner Wahlfedt's title is Senior Managing Director and Midwest Retail Lead at JLL.

Trustee Brennan asked if the Village has ever utilized broker services in the past.

President Adduci stated yes but could not recall exactly when and what project it was for.

Trustee Brennan asked what process the Village took then to select the vendor.

President Adduci and Trustee O'Connell discussed a circumstance in the past where the Economic Development Commission had put out a RFPs in the 2010s.

Administrator Walsh noted that in the past the Village has used processes similar to RFPs to attract the developers themselves instead of brokers.

Trustee Brennan asked how the Neighborhood Dialogue programs impacted the selection process.

Administrator Walsh noted that the Village decided to complete the Dialogues before finalizing the broker selection process. He explained that the broker proposals included a set period for advertising, and staff didn't want to use that time until the Dialogues were finished. He also mentioned that broker services might help answer many of the questions raised by residents during the Dialogues.

Trustee Brennan asked for a copy of the presentation. She also asked if any additional information was received by the three finalists after being selected such as slide decks.

Administrator Walsh stated no, they only submitted their proposals.

Trustee Brennan asked for confirmation that the only documents received from the applicants were the RFPs.

Administrator Walsh stated yes.

She then asked when Commissioner Wahlfeldt "left the table" during a particular discussion, did he also leave the room.

Administrator Walsh stated he just left the table.

President Adduci asked Trustee O'Connell if, in his role as the liaison to the EDC, he had asked for updates along the way.

Trustee O'Connell stated he did not.

President Adduci asked Administrator Walsh if he gave the Commission any updates on the RFP process.

He stated updates were given at regular EDC meetings, but they were careful about revealing too much information to avoid any potential conflict of interest.

She then asked how many of these updates were given.

Administrator Walsh guessed around 5 times.

Trustee Gillis asked to clarify that the neighborhood dialogue feedback did not have any impact on which broker firm was selected.

Administrator Walsh stated that is correct.

Trustee Brennan recalled hearing in an EDC meeting that the Dialogues program impacted the selection process.

Administrator Walsh stated it solely impacted the timing of the process, not the selection of the firm.

Trustee Bachner stated that she used to work for JLL and used to work with the group that submitted the RFP document. She noted that she was surprised JLL made a bid, and their usual competitors did not.

She also noted that she was aware of JLL providing development services outside of their usual broker services. She then agreed with Administrator Walsh that JLL

could offer answers to some of the questions raised by residents at the Dialogues, but multiple other vendors could as well.

Administrator Walsh noted that one of the employees of JLL shared at an EDC meeting that larger projects have been a challenge for JLL lately, thus they were interested in working on a small, “Boutique”, development site.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

- a. Presentation & Discussion – FY 2026 – 2030 Five Year Capital Improvement Plan

Administrator Walsh gave a presentation on the Proposed Fiscal Year 2026 – 2030 Capital Improvement Plan (C.I.P.) He noted that no action is being requested, just feedback.

Trustee Bachner asked if the proposed solar installation on top of the Public Works garage would satisfy any requirements for sustainability certifications.

Public Works Analyst Jansen stated that an onsite solar installation is a requirement for one designation.

Trustee O’Connell asked if the Village plans to aggressively implement electric vehicles throughout the Village fleet.

Administrator Walsh stated no, the Village is taking a cautious approach.

Trustee Vazquez asked what the cycle is for sidewalk replacements.

Public Works Director Bielak stated that it is generally a four-year cycle.

Trustee Bachner asked for a clarification on what “center line” means when discussing streets.

Director Bielak stated that it calculates the total length of the street, as if a line were drawn down the middle of all the streets in the Village.

Trustee Brennan corrected that the Des Plaines River Trail runs from North Avenue to Madison, down Thatcher.

President Adduci emphasized that addressing stormwater improvements should be the Village's top priority moving forward, given the increasing frequency of extreme weather events. She reminded both the Board and residents of the urgent need to begin planning and implementing the necessary improvements. Furthermore, she expressed her commitment to leading the effort to secure funding for these initiatives.

Trustee O’Connell asked if this project includes the lead service line replacements.

President Adduci stated no.

Trustee O’Connell reminded everyone that funds are needed for the lead program on top of the funds for the stormwater improvements.

President Adduci highlighted the resident 50-50 lead replacement program.

Trustee Bachner recommended that the Village consider implementing storm water infrastructure that could handle 100-year storms.

President Adduci stated that the Village will constantly communicate to residents about the 50-50 replacement program.

Director Bielak gave a general breakdown of future water main replacement projects.

Administrator Walsh noted how some supply chain issues are impacting projects.

Trustee Brennan asked if the Village has investigated partnering with other entities on the firing range or looked into leasing out space at other ranges.

President Adduci noted that the Village has tried in the past to work with Triton and other municipalities, but issues arose with financing.

Police Chief James O'Shea gave background on prior attempts to work with other entities and noted the difficulties that arose out of leasing time at other ranges. He then highlighted the positives of having a range in house.

Trustee Bachner asked how often the range is being used.

Chief O'Shea stated every day and noted that it is used for training with less than lethal weapons as well.

Trustee Brennan asked if the solar project would impact the franchise fee the Village pays.

Director Bielak stated that the proposal would enable the Public Works garage to generate enough electricity to cover its operating costs.

Analyst Jansen stated the franchise fee could be lowered, but that there is a delay before the cost savings would be seen.

Trustee Gillis asked if there is a member of staff who solely works on grant and if not, it may be time to investigate creating a position.

Administrator Walsh stated there is not at this time, but Analyst Jansen and others complete grant applications.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

MOTION to adjourn by Trustee O'Connell. Seconded by Trustee Bachner.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

The Village Board of Trustees Meeting adjourned at 8:35 p.m.

Jonathan Keller, Village Clerk

Date: _____



MEMORANDUM

Date: February 10th, 2025

To: President Adduci & Village Board of Trustees

From: Matt Walsh, Village Administrator

Subject: Administration Report

Upcoming Public Meetings and Closures

Tuesday, February 11 th	7:00pm	Sustainability Commission
Monday, February 17 th	All Day	Presidents' Day – Village Hall Closed
Monday, February 24 th	7:00pm	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
State Treasurer	\$17,023.07	State Income Tax
Andy Frain Services	\$11,342.65	Crossing Guard Services
Core & Main LP	\$11,917.60	Water Infrastructure Repairs
TKB Associates Inc	\$11,525.00	Laserfiche Subscription
Bestco Hartford	\$10,083.25	Retiree Benefits
MOE Funds	\$15,682.00	PW Health Insurance

January 2025 Highlights	
New Business Licenses	1
Freedom of Information Act Requests	24
Net New Email Subscribers (Past 30 days)	45



MEMORANDUM

TO: Matt Walsh
Village Administrator

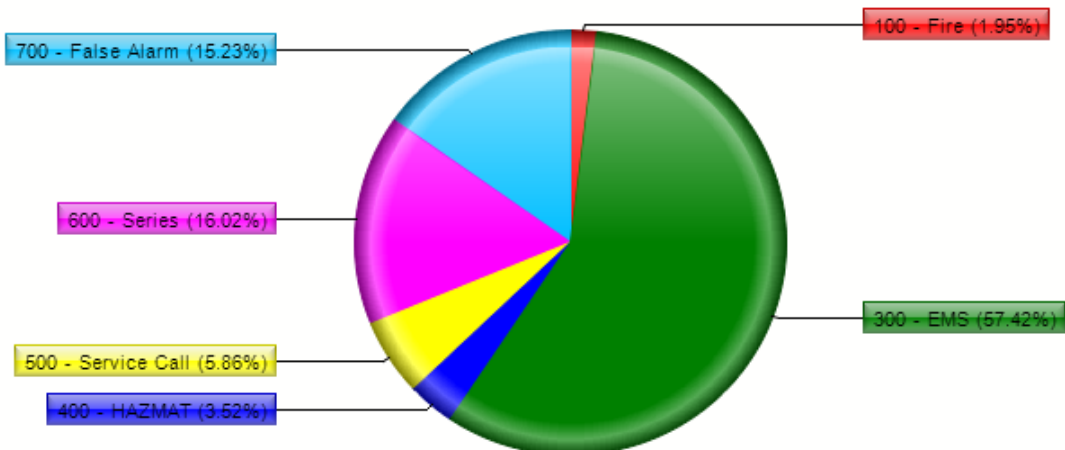
FROM: Thomas Gaertner
Thomas Gaertner
Fire Chief

DATE: February 10, 2025

SUBJECT: Monthly Report – January 2025

The Fire Department responded to 257 responses during the month of January. This is higher than our average number of calls in comparison to January 2024, when we had 241 responses. Emergency Medical Service responses represent 56% of our response activity for the month of January.

Incident Type Group	January 2025
100 - Fire	5
300 - EMS	147
400 - Hazardous Conditions	9
500 - Service Call	15
600 - Good Intent	41
700 - False Alarms	39
900 - Special Incident	1
Monthly Total	257



(73) System or detector malfunction		1					1
(74) Unintentional system/detect... operation (no fire)	6	9	6	11	4		36
NULL				1			1
Total	42	63	60	60	32		257

Fire Chief Gaertner Report

- Attended the Weekly Village Administrators Staff Meetings.
- Attended our Monthly Officers' Meeting.
- Attended the Monthly Statewide Terrorism & Intelligence Center (STIC) webinar.
- Attended the Monthly Metro Chiefs Executive Board Meeting.
- Attended a Zoom Meeting with First Due (RMS System) for our onboarding introduction.
- Attended the Metropolitan Fire Chiefs Association Installation Luncheon.
- Attended the Monthly MABAS Division 11 Fire Chiefs Meeting.
- Attended various First Due integration meetings.

Deputy Fire Chief Bochenek Report

- Attended the Weekly Village Administrators Staff Meetings.
- Attended the Village Board Meeting.
- Attended the Chief Fire Officer class held by the University of Illinois Fire Service Institute on Mental Health and Resiliency in the Fire Service.
- Attended the meeting to transition to (IROL) and viewed their food truck inspection form.
- Attended multiple meetings on transitioning to a new RMS system, First Due.
- Ensured the new monthly policy compliance surveys were rolled out and completed.
- Met with contractors on rehabbing the fire department offices.
- Attended and Presented at the IMSH Conference in Orlando, FL.
- Attended the Monthly Statewide Terrorism & Intelligence Center (STIC) webinar.
- Attended a Village IT meeting regarding the MDT rollout.
- Attended the monthly WSCDC operations meeting.
- Attended a training for annual budget preparation.
- Attended the annual CIP meeting with the Finance Department and VA Walsh.
- Attended and completed the final class objectives for the PRO-Board Certification for the Chief Officer Designation.



FIRE PREVENTION BUREAU

Fire Marshal Kevin Wiley

January 2025



Welcome to January and the new year 2025. January is always busy getting out new Inspection lists, wrapping up any outstanding inspections and re-inspections from the previous year, and starting new inspections. The Lieutenants did an outstanding job with the Company Inspections last year. They completed nearly 98% of the inspections for the year. They were not able to complete all their assigned inspections due to a couple of reasons. Contacts that they tried to get hold of may have changed, contacts moved, and/or management companies may not be responsible for the buildings anymore. We will continue to track down new contacts and get the missed inspections early in 2025. I completed 100% of my Target Hazard Inspections.

Each year, we continue the “Keep the Wreath RED” Fire Safety campaign, which usually runs into the first full week of January, when a few residents start taking down their holiday decorations. I am proud to say that River Forest had another Fire-Safe holiday season in 2024 and did NOT experience any fires due to holiday decorations.

Chief Gaertner will be compiling the 2024 Fire Department Annual Report, and I spent time gathering information and photos for that 2024 report.

As part of our new Training Calendar, all department members (including myself) are now doing annual training mandated by OSHA/IDOL. This training includes subjects such as Bloodborne Pathogens, Lockout/Tagout, Building Construction, Anti-Harassment, and Sexual Harassment. All department members are to complete this training.

The one complaint identified in the activity chart was about the elevators at the River Forest Medical Center complex at Lake and William. I have been working with the Building Department on this issue for a number of months. Over the last few months, the Village has been receiving elevator alarms coming from the complex. When the Police were dispatched to one of the buildings, they discovered the front door to the building to be open and the lock broken, so the building could not be secured. Now, it wasn't just an elevator alarm. The police had to check the entire building to see if anyone was in the building after hours. This was turning out to be an everyday occurrence. Over the span of 40 days, the police responded to the building 40 times. After checking with the Illinois State Fire Marshals Office (OSFM), we were told we had the authority, as the Authority Having Jurisdiction (AHJ), to force the owner into repairs. We felt that the only way to get compliance was to lock down the elevators so nobody could use them and potentially get trapped in the elevators. One of the elevators has been out of service for nearly two years. This decision was not made lightly, and we were concerned about patients who were affected by the move. We only received calls from doctors in the building backing us up in our decision. They have been able to move patients to other offices.

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

Respectfully submitted,

Kevin Wiley
Fire Marshal



**RIVER FOREST FIRE DEPARTMENT
FIRE PREVENTION BUREAU
MONTHLY REPORT
January 2025**

Monthly Activities	Monthly Totals		YTD-Year to Date	
	Jan-24	Jan-25	2024	2025
**FPB Inspections	12	12	12	12
**Company Inspections	0	12	0	12
FPB Re-Inspections	3	1	3	1
Company Re-Inspections	0	12	0	12
Special Inquiry/B/L Site Inspections	0	0	0	0
Construction Inspections (Rough/Finals)	5	3	5	3
Inspections with Building Department	2	1	2	1
Inspections with/for State Fire Marshal	0	0	0	0
Permit Inspections (tent, hot work, UST)	0	0	0	0
TOTAL INSPECTIONS	22	41	22	41
School/Business Emergency Plan/Drills	0	0	0	0
Violation Notices Issued	9	12	9	12
Violations Noted	22	31	22	31
Violations Corrected	4	8	4	8
Permits Issued	0	0	0	0
**Complaints Received & Investigated	0	1	0	1
All Meetings/Consultations	3	5	3	5
Training Activities	3	4	3	4
Fire Suppress/Alarm System Test/Final	0	0	0	0
Fire Suppression Hydro's	0	1	0	1
**Plan Reviews and Revisions	3	7	3	7
**Average turnaround (Business Days)	1 day	4.71 days	1 day	4.71 days
Public Education Programs	0	5	0	5
Public Education Program Contacts	0	90	0	90
Misc Fire Prev Activities (See Narrative)	7	6	7	6

** Performance Measures for the Chief

Fire Marshal Kevin Wiley

Training Division: Lt. John Carter

For January 2025, the department participated in various training activities such as:

- Loyola CE was held on January 29, 30 and 31. The subject was Stroke and VAN assessment
- All members completed the annual mandatory OSHA Bloodborne Pathogens training
- All members completed the annual mandatory Hearing Protection training
- All members completed Global SDS and Hazardous Communication Standards training
- All members did their annual SCBA timed donning and doffing
- FF/PM's Bencik and Krall started the OSFM Company Fire Officer class through the Illinois Fire Chiefs Association at North Palos Fire Protection District
- Lt. Carter assisting Lt. Smith in transitioning to Training Officer
- Lt Smith started as
- OSFM Training Program Manager at Mount Prospect Fire Department

Individual Shift Reports

Black Shift Report- Lieutenant Q. Boyd

Calls For Service: Black Shift received 92 calls, 45 of which were fire-related and 47 of which were EMS calls.

Incidents/Events of note: See Below.

Public Service & Community Outreach:

1. LT Boyd and DC Bochenek, along with Concordia University nursing staff, presented at the 25th annual International Meeting on Simulation in Healthcare in Orlando, FL.
2. LT Boyd and DC Bochenek were guest professors at Concordia University for the nursing program.

Shift Training and Hours:

Fire: 77 hours

EMS: 20 hours

Specialty: FF Bencik attended the mandatory division 11 hazmat drill for members on the deployable roster. FF Bencik started COFO class. LT Boyd participated in the final week of ADFO and obtained certification as an advanced company officer. FF Kyles is continuing his pursuit of his associate's degree in fire science.

Departmental Goals & Benchmarks:

See Excel spreadsheet.

Inspections: 2/84

Hydrants: N/A

Hose Testing: N/A

Red Shift Report- Lieutenant E. Howe

Calls For Service: Red Shift had a total of 101 calls. 36 were fire-related, 59 were EMS calls, 6 service calls

Incidents/Events of note: On January 17, red shift responded to a pedestrian struck by a vehicle at Lathrop & North Ave. Crews provided emergency trauma care and expedited transport to Gottlieb Hospital, where the elderly female patient succumbed to her injuries.

Public Service & Community Outreach:

N/A

Shift Training and Hours:

Fire: 130

EMS: 60

Specialty: 2

Departmental Goals & Benchmarks:

Inspections: 0

Hydrants: 0

Hose Testing: 0

Live Training or Evolutions:

Building/campus preplans

FF. Doran continued to work on his Officer Task Book.

FF Howe Continued to familiarize himself with Truck 219 and Truck operations.

FF Doran installed one Car Seat.

Gold Shift Report – Lieutenant M. Smith

Calls for Service: Gold Shift received 75 calls, 27 of which were fire-related, 45 of which were EMS calls, and 3 of which were service calls.

Incidents/Events of note: On January 27th, Gold Shift responded to 406 Franklin Ave for the fall victim. The crew noticed a key box at the front door of the building. E213 retrieved the code from dispatch. Unfortunately, the keys did not work on the locks. Ambulance 215 was able to open a window partially. E213 used a tool to release the sash locks. A crew member climbed through the window and unlocked the doors. A215 placed the patient in the ambulance. Early in the day, the patient accidentally knocked over a bookshelf and some items in the kitchen with her wheelchair. E213, with the Police, picked up the bookcase and reshelved the books. The items on the kitchen floor were picked up. The patient was transported to the hospital. On January 30th, Engine 213 responded to 827 N. East Ave, Oak Park, for the structure fire. E213 arrived on the scene and found a two-story home with fire coming out of the second-floor window of the south wall. The crew took Truck 631's basket and brought it to the roof. E213 ventilated the roof using a roof saw. E213 was also assigned overhaul on the south eaves from the basket of T631 using pike poles. Lt. Smith attended the first 8-hour day of Training Program Manager in Mt. Prospect.

Public Service & Community Outreach:

Firehouse Tours 0 0 visitors
CPR Classes 0 0 students
Car Seat Install 2
Smoke Alarm Install 0

Shift Training and Hours:

Fire: 89.5
EMS: 37.5
Specialty 0

Departmental Goals & Benchmarks:

Inspections: 0/61
Hydrants: 0/
Hose Testing: 0

EMS/Paramedic Activity: FF/PM Luke Finfrock

RFFD responded for a TOTAL of 138 patients in January. Of those patients Ambulance 214 treated and transported 108, while 23 patients refused further treatment/transport from the fire department, and 2 were DOA. In addition, crews responded to 5 patients for a lift assist. The 108 patients were transported to the following hospitals:

Loyola University Medical Center- 15
 Rush Oak Park Hospital- 77
 Gottlieb Memorial Hospital- 14
 West Suburban Hospital- 1
 Hines VA- 1
 MacNeal- 0

800 N. Harlem- 14 patients
 7617 North Ave- 11
 Mutual Aid from A215- 12 times

Abdominal Pain- 4
 Adult Respiratory Distress- 10
 Allergic Reaction- 1
 Altered Mental Status- 1
 Animal Bite- 0
 Assault/Battery- 2
 Behavioral/Psych- 5
 Burns- 1
 Chest Pain- 3
 Cardiac Arrest- 2
 Choking- 0
 CO Poisoning- 0
 Diabetic Problems- 2
 Electrocutation- 0
 ETOH- 1
 Eye Problems- 0
 Fall- 24
 General Aches/pain- 5
 Hemorrhage/Bleeding- 3
 Medical Alarm- 2
 No Complaint- 4
 Opioid Overdose- 1
 Peds Respiratory Distress- 2
 Pregnancy- 0
 Sick Person- 35
 Traffic Accident- 14
 Traumatic Arrest- 0
 Traumatic Injury- 6
 Unconscious/Unresponsive- 8
 Unknown Problems- 2
 Weakness- 0

Vehicle/Station Maintenance LT. E. Howe & FF/PM Chris Doran**Maintenance:**

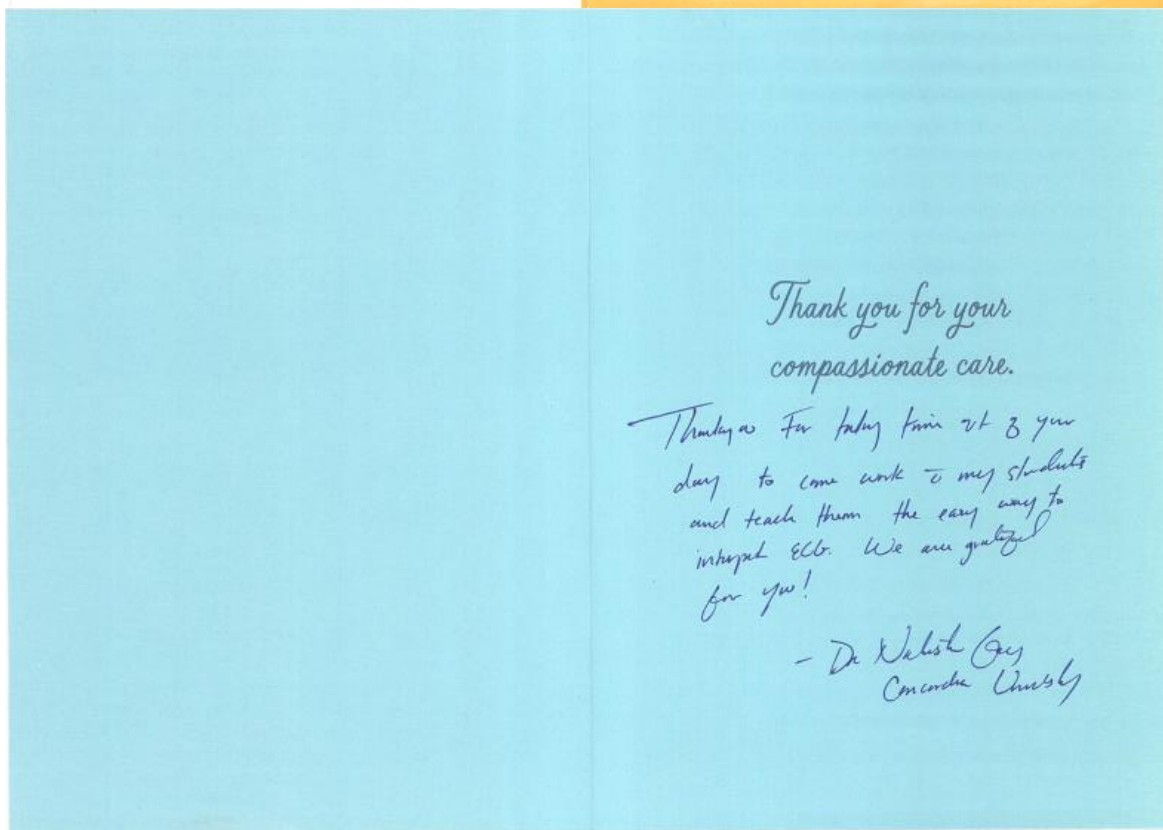
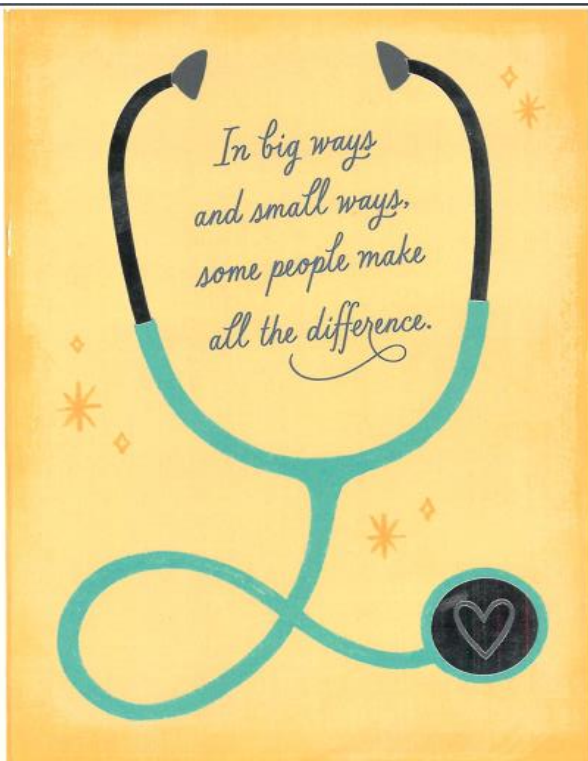
- 200- Needed to reschedule maintenance
- 202- **New Car information added to the system.**
- 201- Nothing to report, zero issues
- 218- Nothing to report, zero issues.
- 213- FSI cleared carbon build up from EGR system. Cleared codes.
- 222- Nothing to report, zero issues
- 219- FSI installed parts that were ordered, check engine codes cleared.
- 214 No Issues
- 215 PM Completed

Cards of Appreciation

Expressions
FROM 

Hallmark Cards
Visit Hallmark.com/ourplanet
THIS CARD IS MADE WITH PAPER FROM
WELL-MANAGED FORESTS
© HALLMARK LICENSING, LLC
HALLMARK MARKETING COMPANY, LLC
KANSAAS CITY, MO 64141
MADE IN U.S.A.
Hallmark.com

LAG 1306



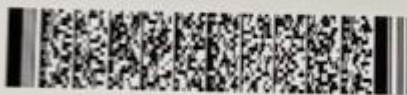
International Medical Simulations in Healthcare Conference





**Dave
Bochenek**

River Forest, IL



24816

ATTENDEE

IMSH
INSTITUTE OF
MANAGEMENT SCIENCES
AND HEALTH CARE ADMINISTRATION
25TH ANNIVERSARY

**LOOKING BACK
REACHING
FORWARD**



IMSH Presenter



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Matt Walsh – Village Administrator

FROM: James O’Shea- Chief of Police

DATE: February 10, 2025

SUBJECT: January 2025 Monthly Report

Crime Statistics

The month of January 2025 indicated an 8% increase in Group A offenses in comparison to January 2024. There was a 7% decrease in Group A offenses year to date. This decrease can be attributed to less incidents of Retail Thefts. There was an 8% decrease in Group B offenses compared to January 2024. This decrease is due to less Driving Under the Influence arrests.

It had been noted in previous Monthly Reports for 2024 that there was a disparity in data collection and results due to changes in National Incident Based Reporting System (NIBRS) requirements. The data collection was refined and restructured using true NIBRS requirements. This will allow for the use of more accurate information and comparisons. We will continue to report any anomalies in data or statistics in calendar year (2024).

	Jan 2025	Jan 2024	Diff. +/-	% +/-	YTD 2025	YTD 2024	Diff. +/-	% +/-
Group A	14	15	-1	-7%	14	15	-1	-7%
Group B	11	12	-1	-8%	11	12	-1	-8%
All Other	31	37	-6	-16%	31	37	-6	-16%
Reports	124	115	11	8%	124	115	11	8%
Events	991	1053	-63	-6%	991	1053	-63	-6%

Town Center

The Police Department responded to forty-nine (49) calls for service at the Town Center properties in January 2025; of those calls there were thirty-four (34) reported crimes, which included nineteen (19) Retail Thefts and eleven Panhandlers/Removals. There was a six percent (6%) decrease in calls for service in comparison to year-to-date 2024 statistics. In addition, there was an eighty-eight percent (88%) increase in Criminal Activity in comparison to year-to-date 2024 statistics. This increase can be attributed to an increase in Retail Theft and Panhandler/Removal Calls.

Collaboration and Relationship Strengthening

- Participated in a teleconference with the FBI regarding the terrorist attack in New Orleans. on January 3, 2025.
- Attended the Capital Improvement Project Planning meeting on January 7, 2025.
- Attended the West Suburban Chiefs of Police meeting on January 8, 2025.
- Attended the Village Board of Trustees meeting on January 13, 2025.
- Attended the West Suburban Consolidated Dispatch Center Operations meeting on January 16, 2025.
- Participated in a vendor webinar on January 16, 2025.
- Attended vendor meetings on January 17, 2025.
- Met with a resident on January 23, 2025.
- Attended the West Suburban Major Crimes Task Force Command meeting on January 28, 2025.
- Hosted the Quarterly Community Safety Meeting on January 29, 2025.

School and Community Support

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

January 2025 ACTIVITY	CSO BUS
Bank/Metra	17 Assignments 2.8 Hrs.
Errands	4 Assignments 6 Hrs.
Local Ordinance Enforcement / Citations	0 Assignments 0 Citations
Parking Citations	37 Citations
Fingerprinting Assignments	3 Assignment 1.5 Hrs.

Administrative Duties	13 Assignments 16 Hrs.
Animal Calls	1 Assignment 30 Min.
Vehicle Service	14 Assignments 14 Hrs.
Crossings	0 Assignments 0 Min.
Bond Hearing / Court	9 Assignments 12.5 Hrs.
Other Assignments	13 Assignments 9.5 Hrs.
Adjudication / Red Light Hearing	1 Assignment 3 Hrs.
Child Safety Seat Inspection/Install	1 Assignments 25 Min.
Other Calls for Service	26 Assignments 15.5 Hrs.

January 2025	CSO BUS
VIOLATION TYPE	TICKETS
Time Limit	0
No Parking Anytime	0
Vehicle License	2
Fire Lane/Hydrant	1
Handicapped	0
Resident Only Zone	3
Permit Parking Only	12
Daily Parking Fee Zone	11
Expired Registration	2
Other Parking Offense	6
TOTAL	37

School Resource/Community Service Officer Activity Summary for January 2025

Written Reports	10
Foot Patrols / Premise Checks	19
River Forest Community Safety and Too Good For Drugs Activities	7
Calls for Service	3
Other Assignments	19 Assignments - 71 Hrs.
Special Assignments	36 Assignments - 83 Hrs.

School and Community-Support Activity Highlights for January 2025

Ofc. Drake completed the following:

- Attended In-Service training on 01/02/2025.
- Completed monthly report on 01/02/2025.
- Completed Police Law Institute online training and ILETSB Crisis Intervention online training on 01/03/2025.
- Assisted resident with Vacation Watch entry on 01/04/2025.
- Attended monthly Village adjudication hearing on 01/07/2025.
- Met with OPRF intern for monthly assistance at RFPD on 01/07/2025.
- Observed new taser training on 01/07/2025.
- Assisted records with coverage on 01/07/2025.
- Completed juvenile follow up and supplemental report #24-01644 on 01/08/2025.
- Attended Youth Network Council virtual meeting on 01/09/2025.
- Conducted two (2) Too Good For Drugs lessons at St. Luke on 01/10/2025.
- Completed juvenile follow up and supplemental report #24-01644 on 01/10/2025.
- Conducted Trinity High School Cyber Safety student presentation on 01/10/2025.
- Conducted one (1) Too Good For Drugs lesson at Grace Lutheran on 01/15/2025.
- Attended Town Center Management meeting with command staff on 01/16/2025.
- Conducted Trinity High School Cyber Safety parent presentation with Sgt. Ransom on 01/16/2025.
- Conducted two (2) Too Good For Drugs lessons at St. Luke on 01/17/2025.
- Attended Opioid Task Force monthly online meeting on 01/17/2025.
- Scheduled River Forest Community Safety presentations with all participating schools on 01/21/2025.
- Completed Bloodborne and Hazmat online training on 01/21/2025.
- Resolved resident Bike Portal issue on Frontline on 01/21/2025.
- Completed school follow up and supplemental report #25-00073 on 01/21/2025.
- Completed juvenile follow up and supplemental report #24-01644 on 01/22/2025.
- Attended FOP State Lodge training in Hillside on 01/22/2025.
- Conducted Safety Presentation for Dominican University Physician Assistant Program on 01/23/2025.
- Completed Quarterly Community Safety Meeting preparations on 01/24/2025.
- Conducted St. Vincent Ferrer Safety and Police Officer presentation on 01/27/2025.
- Attended meeting with Dominican University Public Safety and administration regarding ICE concerns on 01/27/2025.
- Assisted patrol and completed crash report #25-00111 on 01/27/2025.
- Completed Sheridan follow up and supplemental report #25-00107 on 01/27/2025.
- Completed Elderly Service follow up and supplemental report #25-00113 on 01/28/2025.
- Attended Concordia University Chicago's Human Trafficking and Stalking Awareness event on 01/28/2025.
- Conducted Sheridan safety presentation with Cmdr. Swierczynski on 01/28/2025.
- Completed Sheridan supplemental report #25-00109 on 01/28/2025.
- Completed school follow up and supplemental report #25-00073 on 01/29/2025.
- Conducted one (1) Too Good For Drugs lesson at Grace Lutheran on 01/29/2025.
- Assisted St. Vincent Ferrer Principal with advice call on 01/29/2025.
- Conducted Quarterly Community Safety Meeting on 01/29/2025.

- Completed Roosevelt school report #25-00126 on 01/30/2025.
- Completed squad school fob labeling on 01/30/2025.
- Attended Roosevelt meeting with school administration regarding #25-00126 on 01/30/2025.
- Attended River Forest Community Safety telephone meeting on 01/30/2025.
- Completed and delivered bicycle registrations to residents throughout the month.
- Conducted business and school premise checks throughout the month.
- Assisted with records/administrative tasks throughout the month.
- Assisted investigations unit throughout the month.

UPCOMING School and Community Support Activities for February 2025

Ofc. Drake will:

- Attend Village Adjudication Hearing on 02/03/2025.
- Attend Youth Network Council virtual monthly meeting on 02/13/2025.
- Attend M-Team online meeting on 02/19/2025.
- Conduct Too Good For Drugs Lessons at St. Vincent Ferrer, St. Luke and Grace Lutheran on 02/12/2025, 02/13/2025, 02/19/2025, 02/20/2025, 02/21/2025 and 02/27/2025.
- Conduct River Forest Community Safety Classroom presentations at St. Vincent Ferrer, St. Luke, Grace Lutheran and Lincoln on 02/04/2025, 02/05/2025, 02/06/2025, 02/11/2025, 02/12/2025, 02/13/2025, 02/18/2025, 02/19/2025, 02/25/2025, and 02/26/2025.
- Update Frontline Keyholder Portal throughout the month.
- Assist investigations unit, patrol, and records division as needed throughout the month.
- Conduct school and business premise checks and foot patrols throughout the month.

Sgt. Grill will:

- Assist with Adjudication hearings and manage caseload.
- Manage new LPR camera installation project.
- Manage street camera system.
- Continue to deploy new PD squad laptops.
- Work on possible grant application opportunities.
- Plan special events and complete permit reviews and approvals.
- Manage movie and commercial film details, permits, and requests.
- Assist with Information Technology projects.
- Address subpoenas, FOIA requests and other records requests for various sources of police video used in police response and criminal investigations.
- Manage various grant activities and applications.
- Assist with Vehicle Maintenance and Equipment.
- Assist with Red Light Enforcement system.
- Continue to support CSO Bus and the Records Division.

CSO Bus will:

- Monitor parking issues near the various schools.
- Assist with Child Safety Seat Installations
- Enforce any/all new regulated parking zones.
- Monitor crossing guard performance and presence.
- Monitor parking issues near the River Forest Community Center.
- Monitor and enforce parking regulations in Daily Fee, Time Zone, Resident Only Zones, and Handicapped Parking Only Areas etc.
- Assist with Court records communications.
- Assist with Animal Control.
- Administer traffic control services during Fire and Police related events.
- Continue to utilize the Automated License Plate Reader to increase efficiency and effectiveness of parking enforcement efforts to gain better community compliance.

Active Solicitor Permits		
Individual or Organization	Description	Expires
Anderson Corporation	Windows & Doors	04/25/2025
College Works Painting	Painting	04/02/2025
EcoShield Pest Solutions	Pest Control	06/27/2025
Power Home Remodeling	Roofing, Siding, Windows, and Doors	08/02/2025

Budget and Fiscal Monitoring

January 1 – January 31, 2025

December is the ninth month of Fiscal Year 2025. There was a 7% increase in overtime costs in comparison to January 2024. Overtime costs increased by 14% YTD compared to Fiscal Year 2025 to Fiscal Year 2024.

Revenue/Expenditure Summary

Category	Total # Paid FY25 01/31	Total # Paid FY25 Y-T-D	Expenditure/ Revenue FY25 01/31	FY25 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	213	1634	\$13,471	\$157,101
Admin. Tows	22	204	\$11,000	\$107,000
Local Ordinance	0	15	\$0	\$2,965
Overtime	292.25hrs	3,239.75hrs	\$21,265	\$264,476

Community Policing/Crime Prevention Activities:

- Officers conducted additional patrols and premise checks in the business districts, parks, school play areas and the library.
- Officers conducted numerous traffic missions in locations that have been identified as priorities based on traffic crash data and citizen requests.
- Officers monitored school drop-offs and pickups and conducted traffic calming and enforcement.

Directed Patrols/ Traffic Enforcement

The Midnight Shift focused on enforcement on North Avenue and Harlem Avenue. Dayshift was assigned traffic enforcement missions on Lake Street, North Avenue and Harlem Avenue. The Afternoon Shift conducted enforcement missions on Thatcher Avenue, Madison Street and North Avenue. The traffic/tactical unit conducted enforcement missions on North Avenue.

The Midnight Shift made twenty (20) stops, issued eighteen (18) citations and (6) warnings were issued during their traffic missions. The shift made one (1) traffic arrest, and one (1) vehicle was administratively towed during the enforcement traffic mission this month.

Dayshift made sixty-seven (67) stops, seventy-nine (79) citations and twenty-nine (29) warnings issued. The shift recorded four (4) traffic-related arrests during enforcement missions this month. Four (4) vehicles were administratively towed.

The Afternoon shift made fifty-one (51) stops with sixty-five (65) citations and sixteen (16) warnings were issued during traffic enforcement missions. The shift made fourteen (14) traffic arrests with seven (7) administrative towed vehicles during their enforcement missions.

The traffic/tactical unit made ten (10) stops with seven (7) citations and three (3) warnings were issued during the traffic enforcement missions. One (1) traffic arrest, with one (1) administrative towed vehicle during their enforcement missions.

Notable Events and Arrests:

25-00001 Driving While License Suspended

On January 1, 2025, 2:21AM, a River Forest officer on patrol near Lake Street and Park Avenue observed a vehicle driving on Lake Street with a suspended registration plate. The vehicle was stopped and the driver, a 27 year old male from Chicago, was found to be driving on a suspended license, suspended for mandatory insurance violations. He also could not provide proof of insurance for the vehicle. He was arrested for Driving While License Suspended, processed, and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

25-00016 Driving Under the Influence/ Hit and Run

On January 4, 2025, 8:25PM, River Forest units were dispatched to the 800 block of Harlem for an auto crash with disturbance. The first officer who arrived on scene observed the offender, a 35-year-old male from Berwyn attempting to flee the scene on foot. The offender was apprehended. The offender was also suspected to be under the influence of alcohol, and it was later learned he did not possess a valid driver's license. The

offender was evaluated at a local hospital due to the crash and was later transported to RFPD where he was charged with aggravated Driving Under the Influence, hit and run, obstructing a police officer, illegal transportation of alcohol, and other vehicle code violations. The offender was released from on a Citation and Notice to Appear.

24-00019 Traffic Arrest

On January 7, 2025, 8:13AM, a River Forest patrol unit received a notification from the Osprey LPR database for a suspended registration, verified the violation and stopped the vehicle near the intersection of Lake Street and Edgewood Place. The driver, a 24 year old female from Chicago, was arrested for No Valid Driver's License. She was cited and released from the scene on a citation and Notice with a court date at Maybrook.

24-00026 Traffic Arrest

On January 9, 2025, 08:15AM, a River Forest patrol unit received a notification from the Osprey LPR database for a suspended registration, verified the violation and stopped the vehicle near the intersection of Lake Street and Edgewood Place. The driver, a 46 year old male from Oak Park, was arrested for No Valid Driver's license and issued multiple other citations. The male was cited and released from the scene on a Citation and Notice with a court date at Maybrook Courthouse.

25-00029 Warrant Arrest

On January 10, 2025, at 2:12AM, a River Forest officer on patrol near Harlem Avenue and North Avenue observed a vehicle which was suspicious due to it having no record of being registered with the Secretary of State. The vehicle was stopped and the driver, a 21 year old female from Bellwood, was found to be wanted by DuPage County on a warrant for retail theft and by Cook County on a warrant for a traffic offense. The female was arrested for the warrants, processed, and later transported to Maybrook Courthouse for a detention hearing.

25-00042 No Valid Driver's License

On January 12, 2025, 2:45AM, a River Forest officer on patrol near North Avenue and Harlem Avenue observed a vehicle driving on North with an expired registration plate. The vehicle was stopped and the driver, a 41 year old male from Chicago, was found to be driving despite never having been issued a driver's license. He also could not provide proof of insurance for the vehicle. He was arrested for Driving with No Valid Driver's License, processed, and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

24-00046 Traffic Arrest

On January 13, 2025, 10:55AM, a River Forest patrol unit received a notification from the Osprey LPR database for suspended registration, verified the violation and stopped the vehicle on the 7300 block of Central Avenue. The driver, a 51 year old female from Chicago, was arrested for Driving While License Suspended. She was cited and released from the scene on a citation and Notice with a court date at Maybrook.

24-01580 Aggravated Discharge of a Firearm/Burglary

On January 15, 2025, 8:00AM, River Forest tactical officers arrived at the Sangamon County Courthouse in Springfield, Illinois. Tactical officers located a subject who was wanted in connection with a burglary and aggravated discharge of a firearm that occurred on the 400 blk of North Harlem Avenue on December 17th, 2024. The offender, an 18-year-old male from Chicago, was taken into custody in the courthouse. The offender

was transported back to River Forest. The male was charged with Aggravated Discharge of a Firearm and Burglary. He was processed and transported to the Maybrook Courthouse and was later denied pre-trial release.

24-00056 Aggravated Assault / Felony Retail Theft / Warrants x2

On January 15, 2025, at 1:12PM, River Forest patrol units responded to Walgreens (7251 Lake Street) for a retail theft that just occurred. Live updates were being given out by department members monitoring the camera system and the offender was last seen entering the CTA station at 1 S. Harlem. Officers responded, and checked the Green Line platform where the offender, a 46 year old male from Chicago was discovered in one of the train cars. While being taken into custody, the male assaulted a police officer by swinging a closed fist. The offender and proceeds were positively identified, and he was transported to the station where he was charged with Aggravated Assault to a Police Officer and Felony Retail Theft. The male was also discovered to have two active warrants out of Cook County. The male was charged and later transported to Maybrook Courthouse for a detention hearing.

24-00072 Driving Under the Influence

On January 18, 2025, 3:12AM, a River Forest officer on patrol near Harlem Avenue and Lake Street observed a vehicle driving 52mph on Lake where the speed limit is 30mph. The vehicle was stopped and the driver, a 31 year old female from Schiller Park, admitted to consuming alcohol, exhibited signs of alcohol impairment, failed Standardized Field Sobriety Tests, and was arrested for Driving Under the Influence of Alcohol. At the station, she provided a sample revealing a Blood Alcohol Content of 0.146. She was processed and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

25-00076 Driving Under the Influence

On January 19, 2025, 3:05AM, a River Forest officer on patrol near Harlem Avenue and North Avenue observed a vehicle swerving out of its lane several times while driving on Harlem. The vehicle was stopped and the driver, a 32 year old male from Chicago, admitted to consuming alcohol, exhibited signs of alcohol impairment, failed Standardized Field Sobriety Tests, and was arrested for Driving Under the Influence of Alcohol. At the station, he provided a sample revealing a Blood Alcohol Content of 0.142. He was processed and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

25-00086 No Valid Driver's License

On January 21, 2025, 5:00AM, a River Forest officer on patrol near North Avenue and Harlem Avenue observed a vehicle driving on Harlem with a suspended registration plate. The vehicle was stopped and the driver, a 30 year old male from Chicago, was found to be driving despite never having been issued a driver's license. He also could not provide proof of insurance for the vehicle. He was arrested for Driving with No Valid Driver's License, processed, and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

24-00087 Traffic Arrest

On January 21, 2025, 8:24AM, a River Forest patrol unit received a notification from the Osprey LPR database for a suspended registration, verified the violation and stopped the vehicle on the 8000 block of Lake Street, the driver, a 34 year old male from Franklin Park, was arrested for No Valid Driver's License. He was transported

to the station, identified and processed. The male was released on a from the station on a citation and Notice with a court date at Maybrook.

24-00088 Disorderly Conduct/Warrants x4

On January 21, 2025, 8:50AM, a River Forest units responded to Walgreens (7251 Lake Street) for a disturbance involving a 30 year old male from Chicago and a 30 year old female from Chicago arguing and threatening employees. The subjects were located near the intersection of South Boulevard and Oak Park Avenue in Oak Park. The female was arrested, cited for Disorderly Conduct, and released from the scene on a Citation and Notice with a court date at Maybrook. The male was arrested, provided false information about his identity and was transported to the station to be identified. He was discovered to have four active warrants out of DuPage County, Lake County and McHenry County. He was charged with disorderly conduct and later transported to Maybrook Courthouse for extradition.

25-00109 Residential Burglary

On January 26, 2025, 7:37PM, River Forest units were dispatched to the Sheridan located at 800 Harlem for a theft report. Responding officers met with the victim, a 94-year-old female from River Forest along with several members of Sheridan staff, and officers determined a residential burglary had occurred in the victim's unit. Officers investigated and learned the offender entered the building under the guise of a caregiver and gained entry into the victim's room where she stole several pieces of jewelry. Officers utilized various cameras and the license plate reader system to determine the vehicle that the offender used. The information collected during the initial investigation was shared with the detective and tactical units along with outside agencies, and the offender, a 27-year-old female from Chicago, was arrested on January 28th, 2025. The offender was also wanted for a previous River Forest case where she committed the same offense. The offender was charged with two counts of Residential Burglary and was transported to the Maybrook Courthouse for a detention hearing.

25-00110 No Valid Driver's License

On January 27, 2025, at 5:56AM, a River Forest officer on patrol near Lathrop Avenue and Lake Street observed a vehicle driving on Lake with a suspended registration plate. The vehicle was stopped and the driver, a 33 year old male from Melrose Park, was found to be driving despite never having been issued a driver's license. He also could not provide proof of insurance for the vehicle. He was arrested for Driving with No Valid Driver's License, processed, and later released on a Citation and Notice. The vehicle was towed with an administrative hold placed on the vehicle.

25-00117 Robbery

On January 28, 2025, 3:12PM, a River Forest unit was waved down by a Walgreens employee at 7251 Lake Street regarding an offender, a 34-year-old male from Evanston, running from the store who had just stolen beer. Officers observed the offender remove the beer from his backpack before attempting to walk away. Officers took the offender into custody. It was later learned that as the offender was leaving the store, he pushed an employee who was pregnant. The offender also had a warrant from Cook County for assault. The offender was charged with robbery, aggravated battery to merchant, obstructing identification, and the warrant. He was transported to Maybrook Courthouse for a detention hearing.

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230	Traffic & Tactical Unit
Criminal Arrests	1	3	5	8
Warrant Arrests	1	6	2	2
D.U.I Arrests	3	0	1	0
Misdemeanor Traffic Arrests	5	5	27	3
Hazardous Moving Violations	62	97	174	17
Compliance Citations	39	18	22	1
Parking Citations	189	18	3	1
Traffic Stop Data Sheets	137	138	112	34
Quasi-Criminal Arrests/ L.O	0	0	0	0
Field Interviews	2	8	11	8
Premise Checks/Foot Patrols	474	256	212	49
Written Reports	23	36	104	17
Administrative Tows	9	6	16	13
Booted vehicles	0	0	0	0
Sick Time used (in days)	2	1	1	1

Detective Division

Detective Sergeant Labriola worked nineteen (19) days performing detective duties in light duty capacity.

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

Detective Sergeant Labriola was assigned to WEDGE radio operations for two days as a supervisor.

Detective Sergeant Labriola instructed in-service rapid deployment for one day.

Detective Zermeno attended in-service rapid deployment in-service for one day.

Both Detective Sergeant Labriola and Detective Zermeno attended numerous court proceedings for previous criminal cases.

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

During the month of January, the Detective Unit opened up/reviewed seven (8) cases for potential follow-up. Of those cases, two (2) were cleared by an arrest, three (3) were exceptionally cleared, and three (3) are still active. The Unit also continued to investigate open cases from previous months, as well as assisting the Patrol Division in cases reported in the month of January.

Year to Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
4	8	1	2

January 2025 Case Assignment Summary

Group A	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except	Pend	Refer	Unfound
Residential Burglary	1	1							
Burglary to Motor Vehicle	1						1		
Criminal Damage	1					1			
Domestic Battery	1	1							
Retail Theft	1					1			
Group A Total	5	2	0	0	0	2	1	0	0
Group B	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Aggravated Fleeing and Eluding	1					1			
Personal Injury Accident	1						1		
Hit & Run	1					1			
Group B Total	3	0	0	0	0	2	1	0	0
TOTALS	8	2	0	0	0	4	2	0	0

January 2025 Juvenile Arrests

Offenses	Adjusted	Cited	Petitioned	Referred
No Valid DL		1	0	
Total (1)	0	1	0	0

New Investigations

24-01547 Assist Other Police Department

On December 20, 2024, at 8:07PM, a River Forest Officer received a report from a subject who wanted to report that his vehicle was damaged by multiple unknown offenders on December 19, 2024, at approximately 5:30PM. The victim related that he was flagged down by the men as he exited the Town Center parking lot at Lake and Harlem. The men stated that the victim had damage on his vehicle and offered to fix it. The men acted as if they were fixing his vehicle and asked for \$150. The victim declined to pay them, and it was determined that the ruse caused \$1,200 in damage to the victim's vehicle. Investigators identified an offending vehicle and suspects, but the victim was unable to identify the offenders. This case was exceptionally cleared.

25-00003 Retail Theft

On January 1, 2025, at 9:10PM, River Forest Officers responded to Walgreen's located at 7251 Lake St. in reference to a Retail Theft. The offender removed approximately \$272 of clothing from the store and fled by foot into Oak Park. The offender was identified as a past retail theft offender and was known by investigators. It was determined that the offender, a 33-year-old male from Chicago, was arrested and charged with multiple felonies by Forest Park Police Department. Due to his arrest by another agency, this case was exceptionally cleared.

25-00023 & 25-00049 Burglary to Motor Vehicle/Aggravated Fleeing and Eluding

On January 8, 2025, at 5:06PM, a River Forest Officer received a report of a Burglary to Motor Vehicle that occurred between 12:00PM and 3:45PM, in the 1400 block of Ashland. Investigators utilized the license plate readers and Village of River Forest street cameras to identify the offending vehicle which had previously been used in similar burglaries in 2023. Investigators obtained video surveillance from the stores where the victim's credit cards were used, and determined that the offenders were two subjects, a 44-year-old female from Cicero, and a 42-year-old male from Chicago that investigators had knowledge of from past similar crimes. On January 14, 2025, at 9:39AM, Investigators received an alert from a license plate reader that the offending vehicle was in River Forest. Investigators located the vehicle driven by the known male offender who struck an unmarked police vehicle and recklessly fled the area. Investigators located the vehicle in Chicago, and it fled again. At approximately 11:44AM, Investigators located the vehicle parked and the known offenders entered another vehicle which also fled. The offending vehicle was towed and pending seizure. The second vehicle was later located parked and towed pending seizure. On January 27, 2025, the female was taken into custody while she attended the seizure hearing for her vehicle and charged with multiple traffic related offenses. This case is still pending the arrest of the male offender.

25-00025 Domestic Battery

On January 9, 2025, at 10:04PM, a River Forest Officer responded to a call of a Domestic Battery that occurred in the 1200 block of Harlem at 9:45PM, and the victim was at Rush Oak Park Hospital. The victim related that she and her boyfriend were driving in his vehicle, and they began to argue. The victim exited the vehicle, and her boyfriend chased after her. The victim's boyfriend threw an unknown object at the victim, and she fell onto the street. Her boyfriend took her cell phone, keys, and purse before fleeing the area. On January 14, 2025, at 10:39PM, a license plate reader alerted officers that the offender's vehicle was in the area. His vehicle was located at the victim's address, and the offender was taken into custody. His vehicle was towed with an administrative hold, and he was charged with domestic battery.

25-00069 Motor Vehicle Accident

On January 17, 2025, at 5:07PM, River Forest Officers responded to North Ave. and Lathrop Ave. in reference to a motor vehicle that struck a pedestrian. The 75-year-old female pedestrian was walking E/B crossing Lathrop when she was struck by the vehicle that made a left turn from W/B North Ave. onto S/B Lathrop. The female pedestrian was transported to the hospital where she succumbed to her injuries. The driver submitted to chemical testing for drugs and alcohol which are being tested by the Illinois State Police Forensic Science Center in Chicago. This case is pending lab results.

25-00070 Hit & Run

On January 17, 2025, at 10:50PM, a River Forest Officer received a report of a hit and run that occurred in the 1300 block of Thatcher at 5:39PM. The victim obtained the registration of the vehicle and on January 21, 2025, investigators contacted the owner who was given an opportunity to provide valid proof of insurance which she declined. Investigators located the offending vehicle in Des Plaines and towed it with an administrative hold. The registered owner provided insurance information which was given to the driver of the other vehicle. This case was exceptionally cleared.

25-00109 Residential Burglary

On January 26, 2025, at 7:39PM, River Forest Officers responded to the Sheridan located at 800 Harlem in reference to a Residential Burglary. One of the residents awoke to a female subject in her room and her jewelry was taken. Investigators obtained the registration of the offending vehicle from video surveillance and believed it was the same offender from 24-00468 which was a similar residential burglary at the Sheridan. On January 28, 2025, investigators located the offending vehicle in Chicago, and it was driven by the offender from 24-00468 who was wanted by the River Forest Police Department along with other agencies who had warrants for her arrest. The female, a 27-year-old female from Chicago was charged with two counts of residential burglary. This case was cleared by an arrest.

Old Investigations

24-01580 Burglary/Attempt Murder

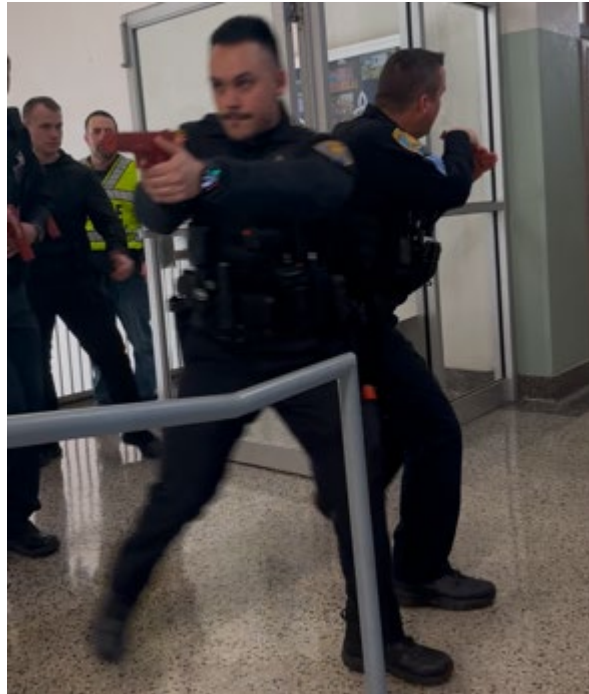
On December 7, 2024, at 3:54AM, River Forest Officers responded to Ulta located at 7231 Lake St. and observed that the front glass door had been shattered. Review of the video surveillance depicted three subjects who forced entry and removed approximately \$20,000 worth of merchandise from inside. While Officers were on scene a subject called 911 and stated that he was driving in the area of Harlem and Lake St. when he was shot in the shoulder from a subject in another vehicle. Officers utilized license plate readers and Village of River Forest Street cameras to identify the offending vehicles which were located in Chicago. Those vehicles were recovered and investigators obtained numerous search warrants for the vehicles which provided useful information in identifying the offenders. Investigators followed the GPS in one of the items that were taken from Ulta and four subjects who were in possession of the items were taken into custody in Chicago. Two subjects had cellular telephones which search warrants were obtained for and one subject was in possession of a stolen firearm. The one subject, an 18-year-old male from Chicago was in possession of a stolen firearm. The 18-year-old was charged by the Chicago Police Department, and this investigation is ongoing. It was determined by the Illinois State Police Forensic Science Center in Chicago that the projectiles recovered from the victim's vehicle matched the stolen firearm in the 18-year-old male's possession. On January 15, 2025, Investigator's located the 18-year-old male who was attending court on an unrelated charge in Springfield, Illinois and was taken into custody. The 18-year-old male was charged with Aggravated Discharge of a Firearm, and numerous other felony offenses.

24-01181 Hit & Run

On September 19, 2024, at 1:46PM, a River Forest officer responded to the River Forest Police Department in reference to a hit and run report. The victim related he turned from eastbound North Ave. onto southbound Harlem and was rear ended by the offending vehicle who made a left from westbound North Ave. onto southbound Harlem. The offending vehicle fled the scene, and investigators are actively seeking the offending vehicle for an administrative tow and insurance information. On January 1, 2025, Investigators located the vehicle, and it was towed with an administrative hold.

Training

During the month of January 2025, twenty-six (26) officers/civilian employees attended different training classes for a total of two hundred seventy-one (271) hours of training. The Department members, courses, and total number of hours included in the courses are detailed below.



Rapid Deployment Exercise on January 2, 2025

Officer	Course	Start	End	Hours
Barcenas	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Casarez	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Casarez	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Casarez	Hazmat	1/10/2025	2/28/2025	1
Casarez	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Casarez	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Casey	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Casey	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Casey	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Casey	Hazmat	1/10/2025	2/28/2025	1
Cassidy	Taser 10 Instructor	1/7/2025	1/7/2025	8
Catalano	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Catalano	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Catalano	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Coleman	Breath Analysis For Alcohol Training	1/3/2025	1/3/2025	9
Coleman	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1

Officer	Course	Start	End	Hours
Coleman	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Cortes	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Cortes	Hazmat	1/10/2025	2/28/2025	1
Cortes	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Cortes	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Czernik	Taser 10 Instructor	1/7/2025	1/7/2025	8
Czernik	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Dosen	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Dosen	Duty Pistol Optics-Red Dot Sights Armorer	1/7/2025	1/7/2025	8.5
Dosen	Adaptive Leader-Frontline Leadership	1/6/2025	1/6/2025	8.5
Dosen	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Dosen	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Dosen	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Drake	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Drake	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Drake	Hazmat	1/10/2025	2/28/2025	1
Drake	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Drake	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Fries	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Fries	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Fries	Hazmat	1/10/2025	2/28/2025	1
Fries	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Fries	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Gonzalez	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Gonzalez	Breath Analysis For Alcohol Training	1/3/2025	1/3/2025	9
Gonzalez	40 Hour Evidence Technician Course	1/13/2025	1/17/2025	40
Gonzalez	Hazmat	1/10/2025	2/28/2025	1
Gonzalez	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Gonzalez	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Gonzalez	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Greenwood	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Greenwood	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Greenwood	Hazmat	1/10/2025	2/28/2025	1
Greenwood	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Grill	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Grill	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Grill	Hazmat	1/10/2025	2/28/2025	1
Grill	Blood Borne Pathogens	1/10/2025	2/28/2025	1

Officer	Course	Start	End	Hours
Grill	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Grill	Criminal Justice Information Services Training	1/16/2025	1/16/2025	1
Humphreys	Taser 10 Instructor	1/7/2025	1/7/2025	8
Humphreys	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Humphreys	Adaptive Leader-Frontline Leadership	1/24/2025	1/24/2025	8.5
Humphreys	Report Review and Approval for Supervisors	1/27/2025	1/27/2025	8.5
Humphreys	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Humphreys	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Juarez	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Juarez	Hazmat	1/10/2025	2/28/2025	1
Juarez	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Juarez	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Juarez	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Labriola	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Labriola	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Labriola	Hazmat	1/10/2025	2/28/2025	1
Labriola	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Labriola	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Landini	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Landini	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Lenz	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Lenz	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Lenz	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Mika	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Mika	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Mika	Hazmat	1/10/2025	2/28/2025	1
Mika	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Murillo	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Murillo	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Murillo	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Niemann	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Niemann	High Risk Vehicle Stops: Train the Trainer	1/30/2025	1/31/2025	16
Niemann	Hazmat	1/10/2025	2/28/2025	1
Niemann	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Niemann	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Niemann	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Niemann	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Ransom	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1

Officer	Course	Start	End	Hours
Ransom	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Ransom	Hazmat	1/10/2025	2/28/2025	1
Ransom	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Tagle	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Tagle	Illinois Traffic Crash for Patrol	1/28/2025	1/28/2025	8
Tagle	Hazmat	1/10/2025	2/28/2025	1
Tagle	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Tagle	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Tagle	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Williams	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Zermeno	Crisis Intervention and Disturbance Calls	1/2/2025	1/31/2025	1
Zermeno	Hazmat	1/10/2025	2/28/2025	1
Zermeno	Blood Borne Pathogens	1/10/2025	2/28/2025	1
Zermeno	PLI January 2025 Monthly Legal Update	1/2/2025	1/31/2025	1
Zermeno	Rapid Deployment Exercise	1/2/2025	1/2/2025	3
Total				271



MEMORANDUM

DATE: February 10, 2025
TO: Matt Walsh, Village Administrator
FROM: Jack Bielak, Director of Public Works & Engineering
Seth Jansen, Management Analyst
SUBJECT: Public Works Report – January 2025

Executive Summary

In the month of January, the Department of Public Works & Engineering staff continued winter operations, with an emphasis on tree trimming, tree removal, vehicle & equipment maintenance, and winter weather responses. Staff responded to a total of 10 snow and ice events in the month of January for a cumulative of 86.75 response hours. 249.25 labor hours, 235.6 tons of salt, and 3,060 gallons of brine were utilized in the responses.

Staff received a project update for the EV Site Planning Project on January 15th and met with a representative from ChargePoint on January 29th to discuss charging equipment for the project. Staff completed the Public Works 5-Year Capital Improvement Plans for Buildings, Streets, Water and Sewer, Vehicles, and Equipment. Staff began working on the annual budget for the Department. Staff prepared and submitted for a Green Infrastructure grant from the Metropolitan Water Reclamation District for the reconstruction of the Village Hall Parking Lot. Additionally, Staff continued to work on regional sustainability matters, including attending monthly meetings for the Metropolitan Mayors Caucus Environment Committee, Metropolitan Mayors Caucus EV Readiness Cohort, and the Cross Community Climate Collaborative. Staff attended a meeting held by Cook County regarding emergency management winter weather briefing.

Sustainability Commission:

- The Commission voted unanimously a recommendation to the Village Board regulating the use of gas-powered leaf blowers within the community. The recommendation includes methodology that phases in a total ban in the future while incorporating recommendations from the Leaf Blower Regulations Regional Working Group.
- The Commission continued discussions on ways to recognize households and blocks that have taken sustainable action and share these successes with the broader community. Discussion included development of a scorecard for residents to keep track of and review of other community's sustainability awards.
- The Commission reviewed and discussed resident feedback from the recent community survey and recommendations from the Climate Plans, focusing on the subject of resilience.
- The Commission continued its communications planning with an emphasis on share information and resources with residents on a variety of topics relating to environmental sustainability, specifically those recommended in the UIC Climate Plans.

Public Works - Engineering

- Conducted monthly Combined Sewer Overflow (CSO) inspection.
- Continued to coordinate Geographic Information System (GIS) improvements and updates through the Village’s consultant (MGP).
- Continued administration of the Village’s utility-related subsidy programs: Lead Service Line Replacement, Sewer Backflow Prevention and Sewer Lateral Repair.
- Continued engineering permit reviews.
- Received IDOT approval for 2025 Street Improvement Project.
- Bid our 2025 Street Improvement Project.
- Bid out 2025 Permeable Pavement Maintenance Project.

Public Works – Operations

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

Work Orders	Total	Completed w/ 7 working days
Tree Trimming/Inspection Requests	1	1
Street Light Repairs	5	3
Other Requests	12	8

- Took delivery of one Ford F-350 that was approved at the 12/16/24 board meeting. Staff is outfitting the Vehicle with necessary equipment.
- The HVAC unit in the gun range malfunctioned and staff were able to troubleshoot the issue and unit is now functioning properly.
- Rodded and cleared main drains in the Fire apparatus bay.
- Staff prepared and submitted an application for Water Ambassador “Gold Level” designation.
- Contractor completed his work as part of the Public Works Interior Remodel. A final walk through was held and punch list items were addressed.

Streets and Forestry

These are the details of the tasks performed frequently in the month of January:

Description of Work Performed	Quantity
Trees Trimmed	276
Trees Removed	38
Stumps Backfilled	38
Streets Swept (miles)	60
Snow and Ice Responses	10
Street Salting (tons)	235.6
Brine Applied (gallons)	6060

Snow and Ice Responses

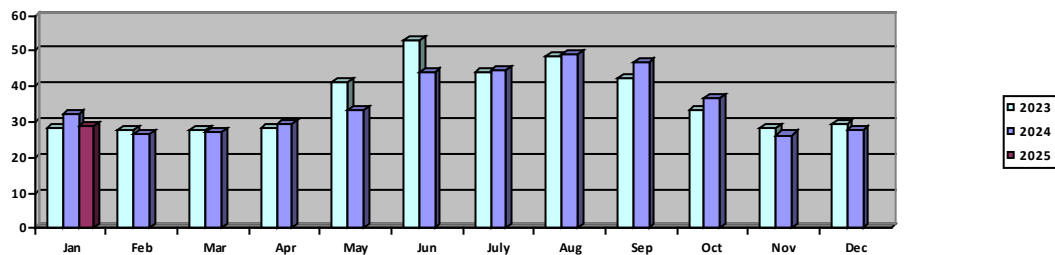
These are the details for snow and ice responses in the month of January:

Date	Response Hours	Labor Hours	Start Time	End Time	# of Vehicles Used	Total Vehicle Miles	Salt (Tons)	Brine (Gallons)
1/3/25	9.5	13.75	n/a	n/a	4	n/a	10.7	0
1/5/25	22	66	n/a	n/a	3	n/a	40.5	0
1/7/25	3	3	n/a	n/a	2	n/a	3.6	0
1/10/25	16	50	4:00 am	8:00 pm	3	244	50	0
1/11/25	5.75	19.5	6:20 am	12:00 pm	7	167	21.4	0
1/12/25	5.5	15.75	6:45 am	12:15 pm	3	95	21.4	0
1/14/25	2.75	10.25	6:15 am	9:00 am	4	112	21.4	0
1/16/25	6.25	12	12:45 am	7:00 am	2	88	14.3	0
1/22/25	5	33	7:00 am	3:30 am	4	252	21.4	3060
1/23/25	11	26	12:00 am	8:00 am	4	181	30.9	0

Water and Sewer

Monthly Pumpage: January's average daily pumpage of 929,597 gallons is lower than January's average of 1,042,339 in 2024.

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



In January, the Water Department completed monthly maintenance at the pump station, completed meter route issues, notified residents and businesses of backflow violations, delivered 12 notices for failure to pay the water bill, and assisted in snow and ice response operations. On January 10, a water main break occurred at the south east corner of Thatcher and Oak, near 633 Thatcher. The repair was completed by Swallow Construction; Estimated water loss is approximately 100,300 gallons. A private water service line was hit by a contractor on January 14; a new water service was installed on January 20. On January 29, IEPA inspectors performed on-site visit to evaluate the Village water operations.

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

Description of Work Performed	Quantity
Meters Installed	4
Service Calls	178
Water Main Breaks	1
Service Line Breaks	0
Exercised Valves	10

Watermain Break / Repair at Thatcher Avenue and Oak Avenue



Watermain Break Discovered



Repair Sleeve



Temporary Pavement Patch

Public Works Interior Remodel



Before



After



Before



After



Before



After



Before



After

New Ford F-350





MEMORANDUM

Date: February 10, 2025
 To: Matt Walsh, Village Administrator
 From: Rosey McAdams, Director of Finance
 Subject: Expenditures – January 2025

Attached for your review and approval is a list of payments made to vendors by account number for the period from January 1-31, 2025. The total payments made for the period, including payrolls, are as follows:

**VILLAGE OF RIVER FOREST
 EXPENDITURES
 MONTH ENDED JANUARY 31, 2025**

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	\$ 978,238.11	\$ 530,842.92	\$ 1,509,081.03
Water & Sewer Fund	02	267,871.23	52,440.78	320,312.01
Motor Fuel Tax	03	73,270.96	-	73,270.96
Debt Service	05	-	-	-
Capital Equip Replacement	13	65,613.00	-	65,613.00
Capital Improvement Fund	14	103,631.62	-	103,631.62
TIF-Madison	31	1,308.27	-	1,308.27
TIF-North	32	117.50	-	117.50
Infrastructure Imp Fund	35	-	-	-
Total Village Expenditures		\$ 1,490,050.69	\$ 583,283.70	\$ 2,073,334.39

Requested Board Actions:

1. Motion to Approve the January 2025 Accounts Payable and Payroll transactions totaling \$2,073,334.39.

Accounts Payable

Transactions by Account

User: rmcadams
 Printed: 02/03/2025 - 9:57AM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-14-0050	IRMA	LIABILITIY INSURANCE	01/15/2025	57834	-200,000.00	
01-00-00-14-0050	IRMA	LIABILITIY INSURANCE	01/15/2025	57834	52,848.00	
		Vendor Subtotal:			-147,152.00	
01-00-00-16-0015	IRMA	LIABILITIY INSURANCE	01/15/2025	57834	476,445.86	
		Vendor Subtotal:			476,445.86	
01-00-00-21-0015	State Treasurer	PR Batch 00015.01.2025 State Income	01/15/2025	100813	15,403.45	
01-00-00-21-0015	State Treasurer	PR Batch 00031.01.2025 State Income	01/30/2025	100821	15,248.42	
		Vendor Subtotal:			30,651.87	
01-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 FICA Emplo	01/15/2025	100814	5,793.37	
01-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Medicare En	01/15/2025	100814	5,070.16	
01-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Medicare En	01/15/2025	100814	5,070.16	
01-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Federal Inco:	01/15/2025	100814	41,958.75	
01-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 FICA Emplo	01/15/2025	100814	5,793.37	
01-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Medicare En	01/30/2025	100822	5,043.17	
01-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Medicare En	01/30/2025	100822	5,043.17	
01-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 FICA Emplo	01/30/2025	100822	5,771.89	
01-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Federal Inco:	01/30/2025	100822	40,343.52	
01-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 FICA Emplo	01/30/2025	100822	5,771.89	
		Vendor Subtotal:			125,659.45	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	2,714.37	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	3,686.91	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF-Volun	01/30/2025	100818	941.97	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF-Volun	01/30/2025	100818	267.00	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	1,502.46	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	2,317.89	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	2,296.69	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	2,723.90	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF-Volun	01/15/2025	100818	863.56	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	1,527.30	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF-Volun	01/15/2025	100818	219.79	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	3,683.48	
Vendor Subtotal:					22,745.32	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.01.2025 ICMA	01/15/2025	100812	4,042.30	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.01.2025 ICMA	01/15/2025	100812	1,767.78	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.01.2025 ICMA	01/30/2025	100817	1,654.69	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.01.2025 ICMA	01/30/2025	100817	4,442.30	
Vendor Subtotal:					11,907.07	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.01.2025 AXA %	01/15/2025	100811	1,384.66	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.01.2025 AXA Roth %	01/15/2025	100811	2,129.22	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.01.2025 AXA Flat	01/15/2025	100811	1,345.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.01.2025 AXA Roth	01/15/2025	100811	740.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.01.2025 AXA Roth %	01/30/2025	100816	2,153.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.01.2025 AXA %	01/30/2025	100816	1,998.95	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.01.2025 AXA Roth	01/30/2025	100816	740.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.01.2025 AXA Flat	01/30/2025	100816	1,345.00	
Vendor Subtotal:					11,836.71	
01-00-00-21-0043	WEX Health, Inc	PR Batch 00015.01.2025 VEBA Contr	01/15/2025	100815	4,081.27	
01-00-00-21-0043	WEX Health, Inc	PR Batch 00031.01.2025 VEBA Contr	01/30/2025	100823	4,102.88	
Vendor Subtotal:					8,184.15	
01-00-00-21-0050	Illinois Fraternal Order of Police Laf	PR Batch 00031.01.2025 Police Union	01/30/2025	6660	1,458.00	
Vendor Subtotal:					1,458.00	
01-00-00-21-0050	IL State Disbursement Unit	PR Batch 00015.01.2025 S Fisher- 18	01/15/2025	100810	375.00	
01-00-00-21-0050	IL State Disbursement Unit	PR Batch 00031.01.2025 S Fisher- 18	01/30/2025	6659	375.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					750.00	
	Vendor Subtotal:					
01-00-00-21-0050	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	1,265.46	
01-00-00-21-0050	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	4,285.07	
01-00-00-21-0050	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	15.65	
					5,566.18	
	Vendor Subtotal:					
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.01.2025 Public Work:	01/30/2025	100819	337.70	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.01.2025 Public Work:	01/15/2025	100819	315.61	
					653.31	
	Vendor Subtotal:					
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.01.2025 Public Work:	01/30/2025	100820	69.44	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.01.2025 Public Work:	01/15/2025	100820	64.85	
					134.29	
	Vendor Subtotal:					
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.01.2025 Supplementa	01/30/2025	6661	44.81	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.01.2025 Supplementa	01/15/2025	6661	44.81	
					89.62	
	Vendor Subtotal:					
01-00-00-23-0060	Illinois Municipal Retirement Fund		01/31/2025	100825	6,791.43	
					6,791.43	
	Vendor Subtotal:					
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	01/15/2025	57848	2,970.18	
					2,970.18	
	Vendor Subtotal:					
01-00-00-25-0021	Maldonado Construction	DUMPSTER DEPOSIT REFUND	01/31/2025	57873	350.00	
					350.00	
	Vendor Subtotal:					
01-00-00-43-3550	Paramedic Billing Services Inc	DEC 2024 COLLECTION FEES	01/31/2025	0	921.59	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					921.59	
		Vendor Subtotal:				
01-00-00-44-4230	Annyce L Armstead	REFUND FOREST PARK CITATION	01/15/2025	57815	50.00	
					50.00	
		Vendor Subtotal:				
01-10-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	7,236.37	
01-10-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	0.05	
					7,236.42	
		Vendor Subtotal:				
01-10-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	729.11	
01-10-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	6.61	
					735.72	
		Vendor Subtotal:				
01-10-00-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	267.88	
					267.88	
		Vendor Subtotal:				
01-10-00-53-0200	AT&T	VH PHONE	01/15/2025	57816	240.04	
					240.04	
		Vendor Subtotal:				
01-10-00-53-0200	AT&T	ELEVATOR PHONE	01/15/2025	57817	73.29	
					73.29	
		Vendor Subtotal:				
01-10-00-53-0200	Peerless Network	MONTHLY PHONE	01/15/2025	0	686.46	
					686.46	
		Vendor Subtotal:				
01-10-00-53-0200	TPX Communications	MONTHLY CHARGES 12/23/24 - 01	01/15/2025	57852	2,074.18	
01-10-00-53-0200	TPX Communications	MONTHLY CHARGES 01/23/25 TO	01/31/2025	57894	2,074.68	
					4,148.86	
		Vendor Subtotal:				

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0200	Verizon Wireless	VERIZON DATA	01/31/2025	0	6.60	
		Vendor Subtotal:			6.60	
01-10-00-53-0380	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	517.65	
		Vendor Subtotal:			517.65	
01-10-00-53-0380	Lauterbach & Amen LLP	RECORDS RETENTION	01/31/2025	0	1,875.00	
		Vendor Subtotal:			1,875.00	
01-10-00-53-0380	Vicarious Productions Inc	NEWSLETTER UPDATE-FEBRUAR	01/15/2025	0	1,000.00	
01-10-00-53-0380	Vicarious Productions Inc	MONTHLY RETAINER-FEBRUARY	01/15/2025	0	6,000.00	
		Vendor Subtotal:			7,000.00	
01-10-00-53-0410	DeKind Computer Consultants	MONTHLY IT SERVICES- FEB 2025	01/15/2025	0	8,707.50	
01-10-00-53-0410	DeKind Computer Consultants	DEKIND TRIP CHARGES	01/15/2025	0	192.00	
		Vendor Subtotal:			8,899.50	
01-10-00-53-0410	Fifth Third Bank	MSFT SUBSCRIPTION	01/31/2025	1577	960.00	
01-10-00-53-0410	Fifth Third Bank	AWS SERVICE	01/31/2025	1577	50.79	
		Vendor Subtotal:			1,010.79	
01-10-00-53-0410	Spinutech	WEBSITE HOSTING	01/15/2025	57851	235.00	
01-10-00-53-0410	Spinutech	WEBSITE DEVELOPMENT	01/31/2025	57888	807.50	
01-10-00-53-0410	Spinutech	WEBSITE MANAGEMENT	01/31/2025	57888	255.00	
01-10-00-53-0410	Spinutech	WEBSITE HOSTING	01/31/2025	57888	235.00	
		Vendor Subtotal:			1,532.50	
01-10-00-53-0410	TKB Associates Inc	LASERFICHE YEARLY SUBSCRIP	01/31/2025	0	11,525.00	
		Vendor Subtotal:			11,525.00	
01-10-00-53-0429	Secretary of State	VILLAGE OF RIVER FOREST VEH	01/15/2025	57850	500.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					500.00	
		Vendor Subtotal:				
01-10-00-53-1100	SAFEbuilt LLC Lockbox #88135	DEC 2024 HEALTH INSPECTIONS	01/15/2025	57849	1,812.93	
					1,812.93	
		Vendor Subtotal:				
01-10-00-53-3300	Wells Fargo Vendor Financial Servic	PRINTER LEASE	01/15/2025	57853	673.73	
01-10-00-53-3300	Wells Fargo Vendor Financial Servic	PRINTER LEASE	01/15/2025	57853	968.27	
					1,642.00	
		Vendor Subtotal:				
01-10-00-53-4100	J.J. Keller & Associates, Inc	COMPLIANCE POSTERS	01/31/2025	0	234.12	
					234.12	
		Vendor Subtotal:				
01-10-00-53-4150	Adriana Holguin	TUITION REIMBURSEMENT	01/15/2025	57832	5,664.00	
					5,664.00	
		Vendor Subtotal:				
01-10-00-53-4150	Megan Koeller	TUITION REIMBURSEMENT	01/15/2025	57836	4,380.00	
					4,380.00	
		Vendor Subtotal:				
01-10-00-53-4300	American Legal Publishing	CODE WEBSITE UPDATE	01/31/2025	57854	601.04	
					601.04	
		Vendor Subtotal:				
01-10-00-53-4300	Fifth Third Bank	ICMA DC DUES	01/31/2025	1577	171.25	
01-10-00-53-4300	Fifth Third Bank	CONSTANT CONTACT DUES	01/31/2025	1577	54.95	
01-10-00-53-4300	Fifth Third Bank	M WALSH CRAINS	01/31/2025	1577	20.00	
					246.20	
		Vendor Subtotal:				
01-10-00-53-4300	Smartsheet Inc.	SMARTSHEET LICENSING	01/31/2025	0	2,520.00	
					2,520.00	
		Vendor Subtotal:				

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4350	Dri-Stick Decal Corp	TOWN CENTER AND PD PERMITS	01/31/2025	0	1,434.47	
		Vendor Subtotal:			1,434.47	
01-10-00-53-4350	SOLV Business Solutions-Safeguard	TAX FORMS	01/31/2025	57887	109.20	
		Vendor Subtotal:			109.20	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY SUPPLIES	01/31/2025	1577	33.97	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY SUPPLIES	01/31/2025	1577	47.96	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY SUPPLIES	01/31/2025	1577	97.98	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY SUPPLIES	01/31/2025	1577	109.96	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY SUPPLIES	01/31/2025	1577	23.99	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY	01/31/2025	1577	250.00	
01-10-00-53-5600	Fifth Third Bank	OFFICE PARTY PIZZA	01/31/2025	1577	250.00	
01-10-00-53-5600	Fifth Third Bank	HOLIDAY PARTY	01/31/2025	1577	2,134.00	
		Vendor Subtotal:			2,947.86	
01-10-00-53-5600	Timothy Kyles	HOLIDAY PARTY REIMBURESMEI	01/31/2025	57871	41.96	
		Vendor Subtotal:			41.96	
01-10-00-53-5600	One Earth Collective	2025 FILM FESTIVAL SUSTAININC	01/31/2025	57881	1,000.00	
		Vendor Subtotal:			1,000.00	
01-10-00-53-5600	Michael Swierczynski	EMPLOYEE APPRECIATION PIZZA	01/31/2025	57890	86.64	
		Vendor Subtotal:			86.64	
01-10-00-54-0100	Classic Graphic Industries Inc	ACCOUNTS PAYABLE CHECKS	01/15/2025	57824	429.29	
		Vendor Subtotal:			429.29	
01-10-00-54-0100	Datasource Ink	ADMIN NEW PRINTERS	01/15/2025	57829	1,753.00	
		Vendor Subtotal:			1,753.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0100	Fifth Third Bank	ADMIN SUPPLIES	01/31/2025	1577	19.99	
01-10-00-54-0100	Fifth Third Bank	LABEL TAPE	01/31/2025	1577	10.99	
01-10-00-54-0100	Fifth Third Bank	DESK OUTLET	01/31/2025	1577	15.99	
01-10-00-54-0100	Fifth Third Bank	ADMIN OFFICE SUPPLIES	01/31/2025	1577	55.82	
01-10-00-54-0100	Fifth Third Bank	ADMIN SUPPLIES	01/31/2025	1577	54.71	
01-10-00-54-0100	Fifth Third Bank	ADMIN SUPPLIES	01/31/2025	1577	105.86	
01-10-00-54-0100	Fifth Third Bank	ADMIN SUPPLIES	01/31/2025	1577	107.98	
		Vendor Subtotal:			371.34	
01-10-00-54-0100	Warehouse Direct Inc	PD WIPES	01/15/2025	0	106.72	
01-10-00-54-0100	Warehouse Direct Inc	TISSUES	01/15/2025	0	85.65	
01-10-00-54-0100	Warehouse Direct Inc	ADMIN SILVERWARE	01/31/2025	0	149.17	
01-10-00-54-0100	Warehouse Direct Inc	ADMIN SUPPLIES	01/31/2025	0	30.63	
		Vendor Subtotal:			372.17	
01-10-00-54-0150	Verizon Wireless	VERIZON DATA	01/31/2025	0	6.73	
		Vendor Subtotal:			6.73	
01-14-00-53-0410	Braniff Communications Inc	ANNUAL MAINT TO TORNADO SI	01/31/2025	57860	1,380.00	
		Vendor Subtotal:			1,380.00	
01-15-00-53-0420	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	881.50	
		Vendor Subtotal:			881.50	
01-15-00-53-5300	Growing Community Media NFP	ADVERTISING IN HOLIDAY GUID	01/15/2025	0	3,000.00	
		Vendor Subtotal:			3,000.00	
01-20-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	4,889.98	
		Vendor Subtotal:			4,889.98	
01-20-00-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	60.57	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					60.57	
	Vendor Subtotal:				60.57	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	305.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	01/31/2025	0	235.00	
					1,950.00	
	Vendor Subtotal:				1,950.00	
01-20-00-53-0370	Verizon Wireless	VERIZON DATA	01/31/2025	0	70.10	
					70.10	
	Vendor Subtotal:				70.10	
01-20-00-53-1300	B&F Construction Code Services Inc	DECEMBER INSPECTIONS	01/31/2025	57858	3,910.00	
					3,910.00	
	Vendor Subtotal:				3,910.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR REINSPECTIONS	01/31/2025	0	160.00	
					160.00	
	Vendor Subtotal:				160.00	
01-30-00-53-0420	Clark Baird Smith LLP	LABOR EMPLOYMENT	01/15/2025	57823	468.75	
					468.75	
	Vendor Subtotal:				468.75	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	43.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	1,501.60	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	10,392.16	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	4,450.30	
					16,387.06	
	Vendor Subtotal:				16,387.06	
01-30-00-53-0425	Legal Solved LLC	FOIA LEGAL FEES	01/15/2025	57837	2,300.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					2,300.00	
		Vendor Subtotal:				
01-40-00-52-0330	Illinois Municipal Retirement Fund		01/31/2025	100824	37.41	
					37.41	
		Vendor Subtotal:				
01-40-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	644.64	
01-40-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	41,035.08	
01-40-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	737.57	
					42,417.29	
		Vendor Subtotal:				
01-40-00-52-0420	Bestco HARTFORD	RETIREE HEALTH-FEB 2025	01/31/2025	57859	9,307.58	
					9,307.58	
		Vendor Subtotal:				
01-40-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	11,709.34	
01-40-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	122.26	
					11,831.60	
		Vendor Subtotal:				
01-40-00-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	575.60	
					575.60	
		Vendor Subtotal:				
01-40-00-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATIONS	01/31/2025	57856	656.00	
					656.00	
		Vendor Subtotal:				
01-40-00-53-0200	Verizon Wireless	VERIZON DATA	01/31/2025	0	34.13	
					34.13	
		Vendor Subtotal:				
01-40-00-53-0385	DACRA Adjudication System	DACRA DEC 2024	01/15/2025	0	1,800.00	
					1,800.00	
		Vendor Subtotal:				

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-0385	Municipal Collection Services LLC	MCS DEC 2024	01/31/2025	0	11.59	
		Vendor Subtotal:			11.59	
01-40-00-53-0385	Alfred M Swanson Jr	LOCAL ADJUDICATION	01/15/2025	0	300.00	
		Vendor Subtotal:			300.00	
01-40-00-53-0410	CDS Office Technologies Inc	MODEM SUPPORT	01/31/2025	0	330.00	
		Vendor Subtotal:			330.00	
01-40-00-53-0410	Fifth Third Bank	IPAD CASES	01/31/2025	1577	74.99	
		Vendor Subtotal:			74.99	
01-40-00-53-0410	Pace Systems Inc	PACE SCHEDULER-ANNUAL FEES	01/31/2025	57882	2,070.00	
		Vendor Subtotal:			2,070.00	
01-40-00-53-0410	Thomson Reuters-West	JAN 2025	01/31/2025	57892	238.88	
01-40-00-53-0410	Thomson Reuters-West	DEC 2024	01/31/2025	57892	238.88	
		Vendor Subtotal:			477.76	
01-40-00-53-3200	ABC Automotive Electronics	NEW RADAR INSTALL	01/15/2025	0	595.00	
01-40-00-53-3200	ABC Automotive Electronics	LIGHT REPAIR	01/15/2025	0	105.75	
		Vendor Subtotal:			700.75	
01-40-00-53-3200	Gas Plus Corporation	CAR WASH	01/15/2025	57820	263.89	
		Vendor Subtotal:			263.89	
01-40-00-53-3200	Leonard M Bulat	NEW SPEED TRAILER DECALS	01/31/2025	57861	595.00	
		Vendor Subtotal:			595.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-3200	Pete's Automotive Service Inc	MONTHLY VEHICLE MAINTENAN	01/15/2025	0	165.00	
01-40-00-53-3200	Pete's Automotive Service Inc	MONTHLY VEHICLE MAINTENAN	01/15/2025	0	55.00	
01-40-00-53-3200	Pete's Automotive Service Inc	MONTHLY VEHICLE MAINTENAN	01/15/2025	0	951.77	
01-40-00-53-3200	Pete's Automotive Service Inc	MONTHLY VEHICLE MAINTENAN	01/15/2025	0	295.00	
Vendor Subtotal:					1,466.77	
01-40-00-53-4100	North East Multi-Regional Training	CLOSE QUARTER 1-RC	01/15/2025	57841	300.00	
01-40-00-53-4100	North East Multi-Regional Training	CGSI-EC	01/15/2025	57841	175.00	
01-40-00-53-4100	North East Multi-Regional Training	ADAPTIVE LEADER-DZ	01/15/2025	57841	200.00	
01-40-00-53-4100	North East Multi-Regional Training	ADAPTIVE LEADER MD	01/31/2025	57878	200.00	
01-40-00-53-4100	North East Multi-Regional Training	RED DOT MD	01/31/2025	57878	175.00	
01-40-00-53-4100	North East Multi-Regional Training	FTO-LN	01/31/2025	57878	255.00	
Vendor Subtotal:					1,305.00	
01-40-00-53-4100	Lane Niemann	FTO TRAINING MEAL EXPENSES	01/15/2025	57842	76.04	
Vendor Subtotal:					76.04	
01-40-00-53-4100	Police Law Institute	HAZMAT/BLOOD NEMRT	01/15/2025	57847	450.00	
Vendor Subtotal:					450.00	
01-40-00-53-4200	4Imprint Inc	PROMO COMMUNITY SUPPORT	01/31/2025	57898	937.33	
01-40-00-53-4200	4Imprint Inc	PROMO COMMUNITY SUPPORT	01/31/2025	57898	244.08	
Vendor Subtotal:					1,181.41	
01-40-00-53-4200	Andy Frain Services Inc	NOVEMEBER 2024 CROSSING GU	01/15/2025	0	11,518.70	
01-40-00-53-4200	Andy Frain Services Inc	DEC 2024 CROSSING GUARDS	01/31/2025	0	11,342.65	
Vendor Subtotal:					22,861.35	
01-40-00-53-4200	Pens.Com	PROMO ITEMS COMMUNITY SUP	01/15/2025	57846	422.45	
01-40-00-53-4200	Pens.Com	COMMUNITY PROMO ITEMS	01/31/2025	57883	494.45	
Vendor Subtotal:					916.90	
01-40-00-53-4200	Triton College	JOB FAIR	01/31/2025	57895	100.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	100.00
01-40-00-53-4200	Kimberly J. Wojack	ISEARCH FINAL INVOICE	01/31/2025	0	4,000.00	
					Vendor Subtotal:	4,000.00
01-40-00-53-4250	James Greenwood	PARKING FEE-KENT LAW SCHOO	01/15/2025	57831	25.00	
					Vendor Subtotal:	25.00
01-40-00-53-4250	Lane Niemann	FUEL REIMBURSEMENT FOR PRI	01/31/2025	57880	58.88	
					Vendor Subtotal:	58.88
01-40-00-53-4250	James O'Shea	PARKING FEE KENT LAW SCHOO	01/15/2025	57845	16.62	
					Vendor Subtotal:	16.62
01-40-00-53-4300	Datacom Software	SOFTWARE UPDATE	01/15/2025	57828	449.00	
					Vendor Subtotal:	449.00
01-40-00-53-4300	Illinois Assoc of Chiefs of Police	2025 MEMBERSHIP	01/15/2025	57833	265.00	
					Vendor Subtotal:	265.00
01-40-00-53-4300	Mid-States Organized Crime Info Ce	ANNUAL DUES	01/31/2025	57876	200.00	
					Vendor Subtotal:	200.00
01-40-00-53-4350	Corporate Business Cards	BUSINESS CARDS	01/15/2025	0	74.00	
					Vendor Subtotal:	74.00
01-40-00-53-5400	Leonard M Bulat	CRASH REPAIR	01/15/2025	57821	650.00	
					Vendor Subtotal:	650.00

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-5400	Perfection Auto Inc	CAR 2 CRASH 24-01511	01/31/2025	0	5,420.05	
		Vendor Subtotal:			5,420.05	
01-40-00-54-0100	American Mobile Shredding & Recy	SHREDDING	01/15/2025	57813	350.00	
		Vendor Subtotal:			350.00	
01-40-00-54-0100	Correctional Technologies, Inc	INTERVIEW TABLES	01/31/2025	57863	2,399.79	
		Vendor Subtotal:			2,399.79	
01-40-00-54-0100	Datasource Ink	SGT OFFICE INK	01/15/2025	57829	1,114.00	
		Vendor Subtotal:			1,114.00	
01-40-00-54-0100	Fifth Third Bank	REFUND OFFICE SUPPLIES	01/31/2025	1577	-23.33	
01-40-00-54-0100	Fifth Third Bank	DRY ERASE BOARD	01/31/2025	1577	10.76	
01-40-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	01/31/2025	1577	23.33	
01-40-00-54-0100	Fifth Third Bank	ITO BOOK SUPPLIES	01/31/2025	1577	30.82	
01-40-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	01/31/2025	1577	50.46	
01-40-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	01/31/2025	1577	32.99	
01-40-00-54-0100	Fifth Third Bank	OFFICE CALENDARS	01/31/2025	1577	33.89	
		Vendor Subtotal:			158.92	
01-40-00-54-0300	Artistic Engraving	NEW BADGE/HATSHIELD	01/31/2025	57855	198.25	
01-40-00-54-0300	Artistic Engraving	BUCKNER-RETIREMENT BADGE	01/31/2025	57855	221.50	
		Vendor Subtotal:			419.75	
01-40-00-54-0300	Galls LLC	UNIFORMS-CZERNIK	01/15/2025	57830	33.58	
01-40-00-54-0300	Galls LLC	UNIFORMS-MIKA	01/15/2025	57830	88.99	
		Vendor Subtotal:			122.57	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-DRAKE	01/15/2025	57835	254.95	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-BOURDEAU	01/15/2025	57835	138.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-RICHTER	01/15/2025	57835	138.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-DRAKE	01/15/2025	57835	109.95	
01-40-00-54-0300	JG Uniforms Inc	DEPARTMENTS ISSUED EQUIPME	01/15/2025	57835	144.75	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-BOURDEAU	01/15/2025	57835	52.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS-RICHTER	01/15/2025	57835	52.00	
01-40-00-54-0300	JG Uniforms Inc	GRILL-UNIFORMS	01/31/2025	57868	178.00	
		Vendor Subtotal:			1,067.65	
01-40-00-54-0300	Justin Labriola	CLOTHING PURCHASE UNIFORM	01/15/2025	0	90.00	
		Vendor Subtotal:			90.00	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-OSHEA	01/15/2025	57844	233.87	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-DRAKE	01/15/2025	57844	35.09	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-BOURDEAU/RICHTER	01/15/2025	57844	136.44	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RANSOM	01/15/2025	57844	429.76	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-NIEMANN	01/15/2025	57844	194.40	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RICHTER	01/15/2025	57844	116.36	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-WILLIAMS	01/15/2025	57844	468.84	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-CASAREZ	01/15/2025	57844	390.53	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RICHTER	01/15/2025	57844	1,183.71	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-GRILL	01/15/2025	57844	51.30	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-BOURDEAU	01/15/2025	57844	556.00	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-RICHTER	01/15/2025	57844	556.00	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-BOURDEAU	01/15/2025	57844	116.36	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-BOURDEAU	01/15/2025	57844	1,109.80	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-WILLIAMS	01/15/2025	57844	21.09	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-WILLIAMS	01/15/2025	57844	118.17	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS-HUMPHREYS	01/15/2025	57844	21.55	
		Vendor Subtotal:			5,739.27	
01-40-00-54-0310	JG Uniforms Inc	UNIFORMS-BUS	01/15/2025	57835	245.00	
01-40-00-54-0310	JG Uniforms Inc	UNIFORMS-BUS	01/15/2025	57835	15.00	
01-40-00-54-0310	JG Uniforms Inc	UNIFORMS-BUS	01/15/2025	57835	124.95	
		Vendor Subtotal:			384.95	
01-40-00-54-0310	Ray O'Herron Co. Inc	UNIFORMS-DEPT	01/15/2025	57844	23.72	
		Vendor Subtotal:			23.72	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0400	Fifth Third Bank	PRISONER CARE	01/31/2025	1577	114.99	
		Vendor Subtotal:			114.99	
01-40-00-54-0600	Fifth Third Bank	FLARE CONTAINERS	01/31/2025	1577	69.63	
01-40-00-54-0600	Fifth Third Bank	OPERATING SUPPLIES	01/31/2025	1577	49.94	
		Vendor Subtotal:			119.57	
01-40-00-54-0600	Ambitec, Inc	LEVEL III SHIELD AND BALLISTIC	01/31/2025	57884	2,051.95	
		Vendor Subtotal:			2,051.95	
01-40-00-54-0602	Axon Enterprise Inc	TASER BATTERIES	01/31/2025	57857	174.40	
		Vendor Subtotal:			174.40	
01-40-00-54-0602	Ray O'Herron Co. Inc	DEPARTMENT AMMUNITION	01/15/2025	57844	1,979.40	
		Vendor Subtotal:			1,979.40	
01-40-00-54-0603	O'Hare Towing Service Inc	VIOLENT CRIME VICTIM	01/15/2025	57843	173.00	
		Vendor Subtotal:			173.00	
01-50-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	712.59	
01-50-00-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	36,750.39	
		Vendor Subtotal:			37,462.98	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	90.15	
01-50-00-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	7,578.65	
		Vendor Subtotal:			7,668.80	
01-50-00-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	478.21	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					478.21	
		Vendor Subtotal:			478.21	
01-50-00-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATIONS	01/31/2025	57856	184.95	
					184.95	
		Vendor Subtotal:			184.95	
01-50-00-53-0200	Verizon Wireless	VERIZON DATA	01/31/2025	0	-1.88	
					-1.88	
		Vendor Subtotal:			-1.88	
01-50-00-53-0410	Fifth Third Bank	IPAD CASES	01/31/2025	1577	52.90	
					52.90	
		Vendor Subtotal:			52.90	
01-50-00-53-3100	Air One Equipment Inc	SENSORS FOR 4 GAS MONITORS	01/15/2025	0	125.00	
01-50-00-53-3100	Air One Equipment Inc	REPAIRS TO TIC CAMERA	01/15/2025	0	650.00	
					775.00	
		Vendor Subtotal:			775.00	
01-50-00-53-3200	Pete's Automotive Service Inc	FM WILEY OIL CHANGE	01/15/2025	0	40.00	
01-50-00-53-3200	Pete's Automotive Service Inc	215 OIL CHANGE	01/15/2025	0	133.30	
					173.30	
		Vendor Subtotal:			173.30	
01-50-00-53-4100	Fifth Third Bank	MABAS TRAINING SUMMIT	01/31/2025	1577	325.00	
					325.00	
		Vendor Subtotal:			325.00	
01-50-00-53-4100	Illinois Fire Inspectors Association	2025 FLSE CONF-K WILEY	01/31/2025	57867	350.00	
					350.00	
		Vendor Subtotal:			350.00	
01-50-00-53-4250	Dave Bochenek	RENTAL CAR FOR IMSH CONFERENCE	01/31/2025	0	294.87	
01-50-00-53-4250	Dave Bochenek	PARKING FEES FOR CONFERENCE	01/31/2025	0	103.45	
					398.32	
		Vendor Subtotal:			398.32	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-53-4300	Metropolitan Fire Chiefs Assoc of IL	ANNUAL DUES FOR GAERTNER, J	01/15/2025	57839	150.00	
		Vendor Subtotal:			150.00	
01-50-00-54-0300	On Time Embroidery Inc	SHOULDER PATCHES	01/15/2025	0	375.00	
		Vendor Subtotal:			375.00	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL-DEP	01/15/2025	0	246.50	
01-50-00-54-0600	US Gas	OXYGEN FOR AMBULANCE	01/31/2025	0	124.26	
		Vendor Subtotal:			370.76	
01-50-00-54-0600	Zoll Medical Corporation	NASA CO2 FILTER LINE FOR AMI	01/15/2025	0	291.10	
		Vendor Subtotal:			291.10	
01-60-01-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	4,485.29	
		Vendor Subtotal:			4,485.29	
01-60-01-52-0400	MOE Funds	PW EMPLOYEE HEALTH INSURANCE	01/31/2025	57877	7,948.20	
		Vendor Subtotal:			7,948.20	
01-60-01-52-0420	Bestco HARTFORD	RETIREE HEALTH-FEB 2025	01/31/2025	57859	775.67	
		Vendor Subtotal:			775.67	
01-60-01-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	110.27	
01-60-01-52-0420	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	2.85	
		Vendor Subtotal:			113.12	
01-60-01-52-0420	Midwest Operating Eng-Pension Tru	HEALTH INS PW RETIREES MARC	01/31/2025	57875	1,194.00	
		Vendor Subtotal:			1,194.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	102.20	
		Vendor Subtotal:			102.20	
01-60-01-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATIONS	01/31/2025	57856	50.92	
		Vendor Subtotal:			50.92	
01-60-01-53-0200	Comcast Cable	PW INTERNET	01/15/2025	57825	208.85	
		Vendor Subtotal:			208.85	
01-60-01-53-0200	Peerless Network	PUMP STATION PHONE	01/15/2025	0	221.12	
		Vendor Subtotal:			221.12	
01-60-01-53-0200	Verizon Wireless	VERIZON DATA	01/31/2025	0	16.12	
		Vendor Subtotal:			16.12	
01-60-01-53-0410	Municipal GIS Partners, Inc	GIS CONSORTIUM SERVICES	01/15/2025	0	1,919.36	
		Vendor Subtotal:			1,919.36	
01-60-01-53-1310	JULIE Inc	2025 ANNUAL ASSESMENT	01/31/2025	57870	1,044.66	
		Vendor Subtotal:			1,044.66	
01-60-01-53-3100	Russo Power Equipment Inc	CHOPSAW SPRING PULL ROPE SM	01/31/2025	0	17.37	
		Vendor Subtotal:			17.37	
01-60-01-53-3200	Irene G. Grilli	BI ANNUAL INSPECTION	01/31/2025	57864	40.00	
		Vendor Subtotal:			40.00	
01-60-01-53-3200	MyFleetCenter.com	OIL CHANGE #49	01/15/2025	57840	71.97	
01-60-01-53-3200	MyFleetCenter.com	OIL CHANGE #10	01/15/2025	57840	35.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					107.96	
		Vendor Subtotal:			107.96	
01-60-01-53-3200	Wigit's Truck Center	#33 LIGHTING	01/31/2025	57897	630.08	
01-60-01-53-3200	Wigit's Truck Center	TRUCK 30 REPAIRS	01/31/2025	57897	2,428.58	
					3,058.66	
		Vendor Subtotal:			3,058.66	
01-60-01-53-3600	Alternative Energy Solutions Ltd	VH GENERATOR MAINTENANCE	01/31/2025	0	349.00	
					349.00	
		Vendor Subtotal:			349.00	
01-60-01-53-3600	South West Industries, Inc.	ELEVATOR MAINTENANCE	01/15/2025	0	704.00	
					704.00	
		Vendor Subtotal:			704.00	
01-60-01-53-3600	Boy Scout Troop 16	HOLIDAY WREATHS	01/15/2025	57818	320.00	
					320.00	
		Vendor Subtotal:			320.00	
01-60-01-53-3600	Fifth Third Bank	LANDSCAPE STAPLES	01/31/2025	1577	9.99	
					9.99	
		Vendor Subtotal:			9.99	
01-60-01-53-3600	W.W. Grainger Inc	HVAC AIR FILTERS	01/31/2025	0	150.84	
01-60-01-53-3600	W.W. Grainger Inc	PACKING TAPE	01/31/2025	0	14.79	
					165.63	
		Vendor Subtotal:			165.63	
01-60-01-53-4250	Fifth Third Bank	MID AMERICA TRADE SHOW	01/31/2025	1577	300.00	
					300.00	
		Vendor Subtotal:			300.00	
01-60-01-53-5350	LRS, LLC	STREET SWEEPING REMOVALS	01/31/2025	57872	1,125.33	
					1,125.33	
		Vendor Subtotal:			1,125.33	
01-60-01-53-5450	AEP Energy	ELECTRICITY FOR STREET LIGHT	01/15/2025	57812	4,031.46	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					4,031.46	
		Vendor Subtotal:			4,031.46	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	01/15/2025	57826	4.71	
		Vendor Subtotal:			4.71	
01-60-01-54-0310	Juan Gonzalez	WORK BOOTS	01/31/2025	57866	224.42	
		Vendor Subtotal:			224.42	
01-60-01-54-0310	Russo Power Equipment Inc	HELMET REPLACEMENT POLE/ H	01/15/2025	0	129.99	
		Vendor Subtotal:			129.99	
01-60-01-54-0500	Battery Service Corporation	#30 BATTERIES	01/31/2025	0	286.00	
01-60-01-54-0500	Battery Service Corporation	AMBULANCE BATTERIES	01/31/2025	0	239.00	
		Vendor Subtotal:			525.00	
01-60-01-54-0500	W.W. Grainger Inc	BRINE SPRAYER HOSE REPAIR KI	01/31/2025	0	148.46	
		Vendor Subtotal:			148.46	
01-60-01-54-0500	Menards	VEHICLE PARTS	01/31/2025	57874	137.49	
		Vendor Subtotal:			137.49	
01-60-01-54-0500	Rush Truck Center	VEHICLE PARTS	01/31/2025	57885	39.06	
		Vendor Subtotal:			39.06	
01-60-01-54-0500	Tony's Lawnmower & Tool Service I	SPRAY TANK REPAIR PARTS	01/31/2025	57893	46.70	
		Vendor Subtotal:			46.70	
01-60-01-54-0600	Fifth Third Bank	SNOW BLOWER PARTS	01/31/2025	1577	59.46	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					59.46	
		Vendor Subtotal:			59.46	
01-60-01-54-0600	W.W. Grainger Inc	TOOLS/SUPPLIES	01/15/2025	0	75.65	
01-60-01-54-0600	W.W. Grainger Inc	NUTS/BOLTS	01/15/2025	0	13.11	
01-60-01-54-0600	W.W. Grainger Inc	CLEANING SUPPLIES	01/31/2025	0	100.63	
01-60-01-54-0600	W.W. Grainger Inc	CABLE CONNECTORS	01/31/2025	0	14.95	
					204.34	
		Vendor Subtotal:			204.34	
01-60-01-54-0600	Russo Power Equipment Inc	HELMET REPLACEMENT POLE/ H	01/15/2025	0	74.95	
					74.95	
		Vendor Subtotal:			74.95	
01-60-01-54-0600	TAPCO	SIGN MAKING MATERIALS	01/31/2025	57891	242.50	
					242.50	
		Vendor Subtotal:			242.50	
01-60-05-53-5500	LRS Holdings LLC	REFUSE REMOVAL PER CONTRA	01/15/2025	0	104,174.49	
					104,174.49	
		Vendor Subtotal:			104,174.49	
					978,238.11	
		Subtotal for Fund: 01			978,238.11	
02-00-00-14-0050	IRMA	LIABILITY INSURANCE	01/15/2025	57834	7,152.00	
					7,152.00	
		Vendor Subtotal:			7,152.00	
02-00-00-16-0015	IRMA	LIABILITY INSURANCE	01/15/2025	57834	64,478.14	
					64,478.14	
		Vendor Subtotal:			64,478.14	
02-00-00-21-0000	ARTHUR SCHENONE, JR.	Refund Check 000631-000, 1248 MO	01/29/2025	57896	107.66	
					107.66	
		Vendor Subtotal:			107.66	
02-00-00-21-0015	State Treasurer	PR Batch 00015.01.2025 State Income	01/15/2025	100813	1,728.77	
02-00-00-21-0015	State Treasurer	PR Batch 00031.01.2025 State Income	01/30/2025	100821	1,774.65	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					3,503.42	
02-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Medicare En	01/15/2025	100814	548.07	
02-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Federal Inco	01/15/2025	100814	4,155.62	
02-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 FICA Emplo	01/15/2025	100814	2,343.38	
02-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 Medicare En	01/15/2025	100814	548.07	
02-00-00-21-0015	United States Treasury	PR Batch 00015.01.2025 FICA Emplo	01/15/2025	100814	2,343.38	
02-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Medicare En	01/30/2025	100822	561.91	
02-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 FICA Emplo	01/30/2025	100822	2,402.67	
02-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Medicare En	01/30/2025	100822	561.91	
02-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 Federal Inco	01/30/2025	100822	4,380.55	
02-00-00-21-0015	United States Treasury	PR Batch 00031.01.2025 FICA Emplo	01/30/2025	100822	2,402.67	
Vendor Subtotal:					20,248.23	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	1,691.25	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	1,191.31	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	986.31	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF-Volun	01/30/2025	100818	173.25	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF-Volun	01/30/2025	100818	638.68	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.01.2025 IMRF Emplc	01/30/2025	100818	734.10	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	910.54	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF-Volun	01/15/2025	100818	558.41	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF-Volun	01/15/2025	100818	220.46	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	1,233.56	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	1,564.29	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.01.2025 IMRF Emplc	01/15/2025	100818	759.33	
Vendor Subtotal:					10,661.49	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.01.2025 ICMA	01/15/2025	100812	417.70	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.01.2025 ICMA	01/15/2025	100812	57.90	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.01.2025 ICMA	01/30/2025	100817	55.40	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.01.2025 ICMA	01/30/2025	100817	417.70	
Vendor Subtotal:					948.70	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.01.2025 AXA Roth	01/15/2025	100811	10.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.01.2025 AXA Roth	01/30/2025	100816	10.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No	
					20.00		
	Vendor Subtotal:					20.00	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.01.2025 Public Work:	01/30/2025	100819	264.78		
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.01.2025 Public Work:	01/15/2025	100819	286.87		
					551.65		
	Vendor Subtotal:					551.65	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.01.2025 Public Work:	01/30/2025	100820	49.81		
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.01.2025 Public Work:	01/15/2025	100820	54.40		
					104.21		
	Vendor Subtotal:					104.21	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.01.2025 Supplementa	01/30/2025	6661	19.19		
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.01.2025 Supplementa	01/15/2025	6661	19.19		
					38.38		
	Vendor Subtotal:					38.38	
02-60-06-52-0400	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	7,903.84		
					7,903.84		
	Vendor Subtotal:					7,903.84	
02-60-06-52-0400	MOE Funds	PW EMPLOYEE HEALTH INSURA?	01/31/2025	57877	7,733.80		
					7,733.80		
	Vendor Subtotal:					7,733.80	
02-60-06-52-0420	Midwest Operating Eng-Pension Tru	HEALTH INS PW RETIREES MARC	01/31/2025	57875	546.00		
					546.00		
	Vendor Subtotal:					546.00	
02-60-06-52-0425	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	311.12		
					311.12		
	Vendor Subtotal:					311.12	
02-60-06-53-0100	ComEd	PUMP STATION ELECTRICITY	01/15/2025	57827	3,404.43		
					3,404.43		
	Vendor Subtotal:					3,404.43	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-0200	AT&T Mobility II, LLC	FIRSTNET COMMUNICATIONS	01/31/2025	57856	50.92	
		Vendor Subtotal:			50.92	
02-60-06-53-0200	Comcast Cable	PUMP STATION INTERNET	01/31/2025	57862	106.34	
		Vendor Subtotal:			106.34	
02-60-06-53-0200	Peerless Network	MONTHLY PHONE	01/15/2025	0	171.62	
02-60-06-53-0200	Peerless Network	PUMP STATION PHONE	01/15/2025	0	55.28	
		Vendor Subtotal:			226.90	
02-60-06-53-0200	Verizon Wireless	VERIZON DATA	01/31/2025	0	16.12	
		Vendor Subtotal:			16.12	
02-60-06-53-0380	Intergovernmental Personnel Benefit	JAN. 2025 IPBC INSURANCE	01/02/2025	1576	38.96	
		Vendor Subtotal:			38.96	
02-60-06-53-0410	DeKind Computer Consultants	MONTHLY IT SERVICES- FEB 2025	01/15/2025	0	2,902.50	
		Vendor Subtotal:			2,902.50	
02-60-06-53-0410	Municipal GIS Partners, Inc	GIS CONSORTIUM SERVICES	01/15/2025	0	1,919.36	
		Vendor Subtotal:			1,919.36	
02-60-06-53-0410	SBRK Finance Holdings Inc	UB WEB PAYMENTS DEC 2024	01/15/2025	0	1,314.00	
		Vendor Subtotal:			1,314.00	
02-60-06-53-1310	JULIE Inc	2025 ANNUAL ASSESMENT	01/31/2025	57870	2,437.54	
		Vendor Subtotal:			2,437.54	
02-60-06-53-3055	Core & Main LP	HYDRANT PARTS	01/15/2025	0	475.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					475.00	
		Vendor Subtotal:			475.00	
02-60-06-53-3200	MyFleetCenter.com	OIL CHANGE #64	01/15/2025	57840	116.05	
02-60-06-53-3200	MyFleetCenter.com	OIL CHANGE #67	01/15/2025	57840	71.97	
					188.02	
		Vendor Subtotal:			188.02	
02-60-06-53-3300	Wells Fargo Vendor Financial Servic	PRINTER LEASE	01/15/2025	57853	224.58	
02-60-06-53-3300	Wells Fargo Vendor Financial Servic	PRINTER LEASE	01/15/2025	57853	322.76	
					547.34	
		Vendor Subtotal:			547.34	
02-60-06-53-3600	Lee Mechanical, Inc	PUMP HOUSE RTU EMERGENCY S	01/31/2025	0	1,505.49	
					1,505.49	
		Vendor Subtotal:			1,505.49	
02-60-06-53-3600	Menards	WATER TOWER HEATER	01/31/2025	57874	25.48	
					25.48	
		Vendor Subtotal:			25.48	
02-60-06-53-3600	Nicor Gas Company	PUMP STATION GAS	01/31/2025	57879	438.95	
					438.95	
		Vendor Subtotal:			438.95	
02-60-06-53-3600	Altorfer Industries Inc	GENERATOR INSPECTION	01/15/2025	0	609.00	
					609.00	
		Vendor Subtotal:			609.00	
02-60-06-53-3620	Growing Community Media NFP	LEGAL AD-PERMEABLE PAVER B	01/31/2025	0	133.00	
					133.00	
		Vendor Subtotal:			133.00	
02-60-06-53-3631	Christopher B. Burke Engineering Lt	LSLR PAYMENT 10	01/31/2025	0	235.00	
					235.00	
		Vendor Subtotal:			235.00	
02-60-06-53-4350	Sebis Direct (Printing)	UB PRINTING DEC 2024	01/31/2025	0	191.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					191.51	
		Vendor Subtotal:				
02-60-06-53-5350	LRS, LLC	STREET SWEEPING REMOVALS	01/31/2025	57872	1,360.26	
					1,360.26	
		Vendor Subtotal:				
02-60-06-54-1300	Sebis Direct (Postage)	UTILITY BILLING POSTAGE JANU	01/15/2025	0	847.87	
					847.87	
		Vendor Subtotal:				
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	01/15/2025	57822	63,355.50	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	01/15/2025	57822	49,315.50	
					112,671.00	
		Vendor Subtotal:				
02-60-06-55-1400	Core & Main LP	GASKETS FOR IPERL 2024-2025 W	01/31/2025	0	62.90	
02-60-06-55-1400	Core & Main LP	IPERL 2024-2025 WATER METER P	01/31/2025	0	474.00	
02-60-06-55-1400	Core & Main LP	5/8" IPERL 2024-2025 WATER METI	01/31/2025	0	1,269.00	
02-60-06-55-1400	Core & Main LP	2" OMNI 2024-2025 WATER METER	01/31/2025	0	1,610.00	
02-60-06-55-1400	Core & Main LP	IPERL 2024-2025 WATER METER P	01/31/2025	0	660.00	
02-60-06-55-1400	Core & Main LP	1.5" OMNI 2024-2025 WATER METE	01/31/2025	0	8,610.00	
02-60-06-55-1400	Core & Main LP	CREDIT	01/31/2025	0	-768.30	
					11,917.60	
		Vendor Subtotal:				
		Subtotal for Fund: 02			267,871.23	
03-00-00-55-9100	Schroeder Asphalt Services Inc	2024 REBUILD IL STREET IMPROV	01/31/2025	57886	73,270.96	
					73,270.96	
		Vendor Subtotal:				
		Subtotal for Fund: 03			73,270.96	
13-00-00-55-8720	Applied Concepts Inc	7 MOBILE RADAR UNITS	01/15/2025	57814	10,675.00	
13-00-00-55-8720	Applied Concepts Inc	1 LIDAR UNIT	01/15/2025	57814	1,640.00	
13-00-00-55-8720	Applied Concepts Inc	2 LIDAR UNITS	01/15/2025	57814	3,280.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	15,595.00
13-00-00-55-8910	Sutton Ford Inc	NEW FORD F-350	01/31/2025	57889	50,018.00	
					Vendor Subtotal:	50,018.00
					Subtotal for Fund: 13	65,613.00
14-00-00-53-0370	American Traffic Solutions Inc	MONTHLY CHARGE FOR AUTOM.	01/31/2025	0	8,718.00	
					Vendor Subtotal:	8,718.00
14-00-00-53-0380	Christopher B. Burke Engineering Lt	EV CHARGING STATION PROJECT	01/31/2025	0	1,465.75	
					Vendor Subtotal:	1,465.75
14-00-00-55-0500	Bradford Systems Corporation	SOUTH GARAGE/ROLL CALL FUR	01/15/2025	57819	20,952.68	
					Vendor Subtotal:	20,952.68
14-00-00-55-0500	Fifth Third Bank	PW APPLIANCES	01/31/2025	1577	821.99	
14-00-00-55-0500	Fifth Third Bank	PW APPLIANCES	01/31/2025	1577	908.29	
14-00-00-55-0500	Fifth Third Bank	RETURN PW APPLIANCE	01/31/2025	1577	-908.29	
14-00-00-55-0500	Fifth Third Bank	PW APPLIANCES	01/31/2025	1577	860.98	
					Vendor Subtotal:	1,682.97
14-00-00-55-0500	Futurity19 Inc	2024 PUBLIC WORKS INTERIOR R	01/31/2025	57865	56,300.00	
					Vendor Subtotal:	56,300.00
14-00-00-55-0500	JLT Photography	PW LEGACY BOARD	01/31/2025	57869	875.00	
					Vendor Subtotal:	875.00
14-00-00-55-8620	DeKind Computer Consultants	DEKIND WIRELESS ACCESS POIN	01/15/2025	0	13,637.22	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					13,637.22	
		Vendor Subtotal:				
					103,631.62	
		Subtotal for Fund: 14				
31-00-00-53-0100	ComEd	MADISON ST	01/15/2025	57827	191.77	
		Vendor Subtotal:			191.77	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	117.50	
		Vendor Subtotal:			117.50	
31-00-00-55-4300	LoopNet	MADISON ST ADVERTISING	01/15/2025	57838	999.00	
		Vendor Subtotal:			999.00	
		Subtotal for Fund: 31			1,308.27	
32-00-00-53-0425	Klein Thorpe and Jenkins Ltd	LEGAL SERVICES NOVEMBER 20	01/15/2025	0	117.50	
		Vendor Subtotal:			117.50	
		Subtotal for Fund: 32			117.50	
		Report Total:			1,490,050.69	



MEMORANDUM

DATE: February 10, 2025

TO: Matt Walsh, Village Administrator

FROM: Jack Bielak, Director of Public Works & Engineering
Brian Skoczek, Superintendent of Operations

SUBJECT: Change Order – 2024 Public Works Interior Remodel

Issue: Construction of the 2024 Public Works Interior Remodel Project was completed during January, 2025.

Analysis: At the October 14, 2024 board meeting the 2024 Public Works Interior Remodel Project was awarded to Futurity 19 inc. in the amount of \$112,600.00. The scope of work was increased in an effort to address as many concerns as possible while utilizing the entire available budget, however, in doing so Staff has exceeded the original contract award amount. The Change Order requested is due to features necessary for the upgrade including sliding windows in the supervisor offices, lighting fixture and exit sign upgrades in the restrooms and upgraded material for the office area flooring.

The final cost of the 2024 Public Works Interior Remodel Work completed is \$114,807.23, which is a total of \$2,207.23 over the originally awarded contract amount. There is adequate funding in this account to accommodate the change order without requiring a budget amendment.

Recommendation: Consider a Motion to approve a Change Order in the amount of \$2,207.23 for the construction of the 2024 Public Works Interior Remodel Project.

Attachments: Resolution

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING
THE EXECUTION OF CHANGE ORDER NO. 1
TO THE STRADA CONSTRUCTION CO. CONTRACT RELATING TO
THE 2024 Public Works Interior Remodel**

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 October 14, 2024, the President and Board of Trustees of the Village approved and authorized the execution of a contract (“Contract”) for the 2024 Public Works Interior Remodel Project (“Project”) with Futurity 19 Inc. (“Contractor”). The original amount of the Project was one hundred twelve thousand six hundred and (00/100) Dollars (\$112,600.00). The anticipated completion date for the Project was January 28, 2025 (“Project Completion Date”); and

WHEREAS, the Contractor has filed a request for payment of Change Order No. 1 in the amount of two thousand two hundred seven and (23/100) Dollars (\$2,207.23), due to the need to increase the scope of work, and a request for an extension of time to the Project Completion Date of an additional zero (0) days. A copy of Change Order No. 1 is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, based on the recommendation of the Contractor, the President and Board of Trustees of the Village make the following findings and determinations in accordance 720 ILCS 5/33E-9 regarding Change Order No. 1 to the Contract:

1. Change Order No. 1 (or a series of change orders): (a) are made necessary by circumstances not foreseeable at the time the Contract was signed; (b) are germane to the Contract as originally signed; and (c) are in the best interests of the Village.

WHEREAS, in addition, the President and Board of Trustees of the Village find and determine that, pursuant to 50 ILCS 525/5, Change Order No. 1 (or a series of change orders) does not increase the original Contract price by fifty percent (50%) or more of the original Contract price, and thus the Village is not obligated to re-bid the additional work proposed under Change Order No. 1; and

WHEREAS, the President and Board of Trustees of the Village, pursuant to their powers as provided by 720 ILCS 5/33E-9, find that it is in the best interests of the Village and the public to approve Change Order No. 1 because it relates to a public project and is for a public purpose.

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

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The President and Board of Trustees of the Village approve Change Order No. 1 in the amount of two thousand two hundred seven and (23/100) Dollars (\$2,207.23). The President and Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute Change Order No. 1, execute the check or other payment to the Contractor in an amount not to exceed the amount of one hundred fourteen thousand eight hundred seven and (23/100) Dollars (\$114,807.23.00) and execute any other necessary documents to implement Change Order No. 1. The President and Board of Trustees also recognize and approve an increase in the completion time for the Project, as set forth in the Contract, by thirty (30) days or more.

ADOPTED on a roll call vote of the Corporate Authorities on the 10th day of February , 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 10th day of February , 2025.

Village President

APPROVED and FILED in my office this 10th day of February , 2025 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

Village Clerk

EXHIBIT "A"

CHANGE ORDER NO. 1 TO THE CONTRACT

(attached)

EXHIBIT A



INVOICE

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

jason@futurity19.com
+1 (630) 708-6160

Village of River Forest:Village of River Forest - Public Works:River Forest PW Reno

Bill to
Jack Bielak
Director Of PW
Village Of River Forest - Public Works
45 Forest Ave
River Forest, IL

Ship to
Jack Bielak
Director Of PW
Village Of River Forest - Public Works
45 Forest Ave
River Forest, IL

Invoice details

Invoice no.: 1664
Terms: Net 30
Invoice date: 01/28/2025
Due date: 02/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Electrical	Install new LED fixtures in bathroom and install 2 emergency exit signs.	1	\$600.00	\$600.00
2.	Materials - Window	Sliding window upgrade for offices.	2	\$300.00	\$600.00
3.	Tile	J5202 6" x 48" Luxury Vinyl Tile Upgrade	1	\$1,007.23	\$1,007.23

Total **\$2,207.23**

Ways to pay



[View and pay](#)



PROCLAMATION DESIGNATING FEBRUARY 16 – 22, 2025 AS NATIONAL ENGINEERS WEEK

WHEREAS, Founded in 1951, National Engineers Week (EWeek) is dedicated to ensuring a diverse and well-educated future engineering workforce by increasing understanding of, and interest in, engineering and technology careers. EWeek is celebrated each year in conjunction with President George Washington’s birthday as he is generally considered to be the nation’s first engineer; and,

WHEREAS, Engineers use their scientific skills and specialized knowledge and skills in creative and innovative ways to fulfill society's needs; furthermore, engineering has been called the invisible or stealth profession because everything around us and things we use every day have been engineered in some way, yet we may not see the engineers behind the scenes; and,

WHEREAS, Specifically, the Engineering Division of the Public Works Department is responsible for the designing, bidding, and oversight of numerous projects that impact the daily lives of the residents, such as: water main replacement and installation; roadway design and improvement; storm sewer design, installation, and flood mitigation; sanitary sewer design and installation; bicycle and pedestrian improvements; sidewalk and walkability improvements; permit review for development within the community; and coordination with outside utility work – all for the betterment of the community; and,

WHEREAS, The week of February 16-25, 2025, the Village will join a coalition of more than 70 engineering, education, and cultural societies, and more than 50 corporations and government agencies in recognizing EWeek as it promotes recognition among parents, teachers and students of the importance of a technical education and a high level of math, science and technology literacy, and motivates youth to pursue engineering careers in order to provide a diverse and vigorous engineering workforce.

NOW, THEREFORE, I, CATHERINE ADDUCI, President of the Village of River Forest, do hereby proclaim the week of February 16 through February 22, 2025, as “National Engineers Week” in the Village of River Forest.

IN WITNESS, THEREOF, I have hereto set my hand officially and caused to be affixed the seal of the Village of River Forest, this 10th day of February 2025.

Catherine Adduci, Village President



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

MEMORANDUM

Date: February 10, 2025

To: Catherine Adduci, Village President
Village Board of Trustees

From: Matt Walsh, Village Administrator

Subj: Economic Development Commission Recommendation for Broker Services Contract – JLL

Overview: For several years, the Village has passively marketed the Village-owned properties on Madison Street for sale. The Economic Development Commission (EDC) has discussed methods for attracting interest in the properties, including updating zoning regulations and using a dedicated real estate broker. In Spring 2024, the Village published a Request for Proposals (RFP) for broker services. After evaluating the five (5) proposals, Jones Lang LaSalle (JLL) was identified as the preferred choice by a review team of two (2) EDC Commissioners and two (2) staff members. In January, the EDC voted 4-0 to recommend JLL as the Broker. The contract was then negotiated by Village staff and counsel. *Update since January 27 Board meeting included on page 3.*

RFP Selection Process & Timeline: The RFP (attached) outlined the responsibilities to be assigned to the selected broker, which encompassed performing market analysis, preparing professional property listings, developing a comprehensive marketing plan, vetting and conducting due diligence on developers and investors, assisting with negotiations, and delivering regular updates and reports to the Village, including project timelines and key milestones.

The RFP for Broker Services was published on the Village's website on March 25, 2024. To ensure sufficient time for submissions, the deadline was extended twice, with a final due date of May 22, 2024. By the deadline, the Village received five (5) proposals.

1. Jones Lang LaSalle (JLL)

2. SVN
3. MoHall Commercial
4. Duarte Realty Co.
5. @ Properties

At the May 2024 EDC meeting, two commissioners, Tim Brangle and Katie Lowes, volunteered to join the review team. The five proposals were only shared with Brangle and Lowes. The submitted proposals were expected to include a detailed marketing plan, specifying strategies and approaches that aligned with the vision for economic development outlined in the Comprehensive Plan. In July, Commissioners Brangle and Lowes reviewed the proposals and presented their evaluations of the three proposals selected as “finalists” to staff for further review.

A second review team, consisting of Chairman Cuyler Brown, Commissioner Tim Brangle, Assistant Village Administrator Jessica Spencer and Village Administrator Matt Walsh, conducted virtual interviews with the three finalists in August to gain a deeper understanding of the services each company would offer. During the interviews, the finalists were asked to elaborate on the proprietary methods they would employ to position the Village’s properties to potential developers.

Following the interviews, the review team deliberated and selected JLL as the best firm to represent the Village. JLL showcased an understanding of the Village's submarket and acknowledged that the Village prioritizes attracting a development that serves the community's interests over securing the highest sale price. JLL also proposed themselves as serving more of an advisor role than a traditional broker as it relates to the property.

At the January 2025 EDC meeting, JLL, the finalist, was invited to present to the full Commission. Following their presentation, the EDC voted 4-0 to recommend that the Village Board move forward with a contract for broker services with JLL.

Addressing Potential Conflict of Interest:

Update: Commissioner Walter Wahlfeldt has resigned from the Economic Development Commission.

Prior to drafting the RFP, staff was reminded that one of the EDC Commissioners, Walt Wahlfeldt, works for a company that performs similar functions. To address any potential concerns regarding the appearance of a conflict of interest, staff and the Chairman discussed the matter with Commissioner Wahlfeldt, focusing on his role within the company and its relevance to the RFP. Commissioner Wahlfeldt clarified that he works in a department

unrelated to the one that would review, respond to, or perform the tasks outlined in the RFP but, out of an abundance of concern, he would recuse himself and not participate in the selection process. This discussion took place prior to the posting of the RFP, and JLL did respond to the RFP. As described above, Commissioner Wahlfeldt did not participate in any deliberation or evaluation of the proposals.

Throughout the selection process, updates shared during regular EDC meetings were limited to general progress reports for the benefit of the Commission and the public. The individuals involved in the review teams were the only individuals that had a role in viewing or selecting the firm. The updates did not specify the firms that submitted or were being interviewed. When JLL was introduced as the selected preferred firm at the January meeting, Commissioner Wahlfeldt abstained from voting on the recommendation to the Village Board and publicly disclosed his role with JLL. At the January EDC meeting, members requested that a legal opinion regarding potential conflict of interest be provided to the Village Board. The Village Attorney has provided that opinion and believes there are no concerns regarding conflict of interest.

February 10 Update: Last meeting, the Village Board voted to table consideration of this motion due to a pending ethics complaint regarding the award of the contract to JLL. On January 31, the Local Ethics Commission met to perform an initial review of the complaint. At the meeting, the Commission acknowledged that the complaint fell outside of their purview. The Village Code designates the Village Board as having exclusive authority for enforcing certain ethical standards (§1-23-5(E)).

The Ethics Commission requested Village Board consideration of expanding the scope of the Commission's purview to include conflict of interest complaints. Staff is working with the Ethics Commission to schedule meetings to discuss a potential amendment to the ordinance. At the meeting, the Commission also requested the Village Board further delay consideration of the JLL contract to allow the Commission to review the potential conflict of interest with the EDC member. Since that time, the subject of the complaint Commissioner Wahlfeldt submitted his resignation, and the Commission has been made aware. The authority for reviewing conflict of interest complaints remains with the Village Board at this time.

Motion: If the Village Board wishes to proceed with the contract, the following Motion would be appropriate;

Motion to approve an Exclusive Listing Agreement with Jones Lang LaSalle Americas and authorize the Village Administrator to execute the contract subject to final attorney review.

Attachments:

- RFP for Broker Services
- JLL EDC Presentation
- Broker Contract



3/25/2024

Village of River Forest

Request for Proposals: Broker Services

PUBLISHED: March 25, 2024

RESPONSES DUE: ~~April 15, 2024~~

**DEADLINE HAS BEEN EXTENDED TO WEDNESDAY, MAY
22nd.**



Jessica Spencer
ASSISTANT VILLAGE ADMINISTRATOR

INTRODUCTION

The Village of River Forest, in alignment with its Comprehensive Plan, is soliciting proposals from qualified and experienced commercial real estate brokerage firms to provide professional services for the listing and marketing of currently four Village-owned properties. This RFP outlines the project's objectives, scope of work, submission requirements, and evaluation criteria.

PROJECT OVERVIEW

The Village of River Forest is a beautiful, historic community at the heart of the Chicago Metropolitan Region. The Village offers architecturally and historically rich neighborhoods, tree-lined streets, excellent schools, attractive and well-appointed parks, and proximity to environmental features such as the Forest Preserves of Cook County and the Des Plaines River. Today, the Village of River Forest is home to just over 11,000 residents. Most of the Village's commercial uses exist along its perimeter corridors, complimented by multi-family and institutional uses. The Village is home to a variety of commercial properties, including retail buildings, office space, and three strong grocery stores: Jewel-Osco, Whole Foods, and Fresh Thyme Farmers Market. Two universities on beautiful campuses nestled into traditional neighborhoods can also be found here. Along with excellent regional access and proximity to Downtown Chicago, several state-of-the-art medical facilities such as Loyola Medical Center, and two major airports, River Forest remains a highly desirable community offering a high quality of life for residents.

As a fully built-out community, the Village has limited opportunity for new development. Each infill redevelopment opportunity requires a heightened level of sensitivity and creativity to appropriately balance the Village's existing character with the need and desire for economic development, enhanced commercial and residential options for residents, and to maintain the community's high-quality facilities and services.

Currently the Village has 4 vacant properties for redevelopment: 7612-7620 Madison Street, 10 Lathrop, 11 Ashland (collectively known as the "Madison Street Properties"), as well as 419 Park Avenue. The Village's Comprehensive Plan, adopted in 2019, assessed the Madison Street Corridor as a key opportunity and priority for potential reuse/redevelopment across a range of uses and configurations. The Village of River Forest established a tax increment financing (TIF) district in 2016 on the entire length of its Madison Street corridor to enable additional economic tools for redevelopment. The Madison Street TIF district is already enhancing the economic viability, productivity, appearance, and function of this corridor while facilitating investment and revitalization of existing properties. Future TIF funding may be a source of funds/incentives to facilitate development where proven need arises, and future increment projections supports.

PROJECT OBJECTIVES

The Village is seeking the services of a commercial broker to assist in listing and marketing the current Village-owned properties to developers and investors who will redevelop the property. The Village is not interested in selling to speculative buyers or those without a viable plan, proven experience, and capacity to implement. As time is of the essence, there is strong desire to expeditiously market these properties, particularly the Madison Street assemblage, through professional listing networks to attract a wide pool of developers/investors. The Village is seeking redevelopment within the next two to three years and is willing to consider incentivized compensation for timely implementation.

This commercial broker services project aligns with the goals set forth in the Village of River Forest's Comprehensive Plan emphasizing the following objectives:

1. **Effective Marketing to Best Articulate Development Potential:** Develop and implement comprehensive and creative marketing strategies that reinforce the Comprehensive Plan's vision and highlight the development opportunities for a vibrant local economy and commercial sector, attracting prospective developer and investors for the Village's commercial properties.
2. **Market Analysis / Viability:** Provide current market analysis and development insights that align with the Comprehensive Plan's recommendations for adaptive land use and economic development, informing pricing, property positioning, programmatic potentials, target development entities, and other strategic decisions.
3. **Expertise and Experience:** Leverage the broker's expertise, experience, and network within the local commercial real estate industry to efficiently reposition, market, and sell key properties consistent with the Comprehensive Plan's design objectives and vision for sustainable economic growth and community well-being.

SCOPE OF WORK

Proposals should minimally include a work plan to achieve the following scope of work and related tasks as outlined by Proposer based on experience in similar projects:

1. **Market Analysis:** Provide an analysis of the local commercial real estate market, including current trends, potential demand, competing/precedent projects, program use considerations to meet market demand/gaps and target development entities.
2. **Property Listing:** Create professional property listings, including compelling graphic representation of the site and its potentials, drawing from the Village's comprehensive plan and/or prior efforts, along with detailed opportunity narrative and property descriptions.
3. **Marketing Plan:** Develop and execute a comprehensive marketing plan including but not limited to the property listing above, the creation of a comprehensive developer / Investor list, targeted outreach strategy to stimulate and attract interest, strategic advertising, publications, and/or events to engage the development community, and online and offline strategies to reach potential developers and investors.
4. **Developer/Investors Vetting / Due Diligence:** Research and Evaluate interested developers and investors for their related experience, financial capacity, references, redevelopment directions/vision, and related due diligence and background checks where necessary.
5. **Negotiation:** Assist in sale negotiations, including key commitments on price, terms, development benchmarks, project milestones and conditions, while representing the best interests of the Village.
6. **Village Interface & Reporting:** Outline a sequence plan/timeline for required engagement/input with the Village Staff, Board, and commissions at key project milestones/interval including but not limited to review of property marketing materials, developer/development requirements, developer proposals and Broker's assessment and recommendations. Also provide regular

progress reports and updates (at least monthly) to the Village on marketing efforts, leads, proposals/offers, key terms, and negotiations, supporting the Comprehensive Plan's call for transparent and accountable governance.

SUBMISSION

All proposals must be submitted by May 22nd and should include the following:

1. Cover Letter: A brief introduction of your brokerage firm, highlighting your team, experience and approach to commercial real estate and the Village's redevelopment properties.
2. Company Profile: Provide an overview of your brokerage firm, including relevant experience and qualifications in commercial real estate and development.
3. Proposed Marketing Plan: Outline your proposed marketing strategies and approaches for listing and marketing the Village's commercial properties, aligning with the Comprehensive Plan's vision for economic development.
4. Fee: Provide a proposed fee structure for payment upon successful execution of a sale agreement aligned to the Village's goals. Itemize costs to the Village, including and not limited to marketing of the property, appraisals, or other costs/fees, associated with the development of the property.
5. References: Include references from previous clients or projects in the commercial real estate sector and municipal clients

EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

1. Qualifications and relevant experience of the Brokerage Firm.
2. Comprehensiveness and creativity of proposed marketing plan, in alignment with Village's goals and objectives and the Comprehensive Plan.
3. Demonstrated market analysis and strategic expertise, reflecting the Comprehensive Plan's guidance on data-driven decision-making.
4. Proposed approach to Developer/Investor Identification, proactive outreach, proposal generation, and negotiations, in accordance with Village's goals and desired land uses.
5. References and Past Performance, demonstrating success in securing development interest to purchase and redevelop property. Include examples of brokered negotiations on behalf of municipalities between property owners and developers/investors.

Questions should be sent to jspencer@vrf.us with the subject line "Broker RFP – Question". Responses to all questions will be published at <https://www.vrf.us/bids/bid/95>. All proposals must be submitted electronically in PDF format by Wednesday, May 22, 2024 to jspencer@vrf.us. The email must include "Broker Services RFP" in the subject line.

TIMELINE

Advertisement Published: March 25, 2024

Last Day to Ask Questions: April 8, 2024

REVISED Proposal Due Date: May 22, 2024

DISCLAIMER

This RFP is for informational purposes only and does not constitute a commitment, implied or otherwise, that the Village of River Forest will enter into a brokerage agreement. The Village reserves the right to reject any or all proposals.

CONTACT INFORMATION

For questions or clarifications regarding this RFP, please contact:

Jessica Spencer

Assistant Village Administrator

jspencer@vrf.us

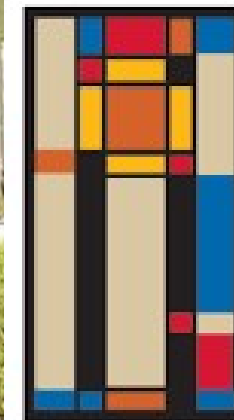


7600 Block Madison Street

Infill Development
Opportunity

River Forest, IL

January 15, 2025

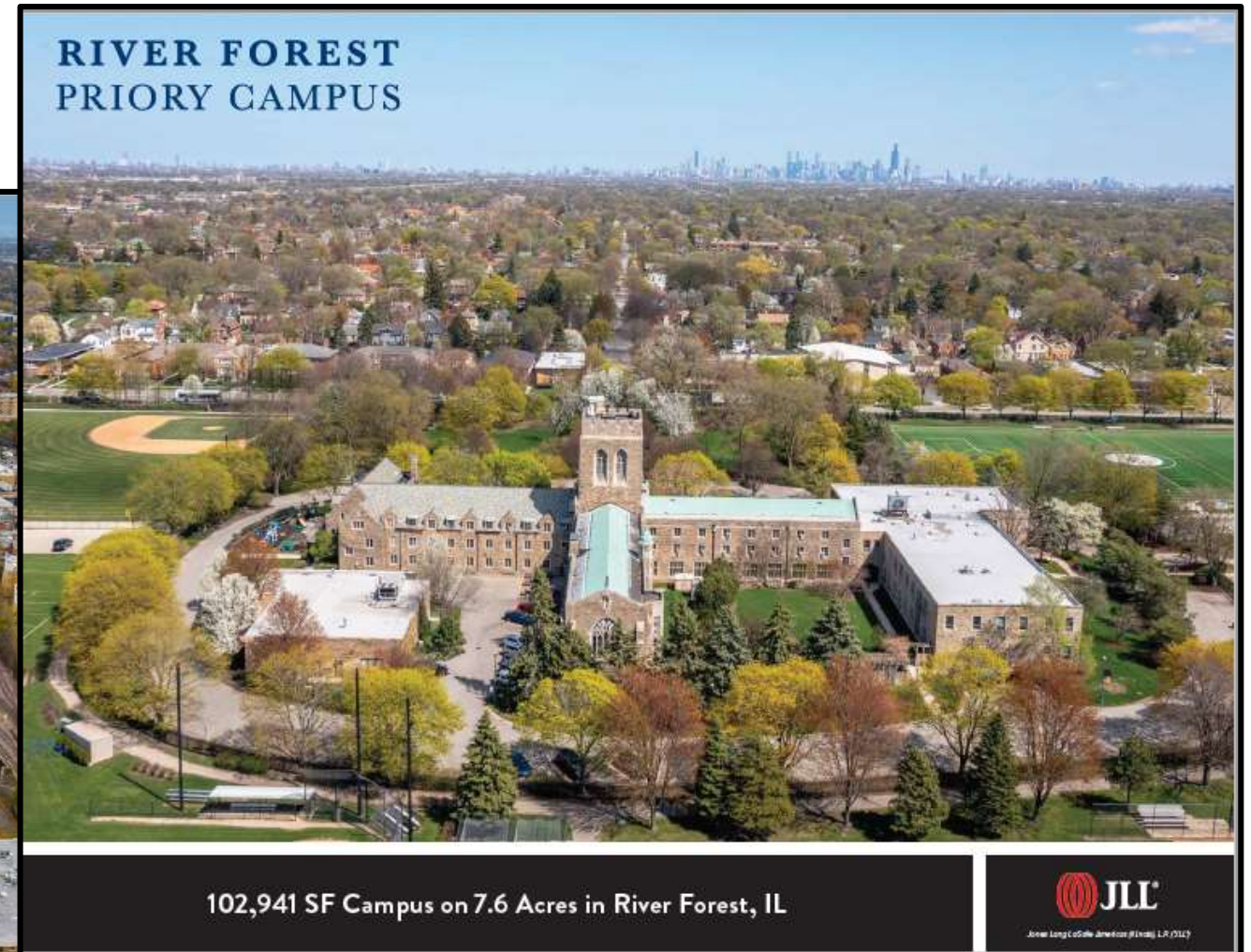


INCORPORATED 1880
**RIVER
FOREST**
Proud Heritage
Bright Future

Market Positioning

Feature:

- **Incomes**
- **Education levels**
- **Access to employment centers**
- **Support of Village EDC**



Market Conditions

Key factors:

- **Prevailing construction costs, cost of capital and local rents.**
- **Already know who is interested via Lake & Lathrop**
- **Key today is finding developers with ready equity and debt**
- **Constant discussion with the Chicago development community**

West Cook County Submarket Stats

AVAILABILITY	SUBMARKET	MARKET	INVENTORY	SUBMARKET	MARKET
Vacancy Rate	5.0% ↑	5.8% ↑	Inventory Units	26,471 ↑	567,951 ↑
Vacant Units	1.3K ↑	33.1K ↑	Existing Buildings	1,722 ↑	18,534 ↑
Market Asking Rent/Unit	\$1,415 ↑	\$1,782 ↑	Avg Units Per Bldg	15 ↓	31 ↑
Market Effective Rent/Unit	\$1,402 ↑	\$1,768 ↑	12 Mo Demolished Units	0 ↓	8 ↓
Concession Rate	0.9% ↑	0.7% ↑	12 Mo Occupancy % At Delivery	30.2% ↓	28.2% ↓
Studio Asking Rent	\$1,120 ↑	\$1,449 ↑	Under Construction Units	28 ↓	7,111 ↓
1 Bedroom Asking Rent	\$1,267 ↑	\$1,644 ↑	12 Mo Construction Starts Units	0 ↓	3,392 ↓
2 Bedroom Asking Rent	\$1,744 ↑	\$1,935 ↑	12 Mo Delivered Units	398 ↑	10,019 ↑
3 Bedroom Asking Rent	\$2,203 ↑	\$2,586 ↑	12 Mo Avg Delivered Units	133 ↑	130 ↑

Source: CoStar

Marketing Timeline

		Quarter 1			Quarter 2			Quarter 3			Quarter 4			Quarter 5			Quarter 6			Quarter 7		
Market action	Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Define objectives	Phase																					
Finalize marketing plan	1																					
Collect due diligence materials																						
Offering memorandum flyer & website																						
Direct contact with top buyers	Phase																					
Presentations & tours	2																					
Offers submitted	Phase																					
Best & final submittals	3																					
Contract Negotiations																						
Due Diligence & Zoning Period	Phase																					
Closing Period	4																					

- **Digital data room – password protected**
- **Weekly update calls, developer contact updates, bid summaries**

Village of River Forest support – Due Diligence:

- **Complete property data: survey, soils, environmental reports, title report**
- **Site plan (water, sewer, electrical distribution, natural gas lines across the site),**
- **Any local community agreements (e.g., fire and life safety agreements, cellular, etc.)**
- **Positive support to developers who reach out directly to VRF, consistent messaging on Affordable requirements, TIF availability, etc.**

Marketing Materials



JLL creates best-in-class marketing materials that position the Property in the most favorable light:

- Offering Memoranda
- Drone imagery and video
- Digital Data Room (password protected)



**RIVER FOREST
PRIORY CAMPUS**

102,941 SF Campus on 7.6 Acres in River Forest, IL



James Long Lodovico Americas (JLL) L.P. (PAL7)



7605 Lake Street
River Forest, Illinois

A 36,700 SF Development Opportunity

Foreclosure / Sale Subject to Court Approval

**LINCOLNWOOD
TOWN CENTER**
LINCOLNWOOD, IL

GENERATIONAL OPPORTUNITY
Largest First Ring Redevelopment Site in Chicago



**700 WEST
CHICAGO**

Prime Waterfront Redevelopment - Joint Venture Opportunity



Comparing Offers



Ultimately, the Village must decide what offer structure aligns best with their goals of monetization and community benefit.

Bid Matrix				
Company	Builder A	Builder B	Builder C	Family Investment Fund
Key Contact	Joe Smith	Mary Johnson	Janice Bramson	John Davis
Equity Partner	Square Mile	Kinship Capital	Bank of America credit line	Internal Funds
Financial				
Total Offer Price	\$56,000,000	\$50,000,000	\$45,000,000	\$49,000,000
Planned Density (units)	750	900	850	400
Price / unit	\$74,667	\$55,556	\$52,941	\$122,500
Single or Phased Takedown	Phased	Phased	Phased	Single
Timing & Phasing				
Due Diligence (DD)	90 Days	60 Days	60 Days	90 Days
Zoning (Initial Period)	150 Days	18 - 24 Months	210 Days	N/A
Zoning Extensions	120 Days (Secondary Zoning Period)	N/A	N/A	N/A
Closing	60 Days after Receipt of Entitlements	30 Days after Receipt of Entitlements	30 Days after Receipt of Entitlements	30 Days after end of Due Diligence
Timing of Closings	Phase 1 land: 60 days after Entitlements; Phase 2 land: 24 months after Phase 1 closing; Phase 3 land 24 months after Phase 2 closing.	Phase 1 land: 60 days after Entitlements; Phase 2 land: 24 months after Phase 1 closing; Phase 3 land 24 months after Phase 2 closing.	Phase 1 land: 60 days after Entitlements; Phase 2 land: 24 months after Phase 1 closing; Phase 3 land 24 months after Phase 2 closing.	30 Days after end of Due Diligence
Offer Details				
Deposits	\$4,000,000	\$4,000,000	\$5,100,000	\$5,000,000
1st Deposit Amount / Timing	\$500,000 / at Execution of PSA (refundable until 2nd Deposit)	\$1,000,000 / at Execution of PSA	\$100,000 / Non-refundable at Execution of LOI	\$1,000,000 / at Execution of the LOI (refundable)
2nd Deposit Amount / Timing	\$500,000 / at the end of DD (refundable until 3rd Deposit)	\$3,000,000 / after Receipt of Entitlements	\$1,000,000 / at Execution of PSA (refundable)	\$4,000,000 / at Execution of the PSA (refundable)
3rd Deposit Amount / Timing	\$3,000,000 / Non-refundable at the end of the Initial Zoning Period	\$0	\$4,000,000 / Non-refundable after Receipt of Entitlements	\$0
Non-Refundable Capital Committed	Phased Non-Refundable; fully NR upon the Receipt of Entitlements.	None	Non-Refundable when deposited; fully NR upon the Receipt of Entitlements.	After expiration of DD
Zoning Details				
Zoning Contingency	Yes	Yes	Yes	None
Underwritten Zoning	R-2	R-2A	R-2	E-1
Affordable Housing allocation	N/A (None)	10% set aside	N/A (None)	N/A
Formulaic Pricing	- Min. 700 units: No purchase change - 600 to 699 units: Purchase price reduced by \$50k per unit	- Min. 700 units: No purchase change - 600 to 699 units: Purchase price reduced by \$50k per unit	- Min. 700 units: No purchase change - 600 to 699 units: Purchase price reduced by \$50k per unit	
Notes	None	Adjustable Purchase Price: - Based on Entitlement - If > 5.0x FAR, then Price Increase = (50% * Incremental FAR * (Price/FAR in LOI)) - Density Bonus payable to City of Chicago - If < 5.0x FAR, then Price will decrease commensurate with decrease in density; Adjusted Price = Approved FAR * (Price/FAR in LOI)	- Phase II Closing Extension: 12 months with \$1 million deposit	None

VILLAGE OF RIVER FOREST

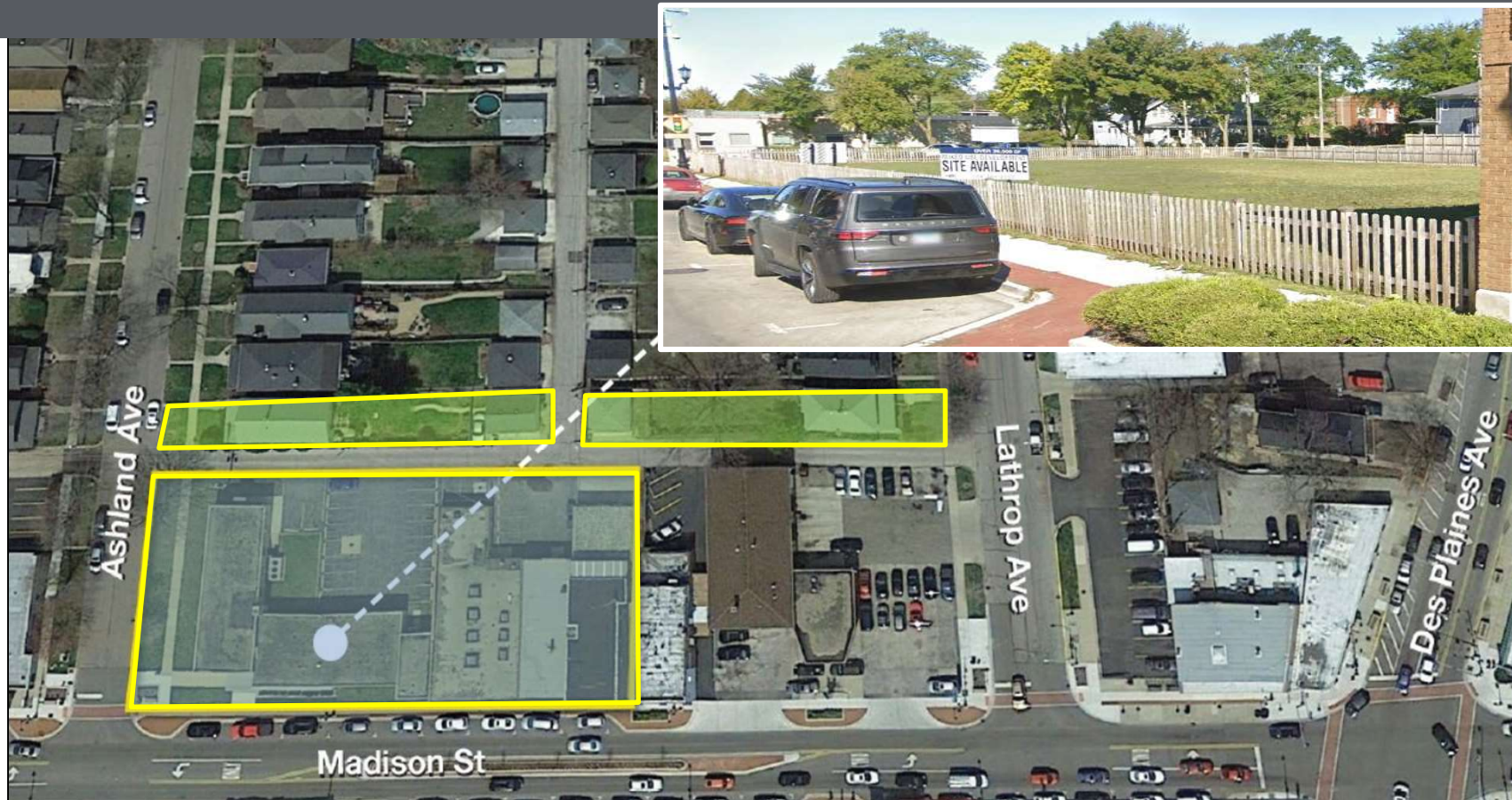
7600 BLOCK

Appendix

Property Overview



- Madison Street Frontage: 29,125 square feet
- Residential buffers: 10,743 square feet.
- Current zoning (C2): 2.75 FAR, 30 foot height limit.
- Min. lot area limits 14 units on site. Precedence for greater density nearby.
- Higher density will require going through a PD process.



Developers: Local & Regional



JLL would market the asset to a wide range of developers. JLL would specifically target groups that expressed interest in the Lake & Lathrop opportunity in River Forest. A sampling of groups are below:



development



Vivify Construction

Marketing the Zoning & Comprehensive Plan



Comprehensive Plan & Planned Development Process: In JLL's interpretation of River Forest rules and regulations, we expect that any future development at the 7600 block of W Madison St will be required to undergo the Planned Development Process to secure entitlements. This process allows River Forest residents to participate by attending public meetings such as the resident meeting, public hearing, and Village Board Meeting where an application is discussed. Notices of these meetings are sent to all property owners within 500 feet of the proposed project site.

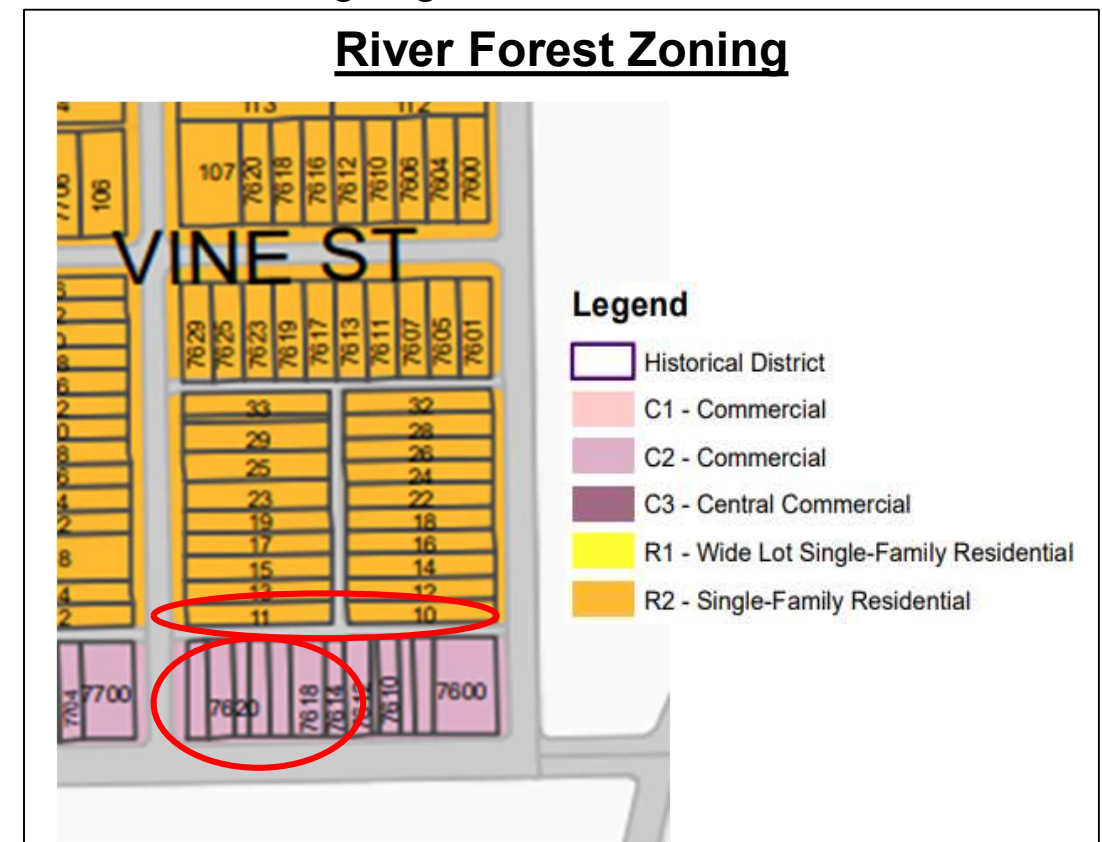
Planned Developments, which provide greater flexibility in design, must follow the approval process outlined in [Section 10-19 of the Village's Zoning Ordinance](#). The PD process is expected to take +/- 12 months from start to finish.

Allowing Density: JLL assumes a future development will be able to negotiate more density through compliance with River Forest's Affordable Housing Policy and Comprehensive Plan. Moreover, we assume that a project approved through the PD process will not be constrained by the current Minimum Lot Area requirement.

If engaged, JLL expects to spend some time with the Village to understand its expectations and motivations so that we can message properly and accurately to the market.

Current Zoning:

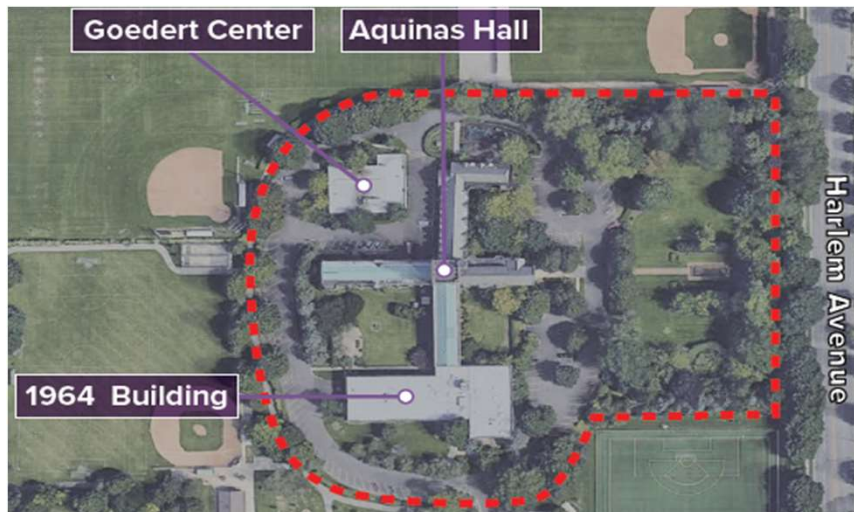
- Madison frontage: C-2; Ashland/Lathrop: R-2
- Maximum floor area ratio (FAR) of 2.75
- Minimum Lot Area per Unit: 2,800 sf of land area per unit (14 units on 39,868 square feet)
- Minimum number of parking spaces: 2.5 stalls / unit (Planned Development)
- Maximum building height of 30 feet



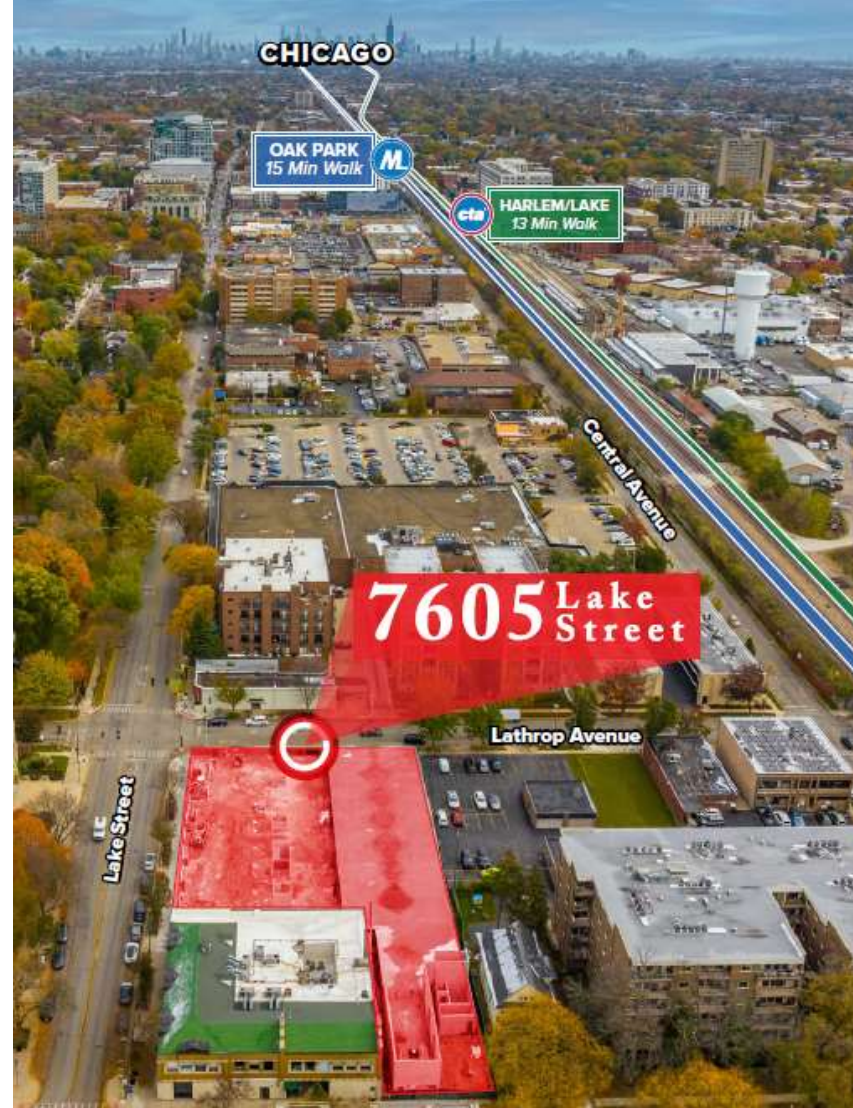
Active in River Forest & Oak Park



7200 W, Division St, River Forest
Suburban Campus Disposition – Investment Sale



Lake & Lathrop, River Forest
Failed Development Project Disposition – Sale



Lake St & Forest Ave, Oak Park
Debt + Equity Placement – Multihousing





EXCLUSIVE LISTING AGREEMENT

This Exclusive Listing Agreement ("Agreement") is dated as of _____ (the "Effective Date"), between The Village of River Forest, an Illinois Municipal Corporation ("Owner") and Jones Lang LaSalle Americas (Illinois), L.P. ("JLL" or "Broker").

1. **Basic Agreement Information.** This Section 1 contains the basic terms of this Exclusive Listing Agreement (this "Agreement") between the Owner (as herein defined) and the Broker (as herein defined). All other Sections of this Agreement are to be read in conjunction with the basic terms contained in this Section.

- a. **Effective Date:** _____
- b. **Owner:** The Village of River Forest, an Illinois Municipal Corporation
- c. **Broker:** Jones Lang LaSalle Americas (Illinois), L.P., an Illinois limited partnership
- d. **Designated Agent(s):** For the purposes of this agreement, Broker's Designated Agents shall be Tom Kirschbraun and Dan Reynolds to the exclusion of all other licensees sponsored by Broker.
- e. **Property:** Village Owned Properties near Madison Street, located in River Forest, IL, and further described in Exhibit A attached hereto.
- f. **Term:** 270 days following the Effective Date.
- g. **Post Term Protection Period:** 90 days following the end of the Term (whether by expiration or earlier termination).
- h. Owner shall pay JLL a base fee of the greater of One Hundred Thousand dollars (\$100,000) or Five Hundred Fifty basis points (5.50%) of the Gross Purchase Price (as defined herein). In the event there is an outside broker representing the buyer, JLL will cooperate with that broker under a separate agreement offering two hundred seventy-five basis points (2.75%) of the Gross Purchase Price.
- i. **Expense Reimbursement:** Broker shall be reimbursed for Reimbursable Expenses (as defined herein) up to an amount not to exceed \$5,000.00 in accordance with the terms of Section 7. Such expense reimbursement shall only apply if there is not a successful sale. In the event of a successful sale, Owner will not be responsible for Reimbursable Expenses.
- j. **Listing Price:** As of the date of this Agreement, Owner has not determined the listing price for the Property. Owner, shall determine the listing price from time to time, and will notify JLL in writing of same. Execution and delivery of a sale agreement by Owner shall evidence Owner's approval of the terms thereof.

2. **Term.** The Term shall be as set forth in Section 1 (f) above; provided, however, that if Owner and Broker agree, as evidenced by and subject to the execution by Owner and Broker of a written amendment to this Agreement so stating, then the Term shall be extended to such date as set forth more particularly in such written amendment.

Owner may terminate this Agreement for cause by delivery of notice to Broker if (a) Broker has breached its representations, warranties, responsibilities or covenants under this Agreement and (b) such breach is not cured by Broker within 30 days after delivery of such notice, and in such event, this Agreement shall terminate on the 31st day after delivery of such notice, no Success Fee shall be due or owing to Broker and the Post Term Protection Period shall not apply; provided, however, that Owner may immediately terminate this Agreement in the event of the gross negligence or willful misconduct of Broker, in which case no Success Fee shall be due or owing to Broker and the Post Term Protection Period shall not apply. If Broker has not delivered to Owner a written offer from a prospective purchaser to purchase the Property prior to the date that is 90 days following the Effective Date, then Owner shall have

the right to terminate this Agreement by delivery of notice to Broker, in which case this Agreement shall terminate as of the date of the delivery of such notice, no Success Fee shall be due or owing to Broker and the Post Term Protection Period shall not apply. Either party may terminate this Agreement without cause upon 30 days' prior written notice to the other.

3. **Exclusive Engagement.** In consideration of the listing and broker services to be provided by Broker hereunder and the earnest and continuous efforts by Broker throughout the Term to sell the Property in accordance with the terms of this Agreement, Owner hereby engages Broker during the Term as Owner's exclusive broker with respect to the sale of the Property. Broker accepts the engagement and agrees to perform the services required of it by this Agreement and to use its commercially reasonable best efforts to assist Owner in selling the Property on terms satisfactory to Owner. The Owner agrees to refer all inquiries by prospective purchasers, brokers and any other interested parties to Broker during the Term.

The terms "prospective purchaser" and "purchaser" as used herein shall include any nominee, affiliate, successor or assign of a prospective purchaser or purchaser.

Any and all references to the words "Property", "sells the Property" or "sale of the Property" contained herein shall be limited to a sale of all of the fee interest and/or all beneficial ownership interests of the entity that owns the Property (including but not limited to the sale of all partnership interests, stock, etc. in the ownership entity). Unless otherwise approved in writing by Owner, Broker will not engage in any efforts to sell a portion of the interests in the fee interest, leasehold interest and/or beneficial ownership interests of the entity that owns the Property.

Should Owner enter into a leasing transaction in connection with the Property (including, but not limited to, subleases, assignment of existing leases and subleases) during the Term or Post Term Protection Period, Owner agrees to engage Broker as Owner's exclusive broker with respect to lease negotiations and upon any lease Owner executes in connection with the Property,

4. **License Number(s).** The license number(s) of JLL and each of the members of the Listing Team licensed in Illinois and representing Owner hereunder are set forth in the table below:

Listing Team Member	License Number
Tom Kirschbraun	475.154960
Dan Reynolds	475.144168
Jones Lang LaSalle Americas (Illinois), L.P.	479.000850

5. **Success Fee and Post Term Protection Period.** Broker's sole and exclusive compensation for its services hereunder shall be the Success Fee listed in Section 1(h), provided that the Success Fee shall be earned and payable only if: (i) Owner actually closes on the sale of the Property to (a) a prospective purchaser during the Term, (b) a prospective purchaser during the Post Term Protection Period, pursuant to a contract for sale (as the same may be amended) entered into during the Term, (c) a Registered Prospective Purchaser (as hereinafter defined) during the Post Term Protection Period, pursuant to a contract for sale (as the same may be amended) entered into during the Post Term Protection Period, and (ii) all conditions to the payment of the Success Fee contained herein have been satisfied. If the Success Fee is earned and payable pursuant to the terms of this Agreement, then Owner shall pay to Broker the Success Fee noted in Section 1(h) above on, or promptly following, the date of the closing of the sale or lease of the Property or, in the event of a closing by escrow, then the date of breaking of the escrow, via wire transfer or certified check. Owner shall have the right, but not the obligation, to authorize the title company, escrow agent or other closing agent for the closing of the sale of the Property to pay the Success Fee to Broker at closing or, as applicable, the breaking of escrow, in the manner specified in the preceding sentence.

A "Registered Prospective Purchaser" shall mean a prospective purchaser with respect to which the following requirements are satisfied: (1) Broker shall have submitted to Owner in writing the name of such prospective purchaser during the Term or prior to the date which is five business (5) days after the end of the Term (whether by expiration or earlier termination); and (2) Broker shall have, in each case during the Term, (x) actually contacted, or been contacted by, such prospective purchaser, (y) distributed marketing materials for the Property to such prospective purchaser and (z) received from such prospective purchaser, and submitted to Owner, a written or email expression of interest in purchasing the Property. The Excluded Parties outlined in Section 3 of this Agreement shall not be included in this definition of a Registered Prospective Purchaser.

The term "Gross Purchase Price" as used herein shall mean the purchase price stated in the contract for sale of the Property. For purposes of computation of the Sale Fee, the Gross Purchase Price shall include the principal amount of any loans assumed, the principal amount of all purchase money financing extended by Owner; however, the Gross Purchase Price shall not include (A) any portion of the purchase price set forth in the contract for sale of the Property which is contingent or conditional or (B) any payments, concessions, fees, compensation, credits or other consideration, of any nature, that Owner is required to pay or provide to, or for the benefit of, the purchaser, pursuant to the requirements of the contract for sale of the Property, or (C) the purchase price of all fixtures and personal property owned by Owner and associated with the Property if sold for separate consideration.

If the closing of a sale or lease of the Property is not completed for any reason whatsoever, then no Success Fee (or any other compensation or damages in lieu thereof) shall be due to Broker; however, Broker shall be entitled to the receipt of the Reimbursable Expenses as detailed in Section 1(i) and Section 7.

6. **Security Deposits.** JLL will not accept security or escrow deposits. JLL will direct buyers to submit any security or escrow deposits directly to Owner or such other party as Owner shall direct.
7. **Expense Reimbursement.** Owner agrees to reimburse Broker within 10 days after receipt of an itemized invoice thereof (but in no event later than the earlier to occur of (a) the Closing Date (if any) or (b) the expiration or termination of this Agreement, whichever occurs first), for any and all third party out of pocket expenses incurred by Broker in connection with the Transaction up to an amount not to exceed that set forth in Section 1(i), including but not limited to, airfare, hotel expenses, other miscellaneous travel expenses, meals, entertainment, photographs (including aerial photographs), third party marketing reports, and Broker's (JLL) graphics design fee (the "Reimbursable Expenses"). If any extraordinary expenses or costs are to be incurred for which Broker requests to be reimbursed or to be borne in part by Owner, such costs and expenses shall be incurred only pursuant to a separate writing acknowledged and agreed to by Owner.
8. **Owner Approval of All Offering Materials.** Owner shall pre-approve all sales and marketing materials (and the statements contained therein). Owner will use its reasonable best efforts to provide such approval within ten (10) days of its receipt of the request to approve from Broker.
9. **Marketing of the Property and Marketing Status Reports.** Broker shall submit to Owner (including all interested parties referenced under the name of Owner in Section 16) for Owner's prompt review and approval the names of any prospective purchaser prior to dissemination of any sales and marketing materials to such prospective purchaser.

Broker shall reasonably cooperate with any licensed real estate brokers or agents (the "Cooperating Agent") representing a prospective purchaser; provided, (a) the prospective purchaser has not been previously contacted by Broker as part of Broker's marketing of the Property; (b) the prospective purchaser notifies Broker in writing that (i) the Cooperating Agent is representing the prospective purchaser in the acquisition of the Property.

Broker shall provide Owner (including all interested parties referenced under the name of Owner in Section 16) on a monthly basis (or as more frequent as Owner may request) with written reports summarizing all activities of Broker in connection with the Property, including summaries of marketing and media efforts, the prospective purchasers who have been contacted and, as to the prospective purchasers previously contacted, the state and nature of negotiations with such prospective purchasers.

Broker shall maintain records of the offering package or the portions of the offering package delivered to a prospect and the dates such deliveries were made. Broker shall also keep other adequate books and records pertaining to its services under this Agreement and shall allow Owner upon prior written notice to examine such books and records, at any time prior to the date that is one hundred eighty (180) days following the end of the Term. During such period, Broker shall make available to Owner (including all interested parties referenced under the name of Owner in Section 16) all records and correspondence relative to specific prospective purchasers as may be necessary or helpful to Owner.

10. **Broker's Duties and Responsibilities.** Without limitation of any other service to be provided by Broker as described herein, during the Term, Broker shall provide the following services: (1) accept, and promptly deliver and present to Owner, offers and counteroffers to buy, sell, or lease the Property; (2) assist Owner in developing, communicating, negotiating, and presenting offers and counteroffers until a sale agreement is signed and all contingencies are satisfied or waived; (3) answer Owner's questions relating to any offer, counteroffer, notice or contingency; and (4) participate, if reasonably deemed necessary and appropriate by Owner, in the preparation for closing of the sale so as to ensure a timely

closing. Broker shall reasonably market the Property to prospective purchasers, unless Owner otherwise so specifies to Broker in writing pursuant to the Notice provision below.

Broker warrants and represents to Owner that Broker has all necessary real estate brokerage and any other licenses in order that Broker may perform all of its obligations under this Agreement and earn any Success Fee under this Agreement, and agrees to maintain such licenses in full force and effect throughout the Term. Upon request of Owner, Broker shall submit to Owner satisfactory evidence showing that Broker has all licenses required to perform its obligations under this Agreement and earn the Success Fee under this Agreement. Broker covenants with Owner that, throughout the Term, Broker shall cause all such licenses to be continually maintained in full force and effect. In connection with the Property and the services provided by Broker under this Agreement (including in dealing with prospective purchasers and with cooperating brokers), Broker covenants that it shall comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders of any governmental authority having jurisdiction over Broker, the Property or the subject matter of this Agreement.

11. **Broker's Independent Contract Status.** Broker is an independent contractor under this Agreement and not the agent of Owner. Nothing contained herein or in the relationship of Owner and Broker shall be deemed to constitute a partnership, joint venture or, except as may be expressly set forth in this Agreement, any other relationship between Owner and Broker. Broker does not have the authority to enter into any agreement in the name of, on behalf of or otherwise binding upon Owner, nor may Broker subject Owner to any other obligations or liabilities. Owner has the absolute right in all events to approve or to disapprove any and all proposals and all agreements and contracts regarding pricing, marketing and terms of sale of the Property. Owner reserves the right to adjust the terms and conditions of any offer, including, but not limited to, adjustment of the offering price for the Property upward or downward. Owner further reserves the right to withdraw from negotiations or to decline to enter into any agreement or contract, for any reason whatsoever at any time and without liability or obligation to Broker. Any offer received shall be subject to the final approval of Owner with Owner having the right to reject the offer at each stage of its approval process without going to a subsequent stage. Owner fully understands that Broker has no authority to bind any potential purchaser and Owner has not and will not rely on any representation or statement to the contrary unless contained in a writing signed by the potential purchaser to be bound.
12. **Waiver of Claims.** Because damages under this Agreement that may be incurred by either party hereto are speculative in nature and are not subject to being estimated at the time of the execution of this Agreement, Broker and Owner hereby agree that neither Broker nor Owner shall be liable to the other for any special, consequential, incidental or punitive damages with respect to any claims between Owner and Broker relating to the Transaction(s) contemplated hereunder, even if the other party has been advised of the possibility of such damages and regardless of the nature of such other party's acts or failures to act; provided, however, that nothing set forth above, nor the waiver set forth below, shall preclude claims for recovery of special, consequential, incidental or punitive damages awarded to a third party for which indemnification is due to Broker or Owner pursuant to Section 13, respectively, of this Agreement. Furthermore, by their respective execution, Broker and Owner waive any right to claim or seek any such damages. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.
13. **Indemnities.**
 - (a) Owner agrees to indemnify, defend and hold harmless "Broker" from and against any third party Claims (as hereinafter defined) as and to the extent arising as a result of, or otherwise in connection with (a) any inaccurate information provided by Owner and included in any marketing information approved in writing by Owner or any other information Owner may elect to provide to Broker or any other party to any Transaction, (b) any photographic images, time lapse renderings, sketches or other media, provided to Broker by the Owner for use in connection with the marketing of the Property and (c) Owner's gross negligence or intentional misconduct.
 - (b) Broker agrees to indemnify, defend and hold harmless, "Owner" from and against any and all third party Claims as and to the extent arising as a result of or otherwise in connection with (a) any breach by Broker under this Agreement; and/or (b) any inaccurate information furnished by Broker to a prospective purchaser in connection with the marketing or sale of the Property, unless the information was approved in writing by Owner or provided by Owner to Broker or a party to any Transaction; and/or (c) Broker's gross negligence or willful misconduct in the performance of its duties hereunder.
 - (c) As used herein, (i) "Claims" means any and all fines, losses, damages, suits, claims, actions, demands, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees), and (ii) "Owner" and "Broker" (in each instance with quotations included) shall include any officer, director, shareholder, partner, member or employee thereof.

(d) The provisions of this Section shall survive the expiration or earlier termination of the Term and/or this Agreement for a period of one (1) year from the date of the earlier to occur of such expiration or earlier termination.

14. **Limitation of Liability.** Notwithstanding the terms of the preceding paragraph, Broker and Owner both agree that if Broker should become liable to Owner for any cause whatsoever arising out of, or in any way related to this Agreement (other than the indemnification obligations set forth in Section 13 (b)), then the liability of Broker shall not exceed the applicable limits of insurance set forth in Section 28. Broker and Owner further agree that redress for any claims against Owner under this Agreement shall only be made against Owner to the extent of Owner's interest in the Property, only, and the income generated from the ownership or operation thereof. The obligations of Owner under this Agreement shall not be personally binding on, nor shall any resort be had to the assets of any of the partners, members or shareholders of Owner or those of any or all of the partners, members, officers, directors and shareholders of any or all of Owner's partners, members or shareholders. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.
15. **Legal Costs and Expenses.** If either party shall institute any action or proceeding against the other relating to enforcement of this Agreement, each party shall be responsible for its own expenses and attorneys' fees.
16. **Notice Provisions.** Any notice required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed given when delivered (a) by registered or certified mail, United States Postal Service, postage prepaid, return receipt requested to the respective address listed below; (b) by email, with confirmation of receipt, to the respective email address listed below, followed by a copy given in accordance with the provisions in subparagraph (a) or (c); or (c) by a generally recognized commercial courier service or overnight delivery service, with receipt for delivery, to the respective address listed below. Addresses for purposes of the foregoing are:

To Broker: Jones Lang LaSalle Americas (Illinois), L.P.
150 N. Riverside Plaza, Suite 2500
Chicago, IL 60606
Attn: Jaime Fink
Phone: (312) 528-3683
Email: Jaime.Fink@jll.com

To Owner: Village of River Forest.
400 Park Avenue
River Forest, IL 60305
Attn: Jessica Spencer
Phone: 708-366-8500
Email: jspencer@vrf.us

17. **Owner's Disclosures.** Owner shall disclose to Broker and to prospective purchasers any commercially reasonable information that Owner has, to the best of Owner's knowledge, regarding the financial condition of the Property.
18. **Broker's Disclosures.** Owner acknowledges that Broker is a full service real estate services firm and a financial intermediary and may represent, through listing agreements, debt placement engagements, correspondent production and servicing contracts or otherwise, (a) prospective purchasers and/or tenants of the Property, (b) current tenants of the Property, (c) owners, mortgagees or tenants of property that have the same or similar qualities and characteristics as the Property and which may compete with the Property and/or (d) parties having a security interest in the Property. Subject to the terms set forth below, Owner hereby consents to any dual representation or competitive relationship that may be created by Broker's various engagements and agrees not to use any such relationship as the basis for a claim against Broker (provided that Broker shall disclose any such competing relationships to Owner).

Without limiting the foregoing, Owner understands that Broker may also be contacting select lending or financial institutions regarding their interest in financing the Property in order to maximize proceeds for Owner. In some cases, potential purchasers may request Broker's assistance in placing debt on the Property to consummate the purchase of the Property. Broker will disclose to Owner all potential relationships between potential purchaser and Broker with respect to any such financing and request Owner's permission to assist potential purchasers with the financing of the Property. Owner shall have the right, in its sole and absolute discretion, to either approve or decline to grant permission

for Broker's representation of a purchaser in connection with obtaining financing for the acquisition of the Property.

19. **Purchase and Sale Agreement and Closing Statement.** Owner agrees to provide to Broker, promptly following its request: (i) a copy of any fully executed purchase and sale agreement for the Property, if any; and (ii) a copy of any fully executed closing statement for the sale of the Property, if any.
20. **Advertising.** Upon the consummation of a sale of the Property, Broker shall not have the right to issue press releases or any other public disclosure regarding the transaction without Owner's prior written consent.
21. **Confidentiality.** During the term of this Agreement, and for two (2) years following the expiration or termination of this Agreement, Owner and Broker both agree to keep the contents of this Agreement confidential, provided that Broker may disclose the contents of the agreement in connection with the payment or collection of its Success Fee and either party may disclose information to its prospective lenders and their respective attorneys, accountants, or other financial advisors in connection with performing their obligations hereunder or as otherwise required by applicable law.

At the request of Owner, prior to distribution or dissemination of any Confidential Information (as hereinafter defined) to any person, Broker shall obtain a confidentiality letter from such person satisfactory to Owner in its sole discretion. As used herein, "Confidential Information" means all data, brochures, reports, interpretations, forecasts, leases, agreements, contracts, records and any other financial information containing or otherwise reflecting information concerning the Property which is not generally available to the public and which Owner will provide to Broker in the course of this engagement, together with analysis, compilations, studies or other documents, whether prepared by Broker or others, which contain or otherwise reflect such information. Broker agrees that all Confidential Information shall be held and treated by Broker, its agents and employees in confidence and shall not, except as hereinafter provided, without the prior consent of Owner, be disclosed by Broker or its agents or employees, in any manner whatsoever, in whole or in part, and shall not be used by Broker or its agents or employees other than in connection with this engagement. Moreover, Broker further agrees to disclose Confidential Information only to its agents and employees who need to know the Confidential Information for purposes of this engagement and who shall be advised by Broker of this Agreement. The written Confidential Information, including Confidential Information that may be found in analysis, compilations, studies or other documents prepared by Broker, its agents or employees, shall be returned to Owner promptly upon its request; provided, however, that one copy of the Confidential Information may be retained by Broker for legal and regulatory purposes, in which case Broker shall continue to hold such Confidential Information in confidence in accordance with the provisions of this Section 21 for so long as such Confidential Information is retained.

22. **Severability.** If any term or provision of this Agreement is held to be void or unenforceable, such term or provision will be ineffective and separable from the remaining terms and provisions of this Agreement without invalidating the remaining terms or provisions of this Agreement. In lieu of any invalid or unenforceable provision, a valid and enforceable provision will automatically be added containing terms as similar as possible to the ineffective provision and the parties request the court or any arbitrator to whom disputes relating to this Agreement are submitted to reform the ineffective provision in accordance with this paragraph.
23. **Right to Assign.** Any Transaction arising under this Agreement is intended to constitute the sale or financing of real estate or an interest therein, and not the sale of a security. In the event that, in the reasonable judgement of Broker, a Transaction under this Agreement may constitute the sale of a security, Broker shall have the right to assign its rights and obligations hereunder to any of its affiliates that hold appropriate securities broker dealer licenses, and such affiliate shall assume all rights and obligations of Broker hereunder with respect to services requiring a securities broker dealer license.
24. **Photography and Drawings.** If the photography, media, time lapse images and other work product (collectively referred to as the "Work Product") of a professional photographer engaged in connection with the marketing of the Property, is requested by Owner for use in any way other than Broker's marketing efforts, Broker shall use commercially reasonable efforts to ensure that Owner may (at its sole cost and expense) obtain usage rights of the Work Product at an additional charge from the photographer.
25. **Waiver of Jury Trial.** EACH PARTY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY PROCEEDINGS RELATING TO THIS AGREEMENT OR ANY PERFORMANCE OR FAILURE TO PERFORM OF ANY OBLIGATION HEREUNDER.

26. **OFAC.** Owner represents and warrants that neither it nor any of its employees is a person or entity with whom U.S. entities are restricted from doing business under regulations of the Office of Foreign Asset Control (“OFAC”) of the Department of the Treasury (including those named on OFAC’s Specially Designated and Blocked Persons List) or under any statute, executive order or other governmental action.
27. **Non-Discrimination.** It is illegal for either Owner or JLL to refuse to display or sell to any person because of one's membership in a protected class, e.g., race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status, sexual orientation, unfavorable discharge from the military service, order of protection status or any other class protected by Article 3 of the Illinois Human Rights Act.
28. **Insurance.** Broker shall procure and maintain, at its cost, the following insurance during the term of this Agreement:
- A. Statutory Workers’ Compensation and Employers Liability with limits of \$1,000,000;
 - B. Commercial General Liability insurance for claims for bodily injury (including death and personal and advertising injury) and property damage and including contractual liability coverage with limits of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - C. Commercial Automobile Liability insurance for, owned, hired and non-owned vehicles with a combined single limit of \$1,000,000;
 - D. Umbrella Liability insurance with a limit of \$2,000,000, providing excess coverage for the insurance maintained pursuant to Section 28(A) (employer’s liability only), Section 28(B) and Section 28 (C), with coverage at least as broad as the primary policy; and
 - E. Professional Liability (Errors and Omissions) insurance with a limit of \$1,000,000 per claim and annual aggregate.
 - F. Broker’s policies must be maintained with companies having an A.M. Best’s rating of A- VII or better. Upon request Broker shall provide Owner with certificates of insurance evidencing Broker’s policies. All certificates shall indicate that Broker’s insurers shall endeavor to provide Owner thirty (30) days advanced notice in the event of cancellation of required coverage. To the extent any policies maintained pursuant to this Section 28 are written on a claim-made basis, they shall remain in force for two (2) years following expiration or termination of this Agreement. Additionally, any such policies shall, as applicable, waive subrogation against the Additional Insureds.
 - G. Broker’s policies maintained pursuant to Section 28(B), Section 28 (C), and Section 28(D) shall include Owner and its affiliates and their respective directors, officers, representatives, consultants, agents and employees (the “Additional Insureds”) as additional insureds and shall be primary and not contributory with any insurance maintained by the Additional Insureds for any losses, claims or injuries arising out of Broker’s negligence.
29. **Miscellaneous.** This Agreement contains the entire agreement between the parties and supersedes any and all discussions or agreements, representations or statements, oral or written, made prior to or contemporaneously with the execution hereof. This Agreement may be executed in one or more counterparts, each of which counterpart a) shall be deemed an original, b) shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns, and c) shall be effective and valid under applicable state law. The parties agree that an electronic signature will be considered an original signature. Any agreement hereafter made shall be ineffective to modify this Agreement, unless such agreement is in writing and signed by both Owner and Broker. The individual(s) executing this Agreement on behalf of Owner, warrant and represent that, with respect to the agreements contained herein, he or she has the authority to bind Owner, persons owning an interest in Owner. Each of Owner and Broker agrees to offer the Property in compliance with all applicable anti-discrimination laws, statues, and ordinances. Owner agrees to comply with all applicable federal, state, and local, laws, regulations, codes, ordinances, and administrative orders which pertain to and have jurisdiction over the Property and Owner, including without limitation, the 1964 Civil Rights Act, the Foreign Investment in Real Property Tax Act (FIRPTA), the Comprehensive Environmental Response Compensation Act, the Americans with Disabilities Act, and all amendments thereto as may apply.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

BROKER: Jones Lang LaSalle Americas (Illinois), L.P., an Illinois limited partnership

By: _____
Jaime Fink
Senior Managing Director

By: _____
Tom Kirschbraun
Managing Director

OWNER: The Village of River Forest, an Illinois Municipal Corporation

By: _____

Name: Matt Walsh

Title: Village Administrator

EXHIBIT A

PROPERTY NAME: Madison Street Assemblage

PROPERTY ADDRESS: 7612-7620 Madison Street, 10 Lathrop, 11 Ashland, River Forest, IL

LEGAL DESCRIPTION:

Pin numbers:

- 1. 15-12-322-031**
- 2. 15-12-322-032**
- 3. 15-12-322-033**
- 4. 15-12-322-034**
- 5. 15-12-322-035**
- 6. 15-12-322-047**
- 7. 15-12-322-048**
- 8. 15-12-322-039**
- 9. 15-12-322-020**
- 10. 15-12-322-030**

