

Village of Riverwoods
Board of Trustees Meeting
September 5, 2023
APPROVED

Present:

Kris Ford, Mayor
Michael Clayton
Andrew Eastmond
Henry Hollander
Rick Jamerson
Jeff Smith

Absent:

Liliya Dikin

Also Present:

Bruce Huvad, Village Attorney
Bruce Dayno, Police Chief
Russ Kraly, Director of Community Services
Stephen Witt, Director of Community Services
Carissa Smith, Village Engineer
Bill Balling, Interim Finance Director
Chief Krueger, Fire Chief
Katie Bowne, Village Clerk

The meeting was called to order at 7:30 pm

Document Approval

Trustee Jamerson moved to approve the minutes of the August 15, 2023 Board of Trustees meeting. Trustee Clayton seconded the motion. The motion passed unanimously on a voice vote.

Treasurer's and Finance Committee Report

Trustee Jamerson moved to approve the bills. Trustee Clayton seconded the motion. There were some questions by the Trustee Jamerson. The motion passed by the following vote:

AYES: Clayton, Eastmond, Hollander, Jamerson, Smith (5)

NAYS: None (0)

Director of Community Services Report

- a. Consideration of Brunch Factory request for a gaming license and Zoning amendment

Sam Fakori, Director of Operations for Gaming Productions provided a brief history on Gaming Productions, a company that was licensed by the State of Illinois in December 2022. They have ten locations in the State and provide the equipment (gaming and voucher redemption terminals), service and fund collection/distribution. The Village would get 5 percent of the proceeds. Mr. Fakori believes this location is ideal for gaming and would provide additional sales tax revenue for Riverwoods. If the Brunch Factory is given a gaming license, they would establish Brunch PM, which would allow them to serve customers throughout the business day. Aside from the sales tax revenue of approximately \$25,000 per year, the Village could establish licensing and other fees.

Trustee Hollander asked how the gaming would be separated from the public area of the restaurant. Mr. Fakori explained there is a separate room that would be used for gaming, bar and events, which is visible from the restaurant host stand. The restaurant owners would offer a small dinner menu as well. Trustee Hollander noted there are two entrances to that room. Mr. Fakori explained the second entrance could be locked or closed off. Trustee Jamerson questioned whether the second set of doors could be blocked due to fire regulations. Mr. Fakori noted they would prevent under age people from entering the area. Mr. Huvard indicated an amendment to the Zoning would be required to allow video gaming in Colonial Court. The number of video gaming licenses in the Village and the number of liquor licenses associated with video gaming would also need to be increased.

Trustee Smith asked about security. Mr. Fakori explained the Illinois Gaming Board requires security cameras at each of the gaming terminals and the redemption terminal. It can also be placed on a monitor at the host stand. Trustee Smith questioned if the Riverwoods police department would be contacted if there was suspicious behavior. Mr. Fakori explained it would be up to management to decide the next course of action, but every scenario would not require police assistance. The Trustees discussed the hours of operation. Mr. Fakori explained they would be open as long as the liquor license would allow. They currently close at 2:30 pm but would like to be open until between 11:00 pm or midnight. Trustee Jamerson noted the establishment could turn into a full bar. It was established the restaurant area would be closed, but the bar and video gaming area would operate independently from 2:30 pm until midnight with limited food. Mr. Fakori explained it is not a bar or night club atmosphere; rather, the consumption of alcohol is not very extensive. Chief Dayno had surveyed local chiefs who stated they get very few complaints from the gaming establishments in their municipalities. Mr. Huvard asked Mr. Fakori whether having two video gaming establishments in close proximity would be detrimental. Mr. Fakori explained it is the opposite effect, considering the small number of terminals available at an establishment.

Mayor Ford directed the petitioners to move forward with the Plan Commission.

Attorney's Report

Mr. Huvard reported the Lake County Department of Planning issued a report on their meeting with Bridge Industrial. There is no indication the County views the type of warehouse proposed on the site as so intense or beyond the scope of what was originally intended that it would not be a permitted use. There was a question about the part of the property in the general office district, where the access road cannot go to industrial. The access road may have to be rezoned to limited industrial or the applicant could apply for a conditional use for a planned unit development. Mr. Huvard believes if the applicant applies for a PUD, they would not have to apply for rezoning. He noted the two original buildings were

reduced by approximately 300,000 square feet. Trustee Hollander noted there was one condition that the applicant would have to get water from the Village of Deerfield.

Engineer's Report

Ms. Smith has been in contact with the contractor on the road patching program. It should be a two-week project.

Plan Commission Report

Plan Commission Chairperson Laurie Breitkopf reported the Plan Commission will meet on September 7, 2023 to discuss possible land uses for the Wolters Kluwer parcel.

ZBA Report

Zoning Board of Appeals Chairperson Sherry Graditor reported the ZBA has not met.

Police Report

The police activity is attached to the end of the minutes.

Fire Protection District Report

Chief Krueger reported from January 1, 2023 to August 31, 2023, there were 475 Fire/EMS calls in Riverwoods. There were 70 more calls than 2022. Elevated Care is the busiest location in Riverwoods. The total calls went up for the entire fire district. In 2022, the department went to Elevated Care 2.4 times per day. This year, it is 1.7 times per day, which is a decrease. The police department responds to fire alarms and ambulance calls.

Information Items from the President

a. Resident and staff communications

Mayor Ford noted there are two new directors and are working on getting the most accurate and complete information to residents. They are trying to find a good way to centralize information. She suggested calling Village staff first, instead of the consultants. This will make things more consistent.

b. Approval of appointment of Vivian Hofeld as Deputy Clerk

Mayor Ford recommended Vivian Hofeld be appointed as Deputy Village Clerk.

Trustee Jamerson moved to appoint Vivian Hofeld as Deputy Clerk for the Village of Riverwoods. Trustee Hollander seconded the motion. The motion passed unanimously on a voice vote.

Visitors wishing to address the Board

George Gil has been a resident for 28 years. Riverwoods takes the woodlands and ecology very seriously. He raised concerns about potential ethical issues at a recent Plan Commission meeting. The

company that performed the wetland delineation for the 1400 Saunders property implicated the majority of the wetland was high quality. A small section in the northeast corner was not listed as high quality. The testing was completed in November, which was not in the prescribed window but additional testing was not completed. Mr. Gill expressed concern that they purposefully did not retest as it could jeopardize thing. The company boasted on their website that they can get projects approved. He voiced concerns about how the project violates buffer requirements that are in the Watershed Development Ordinance.

Todd Olinger questioned why our ecologists would mitigate a wetland to the extreme. When a wetland is mitigated to the extreme, the average needs to hit 100 feet. They mitigated to the extreme of 50 feet and do not show where they are picking up 150 feet. When you have a lot and are borrowing a wetland buffer from another lot, it has to be deeded into that lot because it is a wetland lot liability and people need to know about it. He does not believe a house can be built on lot one because there is not enough room. It will be a small house wedged in that will have no neighborhood congruency. Mr. Olinger questioned why the lot was mitigated at 50 feet.

New Business

Approval of Plat of Subdivision for 1400 Saunders Road

Mr. Huvad explained the Village has had five or six properties with wetlands that have subdivisions. The wetlands have been reduced to 50 feet or less, and the Village has been consistent. The Board usually reviews the compliance with Village Codes and Ordinances in regard to subdivision plats. The Board does not determine whether a subdivision serves public interest. Trustee Hollander cannot determine who is right or wrong, but understands the concern about the decision made by the wetland specialist. Unless there is an urgency, he questioned whether the concerned resident would be willing to pay for a second opinion. Mr. Huvad believes the opportunity to rely on a second consultant has passed. If the Village engineer believes the determination was inappropriate, that would be the Village's enforcement officer. Ms. Smith explained the certifications are ruled by the County SMC. Realistically, the only other avenue would be to have the County review it; however, that is why there is a PJD (preliminary jurisdictional determination). Most of the time, the County goes with the certified wetland specialist because that is why they are in that role.

Trustee Jamerson noted the drawing shows the wetland boundary limits which run along Saunders Road. He had questions on the impervious surface requirements listed in Article III and how some of the restrictions could be enforced. Mr. Huvad explained these restrictions are applicable to all properties in the Village. Trustee Jamerson questioned where the Overland Draining Routes are shown on the plat. Ms. Smith explained the grading and overland flow will be shown for each individual lot rather than the plat of subdivision. She noted part of the review includes the water flow. Ms. Smith provided a brief explanation of wetland buffer averaging. Trustee Smith questioned how the wetland buffer would work with three lots. Ms. Smith explained it would be based on the wetland. Mr. Huvad added it would depend on the degree of the buffer averaging. He noted the wetland specialist indicated a single-family house has a low impact on the wetlands. Narrowing the buffer in some areas would not affect the quality of the wetland. The overall effect is negligible to the quality of the wetland when most of it has buffer and when the use is impacted by a few residents living in a home.

Trustee Hollander moved to approve the Resolution for the plat of subdivision for the property at 1400 Saunders subject to the conditions stated in the Resolution. Trustee Jamerson seconded the motion.

The Trustees had questions on the Declaration of Covenants. Trustee Hollander recommended requiring an annual wetland review. The Village's primary concern is maintaining the wetlands. Ms. Smith noted there would be a cost involved. Mr. Huvard explained they want to ensure the native buffering is still intact and in compliance with the Ordinance. Trustee Eastmond expressed concern about setting a precedent and whether it would be manageable. Mayor Ford questioned whether the same standard should be retroactive to other properties. Mr. Huvard explained this would be part of the written approval for this property. The property owner did a lot of restoration work to the property, but Mr. Huvard suggested the annual review should look at the state of the native buffering, which is a result of other things being done. Trustee Jamerson noted at the Plan Commission, the wetland specialist based the recommendation on the restoration work that had been done. He believes the Board should set a forward precedent to ensure the work has been maintained. Mayor Ford questioned whether the Board is creating something more onerous than what has been recommended.

Trustee Hollander amended his motion to approve the Resolution subject to an annual review and report that the buffer has been maintained. Trustee Jamerson agreed to the modification.

Trustee Smith asked about the tree removal. Mr. Huvard explained the Village Ecologist stated the correct trees were removed and/or mitigated. Trustee Clayton is not comfortable with allowing Village staff to decide not to enforce the covenant. He believes the Board should vote to abrogate the section in the Declaration of Covenants. He is not comfortable with staff not enforcing the wetland restriction. Trustee Hollander believes either staff or a third party could evaluate it every year as a requirement.

Mr. Fortunato fully supports an annual review of this wetland property or any other. They are seeing an approval for being compliant as well as what will happen in the future. Mr. Fortunato noted less than five percent will be impervious surface. There will be three driveways off Saunders without any interior roads. The plan does not touch any protective plants and have exceeded the buffer areas. They propose building three homes within the required setbacks. Mr. Fortunato explained they started the project by restoring the property, removing invasive species and seeded for native plants over the 10.2-acre property. It will be a lush area of native plants. There will be very little earth movement and will not approach the wetland area. Mr. Fortunato noted they have met all of the Village requirements and have complied with the regulations.

The motion passed by the following vote:

AYES: Eastmond, Hollander, Jamerson (3)

NAYS: Clayton, Smith (2)

Old Business

There was no Old Business.

Committee Reports

Finance and Economic Development – Trustee Clayton noted they are working on developing the budget process outline.

Woodlands/Ecology/Legal – Trustee Eastmond will attend the Mosquito Abatement meeting. He is putting together a meeting with the County and the Thorngate residents' association.

Land Use and Roads – Trustee Hollander explained conversation on the 37 acres keeps popping up. There was a meeting on Deerfield Road and the County will maintain the 4:1 slope requirement. There are 20 properties that will no longer be impacted. He is trying to work on avoiding difficulty with traffic along the bridge.

Building and Utilities/Storm Water – Trustee Jamerson noted the Village issued 88 permits in August with 90% being for reroofs. The value was more than \$3 million. The stormwater committee met and discussed information collection, analysis and potential projects. There are ten areas that will improve the overall stormwater for the Village. The top priority is Bunker Court within the Thorngate subdivision. The pipes are under capacity and run over to Deerfield Road. The overland flow is at true capacity and does not allow for emergency vehicles to pass. The committee discussed submitting for small grants to help with engineering design as well as funding for the construction. Trustee Hollander noted the County promised to not make the situation on Deerfield Road worse.

Adjournment

There being no further business to discuss, Trustee Hollander moved to adjourn the meeting. Trustee Jamerson seconded the motion. The motion passed unanimously on a voice vote.

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The meeting was adjourned at 9:59 pm

The next regular meeting of the Board of Trustees will take place on September 19, 2023 at 7:30 pm.

Respectfully submitted,

Katie Bowne
Deputy Village Clerk

Transcribed by:
Jeri Cotton

Attachment:
Police Report
Building Report



Riverwoods Police Incident Analysis Report

Summary by Incident Type

9/5/2023

Activity Through August 31st of Each Year

Incident Type	2023 YTD	This Time 2022 YTD
46 (7503) (Mortorist Assist)	53	61
50 PD (7572) (Crash Property Damage)	65	47
50 PI (7571) (Crash Personal Injury)	15	9
50 Priv Prop (7573) (Crash Private Property)	5	5
911 Hang up (7911)	6	11
Ambulance (7021)	249	179
Animal Problem (7245)	31	49
AOA (7001)	115	179
Armed Robbery (0310)	-	-
Assault (0500)	1	1
Attempt Suicide (7221)	1	1
Battery - Simple (0460)	1	2
Battery (0400)	1	3
Burg - From Motor Veh (0760)	-	2
Burglar Alarm (7082)	179	146
Burglary - Residential (0625)	3	3
Burglary (0600)	2	1
Cell 911 (7912)	-	1
Child Seat Inspect (7042)	4	5
Construction Comp (7078)	1	-
Controlled Substance (2000)	-	-
Credit Card Fraud (1150)	1	2
Crim Damage to Prop (1310)	6	2
Crim Sexual Assault (1563)	-	-
Crim Trespass to Land (1330)	2	-
Crim Trespass to Veh (1360)	-	-
Death Investigation (7231)	1	2
Deceptive Practice (1110)	6	4
Domestic Battery (0486)	-	-
Domestic Trouble (7130)	17	11
DUI (2410)	29	35
Fingerprinting (7039)	7	5
Fire Alarm (0733)	33	24
Fire Call (7024)	33	17
Fireworks Complaints (3001)	5	7
Forgery (1120)	-	-
Found Animal (7246)	5	6
Found Prop. (7156)	5	1
Harassment by Telephone (2825)	1	1
Hold Up Alarm (7083)	15	8
Identity Theft (7198)	11	9
Lock out - Vehicle (7051)	10	13
Lost / Mislaid Prop (7144)	2	8
Missing Person (7178)	1	2
Noise Comp (7078)	18	22
Notification (7049)	9	13
Other Comp (7079)	52	44
Other Investigation (7199)	25	22

Incident Type	2023 YTD	This Time 2022 YTD
Other Trouble (7139)	5	4
Parking Complaint (7522)	11	9
Premise Exam (7041)	997	909
Public Service (7040)	45	31
Roadway Debris (7250)	19	10
Solicitor (7063)	13	4
Suicide (7211)	-	-
Suspicious Auto (7123)	38	42
Suspicious Person (7123)	23	26
Telephone Threat (2820)	-	-
Theft from Motor Veh (0710)	-	2
Theft of Motor Veh (0910)	2	1
Theft Over \$500 (0815)	4	1
Theft Under \$500 (0825)	3	3
Traffic Complaint (7521)	38	37
Turned in Weapon/Ammo (7160)	1	1
Village Ord. Violation (7500)	16	13
Well Being Check (7045)	41	25
Total:	2282	2081
Crime Prevention Notices	391	378
Case Reports	128	143
Traffic Stops	1043	1312
Number of Citations issued	420	517
Number of Persons Issued Citations	277	364

7 houses are currently on the Vacation Watch list and are checked regularly.

**Village of Riverwoods
Building Permits Issued
For Date From 08/01/23 to 08/31/23**

<u>Issued</u>	<u>Permit Number</u>	<u>Address</u>	<u>Type</u>	<u>Value</u>	<u>Permit Fee</u>	<u>Plan Review</u>	<u>Inspection</u>	<u>Other Fee</u>	<u>Total Fee</u>
8/1/2023	PB12382	1390 WOODLAND LN	Demolition Primary Structure	67,500.00					
8/2/2023	PB12383	4 BANEERRY LN	Reroof	21,975.00					
8/2/2023	PB12408	975 WHIGAM RD	Reroof	39,793.63					
8/2/2023	PB12409	2440 DUFFY LANE	Reroof	36,166.00					
8/2/2023	PB12410	1726 CLENDENIN LN	Reroof	85,859.83					
8/2/2023	PB12412	8 JULIE LANE	Screen Porch	38,750.00					
8/3/2023	PB12411	2905 DUFFY LANE	Driveway	14,200.00					
8/3/2023	PB12414	2950 RIVERWOODS RD	Walkway	900					
8/3/2023	PB12415	1000 PORTWINE RD	Reroof	31,480.00					
8/4/2023	PB12416	443 CASTLE PINES LN	Reroof	218,989.00					
8/4/2023	PB12417	2376 MASTERS LN	Reroof	21,971.00					
8/4/2023	PB12418	2421 FOREST GLEN TRL	Reroof	33,200.00					
8/4/2023	PB12419	1320 KNOLLWOOD WAY	Driveway	4,240.00					
8/4/2023	PB12420	1345 WOODLAND LN	Reroof	49,285.00					
8/10/2023	PB12304	504 PEBBLE BEACH LN	Deck	18,000.00					
8/10/2023	PB12421	2324 GLEN EAGLES LN	Reroof	22,463.72					
8/10/2023	PB12422	2372 GLEN EAGLES LN	Reroof	27,377.49					
8/10/2023	PB12423	432 CASTLE PINES LN	Reroof	33,099.00					
8/11/2023	PB12424	7 JULIE LN	Reroof	61,090.87					
8/11/2023	PB12425	2364 GLEN EAGLES LANE	Reroof	28,016.55					
8/11/2023	PB12426	1340 WOODLAND LN	Reroof	22,810.00					
8/11/2023	PB12427	1497 EAST COURSE DRIVE	Reroof	42,000.00					
8/11/2023	PB12428	1111 PORTWINE ROAD	Reroof	120,000.00					
8/11/2023	PB12429	2270 CONGRESSIONAL LN	Reroof	25,260.00					
8/11/2023	PB12431	2800 HOFFMAN LANE	Reroof	42,000.00					
8/11/2023	PB12434	1051 SAUNDERS RD	Reroof	28,337.00					
8/14/2023	PB12430	2223 WOODLAND LN	Reroof	24,750.00					
8/14/2023	PB12433	1915 MAPLE PLACE	Reroof	10,000.00					
8/14/2023	PB12438	1321 WOODLAND LN	Driveway & Walkway	21,350.00					
8/14/2023	PB12439	2424 SEMINOLE COURT	Reroof	18,645.00					
8/15/2023	PB12440	1380 WOODLAND LN	Reroof	29,500.00					
8/16/2023	PB12441	655 THORNGATE LANE	Reroof	74,118.56					
8/16/2023	PB12442	1379 KENILWOOD LANE	Reroof	31,210.44					
8/16/2023	PB12443	2715 DAIQUIRI DR	Reroof	98,536.00					
8/17/2023	PB12432	446 SOMERSET HILLS CT	Reroof	152,946.30					
8/17/2023	PB12436	2351 WOODLAND LN	Reroof	23,400.00					
8/17/2023	PB12444	2260 CONGRESSIONAL LANE	Miscellaneous	16275					
8/17/2023	PB12445	1316 WOODLAND LN	Reroof	33,261.83					
8/17/2023	PB12448	1 JULIE LANE	Reroof	37,509.35					
8/18/2023	PB12447	1000 PORTWINE RD	Generator	8,046.62					
8/18/2023	PB12450	1029 OAKHURST LN	Reroof	82,225.00					
8/18/2023	PB23-0024	1359 BLACKHEATH LN	Garage Sale	0					
8/22/2023	PB12453	1104 OAKHURST LN	Reroof	70,000.00					
8/22/2023	PB12455	1 KINGSWOOD COURT	Reroof	39,000.00					
8/23/2023	PB12307	460 MUIRFIELD LN	Irrigation Sprinkler	6,250.00					
8/23/2023	PB12402	1805 TRILLIUM LANE	HVAC Replacement	5,857.00					

8/23/2023	PB12446	560 JUNE BERRY ROAD	Res - Windows/Doors	39,986.00			
8/23/2023	PB12451	1155 WHIGAM ROAD	Driveway & Walkway	12,075.00			
8/23/2023	PB12452	2055 N MILWAUKEE AVE	Wall Sign	8,600.00			
8/23/2023	PB12457	7 BURR OAK TRL	Res Remodel	17,500.00			
8/23/2023	PB12458	2321 LEGENDS CT	Reroof	32,000.00			
8/23/2023	PB12460	2891 RIVERWOODS RD	Reroof	55,649.30			
8/23/2023	PB12461	2730 EDGEWOOD LN	Reroof	54,538.98			
8/23/2023	PB12462	665 MASTERS LN	Reroof	27,955.19			
8/24/2023	PB12413	2251 CONGRESSIONAL LN	Reroof	35,000.00			
8/24/2023	PB12456	1155 WHIGAM ROAD	Reroof	27,185.23			
8/24/2023	PB12459	1700 ROBINWOOD LN	Reroof	48,000.00			
8/24/2023	PB12463	1326 KNOLLWOOD WAY	Reroof	38,325.00			
8/24/2023	PB12466	2700 CRESTWOOD LN	Reroof	16,000.00			
8/24/2023	PB12467	2316 BRAE BURN DRIVE	Reroof	187,000.00			
8/24/2023	PB12468	1 FOXTAIL CT	Reroof	48,000.00			
8/24/2023	PB12469	2830 BLACKTHORN RD	Reroof	45,000.00			
8/24/2023	PB12470	475 SOMERSET HILLS CT	Reroof	88,500.00			
8/24/2023	PB12471	845 BLACKHAWK LN	Driveway	13,500.00			
8/24/2023	PB12473	1400 WOODLAND LANE	Reroof	148,895.53			
8/24/2023	PB12474	1781 SAUNDERS RD	Reroof	34,460.00			
8/29/2023	PB12449	9 CHICORY LN	Reroof	40,950.00			
8/29/2023	PB12472	2420 RIVERWOODS RD	Reroof	57,441.20			
8/30/2023	PB12454	1127 MILWAUKEE AVE	Com Remodel	100,000.00			
8/30/2023	PB12475	2314 GLEN EAGLES LANE	Reroof	18,100.00			
8/30/2023	PB12476	885 HOFFMAN LN	Reroof	54,000.00			
8/30/2023	PB12478	656 MASTERS LANE	Reroof	16,182.00			
8/30/2023	PB12479	1792 CLENDENIN LN	Reroof	41,000.00			
8/30/2023	PB12481	2323 GLEN EAGLES LN	Reroof	21,382.09			
8/30/2023	PB12482	2050 CLENDENIN LANE	Reroof	52,983.10			
8/30/2023	PB12483	1320 KNOLLWOOD WAY	Reroof	16,576.00			
8/30/2023	PB12484	3 WOODLAND CT	Reroof	15,759.00			
8/31/2023	PB12437	2001 MILWAUKEE AVE	Com Remodel	85,000.00			
8/31/2023	PB12477	2639 FOREST GLEN TRL	Reroof	10,898.80			
8/31/2023	PB12486	1300 WOODLAND LN	Reroof	43,895.00			
8/31/2023	PB12487	430 MUIRFIELD LANE	Reroof	6,130.00			
8/31/2023	PB12488	2486 W COURSE DR	Reroof	50,562.00			
8/31/2023	PB12489	1365 KENILWOOD LN	Reroof	55,000.00			
8/31/2023	PB12490	1385 KENILWOOD LN	Reroof	153,523.90			
8/31/2023	PB12491	2343 GLEN EAGLES LANE	Reroof	27,998.90			
8/31/2023	PB12492	700 BAY HILL COURT	Reroof	24,300.00			
8/31/2023	PB12493	1336 KENILWOOD LN	Reroof	18,500.00			
8/31/2023	PB12494	6 COLUMBINE LN	Reroof	108,542.15			

Total Permits	88	\$3,914,519.56	\$15,465.00	\$11,279.00	\$14,880.00	\$0.00	\$41,624.00
Aug. 2022	27	\$602,230.00	\$11,360.73	\$5,074.00	\$0.00	\$0.00	\$16,434.73
YTD 2021	232	\$5,949,215.70	\$75,110.98	\$34,380.00	\$0.00	\$0.00	\$109,490.98
YTD 2022	187	\$10,779,477.80	\$134,695.35	\$94,455.00	\$0.00	\$0.00	\$229,150.35
YTD 2023	381	\$14,229,656.94	\$68,228.11	\$40,555.00	\$62,503.75	\$0.00	\$171,286.86
Inspections	114						