

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
5:30 P.M., JUNE 18, 2013**

AGENDA

- I) Call to Order**
- II) Roll Call**
- III) Minutes - June 4, 2013 Committee of the Whole**
- IV) Regular Business**
 - 1) Discussion Concerning the Devon-Lincoln TIF District (5:30 – 6:00 p.m.)
 - 2) Discussion Concerning Regulating Assault Weapons (6:00 – 6:30 p.m.)
 - 3) Discussion Concerning Proposed Building Code Updates (6:30 – 7:00 p.m.)
 - 4) Discussion Concerning a Request to Postpone Business and Liquor Licenses for Myron and Phil Restaurant (7:00 – 7:10 p.m.)
 - 5) Biennial Status Report from the Park and Recreation Board (7:10 – 7:30 p.m.)
- V) Public Comment**
- VI) Adjournment**

DATE POSTED: June 14, 2013

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VILLAGE HALL COUNCIL CHAMBERS
JUNE 4, 2013**

DRAFT

Call to Order

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:30 P.M., Tuesday, June 4, 2013 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Turry, Trustees Cope, Leftakes, Patel (6:40), Klatzco, Elster

ABSENT: Trustee Sprogis-Marohn

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Timothy Clarke, Director of Community Development; Police Chief Robert LaMantia; Aaron Cook, Development Manager; Melissa Steirer, Management Analyst; Ashley Engelmann, Assistant to the Public Works Director; Manuel Castaneda, Public Works Director; Charles Greenstein, Village Treasurer; Plan Commission Chair Paul Eisterhold.

Approval of Minutes

The minutes of the May 21, 2013 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Elster moved to approve the minutes as presented. Trustee Klatzco seconded the motion. The motion passed by voice vote.

Regular Business

1. Discussion Concerning the Village's Current Intergovernmental Partnerships

This item was presented by Mr. Wiberg using PowerPoint. This was previously presented last year, but due to the new members of the Board it was felt that this required a repeat of the information.

Consortiums Background

Intergovernmental Consortium defined:

- Official agreement with other municipalities
- Organization delivers a specified service
- Organization oversees a pool of funds collected from each participant
- Board of Directors oversees the organization
- Each participating organization has one representative on the Board of Directors

Benefits of Intergovernmental Consortium

- Economics of scale pricing
- Enhanced service provision

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Fourteen partnerships were identified:

- North Suburban Benefits Cooperative (NSEBC)
- Solid Waste Agency of Cook County (SWANCC)
Some discussion ensued regarding receptacles and the costs involved for leaving this partnership
- Intergovernmental Risk Management Agency (IRMA)
- Maine Niles Special Recreation Association (MNASR)
- Regional Emergency Dispatch (RED Center)
- Northeastern Illinois Regional Crime Laboratory (NIRCL)
- Northeastern Illinois Public Safety Training Academy (NIPSTA)
- Northwest Municipal Conference (NWMC)
It was noted that President Turry has served as president of this partnership
- North Regional Police Assistance Consortium (NORPAC)
- Mutual Aid Box Alarm System (MABAS)
- North East Multi-Regional Training (NEMRT)
- Northern Illinois Police Alarm System (NIPAS)
- North Regional Major Crimes Task Force (NORTAF)
- Geographic Information Systems Consortium (GIS)

For each partnership the following areas were defined:

- Agency Name
- Description
- Total Funds
- Village Contribution
- Number of Members
- Years of Village Participation
- Consortium Member Representation
- Village Representative

Some discussion ensued. It was decided that because of time constraints, this discussion could be continued at another time.

2. Discussion Concerning the Posting of Public Health Restaurant Inspections

This item was presented by Mr. Petroschius using PowerPoint.

A previous discussion of this item took place at the Village Board meeting of April 2, 2013.

A discussion ensued and Trustee Klatzco provided information as a restaurant business owner

Outline

1. Current Practice
2. Public Access to Health Inspections
3. Onsite Posting of Grade Cards
4. Other Cities
5. EDC Recommendation
6. Considerations

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Current Practice

- Lincolnwood contracts with the Cook County Department of Public Health who completes inspections
- Inspectors subtract violations from a 100 point scale
- 80 – 100 points = pass and continue operations
- 61 – 79 points = failed inspection, notice and re-inspection required within two weeks
- 60 points or less = immediate closure

Violations and other regulations

<u>Violation</u>	<u>Action</u>
1, 2 or 3 point violation	Correct violation ASAP
4 or 5 point violation	Correct violation within 10 days
60 or less total inspection score	Restaurant closes and takes corrective action within 48 hours
Two consecutive scores of 79 or less	Restaurant closes and takes corrective action within 48 hours
Score of 79 or less	Owner must correct violations; re-inspection required

Public Access to Health Inspections

Residents must submit a FOIA request to the Village Manager for the most recent inspection report of a food establishment

Public Display of Health Inspection Scores

- On Village Website
 - A grade card displayed onsite at food establishment
 - Most common at city or county level
 - Posted onsite to enhance the transparency of food establishment hygiene levels
- A Palatine food inspection form was displayed as well as a list of Palatine restaurants and their scores

Research

- There is a positive relationship between posting health inspection grade cards and a decrease in the number of foodborne illnesses
- Posting health inspections caused scores to increase

Other Cities

Chicago Illinois

Post health inspection grades online. Indicated on a Pass/ Fail standing

Champaign-Urbana, Champaign County, IL

Post monthly health inspection reports online. Health inspection indicated as “Good Standing” or “Re-inspection Required”

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Palatine IL

Requires health inspection scores be posted on site in a visible area and on the Village's website. Palatine requires restaurant owners post most current health inspection scores. Since 2008

Village Board Consideration

- April 2, 2013 Committee of the Whole
- Matter was discussed
- No decision
- Concerns of onsite posting's negative impact to attracting new restaurants – directed staff to contact Village of Palatine and their Chamber of Commerce
- Deferred to EDC

Research Results

Village of Palatine onsite posting results

- Backlash when implemented
- Now only low-scoring establishments complain
- Good-scoring restaurants support the practice

EDC Input Sought – May 22, 2013

Posting onsite would be beneficial

Posting scores would be confusing

- Public does not know Village scoring system

Recommended 5-0 onsite posting letter grade system

- A – 90-100
- B – 80-99
- C – 61-79 (Re-inspection Required)
- 60 or less not needed – Immediate closure

Audience Present

- Trustee Klatzco – Bunny Hutch – Concerns about inspection process
- Mary Wilkie – Illinois Restaurant Association – Did not object to onsite posting – Favored Pass/Fail posting instead of score or letter grade

Options

- Status Quo – FOIA only method to obtain inspection information
- Publish inspection scores on website
- Publish inspection scores onsite of food establishment
- Publish letter grade onsite – Conceptual letter grade

A draft of a Sanitary Inspection grade form was exhibited

Consensus of the Board was that more information is needed. Staff will attempt to get input from restaurant owners. The Chamber will also be contacted for additional input.

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Adjournment

At 7:40 P.M. Trustee Elster moved to adjourn Committee of the Whole. Trustee Klatzco seconded the motion. The motion was approved by voice vote.

Respectfully Submitted,

Beryl Herman
Village Clerk

MEMORANDUM

TO: President Turry and Members of the Village Board

FROM: Douglas J. Petroschius, Assistant Village Manager

DATE: June 14, 2013

SUBJECT: **June 18 Committee of the Whole Meeting**

As a reminder, the Committee of the Whole (COTW) meeting is scheduled for **5:30 p.m.** on Tuesday evening in the Village Hall Council Chambers. Dinner will be available beginning at **4:45 p.m.** in the Village Hall Board Conference Room.

Please find below a summary of the items on the COTW agenda:

- 1) **Discussion Concerning the Devon-Lincoln TIF District (5:30 – 6:00 p.m.)**
At the May 21, 2013 COTW meeting the proposed Devon-Lincoln TIF District was discussed and postponed until the June 18 meeting. A Trustee at the May 21 meeting requested that more information be provided regarding the Village's vision for the proposed TIF District. [Attached](#) is a memorandum from the Community Development Director which provides a summary of the proposed TIF District, a brief history of TIF Districts in the Village, and potential projects for the proposed TIF District. As a matter of note, the continuation of the Public Hearing process for the proposed TIF District is listed as Item 4 on the Regular Meeting Agenda.
- 2) **Discussion Concerning Regulating Assault Weapons (6:00 – 6:30 p.m.)**
On May 31, the Illinois General Assembly approved House Bill 183, which both creates the new Firearms Conceal Carry Act and amends the existing Firearm Owners Identification Card (FOID) Act. The Bill has not yet been signed into law by the Governor. Of immediate concern to Illinois municipalities is the provision of the Bill that pre-empts and restricts home rule authority to regulate the possession or ownership of assault weapons. The proposed pre-emption does not take effect until 10 days after the Bill becomes law. On Tuesday evening the Village Attorney will present the Village's options pertaining to any action the Village may want to consider in response to the pending State legislation.
- 3) **Discussion Concerning Proposed Building Code Updates (6:30 – 7:00 p.m.)**
One of the central functions of every municipality is to regulate construction on private property. Since the construction industry is ever evolving, most municipalities adopt by Ordinance internationally recognized building codes that contain standardized requirements which are based on widespread knowledge of the building industry. This removes an impediment to development that could be caused with differing building codes adopted by each local jurisdiction and provides familiarity and ease of use among architects, engineers, and trades people. The Village currently uses the 2006 International Building Codes. Every few years the international codes are revised by the International Code Council and municipalities adopt the new codes to stay current with industry trends. [Attached](#) is a memorandum from the Development Manager who is

recommending the Village adopt the 2009 Building Code with amendments as well as other building codes which will be discussed Tuesday evening.

4) **Discussion Concerning a Request to Postpone Business and Liquor Licenses for Myron and Phil Restaurant (7:00 – 7:10 p.m.)**

On May 8, 2013 there was a fire at Myron and Phil restaurant, 3900 Devon Avenue, which caused the business to close temporarily. Prior to the fire, Mark Freedman of Myron and Phil paid \$2,000 for the restaurant's annual business and liquor licenses, which went into effect May 1, 2013. [Attached](#) is a letter from Mr. Freedman dated June 3 requesting that the Village postpone their business and liquor licenses until the restaurant reopens, which is estimated to be in eight to 10 months.

5) **Biennial Status Report from the Park and Recreation Board (7:10 – 7:30 p.m.)**

Park and Recreation Board Chair Demerise Gratch will be present to report on the Board's progress for the previous two years. [Attached](#) is the Board's biennial report.

If you should have any questions concerning these matters, please feel free to contact me at (847) 745-4711.

Memorandum

To: Timothy C. Wiberg
Village Manager

From: Timothy M. Clarke, AICP
Community Development Director

Date: June 12, 2013

**Subject: Proposed Devon-Lincoln TIF District
Envisioned Purpose**

The proposal to create the Devon-Lincoln Tax Increment Finance (TIF) District is a recommendation of the Economic Development Commission (EDC). Over the last few years, the EDC has studied this area and its conditions. As many will recall, the EDC was instrumental in recommending the Village's first TIF District, the Village's North East Industrial District (NEID) TIF District established in 1996, as well as the Touhy-Lawndale TIF District (Lowe's site) established in 1998.

There are two basic approaches to the use of TIF by local government. One is a TIF created for a specific anticipated development. Such TIF's, sometimes requested specifically by a developer, are aimed at removing specific economic impediments standing in the way of a development. The Village's Touhy-Lawndale TIF, now home to the Lincolnwood Lowe's Home Improvement Store, is an example of this type of TIF, which was established by the Village to assist in the redevelopment of what was then vacant and deteriorating industrial property. Rather than creating a TIF District for a specific redevelopment, another general approach to the use of TIF is to utilize TIF to undertake various area public improvements to enhance the public infrastructure of the area, thereby encouraging private re-investment in the area. This approach is the general basis of the Village's first TIF, the NEID TIF District, and is also the approach underlying the proposed Devon-Lincoln TIF District.

By most accounts, the NEID TIF District has been successful. Deteriorating infrastructure has been fixed and new area improvements, such as traffic signals, public parking lots as well as a new access roadway completed, and firms such as Voss Belting and Trim Tex have expanded in the area and firms such as Food for Thought, Ravenswood Studio, Dominick's and others have relocated to the district. Although the Village is not precluded from using NEID TIF funds to

assist in property redevelopment, except for grants provided through the Property Enhancement Program (PEP) and Green Improvements For Tomorrow (GIFT) program, to date no specific or direct assistance has been provided from the NEID TIF fund to a developer or business. In recommending a TIF District for the Devon-Lincoln area, the EDC envisions that the Village will generally utilize the approach used in the NEID TIF District by largely making various public enhancements to the area to encourage private reinvestment, and where a need demonstrated, consider assisting in property redevelopment.

Proposed Devon-Lincoln TIF Budget

In creating a TIF District, state law requires the development of a TIF budget. This overall TIF budget is intended to allow for specific improvement projects over the life of the TIF District (23 years) and as such is drafted in order to provide wide latitude to the Village Board over these many years. The proposed Devon-Lincoln TIF Budget is part of the proposed TIF Redevelopment Plan and is copied below:

Proposed Devon-Lincoln TIF Budget

Redevelopment Project Area Project Cost Estimates

Program Actions/improvements	Estimated Costs
Land Acquisition and Relocation	\$2,000,000
Site Preparation, Including Environmental Remediation, Demolition and Site Grading	\$5,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities and Road Improvements	\$7,000,000
Public Improvements/Facilities and Parking Structures	\$5,000,000
Rehabilitation of Existing Structures	\$3,000,000
Interest Costs Pursuant to the Act	\$1,000,000
Professional Service Costs, (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	\$750,000
Job Training	\$750,000
Statutory School & Library District Payments	\$500,000
Total Estimated TIF Budget	\$25,000,000

The line items listed in the proposed TIF budget correspond to TIF expenditure items permitted by the State and by inclusion in the proposed TIF budget allow the Village Board to utilize TIF Funds over the course of 23 years, as it deems necessary and appropriate for that broad line item activity. It should be noted that the actual specific line item dollar amounts indicated in the budget for each line item neither limits nor authorizes fund expenditures for that item.

Contemplated Projects for Proposed Devon-Lincoln TIF District

Although a TIF Budget is required, because it is crafted to correspond to state law and also to provide the Village Board with the greatest flexibility over a 23 year TIF lifespan, it by nature does not provide specific insight into the type of improvement projects that are envisioned for the area. Below is a list, with potential costs, of some currently contemplated or possible public improvement projects for the proposed Devon-Lincoln TIF District.

Project	Potential Cost
New Devon Avenue Streetscape/streetlights (north side)	\$ 2,650,000
New Lincoln Avenue Streetscape/streetlights	\$ 2,550,000
New Public Parking lot(s)	\$ 3,000,000
Water Supply Improvements/Replacements	\$ 1,500,000
Sewer/stormwater improvements	\$ 1,200,000
Street resurfacing	\$ 600,000
Sidewalks/Trees	\$ 500,000
TOTAL	\$12,000,000

The projects listed above are just some of the possible public improvement projects currently envisioned for the proposed Devon-Lincoln TIF District over its 23 year lifespan. Costs shown are preliminary costs only and given the lifespan of the TIF, the nature and extent of projects may change as well as additional projects developed. In addition to the above list, TIF funds are contemplated to be used for grants to area businesses under the PEP and GIFT programs.

In addition to these currently envisioned public improvement projects and grant programs, property redevelopment in the proposed TIF area is anticipated during the life of the TIF District. Based on what may be proposed along with demonstrated need, TIF funds may also be utilized to assist in specific redevelopment of certain property.

TIF Financing

Simply put, TIF is a financing mechanism, authorized by the State of Illinois to assist local government in addressing both blighting conditions and stagnant or declining property values of a specific area. By its nature, TIF can only be successful where property values in the designated area actual increase, creating the new additional property tax increment. Rather than utilizing general funds raised at-large from throughout the community, in many ways, TIF is a financial “bootstrap” mechanism allowing an area to improve by using the additional property taxes created in the area to help pay for the improvements to that area.

TIF only pertains to property taxes from increased property values. Once a TIF is established, property taxes continue to flow to each taxing district based on each taxing district's current tax rate and the Equalized Assessed Value of the TIF District at the time the area is designated a TIF District. During the life of a TIF District, all property taxes generated from any increase in the Equalized Assessed Value (over the initial base year), are placed in a separate fund to be used by the municipality to improve the designated area. Only where TIF is unsuccessful and property values continue to decline in the area, or the taxing district's tax rate is reduced, does a taxing district receive less property taxes from a TIF District area than they do at the time the TIF is created.



MEMORANDUM

TO: Timothy C. Wiberg, Village Manager

FROM: Aaron N. Cook AICP, Development Manager
Timothy M. Clarke, AICP Community Development Director

DATE: June 14, 2013

SUBJECT: **Building Code Updates**

The purpose of utilizing international or nationally recognized codes as the basis of local building codes is their standardization of requirements and widespread knowledge and use in the building industry, thereby removing an impediment to development that could be caused with differing building codes adopted by each local jurisdiction. Using international and national codes as the basis of the local building codes provides familiarity and ease of use among architects, engineers and trades people.

With few exceptions, the Village utilizes the family of established International Codes as the basis of the Village's Building and Property Maintenance Codes. Use of the International Codes as the basis of local building codes is widespread in this area, with Evanston, Skokie, Niles, Glenview, Park Ridge and Wilmette having adopted versions of these International Codes (Chicago has its own locally created code). This family of International Codes includes the following specific codes:

- International Building Code (IBC)
- International Residential Code (IRC)
- International Fire Code (IFC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- International Property Maintenance Code (IPMC)
- International Energy Conservation Code

The Village has also adopted the National Electrical Code (NEC) and as mandated by the state legislature, the Illinois Plumbing Code. Various other related codes, such as the State Elevator Safety Code, have also been locally adopted.

On October 4, 2007, the Village adopted the 2006 version of the above international codes, as well as the 2005 version of the National Electrical Code. Periodically these codes are updated by organizations such as the International Code Council (ICC), in order to account for new building technologies or to respond to weaknesses identified in older versions of the code. Typically new versions of the international codes are produced every three years. Since the Village adopted the 2006 family of codes, the ICC has produced both 2009 and 2012 versions of the International Codes.

Code Updates

To keep Village codes relatively current, staff is proposing that the Village update its building codes using the 2009 family of International Codes as the basis of this update, along with the 2011 version of the National Electrical Code. Staff does not recommend adoption of the 2012 version of the International Codes at this time, as staff believes codes should be tested over a period of time before utilized and implemented locally.

In updating the Village's set of building and property maintenance codes, staff requested that TPI Building Code Consultants (TPI), the Village's Plan Review and inspection firm, review and identify the major code changes occurring between the 2006 and 2009 versions of the International Codes and the changes occurring between the 2005 and 2011 versions of the National Electric Code. Attached is a memorandum from Steve Mertes, Master Code Professional (MCP) and staff member with TPI, which describes the most notable changes between these respective editions of the international and national codes.

Because these codes are updated approximately every three years, changes between code editions typically are comprised mostly of technical refinements. That said, the 2009 International Residential Code (IRC) now contains more complete requirements for construction of balconies and decks to respond to recent incidents of balcony collapses and the 2009 IRC now also requires all new single family and townhouses to have fire sprinklers (previously this was enacted by the Village with the adoption of the separate 2006 Life Safety Code).

The updated 2011 version of the National Electric Code (NEC) now contains more complete requirements for charging and repair of electric vehicles and also for solar and wind energy systems. This 2011 updated version of the electric code also expands requirements for arc-fault protected receptacles and now also requires use of tamper resistant receptacles.

Local Code Amendments

To adopt the international or national codes locally, certain ministerial local amendments to the text of the international or national codes are made. These ministerial local amendments consist of a variety of word changes referencing terms, such as the insertion in the code of the term "Village of Lincolnwood" or providing the proper reference, such as to the "Illinois Plumbing Code". Some provisions of the international or national codes which are determined to be not applicable locally are also deleted.

In addition to such ministerial local code amendments needed, often a local jurisdiction will determine that a certain matter is not addressed in the international/national codes and a local

amendment to the international/national code is necessary to add or change certain requirements. The international/national codes for instance do not provide a specific time period for expiration of building permits and several years ago, to address concerns on the length of construction projects, the Village Board adopted a local code amendment limiting the validity of building permits to no more than one year from date of issuance. Similarly, a section was added locally to the code providing a mechanism to extend the time period for building permits.

Philosophically, to utilize the advantage of international/national codes, local amendments should be kept to a minimum to address specifically identified local concerns. In proposing local amendments to the recommended adoption of the 2009 International Codes and 2011 National Electric Code, existing local amendments such as those relating to the time duration of permits, have been carried forward. To consider what additional local amendments might be prudent, staff from the Fire Department, Public Works Department and Community Development Department, along with the expertise of TPI were requested to propose local code amendment recommendations to the updated international/national codes. Attached is a document entitled “Article 2. BUILDING CODE, which under “Exceptions, insertions and additions”, lists all of the proposed local amendments (those which are highlighted in this document are new proposed local amendments).

Of those new local code amendments proposed, TPI has advised that four proposed staff recommended local amendments are atypical or involve policy direction. These are:

- 1) Fire Sprinkler Requirement for existing single family, duplexes and townhomes**
Currently, the Village Life Safety Code requires all new residences in the Village to have fire sprinklers and also requires fire sprinklers in residences where alterations occur in 50% or more of the residence. However, the Village does not have any regulation requiring fire sprinklers for additions to residences. This proposed local amendment would require the installation of fire sprinklers throughout an existing residence, where an addition to an existing residence is proposed that is more than 50% of the floor area of the new total floor area of the residence, or where both an addition to a home is requested and alterations to an existing home are proposed that would result in the addition and altered area being greater than 50% of the new total floor area of the residence

- 2) Revised Definition of Fire Area**
This proposed local amendment would result in elimination of the current option to “compartmentalize” a building with fire walls and fire barriers, resulting in additional requirements for fire sprinklers in smaller buildings and also in some existing buildings where a change in use is occurring.

- 3) New Vacant Building Board-up Requirement**
Staff is proposing that the Property Maintenance Code be amended to reference standards for the Board-up of structures. The proposed standards are taken from Morton Grove and include standards for when a permit is required, permit issuance/denial, duration requirements, emergency board-up provision, board-up standards, notice provisions and penalty.

4) Forfeitable Deposit for Temporary Occupancies

Staff is recommending that a deposit provided at the time of the issuance of a temporary occupancy be forfeited if the outstanding work is not completed by the expiration of the temporary occupancy permit.

Attached is a memorandum from TPI which discusses in more detail these four proposed local amendments.

At the June 18, 2013 COTW meeting, Steve Mertes of TPI and representatives of Village departments will be present to discuss the proposed building code update and proposed local code amendments. At this meeting, staff seeks Village Board input and direction in order to finalize the code update documents for formal consideration of these matters at a subsequent Village Board meeting.

Attachments:

1. TPI Memorandum Concerning Local Amendment Policy Items for COTW Meeting
2. Morton Grove Municipal Code Chapter 14: "Standards for Boarding Up Vacant and Occupied Structures in all Zoning Districts"
3. TPI Letter Summarizing Notable Code Changes & Notable Proposed Local Amendments
4. Proposed Article 2. Building Code w/ Local Amendments

T.P.I.

Building Code Consultants, Inc.

Policy Discussion Items for the COTW Meeting

The following proposed code local code amendments are posed to the Village Board for discussion as they are either “policy amendments” or are proposed amendments which are atypical and/or may not be well received in the community.

1) Proposed local amendments:

Fire Sprinklers in Homes/Townhomes Due to Addition and Alteration

Insert: “**Existing townhouse structures.** Where the total area of alterations/reconstruction in any 30 month period is 50% or greater than the aggregate area of the townhouse, or where the combined area of an addition and alteration/reconstruction is 50% or greater than the aggregate area of the combined structures (area of existing house plus area of addition), an automatic fire sprinkler system, designed in accordance with Section P2904, shall be installed throughout the entire townhouse and, if applicable, the entire addition.

Insert: “**Existing one- and two-family dwellings.** Where the total area of alterations/reconstruction in any 30 month period is 50% or greater than the aggregate area of the dwelling structure, or where the combined area of an addition and alteration/reconstruction is 50% or greater than the aggregate area of the combined structures (area of existing house plus area of addition), an automatic fire sprinkler system, designed in accordance with Section P2904 or NFPA 13D, shall be installed throughout the entire dwelling structure and, if applicable, the entire addition.

Comment:

The Village Life Safety Code currently addresses fire sprinkler requirements for new home construction and alterations in an existing residence. These proposed local amendments will require existing townhomes, duplexes and single family homes to install/retrofit a fire sprinkler system in the entire existing structure if an addition is installed and the area of the addition plus, the area of any alterations in the existing structure, is 50% or greater than the combined area of the original structure plus the area of the addition. Such an amendment requiring existing residences to install fire sprinklers throughout the residence would add costs to a project and could deter residential additions and related alterations.

2) Proposed local amendment:

Revise Definition of Fire Area to Require Fire Sprinklers and Not Compartmentalization

Insert: “**FIRE AREA** The aggregate floor area bounded by the exterior walls of a building or structure, regardless of fire walls, fire barriers or fire resistance-rated horizontal assemblies.

Comment:

The current Building and Fire codes require fire sprinkler systems based, in part, on the “fire area” for a particular Use Group (Business, Storage, Mercantile, etc.), which is defined as “the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building”. As such, the requirement for fire sprinklers would be based upon the area of a certain use per floor, and the code allowed the designer to compartmentalize a building with rated fire walls and fire barriers. The proposed amendment takes away the option to compartmentalize and expands the trigger area from the area of a certain use group on a floor to the area of the entire building. This increases the number of buildings that will now be required to have a fire sprinkler system and the requirement will now include buildings of much smaller sizes. Of further note is that this requirement would be applied to existing buildings where there is a change in use.

LFD Fire Prevention Response:

This change in the definition of a Fire Area addresses the lack of fire protection for these buildings which are typically older and have had little or no maintenance of existing fire separation assemblies. Most of these structures are buildings built prior to the need for computer networking, integrated phone systems, updated HVAC systems, etc., resulting in numerous penetrations to fire walls and fire separation assemblies over the years. In addition these are buildings that typically would **NOT** retroactively be candidates for sprinklers under this code change due to the existing, non-conforming status and would only affect structures that would have a change in occupancy type to that of a higher hazard or life safety concern when called for under the Life Safety Code. We anticipate this requirement effecting primarily new construction and would prohibit builders from avoiding our currently adopted sprinkler requirements by compartmentalizing a building.

3) Proposed local amendment:

Regulations for the Boarding Up of Vacant or Unoccupied Structures

Insert: “**Boarding up of openings in vacant or occupied structures.** The boarding up of window and or door openings in vacant and occupied structures to protect said structure from the elements, to ensure security of the structure or to ensure the safety of the public shall be done only in accordance with and in compliance of the Village of Lincolnwood “Standards For Boarding Up Vacant And Occupied Structures In All Zoning Districts”.

Comment:

The Village does not have regulations for the boarding of vacant or unoccupied structures. Attached are the standards adopted by Morton Grove which staff recommends for adoption in substantial form. The items for discussion are; 1) should the Property Maintenance Code be amended to include board up standards; 2) are the standards as adopted by Morton Grove acceptable; and 3) what are the proper time frames for the initial allowance or requirement for board up and any permit extensions? Morton Grove allows an initial period of 120 days with a possible extension period of 60 days.

4) Proposed local amendment:

Forfeitable Deposits for Temporary Occupancies

Insert: “**Deposit and compliance.** Prior to the granting of a temporary occupancy, the applicant shall submit a deposit equal to 110% of the cost of completion of all outstanding items necessitating the request for a temporary occupancy. Said deposit shall be forfeited to the Village upon non-completion of any such outstanding items at the expiration of the temporary occupancy.”

Comment:

The requirement for a deposit to cover the work that was not completed at the time of the issuance of a Temporary Certificate of Occupancy is not new. The question for discussion is whether the Village should require the deposit money to be forfeited if the outstanding work under which the temporary occupancy was issued was not completed. The reason for this proposal is that too many contractors and property owners cease to be interested in obtaining full compliance once a certificate of occupancy, even a temporary one, is issued.

Chapter 14

STANDARDS FOR BOARDING UP VACANT AND OCCUPIED STRUCTURES IN ALL ZONING DISTRICTS

10-14-1: BOARD UP REQUEST; PERMIT REQUIRED:

From time to time in order to protect a structure from the elements or to ensure the security of a structure the owner or the owner's agent may deem it appropriate to board up windows or door openings. Prior to boarding up the window or door openings in any vacant or occupied structure located in any zoning district, the owner and/or the owner's agent shall contact the building department and request a permit to install boarding under the procedures and standards outlined in this chapter. The building commissioner shall review all requests to board up the door and window openings in structures and shall issue a permit, therefore, only under the procedures and standards established in this chapter. Should damage occur to a structure during the nighttime hours, on weekends or at other times when the building commissioner is not available, the owner or the owner's agent may apply boarding as provided for in this chapter provided that application is made for a permit during the first business day following the board up action. (Ord. 85-1, 1-25-1985)

10-14-2: BOARD UP PERMIT; REVIEW PROCEDURES; ISSUANCE OR DENIAL:

The building commissioner shall review each board up permit application to determine the potential for vandalism, structural damage due to exposure to rain, wind and other elements of nature, the security of the structure, the overall security and aesthetic impact on the neighborhood and the need to provide light and ventilation for occupants. If the building commissioner agrees following his investigation that boarding up some or all of the window and door openings in a structure will best serve to protect the structure, the safety and welfare of the occupants, and the overall safety and security of the neighborhood, a board up permit shall be issued to the owner or the owner's agent and work may commence immediately to board up the structure under the standards established in this chapter. If however, the building commissioner determines that boarding up window and door openings is not necessary to protect the structure, or may threaten the health, safety and welfare of residents or may adversely impact the neighborhood, a board up permit shall be denied and the owner or the owner's agent shall be instructed to proceed immediately with normal window and door repairs so that the structure will remain safe and secure and impervious to the elements. Such repairs to be accomplished as provided for in the relevant sections of this code. (Ord. 85-1, 1-25-1985)

10-14-3: BOARD UP PERMIT; DURATION; EXTENSION:

No board up permit shall be issued for a period greater than one hundred twenty (120) days. The owner or the owner's agent of a structure that has been boarded up at window or door who anticipates a need to have the boarding remain for a period in excess of one hundred twenty (120) days shall in writing to the building department request an extension of the board up permit. Each extension request shall include a detailed explanation of why the construction and/or reconstruction, repair and reoccupancy of the building cannot be accomplished within the original one hundred twenty (120) day permit period and include a time table as to when the construction, repair or reoccupancy will occur. The building commissioner after reviewing a request for an extension of a board up permit may grant the requested extension for a period not to exceed sixty (60) additional days. Under extraordinary circumstances, in order to protect the public health, safety and welfare, the building commissioner may grant monthly extensions of the board up permit thereafter. The building commissioner shall forward copies of all board up permit extension requests along with any relevant information regarding the request or the building commissioner's findings regarding whether or not an extension of the permit should be granted to the appearance commission. (Ord. 85-1, 1-25-1985)

10-14-4: BOARD UP OF WINDOWS AND DOORS; WHEN REQUIRED:

When necessary for causes due to wind damage, fire, vandalism or accident, the building commissioner may order any part or all of the openings at window and door of a structure to be securely boarded as per the standards provided for in this chapter. Whenever the building commissioner deems it necessary that all of, or portions of the building be boarded at window or door, written notice shall be provided to the owner or the owner's agent advising that the building must be secure within seventy two (72) hours as shall be deemed appropriate under the circumstances by the building commissioner. A board up order shall be issued on a standardized form similar to the form used for granting board up permits and shall contain the relevant information regarding the one hundred twenty (120) day time period which shall constitute the normal permit period under the provisions of this chapter. The owner and/or the owner's agent shall also be notified of the repairs required to the structure so that the boarding can be removed at the appropriate time as well as the procedure for securing an extension of the board up permit should circumstances warrant. (Ord. 85-1, 1-25-1985)

10-14-5: EMERGENCY BOARD UP PROVISIONS:

On occasion the building commissioner may determine that a vacant structure open at door or window poses a significant threat to the health and welfare of any person who might enter upon the premises. The commissioner is hereby authorized to provide the owner or the owner's agent with written or verbal notice that the building must be secured through board

up or repair of existing door and windows within twenty four (24) hours of the notice. Should the owner or the owner's agent of a vacant structure, determined by the building commissioner to be an emergency hazard fail to respond within the twenty four (24) hour period of time the building commissioner shall be authorized to have the building secured by village forces or outside contractors, the cost to be borne by the property owner. In such event, the cost of such boarding shall be and constitute a lien upon such real estate upon notice of same being recorded at the office of the recorder of deeds or registered at the office of the registrar of titles. (Ord. 85-1, 1-25-1985)

10-14-6: BOARD UP STANDARDS:

All exterior openings to buildings boarded up under the provisions of this chapter shall be completed in a neat and workmanlike manner with not less than one-half inch ($1/2$ ") thick weather resistant plywood cut to fit within the openings. The plywood shall be securely fastened in place, and suitably coated with an appropriate neutral color which will have the effect of blending the board up material with or complementing the existing exterior colors of the building. The coating applied shall render the boarding used to cover door and window openings as inconspicuous as possible. Boarding up work once commenced following issuance of a permit, shall be completed, including the application of an appropriate, neutral color to the exterior side of the boarding material without delay or interruption. (Ord. 85-1, 1-25-1985)

10-14-7: NOTICE OF NONCOMPLIANCE:

It shall be the duty of the building commissioner to notify the owner or the agent of any vacant structure not complying with the above requirements of the necessity for compliance and providing written notice requiring the timely compliance with the provisions of this chapter. (Ord. 85-1, 1-25-1985)

10-14-8: PENALTY:

A responsible owner or agent of owner or occupant of such real estate shall be subject to a penalty in accordance with title 1, chapter 4 of this code for each day such violation exists following the expiration time as specified in any notice either written or verbal issued by the building commissioner requiring compliance with the provisions of this chapter. (Ord. 08-22, 5-12-2008)

T.P.I.

Building Code Consultants, Inc.

7N262 W. Whispering Trail, St. Charles, IL 60175

Phone [630] 443-1567, Fax [630] 443-2495

Date: 6/10/13

To: Mr. Aaron Cook. AICP
Development Manager
Village of Lincolnwood

From: Steve Mertes, MCP
T.P.I. Building Code Consultants

Re: Code Amendments

I submit to you the attached draft of the amendments for the proposed adopted code for the Village of Lincolnwood. I have kept all of the new amendments highlighted in yellow so as to better identify the changes from the current amendments during the review and discussion process. It has been a pleasure to work with you and your staff through this entire process. As requested, I have included the notable upgrades that the proposed codes possess along with some of the more distinctive proposed amendments below so as to aid the Village in the final decision processes.

Notable upgrades between the existing and proposed codes

The reason for adopting the 2009 I-Codes and the 2011 NEC is to allow the Village to be more up to date with and be able to address current technological and safety advancements as well as having the most knowledge available for addressing current means of construction. The following represents some of the more notable upgrades to the proposed codes.

- The requirements for inches of egress width in the IBC, which is used to determine the width of corridors, aisles, doors, stairs and other components of the means of egress has now been revised so as to be consistent with the NFPA 101 Life Safety Code, which is required to be enforced by the Office of the State Fire Marshall. Previous such conflicts between the two codes will now be avoided.
- The IBC now permits designers/architects more flexibility in designing open stairs in fully sprinklered buildings.
- The IRC now has full requirements for the support and construction of decks and balconies, including the type and spacing of ledger bolts, means of combating lateral loads and separation of the deck from the building. These requirements were never in

the codes and are intended to alleviate the deck collapses which occurred in Chicago and the surrounding communities in past years.

- The IRC requires the installation of a fire sprinkler system in all new townhomes and one- and two-family dwelling units (houses).
- The NEC has more complete requirements addressing the charging and repair of electrical vehicles. (The request for charging stations is becoming more prevalent throughout the area.)
- The NEC has more complete requirements addressing solar and wind energy systems.
- The NEC has expanded the requirements for arc-fault protected receptacles to all habitable rooms not including kitchens, bathrooms or storage rooms, as a great percentage of electrical fires within homes are caused by arc-faults, often due to pinched or damaged cords.
- The NEC requires the use of tamper resistant receptacles which prevent foreign objects from being pushed into the receptacle by kids.
- The IMC (Mechanical code) has revised and softened the requirements for outdoor ventilation air in commercial establishments so as to be consistent with current ASHRAE standards which are used by engineers to design mechanical systems.
- The IMC has more complete requirements addressing geothermal energy systems.

Notable proposed local amendments to the proposed codes

Our goal in the adoption of these codes is to keep the bulk of the requirements intact and amend only those areas needed to clarify or to better address construction or safety issues. Some of the proposed amendments are as follows.

- IBC – All F-2 and S-2 uses will become F-1 and S-1 uses respectively. Mild manufacturing and storage uses (F-2 and S-2) can become F-1 or S-1 uses through a change in product or means of manufacturing. These changes alone may unintentionally put the building into a higher risk category without the owner/operator understanding such and without the Village knowing. As fire sprinkler, fire alarm and means of egress requirements are all contingent upon the proper categorizing of a building, this will alleviate potential unknown hazards in this area.
- IBC – All B uses (office) will be separated from all S (storage) and F (factory) uses with minimum 1-hour fire barriers regardless of the design of the building.
- IBC – The domestic water main will be separated from the fire sprinkler main prior to entering the building so that either system can be shut down for maintenance or repairs, or in the case of the domestic water main, for non-payment without affecting the other system.
- IBC and IFC – The definition of Fire Area has been revised to now include all areas of the building as opposed to the fire area on each floor bound by the exterior walls, floor/ceiling, roof, fire walls and fire barriers, thus allowing more and smaller sized buildings to fall into the requirements for fire sprinklers.
- IBC and IRC – Require a deposit for temporary certificates of occupancy that will be forfeited to the Village if the outstanding work for which a temporary certificate was

issued is not completed by the expiration of the temporary certificate. This will help to alleviate the amount of open permits and expired temporary certificates of occupancy.

- IRC – Require existing townhomes, duplexes and houses to be retrofitted with a complete fire sprinkler system where the area of alterations or the area of an addition plus alterations is 50% or more than the area of the combined structures. This will work to address the large number of existing dwelling units which are not currently protected by a fire sprinkler system.
- IRC – Separation walls between townhomes and duplexes shall be minimum 2-hour rated. This can be done through a variety of building materials including drywall and wood studs, shaft wall or masonry.
- NEC – Require that all wiring be copper. (The existing code amendments do not address this, and as such, allows the use of aluminum wiring which needs more maintenance to be safe, is more brittle and expands and contracts more than copper conductors allowing for more damage, shorts and arcing which can lead to fires.

The goal of the code updates is to provide the Village with proper tools to address current construction techniques, and technological and safety advancements, and to be consistent with the surrounding communities. I hope that these code updates and amendments address the needs of the Village and are to your liking. Please contact me if you need anything further or have any questions or comments.

Article 2. BUILDING CODE

Article 2. BUILDING CODE

14-2-1. Purpose.

14-2-2. Adoption of International Building Code.

14-2-3. Exceptions, insertions and additions.

14-2-1. Purpose.

This Article 2 establishes minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures. It provides for the issuance of permits, collection of fees, making of inspections, and provides penalties for violations of the various codes and regulations adopted as part of this Chapter **14**.

14-2-2. Adoption of International Building Code.

The International Code Council, Inc., 2009 edition of the International Building Code is hereby adopted by reference, and is hereby made a part of this Article 2 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-2-3 of this Code. The International Building Code, together with the International Residential Code for One- and Two-Family Dwellings (the Residential Building Code) set forth in Article 3 of this Chapter **14**, are collectively referred to as the "Building Code" for the Village.

14-2-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Building Code:

International Building Code Section	Change
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Section 101.1	Insert: "Village of Lincolnwood" in the second line.
Section 101.4.4	Delete: "International Plumbing Code"
Section 101.4.4	Insert: "Illinois Plumbing Code, most current edition"
Section 101.4.4	Insert: "The provisions of the International Plumbing Code shall apply to the installation, alteration and repair of roof drainage systems."
Section 105.2	Delete
Section 105.5	Insert: "However, no permit or approval shall be valid for a period of more than one year after the date of issuance."

**International
Building Code
Section**

Change

Section 105.5	Delete: "The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated."
Section 105.5	Insert: "The building official is authorized to grant, in writing, one permit renewal or reissuance, for a period not to exceed 180 days. The renewal or reissuance shall be requested in writing and justifiable cause demonstrated. The Village Manager is authorized to grant, in writing, any subsequent permit renewals or reissuances, for periods not to exceed 180 days. Any subsequent renewals or reissuances shall be in writing and justifiable cause demonstrated."
Section 105.8 (New section)	Insert: " Permit fee renewal. There shall not be any fee for the first renewal or reissuance of any permit that extends the validity of the initial permit for a period not to exceed 180 days. The fee for any subsequent renewal or reissuance of any permit that extends the validity of the initial permit for additional periods not to exceed 180 days shall be assessed at 25% of the original cost of the original permit."
Section 107.2.5	Insert: "The site and grading plan shall be submitted in both paper and electronic versions."
Section 110.3.10.1 (New section)	Insert: " Final storm sewer inspection. A final inspection of the storm sewer shall be scheduled with and approved by Public Works prior to the issuance of a certificate of occupancy."
Section 110.7 (New section)	Insert: " Final grading/TOPO survey. Where the topography of the land/property has been altered as a result of any work, construction, installation, alteration, etc. a final grading/TOPO plat of survey, performed, signed and sealed by a licensed land surveyor, shall be submitted to the Village for review prior to the issuance of a Certificate of Occupancy. The survey shall be submitted in both paper and electronic versions and shall include the location of the water meter."
Section 111.3.1 (New section)	Insert: " Deposit and compliance. Prior to the granting of a temporary occupancy, the applicant shall submit a deposit equal to 110% of the cost of completion of all outstanding items necessitating the request for a temporary occupancy. Said deposit shall be forfeited to the Village upon non-completion of any such outstanding items at the expiration of the temporary occupancy."
Section 112	Delete
Section 113	Delete

**International
Building Code
Section**

Change

- Section 114.4 Insert: "Applicable penalties shall be as set forth in Chapter **14** of the Village Code."
- Section 115.4
(New section) Insert: "**Appeals.** Any permittee who is served with a stop-work order shall have the right to appeal the issuance of the stop-work order to the Village Manager, by filing a written appeal within seven days after the issuance of the stop-work order. The Village Manager shall, within seven days after receipt of the properly filed appeal, either (a) affirm the issuance of the stop-work order, or (b) rescind or modify the stop-work order. The failure of the Village Manager to render a decision within seven days shall be deemed as an affirmation by the Village Manager of the issuance of the stop-work order. All decisions of the Village Manager made pursuant to this Section 114.4 shall be final."
- Section 306.3** Delete: "F-2" in the first and fifth lines.
- Section 306.3** Insert: "F-1" in the first and fifth lines.
- Section 310.1,
R-2 Delete: "Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3."
- Section 311.3** Delete "S-2" in the first and sixth lines.
- Section 311.3** Insert: "S-1" in the first and sixth lines.
- Section
406.1.4(3) Delete: "3. A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above."
- Section 420.2 Delete.
- Section 420.2 Insert: ""**Fire resistance of walls and structural members.** For multifamily structures containing three or more living units, or one or more living units in a structure containing any other type of use such as business or industrial, the fire resistance rating of structural elements (including walls, floors and roof) and dwelling or sleeping room separations or party walls shall be a minimum of two hours, and the structural elements shall be constructed of masonry or concrete. Exterior and **load-bearing** wall construction shall be of masonry. The use of exterior insulation finishing systems ("EIFS"), for example, Dryvit, or similar products, on exterior walls is specifically prohibited."
- Section 420.3 Delete
- Section 420.3 Insert: "**Fire resistance of floors and horizontal assemblies.** All floors shall be pre-cast-concrete type, or poured-concrete

**International
Building Code
Section**

Change

type having at least a two-hour fire resistance rating. Floors in this section may be allowed to use a UL-approved, two-hour rated or listed assembly in lieu of pre-cast or poured-concrete construction

Section 508.3 Insert: "**Exception:** All Group B uses shall be separated from Group F and Group S uses with minimum 1-hour rated fire partitions.

Table 508.4 Delete: "N" where Columns 11 and 12 intersect Row 6 (Use Groups B, F-1, M, S-1)

Table 508.4 Insert: "1" where Columns 11 and 12 intersect Row 6 (Use Groups B, F-1, M, S-1)

Table 508.4 Insert: "**Exception:** Where Table 508.4 requires a 1-hour separation between Use Groups B, F-1, M and S-1, the 1-hour rating shall not be required to separate rooms or areas of the same use group unless a fire separation is required elsewhere in this code."

Section 601.1.1
(New section) Insert: "The provisions of this article shall not be deemed to nullify any provisions of the Zoning Ordinance or any other ordinance, law or statute of the Village pertaining to the location, or type of construction of buildings. All exterior walls shall be of solid masonry construction, except single-family residences, which may have masonry veneer exterior walls and/or use other durable exterior finishing material when/if the Community Development Director determines it is not structurally feasible to use a masonry veneer."

Section 709.1,
Item 3 Delete: "in covered mall buildings as required by Section 402.7.2"

Section 709.1,
Item 6 (New
section) Insert: "6. Walls separating Group B uses from Group F or S uses."

Section 709.3 Insert at the end of the sentence: "...except that walls and floors separating dwelling or sleeping units shall have a fire-resistance rating of not less than 2-hours".

Section 709.3,
Exceptions 1
and 2 Delete

Section 712.3,
Exception Delete

Section 902.1 Delete: Definition of "Fire Area" in its entirety

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Change

Section 902.1	Insert: "FIRE AREA The aggregate floor area bounded by the exterior walls of a building or structure, regardless of fire walls, fire barriers or fire resistance-rated horizontal assemblies."
Section 903.2.1.1	Delete: "12,000"
Section 903.2.1.1	Insert: "5,000"
Section 903.2.1.3	Delete: "12,000"
Section 903.2.1.3	Insert: "5,000"
Section 903.2.1.4	Delete: "12,000"
Section 903.2.1.4	Insert: "5,000"
Section 903.2.2.1 (New section)	Insert: "Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B fire area exceeding 5,000 square feet."
Section 903.2.3	Delete: "12,000"
Section 903.2.3	Insert: "5,000"
Section 903.2.4	Delete: "12,000"
Section 903.2.4	Insert: "5,000"
Section 903.2.4	Insert: "All 'spec' buildings with a Group F use having a ceiling/roof height of 25'-0" or greater shall be protected with an ESFR fire sprinkler system or a hydraulically calculated fire sprinkler system for Class IV commodities with rack storage calculated to the greatest storage height."
Section 903.2.7	Delete: "12,000"
Section 903.2.7	Insert: "5,000"
Section 903.2.9	Delete: "12,000"
Section 903.2.9	Insert: "5,000"
Section 903.2.9	Insert: "All 'spec' buildings with a Group S use having a ceiling/roof height of 25'-0" or greater shall be protected with an

**International
Building Code
Section**

Change

ESFR fire sprinkler system or a hydraulically calculated fire sprinkler system for Class IV commodities with rack storage calculated to the greatest storage height.”

Section
903.2.9.1

Delete: "10,000" in Condition 1

Section
903.2.9.1

Insert: "5,000" in Condition 1

Section
903.2.9.1

Delete: "12,000" in Condition 2

Section
903.2.9.1

Insert: "5,000" in Condition 2

Section
903.2.10

Delete: "12,000"

Section
903.2.10

Insert: "5,000"

Section 903.3.5

Insert: "Hydrant water flow data used for the design of any fire sprinkler system shall not be more than one year old."

Section
903.3.5.3 (New
section)

Insert: "**Design safety factor.** The design of the fire sprinkler system shall provide a minimum 5 psi safety factor in the fire protection system hydraulic calculation. The system demand shall be minimum 5 psi below the seasonal low water flow test supply."

Section 903.3.7
(New section)

Insert: "**Domestic water separation.** The domestic water service shall be separated from the fire service prior to entering the building or structure, and an approved shut-off valve shall be placed on the domestic water service at a point after the separation and prior to entering the building or structure."

Section
903.4.1.1 (New
section)

Insert: "**Fire department supervision.** Where required by the Code Official to protect from hazards to life and property, the fire alarm system shall terminate at the Fire Department Communications Center."

Section
903.4.2.1 (New
section)

Insert: "**Outside alarm indicator.** An audio/visual 75 cd device shall be mounted on the outside of a building/structure over the location of the fire department connection. For residential fire sprinkler systems without a fire department connection, a strobe shall be mounted on the front of the building or other location approved by the Code Official. The audio/visual device shall be supervised by the fire alarm system and shall only operate upon water flow activation."

**International
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Section
903.4.2.2 (New
section)

Insert: "**Alarm indicating appliances.** Audio/visual devices shall be provided, seen and heard in all areas of every building in accordance with NFPA 72. All buildings/structures with fire sprinkler systems shall be provided with occupant notification devices."

Section
903.4.2.3 (New
section)

Insert: "**Inspector test valves.** Fire sprinkler system inspector test valves shall be accessible at all times and shall be located no more than 6'-0" above the finished floor. For sprinkler systems with multiple risers, each inspector test valve shall be marked for the riser and area it serves."

Section 903.4.3

Delete: "...on each floor in high-rise buildings."

Section 903.4.3

Insert: "...on each floor in multiple -story buildings. A floor control valve with water flow switches shall be provided for each floor."

Section 903.4.4
(New section)

Insert: "**Automatic detection.** Where automatic fire sprinklers provide protection with an approved flow switch interconnected to the fire alarm system, and the area is easily identifiable as to the location of the activation, additional automatic detectors are not required. Where a building has numerous rooms protected by the zoned fire sprinkler system, the Code Official may require additional detectors for a more rapid means to identify the location of smoke or fire."

Section 903.6
(New section)

Insert: "**Hydraulic nameplate.** On each fire sprinkler drawing, provide a copy of the hydraulic nameplate at each hydraulically calculated area."

Section 903.7
(New section)

Insert: "**NFPA standards.** Whenever NFPA standards are listed or referenced within this code, that entire NFPA standard shall be considered a part of this code."

Section 903.8
(New section)

Insert: "**Fire pump test header.** For fire pump installations, provide the following:

- a. An OS&Y control valve on all fire pump test headers.
- b. An outside test header.

Section 903.9
(New section)

Insert: "**Fire hydrants.** Fire hydrants shall be provided around the perimeter of a building in no more than 300'-0" increments, and at least one fire hydrant shall be located within 100'-0" of the fire department connection on the fire protection water supply to the building."

Section 903.10
(New section)

Insert: "**Fire flow requirements.** Appendix B of the 2009 International Fire Code is adopted in full and shall be made a part of this code."

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Section**

Change

Section 903.11
(New section)

Insert: "**Outside access door.** Provide an outside access door, no less than 36" in width and 6'-8" in height, at all fire sprinkler riser valve rooms and fire pump rooms."

Section 903.12
(New section)

Insert: "**Sprinkler valve room.** All fire sprinkler main risers and valves shall be enclosed within a room constructed with minimum 1-hour fire barriers. Said room shall be sized to maintain all required clearances to maintain, repair and operate the system and all valves, and shall be sized to maintain all required door clearances."

Section 905.3.1

Delete: "...where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144) below the highest level of fire department vehicle access."

Section 905.3.1

Insert: "...more than 2 stories in height, or more than 2 stories below grade."

Section 905.3.8
(New section)

Insert: "**Warehouse storage areas.** In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12'-0" in height, inside 2½" fire hose valves with a 1½" reducer shall be provided to a 1½" connection. Said valves shall be located at each entrance door to the warehouse and/or storage area. Additional 2½" fire hose valves shall be provided such that no portion of the warehouse and/or storage area is more than 120'-0" of maximum travel distance to a fire hose valve. The location of all obstructions and racking shall be clearly identified on the permit drawings."

Section
905.3.8.1 (New
section)

Insert: "**Fire hose valve system.** The fire hose valve system piping shall:

- a. Be a separate riser piping system.
- b. Be supplied by a minimum 4" supply pipe with 2½" drops to each 2½" valve.
- c. Have Potter reduced pressure, field adjustable type valves where the system pressures exceed 100 psi."

Section 907.1.4
(New section)

Insert: "**Addressable fire alarm systems.** All fire alarm systems shall be of the addressable type."

Section 907.2

Delete

Section 907.2

Insert: "**Where required.** An approved manual, automatic or manual and automatic fire alarm system shall be provided in all Use Groups, including occupant notification appliances, throughout the building installed in accordance with NFPA 72.

An approved automatic fire detection system shall be installed in

**International
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Change

all Use Groups not provided with an automatic fire sprinkler system and in accordance with NFPA 72. Devices, combination of devices and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector.”

Section 907.2.2 Delete

Section 907.2.3 Delete

Section 907.2.4 Delete

Section 907.2.5 Delete

Section 907.2.7 Delete

Section
907.2.7.1 Delete

Section
907.2.8.1 Delete

Section
907.5.2.3.5
(New section) Insert: “**Multi-tenant Use Group M buildings.** Multi-tenant Use Group M buildings shall be designed as “ring by tenant”, activated by a fire sprinkler system flow switch for that space or automatic fire detection and shall include a weatherproof clear outside strobe over the entrance to each tenant space as directed by the Code Official. All outside strobe devices shall have a minimum 75 candela.”

Section 907.6.6
(New section) Insert: “**Fire alarm panel location.** The fire alarm control panel or full function annunciator panel shall be installed within 10 feet of the main entrance or in a location approved by the Code Official.”

Section 912.1.1
(New section) Insert: “**Connection type.** All fire department connections shall be a 5” Storz connection with a 30-degree turn down.”

Section 1006.3 Insert: “6. All rooms and areas containing the building fire sprinkler riser(s), fire pump(s) and fire alarm control panel(s).”

Table 1018.1 Delete: “0.5” at the intersection of Line “R” and Column “With sprinkler system”.

Table 1018.1 Insert: “2” at the intersection of Line “R” and Column “With sprinkler system”.

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Section 1403.1	Insert: "All exterior walls shall be constructed in accordance with the applicable standards set forth in the Village of Lincolnwood Zoning Ordinance."
Section 1802.2.3, Except	Delete: " Exception: A subsurface soil investigation shall not be required where waterproofing is provided in accordance with Section 1807."
Chapters 27, 28, 29 and 32	Delete
Section 3303.4	Insert: "The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public."
Section 3303.7 (New section)	Insert: " Removal of waste materials. Material shall not be dropped by gravity or thrown outside the exterior walls of a building during demolition or erection. Wood or metal chutes shall be provided for the removal of such materials. Where the removal of any material will cause an excessive amount of dust, such material shall be wet down to prevent the creation of a nuisance."
Section 3307.2 (New section)	Insert: " Bracing, shoring and reinforcement requirements. For any excavation greater than three feet in depth occurring within five feet of any property line or right-of-way, the owner of the property to be excavated shall reinforce or brace adjacent land, buildings and structures so as to prevent any sagging, settling, cracking or collapse occurring to the adjacent land, sidewalks, fences, structures, foundations or walls. Where bracing, shoring or reinforcement is required because of the depth of excavation and distance to the property line or right-of-way, an Illinois licensed structural or professional engineer shall design such bracing, shoring or reinforcement, and shall stamp and seal the plans therefor. Installation of the bracing, shoring or reinforcement shall be in accordance with such design requirements and as directed by the structural or professional engineer. The owner of the property to be excavated shall be responsible for the cost of any required bracing, shoring or reinforcement."
Section 3310.1	Delete
Section 3310.1	Insert: "Where a new building is under construction or where an existing building is being altered, at least one temporary stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses. Every required temporary stairway that has three or more risers shall be provided with a handrail for the full length of the run of the steps on at least one side."

Article 3. RESIDENTIAL CODE

Article 3. RESIDENTIAL CODE

14-3-1. Purpose.

14-3-2. Adoption of International Residential Code.

14-3-3. Exceptions, insertions and additions.

14-3-4. Adoption of Appendices H, J and P.

14-3-1. Purpose.

This Article 3 establishes minimum regulations governing the design, construction, quality of materials, erection, installation, alteration, enlargement, repair, demolition, removal, maintenance and use of one- and two-family dwellings. It provides for the issuance of permits, collection of fees, making of inspections, and provides penalties for violations of the various codes and regulations adopted as part of this Chapter **14**.

14-3-2. Adoption of International Residential Code.

The International Code Council, Inc., 2009 edition of the International Residential Code for One- and Two-Family Dwellings (the "Residential Building Code") is hereby adopted by reference and is hereby made a part of this Article 3 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-3-3 of this Code. The Residential Building Code, together with the International Building Code set forth in Article 2 of this Chapter **14**, are collectively referred to as the "Building Code" for the Village.

14-3-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Residential Code for One- and Two-Family Dwellings:

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

Section R101.1	Insert: "Village of Lincolnwood"
Section R101.2	Delete: "not more than three stories in height"
Section R105.2	Delete
Section R105.5	Insert: "No permit or approval shall be valid for a period of

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

more than one year after the date of issuance."

- Section R105.5 Delete: "The building official is authorized to grant, in writing, one or more extensions of time, for periods not to exceed 180 days each. The extension shall be requested in writing and justifiable cause demonstrated."
- Section R105.5 Insert: "The building official is authorized to grant, in writing, one permit renewal or reissuance, for a period not to exceed 180 days. The renewal or reissuance shall be requested in writing and justifiable cause demonstrated. The Village Manager is authorized to grant, in writing, any subsequent permit renewals or reissuances, for periods not to exceed 180 days. Any subsequent renewals or reissuances shall be in writing and justifiable cause demonstrated.
- Section R105.5.1 Insert: "**Permit fee renewal.** There shall not be any fee for the first renewal or reissuance of any permit that extends the validity of the initial permit for a period not to exceed 180 days. The fee for any subsequent renewal or reissuance of any permit that extends the validity of the initial permit for additional periods not to exceed 180 days shall be assessed at 25% of the original cost of the original permit."
- Section R106.2 Insert: "The site and grading plan shall be submitted in both paper and electronic versions."
- Section R109.1.6.1 (New section) Insert: "**Final storm sewer inspection.** A final inspection of the storm sewer, if installed, shall be scheduled with and approved by Public Works prior to the issuance of a certificate of occupancy."
- Section R109.5 (New section) Insert: "**Final grading/TOPO survey.** Where the topography of the land/property has been altered as a result of any work, construction, installation, alteration, etc. a final grading/TOPO plat of survey, performed, signed and sealed by a licensed land surveyor, shall be submitted to the Village for review prior to the issuance of a Certificate of Occupancy. The survey shall be submitted in both paper and electronic versions and shall include the location of the water meter."
- Section R110.4.1 (New section) Insert: "**Deposit and compliance.** Prior to the granting of a temporary occupancy, the applicant shall submit a deposit equal to 110% of the cost of completion of all outstanding items necessitating the request for a temporary occupancy. Said deposit shall be forfeited to the Village upon non-completion of any such outstanding items at the expiration of

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

the temporary occupancy.”

Section R112

Delete

Section R113.3

Insert: "Applicable penalties shall be as set forth in Chapter 14 of the Village Code."

Section R302.1.1

Insert: "**Accessory buildings.** Accessory buildings within 15 feet of a residential dwelling shall have one-hour-rated walls and ceilings in the entire building."

Section R302.2,
Exception

Delete: "1-hour"

Section R302.2,
Exception

Insert: "2-hour"

Table R302.6

Delete: "1/2 inch gypsum board"

Table R302.6

Insert: "5/8 inch gypsum board"

Section R310.4

Delete: "are permitted to be placed"

Section R310.4

Insert: "shall be placed"

Section R312.5
(New section)

Insert: "**Design.** Guards shall not be designed or installed in such a manner as to create a ladder effect."

Section R313.1,
Exception

Delete the Exception

Section R313.1.2
(New section)

Insert: "**Existing townhouse structures.** Where the total area of alterations/reconstruction in any 30 month period is 50% or greater than the aggregate area of the townhouse, or where an addition is installed that is 50% or greater than the aggregate area of the townhouse, or where the combined area of the addition and alteration/reconstruction is 50% or greater than the aggregate area of the original structure, an automatic fire sprinkler system, designed in accordance with Section P2904, shall be installed throughout the entire townhouse and, if applicable, the entire addition.

Section R313.2,
Exception

Delete the Exception

Section R313.2.2
(New section)

Insert: "**Existing one- and two-family dwellings.** Where the total area of alterations/reconstruction in any 30 month

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

period is 50% or greater than the aggregate area of the dwelling structure, or where an addition is installed that is 50% or greater than the aggregate area of the dwelling structure, or where the combined area of the addition and alteration/reconstruction is 50% or greater than the aggregate area of the original structure, an automatic fire sprinkler system, designed in accordance with Section P2904 or NFPA 13D, shall be installed throughout the entire dwelling structure and, if applicable, the entire addition.

Section R401.4.3	Insert: "Bracing, shoring and reinforcement requirements. For any excavation greater than three feet in depth occurring within five feet of any property line or right-of-way, the owner of the property to be excavated shall reinforce or brace adjacent land, buildings and structures so as to prevent any sagging, settling, cracking or collapse occurring to the adjacent land, sidewalks, fences, structures, foundations or walls. Where bracing, shoring or reinforcement is required because of the depth of excavation and distance to the property line or right-of-way, an Illinois licensed structural or professional engineer shall design such bracing, shoring or reinforcement, and shall stamp and seal the plans therefor. Installation of the bracing, shoring or reinforcement shall be in accordance with such design requirements and as directed by the structural or professional engineer. The owner of the property to be excavated shall be responsible for the cost of any required bracing, shoring or reinforcement."
Section R402.1	Delete
Section R402.1.1	Delete
Section R402.1.2	Delete
Figure R403.1(2)	Delete
Figure R403.1(3)	Delete
Section R403.2	Delete
Section R404.1	Insert: "Section R404 shall be applicable when engineering reports show soils that are within the categories applicable to this Section R404 and design criteria for lateral support will be addressed by the design professional."
Section R404.2	Delete

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

Section R404.2.1	Delete
Section R404.2.2	Delete
Section R404.2.3	Delete
Table R404.2.3	Delete
Section R404.2.4	Delete
Section R404.2.5	Delete
Section R404.2.6	Delete
Section R405.2	Delete
Section R405.2.1	Delete
Section R405.2.2	Delete
Section R405.2.3	Delete
Section R406.3	Delete
Section R406.3.1	Delete
Section R406.3.2	Delete
Section R406.3.3	Delete
Section R406.3.4	Delete
Section R502.1.4	Insert: "In the event that prefabricated wood I-joists or other engineered wood trusses are used for the construction of a floor-ceiling assembly, the engineered joists shall be protected by one-hour rated construction."
Section R502.2.2	Insert: "Unless otherwise designed, signed and sealed by an Illinois Licensed Design Professional (Architect, Structural Engineer, etc.), deck joists and beams shall have a maximum cantilever of 18" beyond the bearing member, and the cantilever portion shall not have a span greater than 25% of the remaining length of the joist or beam."
Section R502.2.2.5 (New section)	Insert: " Support posts. Support posts for decks having a floor height of no more than 5'-0" above grade at any point shall be no less than 4" x 4" nominal wood posts. Support posts for decks having a floor height of more than 5'-0"

**International
Residential Code
for One- and Two-
Family Dwellings
Section**

Change

above grade at any point shall be no less than 6" x 6" nominal wood posts."

**Section R502.2.2.6
(New section)**

Insert: "**Post hole/deck pier design.** The minimum dimension for all post holes shall be forty two inches (42") in depth below grade, eight inches (8") in diameter, extending a minimum of 4"

Exception: Where the supporting posts exceed a dimension of 4" x 4", the minimum diameter of the pier shall be ten inches (10").

Section R602.4

Insert: "Interior load-bearing walls that contain plumbing piping, flues or ducts shall be constructed of a minimum of two-inch-by-six-inch lumber."

Section R602.5

Insert: "Interior non-load-bearing walls that contain plumbing piping, flues or ducts shall be constructed of a minimum of two-inch-by-six-inch lumber."

Section R703.1

Insert: "**Application of other laws.** The provisions of this article shall not be deemed to nullify any provisions of the Zoning Ordinance or any other ordinance, law or statute of the Village pertaining to the location or type of construction of buildings. All exterior walls shall be constructed in accordance with the applicable standards set forth in the Village of Lincolnwood Zoning Ordinance. The use of exterior insulation finishing systems ("EIFS") on exterior walls, such as Dryvit or similar products, is specifically prohibited."

Section R703.9

Delete

Section R703.9.1

Delete

Section R703.9.2

Delete

Section R806.3.1

Insert: "**Insulation baffles.** Where eave vents are provided, insulation baffles shall be installed between the rafters at the eaves to maintain air flow from the soffit vents."

Chapters 11

Delete

Chapters 25 to 43

Delete

14-3-4. Adoption of Appendices H and J.

Appendix H and Appendix J as set forth in the International Residential Code for One- and Two-Family Dwellings are hereby adopted by reference and are hereby made a part of this Article 3 with the same force and effect as if fully set forth herein.

Article 4. PLUMBING CODE

Article 4. PLUMBING CODE

14-4-1. Purpose.

14-4-2. Adoption of Illinois Plumbing Code.

14-4-3. Exceptions, insertions and additions.

14-4-1. Purpose.

This Article 4 establishes the minimum regulations governing the design, installation and construction of plumbing systems, by providing reasonable safeguards for sanitation to protect the public health against the hazards of inadequate, defective or unsanitary plumbing installations.

14-4-2. Adoption of Illinois Plumbing Code.

The 2004 edition of the State of Illinois' Plumbing Code, or the current edition of the State of Illinois Plumbing Code as adopted by law, and all subsequent editions and amendments thereto, if any, are hereby adopted by reference as the plumbing code for the Village and are hereby made a part of this Article 4 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-4-3 of this Code.

14-4-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the Illinois Plumbing Code:

Illinois Plumbing Code Section

Change

Section 890.150(d) (New section)	Insert: "An approved trench box or shoring system shall be used to protect personnel where the depth of a trench is 5'-0" or more below grade."
Section 890.320(I)(2)(A)	Insert: "Use of polyethylene (PE) prohibited."
Section 890.320(I)(2)(C)	Insert: "Use of polybutylene (PB) prohibited."

**Illinois Plumbing
Code Section**

Change

Section
890.1150(a)(1)

Insert: "Lead water service not allowed. Type K copper only."

Section
890.1150(a)(5)
(New section)

Insert: "The domestic water service shall be separated from the fire service prior to entering the building or structure, and an approved shut-off valve shall be placed on the domestic water service prior to entering the building or structure."

Section 890.1210

Insert: "No plastic pipe, tubing or fittings allowed for potable water."

Section
890.1320(b)

Insert: "When a building addition or alteration includes the installation of additional plumbing fixtures, a televised test of the existing sewer service line must be conducted, with a tape copy of the test submitted to the Community Development Department to verify condition of the existing sewer service line. If it is determined that the existing sewer service line is not in serviceable condition, a new overhead type sewer service must be installed from the house to the Village sewer main. In the event that a new home is constructed or an existing home is increased in area by 50%, the existing sewer service line must be abandoned and a new overhead type sewer service line installed from the home to the Village sewer main."

Section 890.1500

Insert: "No wet venting allowed."

Section
890.1580(B)

Insert: "The diameter of an individual vent shall be not less than 1 1/2 inches."

Section
890.Appendix A,
Table N

Insert: "The size of the water meter shall never be less than the size of the water supply pipe."

Article 5. FIRE CODE

Article 5. FIRE CODE

14-5-1. Purpose.

14-5-2. Adoption of International Fire Code.

14-5-3. Exceptions, insertions and additions.

14-5-4. Adoption of NFPA 72.

14-5-5. Conflicts.

14-5-1. Purpose.

This Article 5 establishes the minimum regulations governing the safeguarding of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices, from conditions hazardous to life or property in the use or occupancy of buildings or premises; and sets forth guidelines on the installation, location, performance, inspection, testing, and maintenance of fire alarm systems, supervising station alarm systems, public emergency alarm reporting systems, fire warning equipment and emergency communications systems, and their components.

14-5-2. Adoption of International Fire Code.

The International Code Council, Inc., 2009 edition of the International Fire Code is hereby adopted by reference as the fire code for the Village and is hereby made a part of this Article 5 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-5-3 of this Code.

14-5-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Fire Code:

International Fire Code

Section

Change

Section 101.1 Insert: "Village of Lincolnwood"

Section 902.1 Delete: Definition of "Fire Area" in its entirety

Section 902.1 Insert: "**FIRE AREA** The aggregate floor area bounded by the

**International
Fire Code
Section**

Change

exterior walls of a building or structure, regardless of fire walls, fire barriers or fire resistance-rated horizontal assemblies.

Section 903.2.1.1 Delete: "12,000"

Section 903.2.1.1 Insert: "5,000"

Section 903.2.1.3 Delete: "12,000"

Section 903.2.1.3 Insert: "5,000"

Section 903.2.1.4 Delete: "12,000"

Section 903.2.1.4 Insert: "5,000"

Section 903.2.2.1 (New section) Insert: "**Group B.** An automatic sprinkler system shall be provided throughout all buildings containing a Group B fire area exceeding 5,000 square feet."

Section 903.2.2 Insert: "5,000"

Section 903.2.3 Delete: "12,000"

Section 903.2.3 Insert: "5,000"

Section 903.2.4 Delete: "12,000"

Section 903.2.4 Insert: "5,000"

Section 903.2.4 Insert: "All 'spec' buildings with a Group F use having a ceiling/roof height of 25'-0" or greater shall be protected with an ESFR fire sprinkler system or a hydraulically calculated fire sprinkler system for Class IV commodities with rack storage calculated to the greatest storage height."

Section 903.2.7 Delete: "12,000"

Section 903.2.7 Insert: "5,000"

Section 903.2.9 Delete: "12,000"

Section 903.2.9 Insert: "5,000"

**International
Fire Code
Section**

Change

Section 903.2.9	Insert: "All 'spec' buildings with a Group S use having a ceiling/roof height of 25'-0" or greater shall be protected with an ESFR fire sprinkler system or a hydraulically calculated fire sprinkler system for Class IV commodities with rack storage calculated to the greatest storage height."
Section 903.2.9.1	Delete: "10,000"
Section 903.2.9.1	Insert: "5,000"
Section 903.2.9.1	Delete: "12,000"
Section 903.2.9.1	Insert: "5,000"
Section 903.2.10	Delete: "12,000"
Section 903.2.10	Insert: "5,000"
Section 903.3.5	Insert: "Hydrant water flow data used for the design of any fire sprinkler system shall not be more than one year old."
Section 903.3.5.3 (New section)	Insert: " Design safety factor. The design of the fire sprinkler system shall provide a minimum 5 psi safety factor in the fire protection system hydraulic calculation. The system demand shall be minimum 5 psi below the seasonal low water flow test supply."
Section 903.3.7 (New section)	Insert: " Domestic water separation. The domestic water service shall be separated from the fire service prior to entering the building or structure, and an approved shut-off valve shall be placed on the domestic water service at a point after the separation and prior to entering the building or structure."
Section 903.4.1.1 (New section)	Insert: " Fire department supervision. Where required by the Code Official to protect from hazards to life and property, the fire alarm system shall terminate at the Fire Department Communications Center."
Section 903.4.2.1 (New section)	Insert: " Outside alarm indicator. An audio/visual 75 cd device shall be mounted on the outside of a building/structure over the location of the fire department connection. For residential fire sprinkler systems without a fire department connection, a strobe shall be mounted on the front of the building or other location approved by the Code Official. The audio/visual device shall be

**International
Fire Code
Section**

Change

supervised by the fire alarm system and shall only operate upon water flow activation.”

Section
903.4.2.2 (New
section)

Insert: “**Alarm indicating appliances.** Audio/visual devices shall be provided, seen and heard in all areas of every building in accordance with NFPA 72. All buildings/structures with fire sprinkler systems shall be provided with occupant notification devices.”

Section
903.4.2.3 (New
section)

Insert: “**Inspector test valves.** Fire sprinkler system inspector test valves shall be accessible at all times and shall be located no more than 6’-0” above the finished floor. For sprinkler systems with multiple risers, each inspector test valve shall be marked for the riser and area it serves.”

Section 903.4.3

Delete: “...on each floor in high-rise buildings.”

Section 903.4.3

Insert: “...on each floor in multiple –story buildings. A floor control valve with water flow switches shall be provided for each floor.”

Section 903.4.4
(New section)

Insert: “**Automatic detection.** Where automatic fire sprinklers provide protection with an approved flow switch interconnected to the fire alarm system, and the area is easily identifiable as to the location of the activation, additional automatic detectors are not required. Where a building has numerous rooms protected by the zoned fire sprinkler system, the Code Official may require additional detectors for a more rapid means to identify the location of smoke or fire.”

Section 903.6
(New section)

Insert: “**Hydraulic nameplate.** On each fire sprinkler drawing, provide a copy of the hydraulic nameplate at each hydraulically calculated area.”

Section 903.7
(New section)

Insert: “**NFPA standards.** Whenever NFPA standards are listed or referenced within this code, that entire NFPA standard shall be considered a part of this code.”

Section 903.8
(New section)

Insert: “**Fire pump test header.** For fire pump installations, provide the following:

- c. An OS&Y control valve on all fire pump test headers.
- d. An outside test header.

Section 903.9
(New section)

Insert: “**Fire hydrants.** Fire hydrants shall be provided around the perimeter of a building in no more than 300’-0” increments, and at least one fire hydrant shall be located within 100’-0” of the fire department connection on the fire protection water supply to the building.”

Section 903.10

Insert: “**Fire flow requirements.** Appendix B of the 2009

**International
Fire Code
Section**

Change

- (New section) International Fire Code is adopted in full and shall be made a part of this code.
- Section 903.11 (New section) Insert: "**Outside access door.** Provide an outside access door, no less than 36" in width and 6'-8" in height, at all fire sprinkler riser valve rooms and fire pump rooms.
- Section 903.12 (New section) Insert: "**Sprinkler valve room.** All fire sprinkler main risers and valves shall be enclosed within a room constructed with minimum 1-hour fire barriers. Said room shall be sized to maintain all required clearances to maintain, repair and operate the system and all valves, and shall be sized to maintain all required door clearances."
- Section 905.3.1 Delete: "...where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144) below the highest level of fire department vehicle access."
- Section 905.3.1 Insert: "...more than 2 stories in height, or more than 2 stories below grade."
- Section 905.3.8 (New section) Insert: "**Warehouse storage areas.** In all warehouse storage areas exceeding 20,000 square feet, and where storage exceeds 12'-0" in height, inside 2½" fire hose valves with a 1½" reducer shall be provided to a 1½" connection. Said valves shall be located at each entrance door to the warehouse and/or storage area. Additional 2½" fire hose valves shall be provided such that no portion of the warehouse and/or storage area is more than 120'-0" of maximum travel distance to a fire hose valve. The location of all obstructions and racking shall be clearly identified on the permit drawings."
- Section 905.3.8.1 (New section) Insert: "**Fire hose valve system.** The fire hose valve system piping shall:
- d. Be a separate riser piping system.
 - e. Be supplied by a minimum 4" supply pipe with 2½" drops to each 2½" valve.
 - f. Have Potter reduced pressure, field adjustable type valves where the system pressures exceed 100 psi."
- Section 907.1.4 (New section) Insert: "**Addressable fire alarm systems.** All fire alarm systems shall be of the addressable type."
- Section 907.2 Delete
- Section 907.2 Insert: "**Where required.** An approved manual, automatic or manual and automatic fire alarm system shall be provided in all Use Groups, including occupant notification appliances,

**International
Fire Code
Section**

Change

throughout the building installed in accordance with NFPA 72.

An approved automatic fire detection system shall be installed in all Use Groups not provided with an automatic fire sprinkler system and in accordance with NFPA 72. Devices, combination of devices and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector.”

Section 907.2.2 Delete

Section 907.2.3 Delete

Section 907.2.4 Delete

Section 907.2.5 Delete

Section 907.2.7 Delete

Section
907.2.7.1 Delete

Section
907.2.8.1 Delete

Section
907.5.2.3.5
(New section) Insert: “**Multi-tenant Use Group M buildings.** Multi-tenant Use Group M buildings shall be designed as “ring by tenant”, activated by a fire sprinkler system flow switch for that space or automatic fire selection and shall include a weatherproof clear outside strobe over the entrance to each tenant space as directed by the Code Official. All outside strobe devices shall have a minimum 75 candela.”

Section 907.6.6
(New section) Insert: “**Fire alarm panel location.** The fire alarm control panel or full function annunciator panel shall be installed within 10 feet of the main entrance or in a location approved by the Code Official.”

Section 912.1.1
(New section) Insert: “**Connection type.** All fire department connections shall be a 5” Storz connection with a 30-degree turn down.”

Section 1006.3 Insert: “6. All rooms and areas containing the building fire sprinkler riser(s), fire pump(s) and fire alarm control panel(s).”

Table 1018.1 Delete: “0.5” at the intersection of Line “R” and Column “With sprinkler system”.

**International
Fire Code
Section**

Change

Table 1018.1

Insert: "2" at the intersection of Line "R" and Column "With sprinkler system".

14-5-4. Adoption of NFPA 72.

[Amended 4-17-2012 by Ord. No. 2012-2997]

The National Fire Protection Association's 2010 edition of NFPA 72: National Fire Alarm and Signaling Code is hereby adopted by reference as he part of the fire code for the Village and is hereby made a part of this article with the same force and effect as if fully set forth herein. All fees due to the Village pursuant to NFPA 72 shall be in the amount set forth in the Annual Fee Resolution, *Editor's Note: See Ch. **A25**, Fees.* or, if no such fees are set forth in the Annual Fee Resolution, in the amounts set forth in NFPA 72.

14-5-5. Conflicts.

In the event of a conflict between or among the International Fire Code as adopted pursuant to Section 14-5-2 of this article and NFPA 72 as adopted by Section 14-5-4 of this article, the provisions that provide the greatest protection from the hazards of fire, as determined by the Fire Chief, shall control.

Article 6. ELECTRICAL CODE

Article 6. ELECTRICAL CODE

14-6-1. Purpose.

14-6-2. Adoption of National Electrical Code.

14-6-3. Exceptions, insertions and additions.

14-6-1. Purpose.

This Article 6 establishes the minimum regulations governing the practical safeguarding of persons and property from hazards arising from the use of electricity.

14-6-2. Adoption of National Electrical Code.

The International Code Council, Inc., 2011 edition of the National Electrical Code is hereby adopted by reference as the electrical code for the Village and is hereby made a part of this Article 6 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-6-3 of this Code.

14-6-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the National Electrical Code:

National Electrical Code Section

Change

Article 250.123 (New article)

Insert: "**Exterior Light Poles.** Each new light pole shall be grounded by a separate copper ground rod (min. 8'-0" in length and 5/8" in diameter) as well as an approved grounding conductor which shall originate within the electrical panelboard that supplies the power to the light pole(s). A separate ground wire shall bond the fixture head to all other grounding electrodes at a ground lug located at, and accessed from, an approved hand hole."

Article 300.4(G) (New article)

Insert: "**Protection Against Physical Damage.** All wiring for circuits under fifty (50) volts in non-accessible areas, or accessible areas less than eight feet (8'-0") above the finished floor shall be installed in electrical metallic tubing. Wiring may be run exposed in accessible areas such as, but not limited to, spaces above suspended, removable tile ceilings, and accessible attic and crawl spaces provided the wiring is properly installed and fastened per code and in such a way as to be protected from physical damage."

Article 310.1

Insert: "All conductors/wiring shall be copper conductors. Conductors made of any other material, including aluminum, shall not be permitted, and all references to conductors other than copper shall be deemed as being deleted from this code."

Article 320

Delete (Armored Cable: Type AC)

Article 324

Delete (Flat Conductor Cable: Type FCC)

Article 326

Delete (Integrated Gas Spacer Cable: Type IGS)

Article 330

Delete (Metal-Clad Cable: Type MC)

Article 332

Delete (Mineral-Insulated, Metal-Sheathed Cable: Type MI)

Article 334

Delete (Nonmetallic-Sheathed Cable: Types NC, NMC and NMS)

Article 338

Delete (Service Entrance Cable: Types SE and USE)

Article 362

Delete (Electrical Nonmetallic Tubing: Type ENT)

Article 382

Delete (Nonmetallic Extensions)

Article 394

Delete (Concealed Knob-and-Tube Wiring)

Article 396

Delete (Messenger Supported Wiring)

Article 398

Delete (Open Wiring on Insulators)

National Electrical Code Section

Change

Article 250.123 (New article)

Insert: “**Exterior Light Poles.** Each new light pole shall be grounded by a separate copper ground rod (min. 8’-0” in length and 5/8” in diameter) as well as an approved grounding conductor which shall originate within the electrical panelboard that supplies the power to the light pole(s). A separate ground wire shall bond the fixture head to all other grounding electrodes at a ground lug located at, and accessed from, an approved hand hole.”

Article 300.4(G) (New article)

Insert: “**Protection Against Physical Damage.** All wiring for circuits under fifty (50) volts in non-accessible areas, or accessible areas less than eight feet (8’-0”) above the finished floor shall be installed in electrical metallic tubing. Wiring may be run exposed in accessible areas such as, but not limited to, spaces above suspended, removable tile ceilings, and accessible attic and crawl spaces provided the wiring is properly installed and fastened per code and in such a way as to be protected from physical damage.”

Article 310.1

Insert: “All conductors/wiring shall be copper conductors. Conductors made of any other material, including aluminum, shall not be permitted, and all references to conductors other than copper shall be deemed as being deleted from this code.”

Article 320

Delete (Armored Cable: Type AC)

Article 324

Delete (Flat Conductor Cable: Type FCC)

Article 326

Delete (Integrated Gas Spacer Cable: Type IGS)

Article 330

Delete (Metal-Clad Cable: Type MC)

Article 340.10, Items 3 and 4

Delete (Type UF)

Article 352.10

Delete

Article 352.10

Insert: “**Uses Permitted.** PVC conduit is permitted for underground usage in exterior locations only, or in areas of severe wet or corrosive locations when specifically permitted by the Building Official.”

Article 7. LIFE SAFETY CODE

Article 7. LIFE SAFETY CODE

14-7-1. Purpose.

14-7-2. Adoption of Life Safety Code.

14-7-3. Exceptions, insertions and additions.

14-7-4. Adoption of NFPA Codes and standards.

14-7-1. Purpose.

This Article 7 establishes the minimum requirements that will provide a reasonable degree of safety from fire in buildings and structures.

14-7-2. Adoption of Life Safety Code.

The 2009 edition of the National Fire Protection Association Life Safety Code ("NFPA 101") is hereby adopted by reference as the life safety code for the Village and is hereby made a part of this Article 7 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-7-3 of this Code.

14-7-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the Life Safety Code:

**Life
Safety
Code**

Section

Change

Section
24.3.4.4

Insert: "Carbon monoxide detectors. All single-family residential dwellings constructed after January 1, 2007, shall be equipped with carbon monoxide detectors on each level of the dwelling unit, including basement. This provision shall also apply to existing single-family dwellings which are being equipped with a new oil or gas combustible furnaces, or if remodeling costs exceed \$10,000. All approved carbon monoxide detectors herein required shall comply with all federal, state and local standards for such devices. Carbon monoxide detectors shall bear the label of a nationally recognized standards testing laboratory, which indicates that each such detector has been tested and listed as a single carbon monoxide detector."

14-7-4. Adoption of NFPA Codes and standards.

[Amended 4-17-2012 by Ord. No. 2012-2997]

Those certain editions of the codes and standards that are produced by the National Fire Protection Association (NFPA) and identified in Appendix A to this Chapter **14**, and all subsequent editions and amendments thereto (collectively, the "NFPA Standards"), if any, are hereby adopted by reference and are hereby made a part of this Article 7 with the same force and effect as if fully set forth herein. All fees due to the Village pursuant to the NFPA standards shall be in the amounts set forth in the Annual Fee Resolution, *Editor's Note: See Ch. **A25**, Fees.* or, if no such fees are set forth in the Annual Fee Resolution, in the amounts set forth in the applicable NFPA standards.

Article 8. MECHANICAL CODE

Article 8. MECHANICAL CODE

14-8-1. Purpose.

14-8-2. Adoption of International Mechanical Code.

14-8-3. Exceptions, insertions and additions.

14-8-1. Purpose.

This Article 8 establishes the minimum regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, or use of maintenance systems.

14-8-2. Adoption of International Mechanical Code.

The International Code Council, Inc., 2009 edition of the International Mechanical Code is hereby adopted by reference as the mechanical code for the Village and is hereby made a part of this Article 8 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-8-3 of this Code.

14-8-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Mechanical Code:

International Mechanical Code Section	Change
Section 101.1	Insert: "Village of Lincolnwood"
Section 106.2	Delete
Section 106.4.3	Insert: "No permit or approval shall be valid for a period of more than one year after the date of issuance."
Section 106.5.2	Insert: "In the amount set forth in the Annual Fee Resolution. <i>Editor's Note: See Ch. A25, Fees.</i> "
Section 106.5.3	Delete
Section 108.4	Insert: "Applicable penalties shall be as set forth in Chapter 14 of the Village Code."

**International
Mechanical Code
Section**

Change

Section 301.7	Delete: "ICC Electric Code"
Section 301.7	Insert: "National Electrical Code, most current edition"
Section 301.8	Delete: "International Plumbing Code"
Section 301.8	Insert: "Illinois Plumbing Code, most current edition."
Section 303.3	Insert: "6. Crawl space"
Section 306.3	Insert: "All appliances located in an attic space must be located within a fully enclosed room, with walls and ceiling covered with 5/8-inch gypsum board and filled with insulation of not less than R-15."
Section 602.3	Delete
Section 603.6.1.1	Delete: "not be limited in length"
Section 603.6.1.1	Insert: "not exceed 10 feet in length"
Section 603.6.2.1	Delete: "14 feet"
Section 603.6.2.1	Insert: "10 feet"
Section 918.2	Insert: "Utilization of a central return duct in residential installations is prohibited."

Article 9. PROPERTY MAINTENANCE CODE

Article 9. PROPERTY MAINTENANCE CODE

14-9-1. Purpose.

14-9-2. Adoption of International Property Maintenance Code.

14-9-3. Exceptions, insertions and additions.

14-9-1. Purpose.

This Article 9 establishes regulations to protect the public health, safety, and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; and fixes the minimum responsibility of owners, operators and occupants, regulates the occupancy of existing structures and premises and provides for administration, enforcement and penalties.

14-9-2. Adoption of International Property Maintenance Code.

The International Code Council, Inc., 2009 edition of the International Property Maintenance Code is hereby adopted by reference as the property maintenance code for the Village and is hereby made a part of this Article 9 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-9-3 of this Code.

14-9-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Property Maintenance Code:

International Property Maintenance Code Section	Change
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Section 101.1	Insert: "Village of Lincolnwood"
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Section 301.4 (New section)	Insert: "Boarding up of openings in vacant or occupied structures. The boarding up of window and or door openings in vacant and occupied structures to protect said structure
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**International
Property
Maintenance
Code Section**

Change

from the elements, to ensure security of the structure or to ensure the safety of the public shall be done only in accordance with and in compliance of the Village of Lincolnwood "Standards For Boarding Up Vacant And Occupied Structures In All Zoning Districts". (Chapter_____)"

Section 302.2

Replace with: "All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structures located thereon, or on any surrounding premises or structures. The grade of the premises shall not be altered by the storage of any type of soil, stone, chips, or any other type of fill or material. Water shall not be allowed to accumulate and remain stagnant on any part of the premises or in any equipment, storage, debris or containers that may be present on the property.

Exception: Approved retention areas and reservoirs."

Section 302.4

Insert: "six inches in height"

Section 304.14

Insert: "April to November"

Section 502.5

Delete: "International Plumbing Code"

Section 502.5

Insert: "Illinois Plumbing Code"

Section 505.1

Delete: "International Plumbing Code"

Section 505.1

Insert: "Illinois Plumbing Code"

Section 602.3

Insert: "October to May"

Section 602.4

Insert: "October to May"

Article 10. FUEL GAS CODE

Article 10. FUEL GAS CODE

14-10-1. Purpose.

14-10-2. Adoption of International Fuel Gas Code.

14-10-3. Exceptions, insertions and additions.

14-10-1. Purpose.

This Article 10 establishes the minimum regulations governing the installation of fuel gas piping systems, fuel gas utilization equipment and related accessories.

14-10-2. Adoption of International Fuel Gas Code.

The International Code Council, Inc., 2009 edition of the International Fuel Gas Code is hereby adopted by reference as the fuel gas code for the Village and is hereby made a part of this Article 10 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-10-3 of this Code.

14-10-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Fuel Gas Code:

International Fuel Gas Code Section

Change

Section 101.1	Insert: "Village of Lincolnwood"
Section 106.6.2	Insert: "Permit fees in the amount set forth in the Annual Fee Resolution. <i>Editor's Note: See Ch. A25, Fees.</i> "
Section 106.6.3	Delete
Section 306.3	Insert: "All appliances located in an attic space must be located within a fully enclosed room, with walls and ceiling covered with 5/8-inch gypsum board and filled with insulation of not less than R-15."

Article 11. ENERGY CONSERVATION CODE

Article 11. ENERGY CONSERVATION CODE

14-11-1. Purpose.

14-11-2. Adoption of International Energy Conservation Code.

14-11-3. Exceptions, insertions and additions.

14-11-1. Purpose.

This Article 11. (a) establishes minimum prescriptive and performance-related regulations for the design of energy efficient buildings and structures or portions thereof that provide facilities or shelter for public assembly, educational, business, mercantile, institutional, storage and residential occupancies, as well as those portions of factory and industrial occupancies designed primarily for human occupancy; and (b) regulates the design and construction of buildings for the effective use of energy, and is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy.

14-11-2. Adoption of International Energy Conservation Code.

For the purpose of establishing minimum prescriptive and performance-related regulations for the design of energy efficient buildings and structures or portions thereof in the Village, the International Energy Conservation Code, 2012 Edition ("IECC"), as adopted and amended by the State of Illinois Capital Development Board pursuant to the Illinois Energy Efficient Buildings Act, 20 ILCS 3125/1 et seq., is hereby adopted, and by this reference, incorporated as though fully set forth herein; provided, however, that: (a) the IECC is hereby amended in accordance with Section 14-11-3 of this Code; and (b) in the event of a conflict between the 2012 Edition of the IECC and a later-published edition of the IECC that is adopted by the State of Illinois Capital Development Board pursuant to the Illinois Energy Efficient Buildings Act, 20 ILCS 3125/1 et seq., the provisions of such later-published edition shall control.

14-11-3. Exceptions, insertions and additions.

The following items are the additions, insertions and changes to the International Energy Conservation Code:

International Energy Conservation Code Section	Change
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Section 101.1	Insert: "Village of Lincolnwood"
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Article 12. ELEVATOR SAFETY STANDARDS

Article 12. ELEVATOR SAFETY STANDARDS

14-12-1. Purpose.

14-12-2. Adoption of elevator safety standards.

14-12-1. Purpose.

This Article 12 establishes the minimum regulations governing the design, construction, installation, operation, inspection, testing, maintenance, alteration, and repair of elevators and similar conveyances in the Village.

14-12-2. Adoption of elevator safety standards.

The following elevator safety standards are hereby adopted by reference as the elevator safety standards for the Village and are hereby made a part of this article with the same force and effect as if fully set forth herein:

- (A) American Society of Mechanical Engineers (ASME) Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA B44-07) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44.07-07);
- (B) ASME Guide for Inspection of Elevators, Escalators, and Moving Walks (ASME A17.2-2004);
- (C) ASME Safety Code for Existing Elevators and Escalators (ASME A17.3-2005);
- (D) ASME Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);
- (E) ASME Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2010);
- (F) American National Standards Institute (ANSI) Safety Requirements for Personal Hoists and Employee Elevators (ANSI A10.4-2004);
- (G) American Society of Civil Engineers (ASCE) Automated People Mover Standards (ASCE 21-05), Part 1, 2006; and
- (H) ASCE Automated People Mover Standards (ANSI/ASCE/T&DI 21.2-08), Parts 2 through 4, 2008.

- (l) ASME Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07)

Article 14. STANDARDS FOR CONSTRUCTION WORK AND DEMOLITION OF STRUCTURES

Article 14. STANDARDS FOR CONSTRUCTION WORK AND DEMOLITION OF STRUCTURES

- 14-14-1. Regulations imposed.
- 14-14-2. Definitions.
- 14-14-3. Permit time limit and prosecution of work.
- 14-14-4. Required plans and specifications.
- 14-14-5. Site management cash deposit.
- 14-14-6. Certificate of insurance.
- 14-14-7. Deviations from plans and specifications.
- 14-14-8. Construction fencing.
- 14-14-9. Posted notice of rules and regulations.
- 14-14-10. Site management standards.
- 14-14-11. Standards and conditions applicable to demolition of dwellings and structures.
- 14-14-11-1. Cook County Department of Environmental Control approval.
- 14-14-11-2. Permit required.
- 14-14-11-3. Notice to surrounding owners.
- 14-14-11-4. Notice of commencement.
- 14-14-11-5. Posted notice of commencement.
- 14-14-11-6. Prohibition of demolition activities on Saturdays or Sundays.
- 14-14-11-7. Commencement of construction or site restoration.
- 14-14-12. Inconsistency with other codes and ordinances.
- 14-14-13. Revocation of permits.
- 14-14-14. Administrative rules.

14-14-1. Regulations imposed.

The regulations set forth in this Article 14 shall apply to all work, whether construction or demolition work, for which a permit is required pursuant to this Chapter **14**.

14-14-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this Article 14:

COMMENCEMENT

The beginning of demolition or removal of a structure done in conjunction with a permit, other than the installation of the protective fencing required pursuant to other code provisions and any approved erosion control.

COMMENCEMENT OF CONSTRUCTION

The beginning of the new work under a permit for the structure being constructed.

COMPLETION OF DEMOLITION

Removal of the walls of the first floor above the foundation of the structure being demolished or removal of all foundation material from the excavation in the case of a foundation removal.

CONSTRUCTION

All the on-site work done in building or altering structures from land clearance to completion, including excavation, erection, and the assembly and installation of components and equipment.

DEMOLITION

The razing and removal of all or substantially all of a structure or removal of such portions of a principal structure as to make the structure uninhabitable or unsafe for human occupancy.

PERMIT

Those permits issued by the Department of Community Development for the construction or demolition of structures in the Village.

14-14-3. Permit time limit and prosecution of work.

No permit or approval made pursuant to this Chapter **14** shall be valid for a period of more than one year after the date of issuance. After work pursuant to a permit has commenced, such work shall not be suspended or abandoned for a period of more than 30 consecutive days. Pursuant to this Article 14, Section 105.5 of the 2009 International Building Code, and Section R105.5 of the 2009 International Residential Code, a permit shall be deemed invalid unless work is commenced within 180 days after issuance of the permit.

14-14-4. Required plans and specifications.

Every permit application shall be accompanied by the following plans and specifications:

- (A) Building plans and specifications; demolition and construction on same property. If the application includes both demolition of a principal structure and construction of a new principal structure on the same property, then the application shall include, without limitation of the other plans required pursuant to this Article 14, building plans and specifications prepared in compliance with the provisions of this Code for the new structure to be built on the subject property. The submission of building plans and specifications for the new structure to be built on the subject property shall not absolve the applicant of the responsibility to restore the site, to the extent required pursuant to Section 14-14-11-7 of this Code.
- (B) Demolition without construction; site restoration plans and specifications. If the application includes only demolition of a principal structure, but not construction of a new structure on the same property, then the application shall include a detailed site restoration plan depicting all work required to restore the subject property pursuant to, and in compliance with, Section 14-14-11-7 of this Code.
- (C) Survey. The applicant shall provide a current survey, no older than 12 months, prepared by a licensed Illinois surveyor and certified by the surveyor showing the

subject property and the location of all existing structures, and impervious surfaces and all contemplated new structures and impervious surfaces on the subject property.

(D) Proof of ownership required for demolition permit. If the application includes demolition of a principal structure, then the applicant shall include a copy of the deed for the subject property as proof of ownership of the subject property. If the applicant is not the owner of the subject property, then the applicant shall provide a copy of the deed for the subject property and an under-oath, notarized affidavit from the owner of the subject property, authorizing the applicant to apply for a demolition permit for the subject property and consenting to the demolition.

(E) Site development plans. In addition to all other Village departmental regulations, Village ordinances, plans and specifications, the application shall include detailed plans and specifications for stormwater management, soil erosion control, and grading on the subject property. Such plans and specifications shall be on a drawing or drawings separate from all other plans and specifications, labeled as "Site Development Plans." Such plans and specifications shall be prepared by a professional engineer, or by a design professional other than a professional engineer at the discretion of the Community Development Director, and shall include a certification by the applicant, in a form provided by the Village, that all requirements of the Village's codes, ordinances, and regulations related to site development, soil erosion control, and grading shall be satisfied by the applicant at all times. Among other details, the required site development plans shall include:

(1) Drainage plans and soil erosion control during demolition, if any;

(2) Stormwater management and soil erosion control during any period of time between completion of demolition and commencement of construction; and

(3) Stormwater management and soil erosion control commencing with preparation for foundation pouring and continuing during the entire new construction process until final grading of the subject property.

(F) Accessibility, parking and loading plans. The application shall include separate plans and specifications showing the location of all work affecting, and all parking and loading activities planned to take place on, public streets, sidewalks, and other rights-of-way. Such plans and specifications shall include, among other things, the location of pavement, sidewalk, and trees that may be affected by the proposed work; the impacts on such pavement, sidewalk, and trees, the proposed location for all parking of contractor and worker vehicles; the proposed location of any loading or unloading activities (including concrete) to occur within any right-of-way; the proposed location of the gravel mat required by Section 14-14-10 of this Code; proposed fencing or other protective measures; and temporary pavement or other temporary accessibility measures.

(G) Materials and spoils storage plans. The application shall include plans depicting the proposed location for storage of materials and spoils on the subject property that are consistent with Village soil and sedimentation and erosion control requirements.

(H) Dust and airborne particulate control provisions. The application shall include provisions for controlling dust and other airborne particles from the subject property, including, without limitation, a source of water and spraying equipment and any other measures to be taken to control airborne particles.

14-14-5. Site management cash deposit.

(A) Deposit requirement; timing of payment; amount. If the permit to be issued authorizes demolition of a structure or construction of a new structure then the applicant shall post with the Village, at the time of issuance of such permit, a site development and management cash deposit in the amount set forth in the Annual Fee Resolution. *Editor's Note: See Ch. **A25**, Fees.* Such cash deposit shall be in addition to all other application and processing fees, costs, escrows, bonds, and performance securities required by the Village.

(B) Application of cash deposit. The site development and management cash deposit shall be held by the Village and shall be applied as provided in this Section 14-14-5.

(C) Village right to draw on cash deposit. The Village shall have the right at all times, at its option, to draw on the site development and management cash deposit for the costs, including, without limitation, legal fees and administrative expenses, incurred or to be incurred by the Village in exercising any of its rights under this Article 14 in the event: (1) the applicant undertakes any work in violation of any provision of this Article 14 or of any permit issued, or plan approved pursuant to this Article 14; or (2) the applicant fails or refuses to complete any work authorized by any permit issued in accordance with all plans approved in connection with said permit. The Village's determination of such costs shall be based either on costs actually incurred by the Village or on the Village's reasonable estimates of costs to be incurred.

(D) Replenishment of cash deposit. If the Village draws on the site development and management cash deposit, then the applicant shall replenish the cash deposit to the full amount required by this Section 14-14-5(D) immediately after demand therefor is made to the applicant in writing by the Village. Any failure of the applicant to replenish the cash deposit shall result in cancellation of the related permit, which permit shall not be reissued thereafter except after the filing of a new application therefor, payment of the permit fee, and establishment of a new site development and management cash deposit.

(E) Return of unused cash deposit. The Village shall return any unused portion of the site development and management cash deposit to the applicant, without interest, as follows:

(1) If the permit authorizes only demolition work, and no construction work is scheduled to take place within 30 days after completion of demolition, then the Village shall return the cash deposit within 30 days after final inspection of the restoration of the subject property and approval of the work by the Community Development Director.

(2) If the permit authorizes any work in addition to demolition work, then the Village shall return the money within 30 days after issuance of a final certificate of occupancy.

14-14-6. Certificate of insurance.

No permit shall be issued unless and until the applicant provides the Village with a certificate of insurance establishing that the applicant has general liability insurance coverage for all damage to persons or property, including public property, with the Village named as additional insured, and private property, that may result from the proposed work on the subject property by the applicant or any of its employees, agents, contractors, or subcontractors. Such insurance coverage shall be in the amount of not less than \$1,000,000 per occurrence. Such certificate of insurance shall provide that such insurance coverage shall be maintained during the entire time that work is being performed on the subject property pursuant to the permit. In the event a homeowner acts as his/her general contractor, said homeowner must provide the required insurance coverage.

14-14-7. Deviations from plans and specifications.

No person shall cause or allow any deviation from the approved plans and specifications for any work unless amended plans and specifications showing all proposed deviations are first filed with the Village and approved by the Community Development Director. If any deviation involves an increase in the total cost of the proposed work, then a statement to that effect shall be made and all necessary additional permit fees shall be paid before any approvals are made.

14-14-8. Construction fencing.

If the permit authorizes demolition, construction of a new principal structure, or construction of an addition with excavation greater than 42 inches in depth, then the applicant shall cause a six-foot chain-link fence to be installed around the perimeter of either the excavation, the structure under construction, or the entire construction area in a location and manner approved by the Community Development Department. The fencing shall be installed not more than seven days nor less than four days before commencement of any work on the subject property pursuant to any permit issued by the Village. In addition to such perimeter fencing, the applicant shall cause safety

fencing to be installed around the Village parkway abutting the subject property. The location of perimeter fencing may be changed during the construction period with the approval of the Community Development Department. "No Trespassing" signs shall be mounted on the fencing in conspicuous locations around the site. The gate must be locked at all times other than permitted hours of construction and at any other time when no work is being performed on the site, for example, on Sunday or holidays. Upon a violation of this Section 14-14-8, the permittee, general contractor, or property owner shall be notified promptly and shall correct the violation within two hours of receiving notice. If the violation is not corrected, the Village shall have the right, but not the obligation, to correct the violation. The costs and fees associated with such corrective action shall be charged to the permittee or property owner as the case may be. In addition to any corrective action undertaken by the Village, a stop-work order will be posted in a conspicuous place on the property. Any work subject to a stop-work order shall not be resumed except upon written permission of the Community Development Director or his/her designee, following payment of a fee to the Village in the amount set forth in the Annual Fee Resolution. *Editor's Note: See Ch. **A25**, Fees.*

14-14-9. Posted notice of rules and regulations.

The applicant shall post on the subject property in a prominent place a sign containing notice of the rules and regulations applicable to demolition and construction work. Such sign shall be posted not less than four days nor more than seven days in advance of the commencement of demolition. Such sign shall be maintained on the subject property until all work on the subject property has been completed and approved or until removal is approved by the Community Development Director. The size, shape, color, and message of such sign shall be as required by the Community Development Director and shall be provided to the applicant by the Community Development Department at a fee in the amount set forth in the Annual Fee Resolution. *Editor's Note: See Ch. **A25**, Fees.*

14-14-10. Site management standards.

The following site management standards shall apply to all work:

- (A) Accessibility, parking and loading standards. No pavement or sidewalk within any public right-of-way shall be unavailable for public use at any time except when such pavement or sidewalk is removed and replaced. No such pavement or sidewalk that is removed and replaced shall be out of service for more than three days without the prior approval of the Community Development Department. No parking, loading, or storage of demolition debris, spoils, or construction materials shall be permitted within any right-of-way, on any public property, or within 10 feet of any right-of-way adjacent to public or private property unless specifically approved by the Village and shown on approved accessibility plans as required by Section 14-14-4 of this Code. The Village may prohibit parking in any particular location on a public right-of-way if the Village determines that such parking has an adverse impact on neighboring property or on traffic control. All uses of vehicles shall comply with applicable codes related to parking and time of operation of vehicles. All sidewalk construction and any other construction in the public right-of-

way shall comply with the rules and regulations set forth in Chapter 6 of this Code in addition to any applicable requirements set forth herein.

(B) Particulate control during demolition. Airborne particles shall be controlled at the subject property at all times during demolition work by means of a water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property. The water source for control of airborne particles shall be either: (1) a water tanker truck with pump capacity of 100 gallons per minute at the nozzle; or (2) a public water hydrant. Water shall be delivered from the water source to the subject property by a hose with minimum diameter of 2 1/2 inches, which may be reduced to 1 1/2 inches when on the subject property. If a public water hydrant is used, a Village water meter and proper hydrant wrench must be obtained from the Public Works Department. Any hose leading from a public water hydrant that crosses a driveway, street, alley or other vehicular right-of-way must be bridged in a manner directed by the Public Works Department to adequately protect the Village water system and to prevent the creation of a tripping hazard for pedestrians.

(C) Dust control. All work undertaken pursuant to a building permit issued by the Village shall include protection against the migration of dust and other airborne particles from the subject property. Every construction site shall have a source of water and spraying equipment to control dust and other airborne particles. Except for sawing on top of a structure or within a framed structure, all outdoor sawing shall be undertaken within a specified location on the subject property. That specified location shall be protected against the migration of dust and other airborne particles by a solid barrier which shall be not less than six feet in height, shall extend not less than 180° around the specified area, and shall be positioned between the specified area and the nearest adjacent property line. The solid barrier may be cloth, wood, plastic or other material impervious to dust and may be temporary in nature. In the event sawing operations are conducted with wet saws, the solid barrier that is otherwise required may be eliminated, however, all other requirements set forth herein shall apply. A solid, protective barrier shall also be provided for all sandblasting operations to protect against the migration of dust and other airborne particles from the subject property. The protective barrier for sandblasting operations shall extend around all sides of the area being sandblasted. The solid protective barrier may be cloth, wood, plastic or other material impervious to dust and may be temporary in nature. The solid, protective barrier shall be in place at all times sandblasting operations are being undertaken.

(D) Gravel mat. When determined by the Community Development Director to be appropriate and practicable, the applicant shall cause a gravel mat to be installed on the subject property of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed

from the tires of such vehicles. The gravel mat shall be located so as not to interfere with any use by the public of public rights-of-way and not to cause any nuisance or inconvenience to adjacent public or private property. An existing asphalt or concrete driveway may be used in lieu of a gravel mat if the driveway would remain in place during construction activities. In the event that a public alley exists at the rear of the subject property, entry to the construction site must be made from the public alley.

(E) Sanitation facilities. A portable toilet shall be provided at every site of construction of a new principal structure, or addition thereto, prior to the commencement of construction, unless an existing facility is available on the construction site. The proposed location of any portable toilet shall be depicted on plans submitted at the time of application for the review and approval of the Community Development Department. The portable toilet shall be located a minimum of 10 feet from all property lines so that the location shall have the least possible impact on adjacent properties. In the event that a public alley exists at the rear of the subject property, the portable toilet must be located in the rear yard and be serviced from the public alley.

(F) Litter control and cleanup. Litter and debris at the subject property shall be controlled at all times. The applicant shall designate a person regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is removed from the subject property before the end of every day, including weekends, and regardless of whether work was conducted that day on the subject property. The permit shall specify the location of the dumpster as approved by the Community Development Department. It shall be unlawful for any person to store any rubbish or combustible refuse at a construction site unless such rubbish or combustible refuse is stored in an approved container. All containers for the purpose of construction waste collection shall be no smaller than 15 cubic yards in capacity, unless authorized by the Community Development Director. The containers shall be kept in good and sanitary condition, with a sufficient number of such containers maintained on each construction site to accommodate all rubbish and combustible refuse. Within 24 hours after the time when any required container is full to capacity, the rubbish and combustible refuse therein shall be collected and removed from the construction site. No required container shall be allowed to stand unutilized at any site for longer than 15 days. All required containers shall be located entirely on the subject property and cannot be located on the Village street or any other public right-of-way.

(G) Street, alley and sidewalk cleaning. The applicant shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property, to be cleaned regularly from all sidewalks, alleys and streets adjoining, and in the area of the subject property, no later than 6:00 p.m. Monday through Friday and by 12:00 noon on Saturdays, on every day that construction occurs on said property. If the applicant shall fail to clean all

sidewalks, alleys and streets adjoining and in the area of the subject property as required, then the subject property may be subject to a special street cleaning fee in the amount set forth in the Annual Fee Resolution, *Editor's Note: See Ch. A25, Fees.* and may also be subject to a stop-work order by the Community Development Director to be posted in a conspicuous place on the subject property. Any work subject to a stop-work order shall not be resumed except upon written permission of the Community Development Director or his/her designee. In the case of a stop-work order, the special street cleaning fee shall be in addition to the fee charged for lifting a stop-work order.

- (H) No trespass. No permit shall authorize or shall be construed to authorize any entry onto property adjoining the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of such property.
- (I) Damage to property. No person engaged in any work pursuant to a permit shall injure, damage, or destroy, or cause or allow to be injured, damaged, or destroyed, any property, whether public or private, not owned by such person. In the event of any injury, damage, or destruction in violation of this provision, it shall be the duty of the person committing, inflicting, causing, or allowing such injury, damage, or destruction to promptly repair and restore the injured, damaged, or destroyed property and to pay all of the costs and expenses of such repair and restoration. For purposes of this provision, a person shall be deemed to have caused or allowed injury, damage, or destruction whenever that person, or any contractor, subcontractor, agent, or employee of that person shall have committed or inflicted such injury, damage, or destruction or whenever any work being done by that person, or any contractor, subcontractor, agent, or employee of that person, shall have resulted in such injury, damage, or destruction. The Village shall not be responsible for seeking legal or equitable remedies on behalf of private property owners in the event of any injury, damage, or destruction of such property in violation of this provision.
- (J) Foundation plan. After construction of the foundation of any new building or addition of greater than 500 square feet in area, and before any other framing work is commenced on such building, any person undertaking such work shall submit an as-built spotted survey foundation plan, showing top of foundation elevations, and all yard setbacks to the Village. Such survey shall be prepared by a licensed surveyor and presented to the Community Development Director before the commencement of any other framing work. Failure to submit the required as-built spotted survey prior to the commencement of any other work on the site, will result in the issuance of a stop-work order. Any work subject to a stop-work order shall not be resumed except upon written permission of the Community Development Director or his/her designee, following payment of a fee to the Village in the amount set forth in the Annual Fee Resolution. *Editor's Note: See Ch. A25, Fees.*

(K) Wastewater discharge. No person shall undertake any work pursuant to a permit from which the discharge of any wastewater will be caused or associated without prior approval of the Director of Public Works. It shall be the duty of the person undertaking any such work to direct all wastewater flow to the particular location designated by the Public Works Department. No person undertaking such work shall cause or allow any cement truck wash to be discharged onto any public property or into any catch basin or other Village sewer facility.

(L) Limitations on noise. All work undertaken pursuant to a permit shall be subject to the provisions of Section 17-2-16 of this Code and those performance standards set forth in the Village Zoning Ordinance (Chapter **15** of this Code) applicable to the particular zoning district in which the work is occurring, regulating limitations on noise emissions. Further, no person shall operate or cause to be operated any radio, phonograph, telecommunications device, or other such object at such a volume or in any other manner that would cause a nuisance or a disturbance to any person. Every contractor and every permittee shall be responsible for all actions of their employees, agents, and subcontractors hereunder, and shall be liable for all violations of the provisions of this Code committed by such employees, agents, or subcontractors.

(M) Permissible hours of construction. All work undertaken pursuant to a permit may occur only between 7:00 a.m. and 6:00 p.m. Monday through Friday, and between 7:00 a.m. and 12:00 noon on Saturday. No work shall be permitted on Sundays or on the following federal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day. However, construction activities performed without compensation by a person upon his or her own place of residence shall be permitted on any day and time; provided, however, that noise emissions associated with such work shall not be plainly audible beyond the boundaries of the property from which it emanates before 7:00 a.m. or after 8:00 p.m. on Mondays through Fridays, or before 8:00 a.m. or after 8:00 p.m. on Saturdays and Sundays.

(N) Limitations on deliveries. No construction materials shall be delivered to any residential zoning lot prior to 7:00 a.m. or after 6:00 p.m. Monday through Saturday. The provisions of this Section 14-14-10(N) shall not apply: (1) in the event of a bona fide emergency to which construction workers must respond; (2) to any work ordered by the Village; or (3) to work required by the Village.

(O) Safeguards. All persons undertaking work pursuant to a permit shall exercise proper care for the safety of all persons and property. Warnings, barricades, and lights shall be maintained when required by the Community Development Director and, regardless of such requirement, whenever necessary for the protection of pedestrians or vehicular traffic. Temporary roofs over sidewalks and public rights-of-way shall be constructed whenever there is danger to pedestrians from falling articles or materials. All such safety devices, including barricades and required fences, shall be subject to the approval of the Community Development Director.

(P) Weeds and long grass. All persons undertaking work pursuant to a permit issued under this Chapter **14** shall maintain the subject property in compliance with the standards of Article 2 of Chapter **11** of this Code, and Section 6-5-4 of this Code related to the control of weeds and long grass.

(Q) Signs. No person shall erect or maintain any sign except in conformance with the provisions of the Village Sign Ordinance.

14-14-11. Standards and conditions applicable to demolition of dwellings and structures.

The following standards and conditions shall apply to demolition of any dwelling or structure in the Village.

14-14-11-1. Cook County Department of Environmental Control approval.

Prior to the issuance of a demolition permit by the Village, the applicant shall obtain a demolition permit from the Cook County Department of Environmental Control and submit such permit to the Community Development Department.

14-14-11-2. Permit required.

No demolition of a dwelling or structure in the Village shall be undertaken until the applicant is in receipt of: (a) a demolition permit issued by the Cook County Department of Environmental Control; and (b) a demolition permit issued by the Village.

14-14-11-3. Notice to surrounding owners.

(A) Business and industrial demolition. Prior to the issuance of any demolition permit for any structure in a business or industrial zoned parcel, the applicant shall give written notice to the legal titleholder or beneficial owner of each parcel of land, improved or vacant, within 150 feet (inclusive of streets and alleys) of the property line of the structure to be demolished not less than 10 days prior to the date of application for such permit. Such notice shall be in a form provided by the Village and shall be given by personal delivery or certified or registered mail, return receipt requested, with such receipt and a copy of the notice submitted to the Community Development Department as proof that notice was provided as herein required.

(B) Residential demolition. Prior to the issuance of any demolition permit for any structure in a residential zoning district, the applicant shall give written notice to the legal titleholder or beneficial owner of each parcel of land, improved or vacant, within 150 feet (inclusive of streets and alleys) of the property line of the structure to be demolished not less than 10 days prior to the date of application for such permit. Such notice shall be in a form provided by the Village and shall be given by personal delivery or certified or registered mail, return receipt requested, with such receipt and a copy of the notice submitted to the Community Development Department as proof that notice was provided as herein required.

(C) Notice content. All notices required to be served under Section 14-14-11 of this Code shall include the following:

- (1) The name and address of the applicant and a statement that the applicant has applied to the Village for a demolition permit;
- (2) The name and address of the legal titleholder or beneficial owner of the property for which the permit is sought, if it is other than the applicant;
- (3) The street address of the structure to be demolished;
- (4) A copy of a survey or a sketch showing the location of the existing structure to be demolished;
- (5) An accurate description, to the extent known by the applicant, of the new structure intended to be constructed on the site after such demolition, including a statement of the number of stories proposed and the maximum height to the peak of the highest roof;
- (6) A site plan depicting the location of the proposed new structure, ground dimensions of the new structure, and the distance from the new structure to each lot line, all to the extent known by the applicant;
- (7) A statement as to whether the applicant has applied for a building permit; and
- (8) A statement that the demolition will not commence until at least 15 days from the date of personal delivery or 18 days from the date of mailing.

(D) Filing of notice. The applicant shall file with the Community Development Department a copy of the notice with all attachments and return receipt cards, along with an affidavit stating that the notice and attachments are true copies of those served upon the owners of all properties within 150 feet of the property line of the structure to be demolished or a like affidavit for those notices served by personal delivery.

(E) Permit issuance. If the Community Development Director, or another Village official acting on his or her behalf, determines that the notice and affidavit of service complies with the requirements of Section 14-14-11 of this Code, then a demolition permit shall be issued, but not less than 18 days after the last date on which any notice was mailed (15 days for personal delivery).

(F) Exception to notice procedure. Notwithstanding any of the above requirements, should it be determined, because of severe damage to a structure caused by fire or other casualty, that the immediate demolition of a structure is necessary in order to protect the public health and safety, then such demolition permit shall be issued without the above notice procedures being completed. However, no

building permit shall be issued to the applicant until the above notice procedures are completed with references to "demolition permit" replaced with "building permit." The building permit shall not be effective until 18 days after the last notice was mailed (15 days for personal delivery).

14-14-11-4. Notice of commencement.

The applicant shall cause notice, which may be in writing or oral, to be given to the Community Development Director of any work pursuant to a demolition permit issued pursuant to Section 14-14-11 of this Code. Such notice shall be given not less than two business days nor more than four business days in advance of such demolition.

14-14-11-5. Posted notice of commencement.

The applicant shall cause notice of the commencement of demolition to be given by posting the subject property in a prominent place with a sign announcing such commencement. The size, shape, color, and message of such sign shall be as required by the Community Development Director. Such sign shall be posted not less than four days nor more than seven days in advance of such commencement, and shall be maintained on the subject property until commencement of demolition.

14-14-11-6. Prohibition of demolition activities on Saturdays or Sundays.

No demolition work pursuant to a demolition permit issued pursuant to Section 14-14-11 of this Code shall be conducted on a Saturday or a Sunday.

14-14-11-7. Commencement of construction or site restoration.

(A) Within 30 days after the completion of demolition of a principal structure, either: (i) construction of a new principal structure on the same property must commence; or (ii) the property must be restored to, and maintained in, a clean and safe condition in accordance with all applicable provisions of this Code and with the following additional regulations:

- (1) All other structures, including, without limitation, signs, must be removed from the property.
- (2) All excavated portions of the property must be backfilled.
- (3) All concrete and asphalt pavement on the property must be removed.
- (4) No new pavement may be installed on the property.
- (5) Notwithstanding any provision of Section 14-14-10(F) of this Code to the contrary, all garbage, debris, and litter must be removed from the property.
- (6) All trees and bushes on the property must be trimmed to a neat condition.

(7) All nuisance bushes, trees, and plants must be removed from the property.

(8) For all areas of the property.

(a) Black topsoil must be spread at a minimum depth of four inches; and

(b) The soil must either be seeded with a commercial perennial blend of grass, at a minimum quantity of five pounds per 1,000 square feet, or sodded; provided, however, that no seeding or sodding is required prior to April 15 or after October 15 of any calendar year.

(9) All grass must be maintained and mowed at a height not to exceed six inches.

(10) No vehicles, equipment, or other personal property may be kept or stored upon the property, except as necessary to comply with this Section 14-14-11-7(A).

(B) The thirty-day period set forth in Section 14-14-11-7(A) of this Code may be extended by one calendar day for every calendar day that weather conditions prevent construction or restoration work on the subject property, up to a maximum of 30 additional calendar days, as determined by the Village Manager or his or her designee, in his or her sole and absolute discretion.

(C) This Section 14-14-11-7 shall apply to all demolitions of principal structures in the Village, including, without limitation: (1) demolitions approved by permit issued by the Village; (2) demolitions ordered by a court of competent jurisdiction; or (3) demolitions that occur due to an act of God.

(D) This Section 14-14-11-7 shall apply to all property in the Village on which a principal structure is demolished, notwithstanding the submission to the Village, if any, of building plans and specifications for the construction of a new structure pursuant to Section 14-14-4(A) of this Code.

(E) The Village President and Board of Trustees shall have the right, but not the obligation, and in their sole and absolute discretion, to extend the time for compliance with, or to waive the enforcement of any and all provisions of, this Section 14-14-11-7 with respect to any parcel or parcels of real property in the Village, upon receipt of a written request therefor.

14-14-12. Inconsistency with other codes and ordinances.

In the event of any inconsistency or conflict in the application or operation of the provisions of this Article 14 and the other provisions of this Code, the provisions of this Article 14 shall apply and control.

14-14-13. Revocation of permits.

The violation of any provision of this Article 14 shall be grounds for revocation of any permit or approval issued pursuant to this Article 14.

14-14-14. Administrative rules.

The Community Development Director shall promulgate such administrative rules and regulations as may be necessary or appropriate to carry out the purposes and intents of this Article 14.

**Myron
&
Phil**

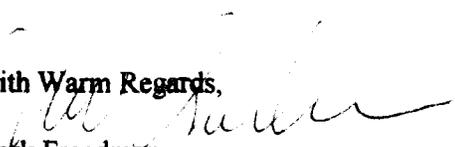
Dear Mayor Turry,

June 3, 2013

We would like to inquire about the postponing of our Business and our Liquor Licenses until we have the opportunity to open for business again in Lincolnwood. According to the estimates that we have received, it looks like we will not be able to open for business for 8 to 10 months once the rebuilding process begins. Both of those licenses were paid in full and commenced on May 1, 2013. The fire was on May 8th, 2013.

We would also like to thank the Lincolnwood Fire and Police Departments for the exemplary help during the fire at Myron and Phil's and on their condolences with regard to my father.

With Warm Regards,


Mark Freedman
Myron and Phil
3900 W. Devon
Lincolnwood, IL 60712

**Village of Lincolnwood
Park and Recreation Board Report
January, 2011 – April, 2013**

Commission: Parks and Recreation

Commission Members: Demerise Gratch, Chairperson
Gail Ito
Barry Bass
Arthur Lovering
Barbara Pabst
Jennifer Spino
Laura Tomacic
Sarah Hardin

Summary of Significant Activities Since Last Report

1. Coordinated a full-year of Centennial Celebration Activities
2. Formed a Task Force and approved a new Park Naming Policy
3. Installed lights at Field #2 in Proesel Park to increase programming and improve safety during special events
4. Developed and approved the first Comprehensive Master for Parks and Recreation
5. Formed the Multicultural Task Force to gain input from the different cultures in the community
6. Met and exceeded net revenue projections for pools and camps
7. Renovated Springfield Park Playground
8. Developed Summer Concert Series, providing quality music and family activities for eight weeks during the summer
9. Approved and facilitated the partnership with Hebrew Immigration Aid Society (HIAS) resulting in 100 new trees for Centennial Park over three years, a garden space, benches and plaques commemorating the Village and their joint 100th anniversaries
10. Submitted Phase II engineering agreements for the ComEd right-of-way and the Union Pacific railway
11. Completed an audit of all parks and facilities to ensure they are compliant with the Americans with Disabilities Act (ADA) and developed an action plan for tasks necessary to become compliant.
12. Installed drain covers to be in compliance with the Virginia Graeme Baker Act.
13. Installed two handicapped pool lifts to be compliant with the ADA
14. Updated the Parks and Recreation Strategic Plan

15. Facilitated, with the “Friends”, the First Lincolnwood Fest “Lincolnwood Night” featuring camp participants performing on stage and local officials volunteering
16. Built a Skate Spot at Springfield Park

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., JUNE 18, 2013**

AGENDA

- I. Call to Order**
- II. Pledge to the Flag**
- III. Roll Call**
- IV. Approval of Minutes**
 - 1. Board Meeting Minutes – June 4, 2013
- V. Warrant Approval**
- VI. Village President’s Report**
 - 1. Proclamation Regarding Parks & Recreation Month
 - 2. Recognition of Retiring Police Officer Joe Lamantia
 - 3. Proclamation Regarding Student Achievers’ Day
 - 4. Student Achievers Awards

A brief reception will take place.
- VII. Consent Agenda** (If any one wishes to speak to any matter on the Consent Agenda, a Speaker’s Request Form must be completed, presented to the Village Clerk, and the matter will be removed from the Consent Agenda and added to Regular Business.)
 - 1. Approval of a Resolution to Purchase a 2014 International Dump Truck through the State of Illinois Joint Purchasing Program Contract #PSD4016932 from Prairie/Archway International Trucks of Springfield, IL in the Amount of \$120,292
 - 2. Approval of a Resolution to Purchase a 2013 Ford F-450 with an Aerial Bucket through the Suburban Purchasing Cooperative Contract #106 from Currie Motors Fleet of Frankfort, IL in the Amount of \$77,968
 - 3. Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section 23 of the Village Code Pertaining to Requiring Vehicular Traffic Exiting from the Northeasterly Driveway of the Parking Lot Located at 4711 West Touhy Avenue to Make a Right Turn Only onto North Kilpatrick Avenue
- VIII. Regular Business**
 - 4. Continuation of a Public Hearing Concerning the Proposed Establishment of a Devon-Lincoln Tax Increment Finance (TIF) District and Designation of a Redevelopment Project Area
- IX. Manager’s Report**
- X. Board, Commission, and Committee Reports**
- XI. Village Clerk’s Report**

XII. Trustee Reports

XIII. Public Forum

XIV. Executive Session

An Executive Session is requested to discuss personnel and to review Executive Session minutes.

XV. Adjournment

DATE POSTED: June 14, 2013

All Village Board meetings are broadcast live to residents on Comcast Cable Channel 6 and AT&T U-VERSE Channel 99 at 7:30 p.m. Rebroadcasts of Village Board meetings can be viewed one week following the live broadcast at 1:00 p.m. and 7:30 p.m. or online at www.lincolnwoodil.org/boardmeetings.cfm.

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
JUNE 4, 2013**

DRAFT

Call to Order

Village President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:45 P.M., Tuesday, June 4, 2013 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

The Corporate Authorities and all persons in attendance recited the Pledge of Allegiance to the flag of our country.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Turry, Trustees Elster, Patel, Leftakes, Klatzco, Cope

ABSENT: Trustee Sprogis-Marohn

A quorum was present.

Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Melissa Steirer, Management Analyst; Timothy Clarke, Director of Community Development; Aaron Cook, Development Manager; Melissa Steirer, Management Analyst; Ashley Engelmann, Assistant to the Public Works Director; Manuel Castaneda, Public Works Director; Steven Elrod, Village Attorney; Charles Greenstein, Treasurer; Martina Keller, Chair of Human Relations Commission; Chris Martell, Ad-Hoc Sewer Committee member.

Approval of Minutes

The minutes of the May 21, 2013 regular Village Board meeting had been distributed in advance and were examined. Trustee Patel moved to approve the minutes as presented. Trustee Cope seconded the motion. The motion passed by voice vote.

Warrant Approval

Trustee Klatzco moved to approve Warrants in the amount of \$601,697.92. Trustee Leftakes seconded the motion.

Upon Roll Call by Village Clerk Beryl Herman the results were:

AYES: Trustees Klatzco, Leftakes, Cope, Patel, Elster

NAYS: None.

The motion passed. The Warrants were approved.

Village President's Report

1. Lifetime Award

President Turry presented this award to resident Jeffrey Light for his long time work on the U.S. Post Office Customer Advisory Board.

The plaque read:

“The Village of Lincolnwood presents Jeffrey R. Light Lifetime Appointment Award for Leadership, Perseverance & True Grit as Chairperson of the USPS Customer Advisory Council”

President Turry stated that Mr. Light may never resign this position.

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2. Human Relations Commission Person of the Year

Martina Keller, Human Relations Chair presented this award to longtime Lincolnwood resident, pediatrician, Dr. Marvin Cooper. Dr. Cooper continues to provide pediatric services and has been a longtime member of the Human Relations Commission, where he has assisted in health and well-being information. Dr. Cooper was accompanied by his wife and family members. Dr. Cooper spoke and thanked the Commission and the Village for this honor.

3. Neil Stein, of North Capitol, addressed the Board to report of progress toward demolition of the Purple Hotel.

- State and County permits have been applied for
- An insurance certificate has been submitted
- Com Ed has been at the site
- An engineering package will be prepared
- A meeting will be held at 4601 Touhy on June 12, informational meetings are scheduled for Hampton and Barkley
- A press release has been prepared

President Turry asked Mr. Stein if these meeting will be open to Lincolnwood residents who do not reside in these condominium buildings. Mr. Stein answered in the affirmative.

Attorney Elrod noted that these are not Public Meetings.

Urban Retail Properties Chairman and CEO Ross Glickman addressed the Board regarding his vision for the property.

Consent Agenda

1. **Approval of an Ordinance Waiving Section 6-3-9 (I) of the Municipal Code to Allow the American Legion to Conduct Bingo in Proesel Park for the 2013 Lincolnwood Fest**
2. **Approval of a Resolution Adopting Prevailing Wages Effective May 1, 2013 for the State of Illinois Prevailing Wage Act**
3. **Approval of an Ordinance Regarding a Text Amendment to Section 3.13(26) of the Zoning Code Entitled “Notice of Violation; Time of Compliance; Complaint” Concerning Fences and Natural Screening**

Trustee Elster moved to approve the Consent Agenda as presented. Trustee Klatzco seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Elster, Klatzco, Leftakes, Cope, Patel

NAYS: None

The motion passed

Regular Business

4. **Consideration of a Memorandum of Agreement between the Village and The Cook County Department of Public Health for the Use of the Public Works Building Located at 7001 N. Lawndale Avenue for Clinical Activities in Response to a Public Health Emergency**

This item was presented by Mrs. Engelmann using PowerPoint with assistance from Crystal Carlson of the Cook County Department of Public Health. A planning committee was formed to look into this:

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- Ashley Engelmann
- Fire Chief Michael Hansen
- Police Chief Robert LaMantia
- Fire Lt. Jim Barnett
- Officer Larry Martin

The Role of CCDPH

- Over 700 square miles are covered
- 125 municipalities
- 2.3 million residents

Coverage consists of CCDPH towns, Unincorporated Areas, Chicago, other Public Health Jurisdictions

CCDPH in collaboration with:

- The CDC (Centers for Disease Control and Prevention)
- The Illinois Department of Public Health
- Local State-Certified Health Departments

Is the lead agency with the authority to detect, control, respond and help eliminate disease in suburban Cook County.

Lincolnwood's Role in Public Health Emergencies

- Develop a comprehensive mass dispensing/mass vaccination plan
- Set up community dispensing site
- Provide Lincolnwood residents with access to appropriate prophylaxis/vaccine during a declared emergency

Mass Dispensing and Vaccination Site: Considerations

- One site for approximately 50,000 people
- Medical and non-medical staff/volunteers
- Able to secure and manage crowd control
- Access to major roads
- Staging area for 2% of population (approx. 1,000 per 50,000 population)
- Equipment and supplies (e.g. refrigeration, barricades, tables/chairs and clip boards)

Next Steps

- Lincolnwood Village Board sign the MOA – 3 MOAs with original signature
- CCDPH COO execute the MOA – 1 original MOA returned to Lincolnwood
- Lincolnwood Planning Team finalize the Mass Dispensing/Vaccination Plan
- Educate and train Village leadership and staff on the Mass Dispensing Plan
- Exercises the Mass Dispensing Plan

Trustee Leftakes moved to approve the Resolution directing the Village Manager to sign the Memo of Agreement, Trustee Patel seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Leftakes, Patel, Cope Elster, Klatzco

NAYS: None

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5. Consideration of a Recommendation by the Zoning Board of Appeals to Deny a Requested Parking Variation at 3837 West Sherwin Avenue

This item was presented by Mr. Cook using PowerPoint.

The item was previously presented on October 2, 2012 and Tabled. Attorney Elrod stated that this needs to be removed from Table.

Trustee Leftakes moved that the item be removed from Table, seconded by Trustee Elster.

The motion passed with a Voice Vote.

3837 West Sherwin Avenue

- Zoning Code Prohibits Front Yard Parking
- Attached Garage Converted into Living Space, Eliminating Approved Parking
- As A Result, Zoning and Municipal Code Requires Removal of Driveway
- Owner Requests Front Yard Parking Variation to Allow the Existing Driveway to Remain
- Building Permit Issued Requiring Removal of Driveway

Surveys and photographs of the property were exhibited.

ZBA Public Hearing – September 12, 2012

*Plan Commission Chairman Eisterhold testified that parking regulations had been discussed numerous times by the Village. Chairman Eisterhold opined that no unique conditions were present to grant zoning relief

*No other Public Testimony was received

*Deliberations – September 12, 2012

- Unanimously concluded that requested variation request was not consistent with stated intent and purpose of Zoning Ordinance
- ZBA opined that the Village regulation may be eligible for review to determine appropriateness
- By 5-0 vote, ZBA recommends Denial of requested Residential Parking Variation

Village Board Consideration & Related Village Action

*Variation request Tabled at October 2, 2012 Village Board Meeting

*Referred to the Plan Commission – Consideration of a Text Amendment

- January 9, 2013: Plan Commission recommended No Change to Code
- February 5, 2013: Village Board concurred with Plan Commission Recommendation

Village Board Deliberation – June 4, 2013

*Remove matter from Table

*Consideration of unanimous recommendation by ZBA (5-0 Vote) to deny requested residential parking variation

- ZBA discussed allowing applicant time to remove driveway

Raymon Grossman, attorney for the petitioner, addressed the Board.

Attorney Elrod provided clarification and information.

Questions and discussion ensued with clarification by Mr. Cook.

Recommendation

- *Direct Phase 2 Study Final Report
- *Adopt Stormwater Master Plan
- *Approve Pilot Program and Preliminary Engineering for Outlet

Village Response

- *Staff from all Departments fielded calls throughout the day
- *Public Works cleared clogged sewer restrictor covers and closed flooded streets
- *The Fire Department assisted with emergencies
- *The Police Department assisted with stranded motorists and closing streets
- *An automated phone call was sent to all residents

Calls and Observations

- *Call Breakdown to Village and Street Closures were identified
- *Street Closures were identified
- *Through calls and observations, 33 streets were identified as flooded

Chris Martel, member of Ad-Hoc Sewer Committee addressed the Board.

Steve Sticklin of AB&H Donohue addressed the Board responding to some expressed concerns.

Discussion ensued; Trustee Patel expressed the opinion that the major issue here is the difference in effectiveness between surface and subsurface restrictors. It was suggested that modeling both ways might be advisable due to differences in engineering opinions.

Manuel Castaneda addressed the Board and provided background on the impact of floodwaters on the community as well as use of current restrictors.

Don Jenkinson, a business owner, of 7250 N. Cicero, addressed the Board regarding a device to help prevent sewer blockage.

Joan and George Stansberry of 6726 Nokomis addressed the Board regarding flooding of their home.

Trustee Patel moved to Table this discussion until the July Board Meeting to allow staff time to model and estimate costs, Trustee Elster seconded the motion.

The motion passed with a Voice Vote

Manager's Report

Mr. Wiberg provided a review of the Committee of the Whole Meeting. For details of this review, see the minutes of the June 4, 2013 Committee of the Whole Meeting.

Board and Commissions Report

None

Clerk's Report

None

Trustee Reports

Trustee Elster requested clarification from Attorney Elrod regarding Illinois HB 183 (Concealed Carry). Ten days are allowed for an effective assault weapon ordinance. Attorney Elrod stated that a Special Meeting can be called with 48 hour notice posted.

DRAFT

Public Forum

None

Adjournment

Trustee Patel moved to adjourn the Regular Meeting of the Village Board at 11:10 P.M. Trustee Klatzco seconded the motion. The motion passed by voice vote.

Respectfully Submitted,

Beryl Herman
Village Clerk

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: June 14, 2013

The following are the totals for the List of Bills being presented at the June 18th Village Board meeting.

06/18/2013	\$115,169.00
06/18/2013	129,185.85
06/18/2013	294,243.63
06/18/2013	50,387.57
Total	<hr/> \$ 588,986.05

Accounts Payable To Be Paid Proof List



User: jmm
 Printed: 06/12/2013 - 9:15 AM
 Batch: 200-06-2013

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Andax										
ANDAX										
70257	05/31/2013	423.15	0.00	06/18/2013	Tank trap, sorben pillows, sorbent sox		-		No	0000
101-350-512-5730	Program supplies									
	70257 Total:	423.15								
70258	05/31/2013	121.25	0.00	06/18/2013	Storm drain protector		-		No	0000
101-350-512-5730	Program supplies									
	70258 Total:	121.25								
	ANDAX Total:	544.40								
	Andax Total:	544.40								
Bazillion Songs										
BAZILLIO										
SCS06202013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert, June 20, 2013		-		No	0000
205-504-515-5270	Purchased program services									
	SCS06202013 Total:	1,000.00								
	BAZILLIO Total:	1,000.00								
	Bazillion Songs Total:	1,000.00								
Bopology Inc.										
BOPOLOGY										
SCS07112013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert - July 11, 2013		-		No	0000
205-504-515-5270	Purchased program services									
	SCS07112013 Total:	1,000.00								
	BOPOLOGY Total:	1,000.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Bopology Inc. Total:		1,000.00								
Canon Solutions America										
CANN										
988007804	06/04/2013	188.97	0.00	06/18/2013	Maint. for copier - EE403 - June 2013		-		No	0000
101-210-511-5440	R&M - office equipment									
988007804 Total:		188.97								
CANN Total:		188.97								
Canon Solutions America Total:		188.97								
Centerline Inc										
CENTER										
	06/07/2013	1,000.00	0.00	06/18/2013	Summer Concert - July 25, 2013		-		No	0000
205-504-515-5270	Purchased program services									
Total:		1,000.00								
CENTER Total:		1,000.00								
Centerline Inc Total:		1,000.00								
Chicago Metropolitan Fire Prev										
CHGOMETR										
55560	05/31/2013	230.50	0.00	06/18/2013	Fire alarm service call		-		No	0000
101-420-511-5405	R&M - buildings									
55560 Total:		230.50								
55773	05/31/2013	1,272.35	0.00	06/18/2013	Fire extinguishers service & maintenance		-		No	0000
101-350-512-5430	R&M - Fire & EMS equipment									
55773 Total:		1,272.35								
CHGOMETR Total:		1,502.85								
Chicago Metropolitan Fire Prev Total:		1,502.85								
Communications Direct Inc										
COMDIR										
SR101844	06/03/2013	64.25	0.00	06/18/2013	Repairs to portable radio		-		No	0000
101-350-512-5410	R&M - communications equipment									
SR101844 Total:		64.25								
COMDIR Total:		64.25								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Communications Direct Inc Total:		64.25								
<hr/>										
EMSAR										
EMSAR										
SI-33436	05/10/2013	160.46	0.00	06/18/2013	Ambulance cot repairs		-		No	0000
101-350-512-5430	R&M - Fire & EMS equipment									
	SI-33436 Total:	160.46								
	EMSAR Total:	160.46								
<hr/>										
	EMSAR Total:	160.46								
<hr/>										
Fedex										
FEDEX										
898935369089	05/13/2013	26.18	0.00	06/18/2013	Shipping - Robbins, Salomon & Patt		-		No	0000
101-210-511-5720	Postage									
	898935369089 Total:	26.18								
	FEDEX Total:	26.18								
<hr/>										
	Fedex Total:	26.18								
<hr/>										
FGM Architects										
FGM										
13-1627-01-01	05/16/2013	1,292.50	0.00	06/18/2013	Dev./Six ideas for space at Purple		-		No	0000
205-500-515-5599	Other contractual				Hotel					
	13-1627-01-01 Total:	1,292.50								
	FGM Total:	1,292.50								
<hr/>										
	FGM Architects Total:	1,292.50								
<hr/>										
Final Say										
FINAL										
SCS06272013	06/27/2013	1,000.00	0.00	06/18/2013	Summer Concert - June 27, 2013		-		No	0000
205-504-515-5270	Purchased program services									
	SCS06272013 Total:	1,000.00								
	FINAL Total:	1,000.00								
<hr/>										
	Final Say Total:	1,000.00								
<hr/>										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
FSCI Corporate Office										
FSCI										
2013-485	05/10/2013	220.00	0.00	06/18/2013	Plan Review - May 2013		-		No	0000
101-240-517-5399	Other professional services									
	2013-485 Total:	220.00								
2013-511	04/30/2013	700.00	0.00	06/18/2013	Plan Review - May 2013		-		No	0000
101-240-517-5399	Other professional services									
	2013-511 Total:	700.00								
2013-535	05/03/2013	435.00	0.00	06/18/2013	Plan Review - May 2013		-		No	0000
101-240-517-5399	Other professional services									
	2013-535 Total:	435.00								
2013-630	05/03/2013	205.00	0.00	06/18/2013	Plan Review - May 2013		-		No	0000
101-240-517-5399	Other professional services									
	2013-630 Total:	205.00								
	FSCI Total:	1,560.00								
FSCI Corporate Office Total:		1,560.00								
GFOA										
GFOA										
6112013	06/11/2013	330.00	0.00	06/18/2013	GFOA Budget Award Program Fee		-		No	0000
101-210-511-5730	Program supplies									
	6112013 Total:	330.00								
	GFOA Total:	330.00								
GFOA Total:		330.00								
Grainger										
GRAINGER										
9149592322	05/23/2013	297.90	0.00	06/18/2013	Air compressor for Public Works		-		No	0000
101-420-511-5405	R&M - buildings									
	9149592322 Total:	297.90								
	GRAINGER Total:	297.90								
Grainger Total:		297.90								
Griffin Entertainment LLC										
GRIFFIN										
SCS08152013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert - August 15, 2013		-		No	0000
205-504-515-5270	Purchased program services									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
SCS08152013 Total:		1,000.00								
GRIFFIN Total:		1,000.00								
Griffin Entertainment LLC Total:		1,000.00								
IL Office-State Fire Marshall Cashi										
ILSFM										
9495960	05/29/2013	70.00	0.00	06/18/2013	Boiler Inspections		-		No	0000
101-420-511-5405	R&M - buildings									
9495960 Total:		70.00								
ILSFM Total:		70.00								
IL Office-State Fire Marshall Cashi Total:		70.00								
LFC Entertainment, Inc										
LFC										
SCS07182013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert - July 18, 2013		-		No	0000
205-504-515-5270	Purchased program services									
SCS07182013 Total:		1,000.00								
LFC Total:		1,000.00								
LFC Entertainment, Inc Total:		1,000.00								
Lowe's Business Acc/GECF										
LOWES										
07389	05/25/2013	4.73	0.00	06/18/2013	Fluorescent bulb		-		No	0000
101-350-512-5799	Other materials & supplies									
07389 Total:		4.73								
1398	05/29/2013	26.33	0.00	06/18/2013	Flex pipe, clamp,couplings for		-		No	0000
101-440-513-5730	Program supplies				sprinkler					
1398 Total:		26.33								
16397	05/28/2013	383.89	0.00	06/18/2013	Concession stand freezer		-		No	0000
205-563-515-5649	Supplies									
16397 Total:		383.89								
20493	05/31/2013	381.54	0.00	06/18/2013	Roses for the pool		-		No	0000
205-560-515-5405	R&M - buildings									
20493 Total:		381.54								
2057	05/22/2013	30.52	0.00	06/18/2013	Pipes for pool repairs		-		No	0000
205-560-515-5450	R&M - pool equipment									
2057 Total:		30.52								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
2060	06/03/2013	27.73	0.00	06/18/2013	Wires		-			No 0000
205-560-515-5405	R&M - buildings									
	2060 Total:	27.73								
2066	06/03/2013	21.83	0.00	06/18/2013	Cutter set for drum machines - pool		-			No 0000
205-560-515-5405	R&M - buildings									
	2066 Total:	21.83								
2111	05/23/2013	153.84	0.00	06/18/2013	2-12 gauge extension cord for shop		-			No 0000
101-410-511-5730	Program supplies									
	2111 Total:	153.84								
2266	05/24/2013	259.56	0.00	06/18/2013	Replacement black rope		-			No 0000
205-560-515-5405	R&M - buildings									
	2266 Total:	259.56								
2517	05/28/2013	91.78	0.00	06/18/2013	Parts for broken sprinkler		-			No 0000
101-440-513-5730	Program supplies									
	2517 Total:	91.78								
2544	05/28/2013	32.06	0.00	06/18/2013	Aluminum angle, light switch - Building		-			No 0000
101-420-511-5405	R&M - buildings									
	2544 Total:	32.06								
2657	05/29/2013	46.08	0.00	06/18/2013	Measuring tape, hangers, nails, hammer		-			No 0000
101-420-511-5405	R&M - buildings									
	2657 Total:	46.08								
2782	05/30/2013	51.27	0.00	06/18/2013	Timber oil stain, paint tray for PW		-			No 0000
101-420-511-5405	R&M - buildings									
	2782 Total:	51.27								
2786	05/30/2013	-37.03	0.00	06/18/2013	Return - Timer oil stain		-			No 0000
101-420-511-5405	R&M - buildings									
	2786 Total:	-37.03								
2789	05/30/2013	35.13	0.00	06/18/2013	Exterior stain for PW door shelf		-			No 0000
101-420-511-5405	R&M - buildings									
	2789 Total:	35.13								
2792	05/20/2013	132.50	0.00	06/18/2013	Sprinkler parts for pool plants		-			No 0000
205-560-515-5499	R&M - other									
	2792 Total:	132.50								
2822	05/30/2013	271.92	0.00	06/18/2013	Sprinklers and hoses		-			No 0000
205-560-515-5405	R&M - buildings									
	2822 Total:	271.92								
2823	05/30/2013	129.98	0.00	06/18/2013	Cement caps for Manhole repairs		-			No 0000
101-440-513-5730	Program supplies									
	2823 Total:	129.98								
2898	05/31/2013	299.39	0.00	06/18/2013	Concession cleaning supplies		-			No 0000
205-563-515-5649	Supplies									
	2898 Total:	299.39								
2902	05/21/2013	56.85	0.00	06/18/2013	Batteries for sprinklers at pool		-			No 0000
205-560-515-5499	R&M - other									
	2902 Total:	56.85								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
2911	05/31/2013	7.52	0.00	06/18/2013	Washers and bolts		-			No 0000
205-560-515-5405	R&M - buildings									
	2911 Total:	7.52								
2920	05/21/2013	1.88	0.00	06/18/2013	Batteries for sprinklers at pool		-			No 0000
205-560-515-5499	R&M - other									
	2920 Total:	1.88								
3268	06/03/2013	161.81	0.00	06/18/2013	Hefty bags and batteries		-			No 0000
205-560-515-5405	R&M - buildings									
	3268 Total:	161.81								
3269	06/03/2013	61.64	0.00	06/18/2013	Community Center cleaning supplies		-			No 0000
205-571-515-5535	Facility rental									
	3269 Total:	61.64								
90338	05/30/2013	186.09	0.00	06/18/2013	Pool supplies		-			No 0000
205-560-515-5405	R&M - buildings									
	90338 Total:	186.09								
9383	05/20/2013	110.97	0.00	06/18/2013	Shower curtains for pool locker room		-			No 0000
205-560-515-5499	R&M - other									
	9383 Total:	110.97								
	LOWES Total:	2,929.81								
	<hr/>									
	Lowe's Business Acc/GECF Total:	2,929.81								
	<hr/>									
Maine-Niles Association of Spe										
MNASR										
13-097	06/07/2013	884.58	0.00	06/18/2013	Inclusion services for June A		-			No 0000
205-580-515-5270	Purchased program services									
	13-097 Total:	884.58								
	MNASR Total:	884.58								
	<hr/>									
	Maine-Niles Association of Spe Total:	884.58								
	<hr/>									
Marc Printing										
MARCP										
06072013	06/07/2013	919.54	0.00	06/18/2013	Postage for mailing Resident Water Bills		-			No 0000
660-610-519-5720	Postage									
	06072013 Total:	919.54								
	MARCP Total:	919.54								
	<hr/>									
	Marc Printing Total:	919.54								
	<hr/>									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
National Rubber Stamp Co										
NATLRUB										
5470	05/31/2013	33.30	0.00	06/18/2013	Self inking signature stamp for trustee		-		No	0000
101-210-511-5700	Office supplies									
	5470 Total:	33.30								
	NATLRUB Total:	33.30								
National Rubber Stamp Co Total:		33.30								
North Suburban Employee Benefi										
NSEBENEF										
May-13	06/05/2013	63,410.00	0.00	06/18/2013	Employee Health Insurance PPO -		-		No	0000
102-000-210-2027	Health insurance premium withh				May, 13					
	May-13 Total:	63,410.00								
	NSEBENEF Total:	63,410.00								
North Suburban Employee Benefi Total:		63,410.00								
Palatine Oil, Co, Inc.										
PALAT										
656001	05/24/2013	4,255.12	0.00	06/18/2013	Fuel usage		-		No	0000
101-300-512-5670	Fuel									
656001	05/24/2013	282.28	0.00	06/18/2013	Fuel usage		-		No	0000
101-350-512-5670	Fuel									
656001	05/24/2013	206.36	0.00	06/18/2013	Fuel usage		-		No	0000
101-400-511-5670	Fuel									
656001	05/24/2013	44.46	0.00	06/18/2013	Fuel usage		-		No	0000
101-410-511-5670	Fuel									
656001	05/24/2013	101.08	0.00	06/18/2013	Fuel usage		-		No	0000
101-420-511-5670	Fuel									
656001	05/24/2013	599.79	0.00	06/18/2013	Fuel usage		-		No	0000
101-440-513-5670	Fuel									
656001	05/24/2013	578.39	0.00	06/18/2013	Fuel usage		-		No	0000
205-430-515-5670	Fuel									
656001	05/24/2013	926.94	0.00	06/18/2013	Fuel usage		-		No	0000
660-620-519-5670	Fuel									
	656001 Total:	6,994.42								
656002	05/24/2013	955.19	0.00	06/18/2013	Fuel usage		-		No	0000
101-350-512-5670	Fuel									
656002	05/24/2013	1,364.12	0.00	06/18/2013	Fuel usage		-		No	0000
101-440-513-5670	Fuel									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
656002	05/24/2013	389.80	0.00	06/18/2013	Fuel usage		-		No	0000
205-430-515-5670	Fuel									
656002	05/24/2013	745.60	0.00	06/18/2013	Fuel usage		-		No	0000
660-620-519-5670	Fuel									
	656002 Total:	3,454.71								
	PALAT Total:	10,449.13								
	Palatine Oil, Co, Inc. Total:	10,449.13								
Safeway Inc										
DOMINICK										
06062013	06/06/2013	24.96	0.00	06/18/2013	Water and pop for Village Board meeting		-		No	0000
101-100-511-5840	Meals									
	06062013 Total:	24.96								
722038	05/24/2013	7.47	0.00	06/18/2013	Club Kid - Milk for cereal		-		No	0000
205-520-515-5645	Concessions & food									
	722038 Total:	7.47								
	DOMINICK Total:	32.43								
	Safeway Inc Total:	32.43								
Sam's Club										
SAMSCL										
5212012	05/21/2013	65.36	0.00	06/18/2013	Water and candy for Memorial Day parade		-		No	0000
205-520-515-5645	Concessions & food									
	5212012 Total:	65.36								
9644	06/05/2013	96.37	0.00	06/18/2013	Water and batteries		-		No	0000
101-300-512-5730	Program supplies									
	9644 Total:	96.37								
	SAMSCL Total:	161.73								
	Sam's Club Total:	161.73								
Skye Entertainment Group, LTD										
SKYE										
SCS08082013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert - August 8, 2013		-		No	0000
205-504-515-5270	Purchased program services									
	SCS08082013 Total:	1,000.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	SKYE Total:	1,000.00								
	Skye Entertainment Group, LTD Total:	1,000.00								
Springbrunn John										
SPRINGBU										
SCS06132013	01/30/2013	1,000.00	0.00	06/18/2013	Summer Concert - June 13, 2013		-		No	0000
205-504-515-5270	Purchased program services									
	SCS06132013 Total:	1,000.00								
	SPRINGBU Total:	1,000.00								
	Springbrunn John Total:	1,000.00								
T.P.I. Building Code Consultan										
TPI										
6425	05/31/2013	5,440.24	0.00	06/18/2013	Plan Review - May 2013		-		No	0000
101-240-517-5399	Other professional services									
6425	05/31/2013	9,867.00	0.00	06/18/2013	In - House		-		No	0000
101-240-517-5399	Other professional services									
6425	05/31/2013	-375.72	0.00	06/18/2013	Discount		-		No	0000
101-240-517-5399	Other professional services									
	6425 Total:	14,931.52								
	TPI Total:	14,931.52								
	T.P.I. Building Code Consultan Total:	14,931.52								
Thompson Elevator Inspection S										
THOMPSON										
13-1612	05/23/2013	76.00	0.00	06/18/2013	Two semi annual elevator reinspections		-		No	0000
101-240-517-5399	Other professional services									
	13-1612 Total:	76.00								
	THOMPSON Total:	76.00								
	Thompson Elevator Inspection S Total:	76.00								
United States Postal Service										
USPOSTAL										
PB06032013	06/03/2013	31.24	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
PB06032013	06/03/2013	252.68	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB06032013	06/03/2013	285.42	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB06032013	06/03/2013	31.66	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB06032013	06/03/2013	34.66	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
205-500-515-5720	Postage									
PB06032013	06/03/2013	22.71	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB06032013	06/03/2013	10.64	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
205-500-515-5720	Postage									
PB06032013	06/03/2013	9.66	0.00	06/18/2013	Pitney Bowes postage		-		No	0000
660-610-519-5720	Postage									
	PB06032013 Total:	678.67								
PB061013	06/10/2013	9.15	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	10.00	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	218.12	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	18.98	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	130.00	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
205-500-515-5720	Postage									
PB061013	06/10/2013	11.11	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	0.92	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
101-210-511-5720	Postage									
PB061013	06/10/2013	350.57	0.00	06/18/2013	Pitney Bowes - Postage		-		No	0000
660-610-519-5720	Postage									
	PB061013 Total:	748.85								
	USPOSTAL Total:	1,427.52								
USPOSTMA										
POSTCARD	05/29/2013	2,500.00	0.00	06/18/2013	Postage for Family Fun Fest		-		No	0000
205-500-515-5720	Postage									
	POSTCARD Total:	2,500.00								
	USPOSTMA Total:	2,500.00								
	United States Postal Service Total:	3,927.52								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Verizon Wireless										
VERIZON										
9705005943	05/16/2013	1,125.33	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
101-210-511-5580	Telephone									
9705005943	05/16/2013	71.80	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
205-508-515-5580	Telephone									
9705005943	05/16/2013	39.40	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
205-520-515-5580	Telephone									
9705005943	05/16/2013	12.41	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
205-530-515-5580	Telephone									
9705005943	05/16/2013	0.54	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
205-560-515-5580	Telephone									
9705005943	05/16/2013	255.50	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
101-000-210-2650	Contractor Permits Payable									
9705005943	05/16/2013	464.94	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
660-610-519-5580	Telephone									
9705005943	05/16/2013	570.17	0.00	06/18/2013	March 17 - April 16 Cell phones		-		No	0000
101-250-511-5580	Telephone									
	9705005943 Total:	2,540.09								
	VERIZON Total:	2,540.09								
	Verizon Wireless Total:	2,540.09								
Village of Lincolnwood										
VOL										
PC060713	06/07/2013	253.00	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-210-511-5840	Meals									
PC060713	06/07/2013	18.68	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-200-511-5590	Training									
PC060713	06/07/2013	16.00	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-200-511-5700	Office supplies									
PC060713	06/07/2013	6.53	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-210-511-5799	Other materials & supplies									
PC060713	06/07/2013	6.80	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-210-511-5820	Local mileage, parking & tolls									
PC060713	06/07/2013	17.37	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-100-511-5840	Meals									
PC060713	06/07/2013	12.80	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-200-511-5820	Local mileage, parking & tolls									
PC060713	06/07/2013	73.74	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-240-517-5820	Local mileage, parking & tolls									
PC060713	06/07/2013	43.46	0.00	06/18/2013	Petty Cash Reimbursement		-		No	0000
101-240-517-5850	Purchased transportation									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
PC060713	06/07/2013	21.98	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
101-240-517-5799	Other materials & supplies									
PC060713	06/07/2013	14.98	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
101-350-512-5660	EMS supplies									
PC060713	06/07/2013	52.63	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-500-515-5820	Local mileage, parking & tolls									
PC060713	06/07/2013	13.93	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-563-515-5645	Concessions & food									
PC060713	06/07/2013	51.28	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-560-515-5700	Office supplies									
PC060713	06/07/2013	49.58	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-520-515-5799	Other materials & supplies									
PC060713	06/07/2013	15.00	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-504-515-5799	Other materials & supplies									
PC060713	06/07/2013	35.94	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-502-515-5730	Program supplies									
PC060713	06/07/2013	40.00	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
101-210-511-5840	Meals									
PC060713	06/07/2013	74.60	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
101-210-511-5820	Local mileage, parking & tolls									
PC060713	06/07/2013	17.54	0.00	06/18/2013	Petty Cash Reimbursement		-			No 0000
205-500-515-5820	Local mileage, parking & tolls									
	PC060713 Total:	835.84								
	VOL Total:	835.84								
	Village of Lincolnwood Total:	835.84								
	Report Total:	115,169.00								

Accounts Payable To Be Paid Proof List



User: jmm
 Printed: 06/12/2013 - 9:17 AM
 Batch: 201-06-2013

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
AB& H, A Donohue Group										
AB & H										
11982-19	05/24/2013	1,572.50	0.00	06/18/2013	Engineering services agreement 1/7/11		-		No	0000
660-620-519-5320	Consulting									
	11982-19 Total:	1,572.50								
	AB & H Total:	1,572.50								
AB& H, A Donohue Group Total:		1,572.50								
Ace Hardware Skokie										
ACEHRDS										
175059	05/30/2013	25.98	0.00	06/18/2013	Bolts for Truck #6		-		No	0000
101-440-513-5480	R&M - vehicles									
	175059 Total:	25.98								
	ACEHRDS Total:	25.98								
Ace Hardware Skokie Total:		25.98								
Air One Equipment										
AIRONE										
87829	05/14/2013	135.00	0.00	06/18/2013	Air quality test		-		No	0000
101-350-512-5430	R&M - Fire & EMS equipment									
	87829 Total:	135.00								
87928	05/17/2013	1,570.00	0.00	06/18/2013	Fit testing		-		No	0000
101-350-512-5430	R&M - Fire & EMS equipment									
	87928 Total:	1,570.00								
	AIRONE Total:	1,705.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Air One Equipment Total:		1,705.00								
AKZO Nobel Paints, LLC										
AKZO										
012405004745	05/21/2013	887.77	0.00	06/18/2013	Yellow Paint, thinner,street striping		-		No	0000
101-440-513-5730	Program supplies									
012405004745 Total:		887.77								
012405004749	05/21/2013	684.15	0.00	06/18/2013	Yellow Paint, thinner,street striping		-		No	0000
101-440-513-5730	Program supplies									
012405004749 Total:		684.15								
AKZO Total:		1,571.92								
AKZO Nobel Paints, LLC Total:		1,571.92								
ANI Safety & Supply Inc										
ANISFTY										
819124	05/16/2013	98.29	0.00	06/18/2013	Eye Wash for PW Vehicles		-		No	0000
205-430-515-5730	Program supplies									
819124 Total:		98.29								
819562	05/28/2013	250.00	0.00	06/18/2013	First Aid Kit for all PW Vehicles		-		No	0000
101-440-513-5730	Program supplies									
819562	05/28/2013	250.01	0.00	06/18/2013	First Aid Kit for all PW Vehicles		-		No	0000
660-620-519-5730	Program supplies									
819562	05/28/2013	189.09	0.00	06/18/2013	First Aid Kit for all PW Vehicles		-		No	0000
205-430-515-5730	Program supplies									
819562 Total:		689.10								
ANISFTY Total:		787.39								
ANI Safety & Supply Inc Total:		787.39								
Bank of America										
BANKOF										
BAA52813	05/28/2013	4,005.13	0.00	06/18/2013	Payoff Balance - Seized Vehicle		-		No	0000
101-000-210-2480	Unadjudicated forfeitures									
BAA52813 Total:		4,005.13								
BANKOF Total:		4,005.13								
Bank of America Total:		4,005.13								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Batteries Plus #890										
BATT										
890-101737-01	05/17/2013	48.25	0.00	06/18/2013	One battery for riding mower #2		-		No	0000
205-430-515-5480	R&M - vehicles									
	890-101737-01 Total:	48.25								
890-213707	06/03/2013	175.60	0.00	06/18/2013	Battery replacement in 911 Center		-		No	0000
215-000-512-5640	Computer supplies									
	890-213707 Total:	175.60								
890-231858	06/06/2013	67.90	0.00	06/18/2013	Battery replacement in 911 Center		-		No	0000
215-000-512-5640	Computer supplies									
	890-231858 Total:	67.90								
	BATT Total:	291.75								
Batteries Plus #890 Total:		291.75								
CDW Government										
CDWGOV										
CF98885	05/11/2013	67.73	0.00	06/18/2013	SCADA project UPN equipment		-		No	0000
660-610-519-5330	Data processing									
	CF98885 Total:	67.73								
CG94902	05/14/2013	59.16	0.00	06/18/2013	Hardrive for Village Manager Laptop		-		No	0000
101-200-511-5700	Office supplies									
	CG94902 Total:	59.16								
CH85860	05/16/2013	35.48	0.00	06/18/2013	Patch cables for Police server		-		No	0000
101-200-511-5700	Office supplies									
	CH85860 Total:	35.48								
	CDWGOV Total:	162.37								
CDW Government Total:		162.37								
Challenger Sports										
CHALLENG										
1	05/24/2013	345.00	0.00	06/18/2013	Mini Kickers - April 10 - May 15, 2013		-		No	0000
205-503-515-5270	Purchased program services									
	1 Total:	345.00								
	CHALLENG Total:	345.00								
Challenger Sports Total:		345.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Chicago Badge and Insignia										
CHGOBADG										
12281	05/30/2013	209.65	0.00	06/18/2013	Badges for new trustees		-		No	0000
101-100-511-5799	Other materials & supplies									
	12281 Total:	209.65								
	CHGOBADG Total:	209.65								
Chicago Badge and Insignia Total:		209.65								
Chicago Communications, LLC										
CHGOCOMM										
248942	06/04/2013	787.65	0.00	06/18/2013	Monthly maintenance charge - July 2013		-		No	0000
101-300-512-5410	R&M - communications equipment									
	248942 Total:	787.65								
	CHGOCOMM Total:	787.65								
Chicago Communications, LLC Total:		787.65								
Colley Elevator Co.										
COLLEY										
121088	05/29/2013	525.00	0.00	06/18/2013	Inspection and test for elevator/Bldg		-		No	0000
101-420-511-5405	R&M - buildings									
	121088 Total:	525.00								
	COLLEY Total:	525.00								
Colley Elevator Co. Total:		525.00								
Ecolab										
ECOLAB										
1923767	05/24/2013	495.90	0.00	06/18/2013	Laundry soap and supplies		-		No	0000
101-350-512-5799	Other materials & supplies									
	1923767 Total:	495.90								
	ECOLAB Total:	495.90								
Ecolab Total:		495.90								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Eisterhold Paul										
EISTERHO										
13-5404	05/17/2013	100.00	0.00	06/18/2013	reimbursement for 50/50 animal		-		No	0000
101-400-511-5210	Animal control				control					
	13-5404 Total:	100.00								
	EISTERHO Total:	100.00								
	Eisterhold Paul Total:	100.00								
Emcor Services Team Mechanical										
EMCOR										
00 3037314	05/22/2013	283.45	0.00	06/18/2013	Repairs at Fire Dept		-		No	0000
101-420-511-5405	R&M - buildings									
	00 3037314 Total:	283.45								
00 3037528	06/04/2013	2,500.00	0.00	06/18/2013	Preventive contract maintenance/June		-		No	0000
101-420-511-5405	R&M - buildings									
	00 3037528 Total:	2,500.00								
	EMCOR Total:	2,783.45								
	Emcor Services Team Mechanical Total:	2,783.45								
Eterno, Attorney at Law David										
ETERNO										
11234	06/03/2013	562.50	0.00	06/18/2013	Adjudication Hearing Officer - May		-		No	0000
101-230-511-5399	Other professional services				2013					
	11234 Total:	562.50								
	ETERNO Total:	562.50								
	Eterno, Attorney at Law David Total:	562.50								
Galls Incorporated										
GALLS										
000627522	05/15/2013	214.00	0.00	06/18/2013	Misc uniform items		-		No	0000
101-300-512-5070	Uniform allowance									
	000627522 Total:	214.00								
	GALLS Total:	214.00								
	Galls Incorporated Total:	214.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Global Emergency Products Inc										
GLOBALEN										
AGJ6968	05/17/2013	6,427.95	0.00	06/18/2013	Maintenance and repairs for T15		-		No	0000
101-350-512-5480	R&M - vehicles									
	AGJ6968 Total:	6,427.95								
	GLOBALEN Total:	6,427.95								
Global Emergency Products Inc Total:		6,427.95								
Golf Mill Ford										
GOLFMILL										
332768P	05/21/2013	600.64	0.00	06/18/2013	Reman gear, core exchange for Squad #212		-		No	0000
101-300-512-5480	R&M - vehicles									
	332768P Total:	600.64								
333265P	05/30/2013	125.54	0.00	06/18/2013	Belt, tensioner, pulley for Squad #7		-		No	0000
101-300-512-5480	R&M - vehicles									
	333265P Total:	125.54								
	GOLFMILL Total:	726.18								
Golf Mill Ford Total:		726.18								
Got Laundry Chicago?, Inc.										
GOTLAUND										
232642	04/23/2012	11.00	0.00	06/18/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	232642 Total:	11.00								
233408	05/08/2013	5.50	0.00	06/18/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	233408 Total:	5.50								
233882	05/15/2013	44.00	0.00	06/18/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	233882 Total:	44.00								
	GOTLAUND Total:	60.50								
Got Laundry Chicago?, Inc. Total:		60.50								
Grainger										
GRAINGER										
9148003990	05/21/2013	289.44	0.00	06/18/2013	Vertical soap dispensers		-		No	0000
205-560-515-5499	R&M - other									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	9148003990 Total:	289.44								
	GRAINGER Total:	289.44								
	Grainger Total:	289.44								
Hagg Press										
HAGG										
50168	05/24/2013	2,098.82	0.00	06/18/2013	Connections newsletter - May/June 2013		-		No	0000
101-100-511-5565	Village Newsletter									
	50168 Total:	2,098.82								
	HAGG Total:	2,098.82								
	Hagg Press Total:	2,098.82								
Halogen										
HALOGEN										
435282	05/23/2013	96.18	0.00	06/18/2013	Skimmers and rakes		-		No	0000
205-560-515-5405	R&M - buildings									
	435282 Total:	96.18								
	HALOGEN Total:	96.18								
	Halogen Total:	96.18								
IL Municipal Retirement Fund										
ZZIMRF										
May2013	05/31/2013	19,546.58	0.00	06/18/2013	Employee - May 2013		-		No	0000
102-000-210-2023	Employee IMRF withholding									
May2013	05/31/2013	47,879.56	0.00	06/18/2013	Employer - May 2013		-		No	0000
102-000-210-2023	Employee IMRF withholding									
May2013	05/31/2013	2,551.08	0.00	06/18/2013	SLEP - Retired Police Chief		-		No	0000
101-300-512-5080	Pension - regular									
	May2013 Total:	69,977.22								
	ZZIMRF Total:	69,977.22								
	IL Municipal Retirement Fund Total:	69,977.22								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Illinois Fire Store										
ILFIREST										
28715	05/15/2013	411.27	0.00	06/18/2013	Suspenders		-		No	0000
101-350-512-5665	Firefighting supplies									
	28715 Total:	411.27								
	ILFIREST Total:	411.27								
	Illinois Fire Store Total:	411.27								
Keeler Karen Gray										
KEELER										
KGK022013	05/30/2013	77.57	0.00	06/18/2013	Replace lost payroll check		-		No	0000
102-000-110-1010	Payroll Cash									
	KGK022013 Total:	77.57								
	KEELER Total:	77.57								
	Keeler Karen Gray Total:	77.57								
Kurup Rajamma										
KURUP										
13-5405	05/21/2013	45.00	0.00	06/18/2013	Reimbursement for 50/50 animal control		-		No	0000
101-400-511-5210	Animal control									
	13-5405 Total:	45.00								
	KURUP Total:	45.00								
	Kurup Rajamma Total:	45.00								
Landscape Concepts Management										
LANDSCAP										
52175	06/01/2013	2,885.29	0.00	06/18/2013	Landscaping maintenance -Centennial		-		No	0000
205-430-515-5250	Contract Maintenance									
	52175 Total:	2,885.29								
	LANDSCAP Total:	2,885.29								
	Landscape Concepts Management Total:	2,885.29								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Malnati Organization										
MALNATI										
E120683	05/21/2013	255.45	0.00	06/18/2013	Dinner - Village Board Meeting		-		No	0000
101-100-511-5840	Meals				05/07/13					
E120683	05/21/2013	10.00	0.00	06/18/2013	Tip		-		No	0000
101-100-511-5840	Meals									
	E120683 Total:	265.45								
	MALNATI Total:	265.45								
Malnati Organization Total:		265.45								
Midwest Tennis Programs, LLC										
MIDTENNI										
SPRING1	05/20/2013	1,002.40	0.00	06/18/2013	Spring Tennis - Apr 24 thru June 9,		-		No	0000
205-550-515-5270	Purchased program services				2013					
	SPRING1 Total:	1,002.40								
	MIDTENNI Total:	1,002.40								
Midwest Tennis Programs, LLC Total:		1,002.40								
Motorola										
MOTOROLA										
91290715	05/28/2013	64.52	0.00	06/18/2013	Remote mount kit for T15		-		No	0000
101-350-512-5410	R&M - communications equipment									
	91290715 Total:	64.52								
	MOTOROLA Total:	64.52								
Motorola Total:		64.52								
NAPA										
NAPA										
59943	05/16/2013	64.14	0.00	06/18/2013	Washer solvent, light bulbs for Police		-		No	0000
101-300-512-5480	R&M - vehicles									
	59943 Total:	64.14								
60470	05/20/2013	24.16	0.00	06/18/2013	Belt for riding mower		-		No	0000
205-430-515-5480	R&M - vehicles									
	60470 Total:	24.16								
61896	05/30/2013	149.88	0.00	06/18/2013	Fuel Pump for Squad #7		-		No	0000
101-300-512-5480	R&M - vehicles									
	61896 Total:	149.88								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	NAPA Total:	238.18								
	NAPA Total:	238.18								
NEPM										
NEPM										
186457	05/28/2013	247.50	0.00	06/18/2013	Jr. Fire hats		-		No	0000
101-350-512-5730	Program supplies									
	186457 Total:	247.50								
	NEPM Total:	247.50								
	NEPM Total:	247.50								
Orange Crush LLC										
ORANGCRH										
434250	05/29/2013	261.12	0.00	06/18/2013	Mod Surface		-		No	0000
213-000-561-5340	Engineering									
	434250 Total:	261.12								
434358	05/30/2013	340.29	0.00	06/18/2013	Mod Surface		-		No	0000
213-000-561-5340	Engineering									
	434358 Total:	340.29								
434488	05/31/2013	273.03	0.00	06/18/2013	Mod Surface		-		No	0000
213-000-561-5340	Engineering									
	434488 Total:	273.03								
434744	06/04/2013	258.30	0.00	06/18/2013	Mod Surface		-		No	0000
213-000-561-5340	Engineering									
	434744 Total:	258.30								
	ORANGCRH Total:	1,132.74								
	Orange Crush LLC Total:	1,132.74								
Palatine Oil, Co, Inc.										
PALAT										
7035754	05/08/2013	3,301.52	0.00	06/18/2013	Fuel Usage		-		No	0000
101-300-512-5670	Fuel									
7035754	05/08/2013	279.13	0.00	06/18/2013	Fuel Usage		-		No	0000
101-350-512-5670	Fuel									
7035754	05/08/2013	145.92	0.00	06/18/2013	Fuel Usage		-		No	0000
101-400-511-5670	Fuel									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
7035754	05/08/2013	72.80	0.00	06/18/2013	Fuel Usage		-		No	0000
101-410-511-5670	Fuel									
7035754	05/08/2013	74.71	0.00	06/18/2013	Fuel Usage		-		No	0000
101-420-511-5670	Fuel									
7035754	05/08/2013	405.34	0.00	06/18/2013	Fuel Usage		-		No	0000
101-440-513-5670	Fuel									
7035754	05/08/2013	450.16	0.00	06/18/2013	Fuel Usage		-		No	0000
205-430-515-5670	Fuel									
7035754	05/08/2013	685.74	0.00	06/18/2013	Fuel Usage		-		No	0000
660-620-519-5670	Fuel									
	7035754 Total:	5,415.32								
7035755	05/08/2013	80.41	0.00	06/18/2013	Fuel Usage		-		No	0000
101-410-511-5670	Fuel									
7035755	05/08/2013	801.36	0.00	06/18/2013	Fuel Usage		-		No	0000
101-350-512-5670	Fuel									
7035755	05/08/2013	834.07	0.00	06/18/2013	Fuel Usage		-		No	0000
101-440-513-5670	Fuel									
7035755	05/08/2013	565.25	0.00	06/18/2013	Fuel Usage		-		No	0000
205-430-515-5670	Fuel									
7035755	05/08/2013	1,236.91	0.00	06/18/2013	Fuel Usage		-		No	0000
660-620-519-5670	Fuel									
	7035755 Total:	3,518.00								
	PALAT Total:	8,933.32								
	Palatine Oil, Co, Inc. Total:	8,933.32								
Personnel Strategies, LLC										
PERSONNE										
05292013	05/29/2013	750.00	0.00	06/18/2013	Pre Employment Psychological Assessment		-		No	0000
101-200-511-5599	Other contractual									
05292013	05/29/2013	500.00	0.00	06/18/2013	Pre-Employment Psychological Assessment		-		No	0000
101-200-511-5599	Other contractual									
	05292013 Total:	1,250.00								
	PERSONNE Total:	1,250.00								
	Personnel Strategies, LLC Total:	1,250.00								
PMI										
PMI										
0412330	05/21/2013	276.38	0.00	06/18/2013	Exam gloves		-		No	0000
101-350-512-5660	EMS supplies									
	0412330 Total:	276.38								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	PMI Total:	276.38								
	PMI Total:	276.38								
Robert Half Finance & Accounti										
ROBERT										
37951321	05/17/2013	12,500.00	0.00	06/18/2013	Candidate Placement - Accountant		-		No	0000
101-200-511-5599	Other contractual									
	37951321 Total:	12,500.00								
	ROBERT Total:	12,500.00								
	Robert Half Finance & Accounti Total:	12,500.00								
Rock Adolf										
ROCKA										
UTR060413	06/04/2013	17.61	0.00	06/18/2013	2012 Utility Tax Rebate		-		No	0000
101-000-410-4050	Utility tax - electric									
UTR060413	06/04/2013	24.99	0.00	06/18/2013	2012 Utility Tax Rebate		-		No	0000
101-000-410-4055	Utility tax - natural gas									
UTR060413	06/04/2013	12.08	0.00	06/18/2013	2012 Utility Tax Rebate		-		No	0000
101-000-410-4060	Telecommunications tax									
	UTR060413 Total:	54.68								
	ROCKA Total:	54.68								
	Rock Adolf Total:	54.68								
Russo Power Equipment										
RUSSO										
1570809	04/24/2013	2,300.00	0.00	06/18/2013	Engine for riding mower #2		-		No	0000
205-430-515-5480	R&M - vehicles									
	1570809 Total:	2,300.00								
	RUSSO Total:	2,300.00								
	Russo Power Equipment Total:	2,300.00								
Schaefer Timothy										
SCHAEFE										
REIM060413TSM	06/04/2013	15.00	0.00	06/18/2013	Reimbursement - Meals		-		No	0000
101-300-512-5840	Meals									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
REIM060413TSM 101-300-512-5850	06/04/2013 Purchased Transportation	50.00	0.00	06/18/2013	Reimbursement - Recertification fee		-			No 0000
	REIM060413TSM Total:	65.00								
REIM060413TSR 101-300-512-5810	06/04/2013 Conference & meeting registrat	25.00	0.00	06/18/2013	Reimbursement - Registration		-			No 0000
	REIM060413TSR Total:	25.00								
	SCHAEFE Total:	90.00								
	Schaefer Timothy Total:	90.00								
Shapiro Judy SHAPJ 13-5178 101-400-511-5210	05/16/2013 Animal control	45.00	0.00	06/18/2013	Reimbursement 50/50 Animal Control		-			No 0000
	13-5178 Total:	45.00								
	SHAPJ Total:	45.00								
	Shapiro Judy Total:	45.00								
Sobel Erwin SOBEL 13-5401 101-400-511-5210	05/02/2013 Animal control	100.00	0.00	06/18/2013	Reimbursement for 50/50 animal control		-			No 0000
	13-5401 Total:	100.00								
	SOBEL Total:	100.00								
	Sobel Erwin Total:	100.00								
Sun-Times Media/Pioneer Press PIONEPRS 564284-01 101-240-517-5510	05/16/2013 Advertising	105.60	0.00	06/18/2013	Final Plat Consolidation - legal notice		-			No 0000
	564284-01 Total:	105.60								
	PIONEPRS Total:	105.60								
	Sun-Times Media/Pioneer Press Total:	105.60								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
The Peace School										
THEPEACE										
532	05/29/2013	946.40	0.00	06/18/2013	Yoga Spring Session - March thru May		-		No	0000
205-503-515-5270	Purchased program services									
	532 Total:	946.40			,13					
	THEPEACE Total:	946.40								
	The Peace School Total:	946.40								
Urhausen Greenhouse										
URHAUSEN										
499572	05/30/2012	265.06	0.00	06/18/2013	Pool plantings		-		No	0000
205-560-515-5405	R&M - buildings									
	499572 Total:	265.06								
	URHAUSEN Total:	265.06								
	Urhausen Greenhouse Total:	265.06								
Williams Ray										
WILLIAMS										
REIM042113RWM	06/06/2013	35.00	0.00	06/18/2013	Reimbursement - Meals		-		No	0000
101-300-512-5840	Meals									
	REIM042113RWM Total:	35.00								
REIM042113RWT	06/06/2013	93.01	0.00	06/18/2013	Reimbursement - Transportation		-		No	0000
101-300-512-5850	Purchased Transportation									
	REIM042113RWT Total:	93.01								
	WILLIAMS Total:	128.01								
	Williams Ray Total:	128.01								
	Report Total:	129,185.85								

Accounts Payable To Be Paid Proof List

User: jmm
 Printed: 06/12/2013 - 9:17 AM
 Batch: 202-06-2013



Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Alpha Baking Company										
ALPHABAK										
3055150026	05/30/2013	131.41	0.00	06/18/2013	Concession stand buns		-		No	0000
205-563-515-5645	Concessions & food									
	3055150026 Total:	131.41								
	ALPHABAK Total:	131.41								
	Alpha Baking Company Total:	131.41								
Audio Visual Systems, Inc										
AUDIOVIS										
50588	05/31/2013	9,848.79	0.00	06/18/2013	Projector replacement		-		No	0000
101-250-511-6530	Equipment - data processing									
	50588 Total:	9,848.79								
	AUDIOVIS Total:	9,848.79								
	Audio Visual Systems, Inc Total:	9,848.79								
Back Flow Solutions Inc										
BFSINC										
1979	06/01/2013	688.60	0.00	06/18/2013	Program Mgmt Fee for		-		No	0000
660-620-519-5399	Other professional services									
	1979 Total:	688.60			Backflow/June,2013					
	BFSINC Total:	688.60								
	Back Flow Solutions Inc Total:	688.60								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Case Lots, Inc.										
CASELOTS										
48792	05/23/2013	1,048.50	0.00	06/18/2013	Black garbage bags		-		No	0000
101-420-511-5730	Program supplies									
	48792 Total:	1,048.50								
	CASELOTS Total:	1,048.50								
	Case Lots, Inc. Total:	1,048.50								
CDW Government										
CDWGOV										
CN09118	05/28/2013	33.50	0.00	06/18/2013	Mouse for Building Inspector		-		No	0000
101-000-210-2650	Contractor Permits Payable									
	CN09118 Total:	33.50								
	CDWGOV Total:	33.50								
	CDW Government Total:	33.50								
Chicago Communications, LLC										
CHGOCOMM										
248930	06/04/2013	24.03	0.00	06/18/2013	C.C.S. Maintenance for July 2013		-		No	0000
101-400-511-5410	R&M - communications equipment									
248930	06/04/2013	27.06	0.00	06/18/2013	C.C.S. Maintenance for July 2013		-		No	0000
101-410-511-5410	R&M - communications equipment									
248930	06/04/2013	34.59	0.00	06/18/2013	C.C.S. Maintenance for July 2013		-		No	0000
205-430-515-5410	R&M - communications equipment									
248930	06/04/2013	39.59	0.00	06/18/2013	C.C.S. Maintenance for July 2013		-		No	0000
660-620-519-5410	R&M - communications equipment									
248930	06/04/2013	50.08	0.00	06/18/2013	C.C.S. Maintenance for July 2013		-		No	0000
101-440-513-5410	R&M - communications equipment									
	248930 Total:	175.35								
	CHGOCOMM Total:	175.35								
	Chicago Communications, LLC Total:	175.35								
Coca-Cola Bottling Company										
COCACOLA										
398478301	06/03/2013	405.60	0.00	06/18/2013	Pop for Police Dept. pop machine		-		No	0000
101-210-511-5700	Office supplies									
	398478301 Total:	405.60								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
398478302	06/03/2013	268.80	0.00	06/18/2013	Pop for Public Works pop machine		-			No 0000
101-210-511-5700	Office supplies									
	398478302 Total:	268.80								
	COCACOLA Total:	674.40								
Coca-Cola Bottling Company Total:		674.40								
Douglas Truck Parts										
DOUGTK										
45942	09/07/2012	53.82	0.00	06/18/2013	Plug and Lite with plug for Shop		-			No 0000
101-410-511-5730	Program supplies									
	45942 Total:	53.82								
56895	05/21/2013	180.20	0.00	06/18/2013	4 boxes of grease for Pump House		-			No 0000
660-620-519-5730	Program supplies									
	56895 Total:	180.20								
	DOUGTK Total:	234.02								
Douglas Truck Parts Total:		234.02								
Elite Printer Solutions										
ELITE										
1315	05/30/2013	389.96	0.00	06/18/2013	Supplies		-			No 0000
101-200-511-5700	Office supplies									
	1315 Total:	389.96								
	ELITE Total:	389.96								
Elite Printer Solutions Total:		389.96								
Engelstein Shirley										
ENGELSTE										
SE06-2013	06/06/2013	300.00	0.00	06/18/2013	Art gallery invoice June/July 2013		-			No 0000
101-100-511-5270	Purchased program services									
	SE06-2013 Total:	300.00								
	ENGELSTE Total:	300.00								
Engelstein Shirley Total:		300.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Gryphon Training Group										
GRYPHON										
GTG5313	05/03/2013	130.00	0.00	06/18/2013	Police training/Gypsy Traveler Crime		-		No	0000
101-300-512-5590	Training									
	GTG5313 Total:	130.00								
	GRYPHON Total:	130.00								
Gryphon Training Group Total:		130.00								
Halogen										
HALOGEN										
435871	05/30/2013	3,608.00	0.00	06/18/2013	Clorine tablets		-		No	0000
205-560-515-5405	R&M - buildings									
	435871 Total:	3,608.00								
	HALOGEN Total:	3,608.00								
Halogen Total:		3,608.00								
Illinois State Police										
ILSTPAF										
ISP52813	05/28/2013	1,353.00	0.00	06/18/2013	Asset Forfeiture Funds /Case #12-17051		-		No	0000
101-000-210-2480	Unadjudicated forfeitures									
	ISP52813 Total:	1,353.00								
	ILSTPAF Total:	1,353.00								
Illinois State Police Total:		1,353.00								
Lifeline Training										
LIFTRAIN										
3188	02/19/2013	398.00	0.00	06/18/2013	Street survival seminar		-		No	0000
101-300-512-5590	Training									
	3188 Total:	398.00								
	LIFTRAIN Total:	398.00								
Lifeline Training Total:		398.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Lurvey Landscape Supply										
LURVEY										
T1-10010976	05/24/2013	223.72	0.00	06/18/2013	Bulk blended mushroom compost		-		No	0000
101-160-511-5680	Landscaping supplies									
	T1-10010976 Total:	223.72								
T1-10010988	05/24/2013	-223.72	0.00	06/18/2013	Return		-		No	0000
101-160-511-5680	Landscaping supplies									
T1-10010988	05/24/2013	268.21	0.00	06/18/2013	Blended Organic Bark		-		No	0000
101-160-511-5680	Landscaping supplies									
	T1-10010988 Total:	44.49								
	LURVEY Total:	268.21								
Lurvey Landscape Supply Total:		268.21								
Maine-Niles Association of Spe										
MNASR										
13-090	05/28/2013	461.33	0.00	06/18/2013	Inclusion services for May B		-		No	0000
205-580-515-5270	Purchased program services									
	13-090 Total:	461.33								
	MNASR Total:	461.33								
Maine-Niles Association of Spe Total:		461.33								
Malnati Organization										
MALNATI										
E121492	06/04/2013	268.30	0.00	06/18/2013	Dinner-Village Board Meeting		-		No	0000
101-100-511-5840	Meals									
E121492	06/04/2013	10.00	0.00	06/18/2013	Tip		-		No	0000
101-100-511-5840	Meals									
	E121492 Total:	278.30								
	MALNATI Total:	278.30								
Malnati Organization Total:		278.30								
MGP, Inc.										
MGPINC										
1929	05/31/2013	873.75	0.00	06/18/2013	GIS Staffing - May 2013		-		No	0000
101-250-511-5599	Other contractual									
1929	05/31/2013	873.75	0.00	06/18/2013	GIS Staffing - May 2013		-		No	0000
101-000-210-2650	Contractor Permits Payable									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
1929	05/31/2013	1,747.50	0.00	06/18/2013	GISC Staffing - May 2013		-			No 0000
660-620-519-5599	Other contractual									
	1929 Total:	3,495.00								
	MGPINC Total:	3,495.00								
	MGP, Inc. Total:	3,495.00								
Morrison Associates, LTD										
MORRIS										
2012:0095	06/01/2013	1,000.00	0.00	06/18/2013	Professional Develoment Fees/2012-2013		-			No 0000
101-200-511-5320	Consulting									
	2012:0095 Total:	1,000.00								
	MORRIS Total:	1,000.00								
	Morrison Associates, LTD Total:	1,000.00								
New World Systems										
NEWWORLD										
027721	06/15/2013	21,976.00	0.00	06/18/2013	Records Mgmt System - July 13 - June 14		-			No 0000
215-000-512-5599	Other contractual									
027721	06/15/2013	17,760.00	0.00	06/18/2013	Records Mgmt System - July 13 - June 14		-			No 0000
101-250-511-5340	Maintenance Agreement Expense									
	027721 Total:	39,736.00								
	NEWWORLD Total:	39,736.00								
	New World Systems Total:	39,736.00								
North East Multi-Regional Trai										
NORTHEST										
166992	03/27/2013	2,880.00	0.00	06/18/2013	annual membership fee		-			No 0000
101-300-512-5590	Training									
	166992 Total:	2,880.00								
	NORTHEST Total:	2,880.00								
	North East Multi-Regional Trai Total:	2,880.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Orange Crush LLC										
ORANGCRH										
434888	06/05/2013	263.70	0.00	06/18/2013	Mod Surface		-		No	0000
213-000-561-5340	Engineering									
	434888 Total:	263.70								
	ORANGCRH Total:	263.70								
	<hr/>									
	Orange Crush LLC Total:	263.70								
	<hr/>									
Paramedic Services of Illinois										
PARAMEDI										
3857	06/01/2013	218,106.32	0.00	06/18/2013	Services Rendered for Month		-		No	0000
101-350-512-5220	Fire protection				06/30/2013					
	3857 Total:	218,106.32								
	PARAMEDI Total:	218,106.32								
	<hr/>									
	Paramedic Services of Illinois Total:	218,106.32								
	<hr/>									
Pioneer Press										
PIONEERP										
243213	05/30/2013	32.00	0.00	06/18/2013	Renewal Subscription		-		No	0000
101-400-511-5620	Books & publications									
	243213 Total:	32.00								
	PIONEERP Total:	32.00								
	<hr/>									
	Pioneer Press Total:	32.00								
	<hr/>									
ProSafety										
PROSAFET										
2/754690	05/31/2013	168.00	0.00	06/18/2013	Red spray paint for Julie markings		-		No	0000
101-440-513-5730	Program supplies									
	2/754690 Total:	168.00								
	PROSAFET Total:	168.00								
	<hr/>									
	ProSafety Total:	168.00								
	<hr/>									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Ricoh Americas Corporation										
RICOH										
5026294623	05/30/2013	104.34	0.00	06/18/2013	Contract maintenance for copy machine		-		No	0000
101-400-511-5440	R&M - office equipment									
	5026294623 Total:	104.34								
	RICOH Total:	104.34								
		<hr/>								
	Ricoh Americas Corporation Total:	104.34								
		<hr/>								
Shore Galleries										
SHOREGAL										
93336	05/30/2013	51.85	0.00	06/18/2013	Uniform Allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	93336 Total:	51.85								
	SHOREGAL Total:	51.85								
		<hr/>								
	Shore Galleries Total:	51.85								
		<hr/>								
Suburban Laboratories, Inc.										
SUBURB										
28112	05/30/2013	592.50	0.00	06/18/2013	Coliform testing and disinfectant		-		No	0000
660-620-519-5320	Consulting									
	28112 Total:	592.50								
	SUBURB Total:	592.50								
		<hr/>								
	Suburban Laboratories, Inc. Total:	592.50								
		<hr/>								
TLO LLC										
TLO										
TL06113	06/01/2013	3.25	0.00	06/18/2013	System for Background research		-		No	0000
101-300-512-5399	Other professional services									
	TL06113 Total:	3.25								
	TLO Total:	3.25								
		<hr/>								
	TLO LLC Total:	3.25								
		<hr/>								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
U.S. FoodService, Inc.										
USFOODSE										
539397	05/29/2013	2,030.68	0.00	06/18/2013	Concesssion stand for pool		-		No	0000
205-563-515-5645	Concessions & food									
	539397 Total:	2,030.68								
592011	05/31/2013	390.17	0.00	06/18/2013	Concesssion stand for pool		-		No	0000
205-563-515-5645	Concessions & food									
	592011 Total:	390.17								
	USFOODSE Total:	2,420.85								
U.S. FoodService, Inc. Total:		2,420.85								
Urhausen Greenhouse										
URHAUSEN										
499573	05/31/2013	133.33	0.00	06/18/2013	Pool plantings		-		No	0000
205-560-515-5405	R&M - buildings									
	499573 Total:	133.33								
499576	06/04/2013	863.53	0.00	06/18/2013	Green baskets, lobelia, geranium, coleus		-		No	0000
205-430-515-5680	Landscaping supplies									
	499576 Total:	863.53								
499577	06/04/2013	137.24	0.00	06/18/2013	Lantana yellow, orange inca		-		No	0000
101-160-511-5680	Landscaping supplies									
	499577 Total:	137.24								
	URHAUSEN Total:	1,134.10								
Urhausen Greenhouse Total:		1,134.10								
Village of Glenview										
VILLAGEG										
6416	06/05/2013	2,615.23	0.00	06/18/2013	Reimbursement Code Enforcement Officer		-		No	0000
101-300-512-5399	Other professional services									
	6416 Total:	2,615.23								
	VILLAGEG Total:	2,615.23								
Village of Glenview Total:		2,615.23								
Warehouse Direct										
WAREHOUS										
1952533-0	05/22/2013	175.18	0.00	06/18/2013	Supplies		-		No	0000
205-530-515-5730	Program supplies									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO Line #
1952533-0	05/22/2013	23.22	0.00	06/18/2013	Supplies		-		No	0000
205-560-515-5700	Office supplies									
	1952533-0 Total:	198.40								
1953576-0	05/22/2013	58.13	0.00	06/18/2013	Supplies		-		No	0000
101-210-511-5700	Office supplies									
	1953576-0 Total:	58.13								
1957311-0	05/28/2013	147.78	0.00	06/18/2013	Supplies		-		No	0000
101-350-512-5700	Office supplies									
	1957311-0 Total:	147.78								
1960264-0	05/30/2013	122.83	0.00	06/18/2013	Supplies		-		No	0000
101-300-512-5730	Program supplies									
	1960264-0 Total:	122.83								
1968135-0	06/06/2013	47.15	0.00	06/18/2013	Supplies		-		No	0000
101-100-511-5799	Other materials & supplies									
	1968135-0 Total:	47.15								
1968137-0	06/06/2013	221.60	0.00	06/18/2013	Supplies		-		No	0000
205-560-515-5450	R&M - pool equipment									
	1968137-0 Total:	221.60								
1968234-0	06/06/2013	436.19	0.00	06/18/2013	Supplies		-		No	0000
101-210-511-5700	Office supplies									
	1968234-0 Total:	436.19								
	WAREHOUS Total:	1,232.08								
	Warehouse Direct Total:	1,232.08								
Welding Supply Inc.										
WELDINGS										
879147	05/31/2013	5.89	0.00	06/18/2013	June rental of helium tank		-		No	0000
205-571-515-5730	Program supplies									
	879147 Total:	5.89								
	WELDINGS Total:	5.89								
	Welding Supply Inc. Total:	5.89								
Whistler's Restaurant										
WHISTLER										
WR6513	06/05/2013	381.15	0.00	06/18/2013	Prisoner Meals - Jan thru may		-		No	0000
101-300-512-5730	Program supplies									
	WR6513 Total:	381.15								
	WHISTLER Total:	381.15								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO Line #
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Whistler's Restaurant Total:		381.15								
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Report Total:		294,243.63								
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Accounts Payable To Be Paid Proof List

User: jmm
 Printed: 06/12/2013 - 9:17 AM
 Batch: 203-06-2013



Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Bruno Frank										
BRUNOF										
05282013FB	05/28/2013	200.00	0.00	06/17/2013	Tobacco Grant Program - 2012		-		No	0000
101-300-512-5730	Program supplies									
	05282013FB Total:	200.00								
	BRUNOF Total:	200.00								
	<hr/>									
	Bruno Frank Total:	200.00								
	<hr/>									
Cook County Dept Public Health										
CCDPH										
cook05232013	05/23/2013	3,720.00	0.00	06/17/2013	Public Health Inspections/1st Qtr,2013		-		No	0000
101-200-511-5399	Other professional services									
	cook05232013 Total:	3,720.00								
	CCDPH Total:	3,720.00								
	<hr/>									
	Cook County Dept Public Health Total:	3,720.00								
	<hr/>									
Macaluso Jack										
MACALU										
05282013JM	05/28/2013	200.00	0.00	06/17/2013	Tobacco Grant Program - 2012		-		No	0000
101-300-512-5730	Program supplies									
	05282013JM Total:	200.00								
	MACALU Total:	200.00								
	<hr/>									
	Macaluso Jack Total:	200.00								
	<hr/>									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Microsystems, Inc.										
MICROSYS										
1000051613	05/16/2013	4,388.57	0.00	06/17/2013	Scanning of Building documents		-		No	0000
101-250-511-5330	Data processing									
	1000051613 Total:	4,388.57								
	MICROSYS Total:	4,388.57								
	<hr/>									
	Microsystems, Inc. Total:	4,388.57								
	<hr/>									
New World Systems										
NEWWORLD										
026886	03/27/2013	2,160.00	0.00	06/17/2013	Upgrade New World to Version 10		-		No	0000
101-300-561-6580	Equipment - vehicles									
026886	03/27/2013	1,500.00	0.00	06/17/2013	Set up virtual server		-		No	0000
101-300-561-6580	Equipment - vehicles									
	026886 Total:	3,660.00								
026890,026891	03/27/2013	4,500.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-300-512-5420	R&M - data processing equipmen									
026890,026891	03/27/2013	1,000.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-300-512-5599	Other contractual									
026890,026891	03/27/2013	1,319.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-300-512-5640	Computer supplies									
026890,026891	03/27/2013	5,000.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-300-512-5730	Program supplies									
026890,026891	03/27/2013	1,000.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-300-512-5810	Conference & meeting registrat									
026890,026891	03/27/2013	12,500.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
101-250-511-5330	Data processing									
026890,026891	03/27/2013	9,761.00	0.00	06/17/2013	Mobile Field Reporting software		-		No	0000
215-000-512-5640	Computer supplies									
	026890,026891 Total:	35,080.00								
026892	03/27/2013	2,739.00	0.00	06/17/2013	3rd Party Scene PD Products		-		No	0000
215-000-512-5640	Computer supplies									
	026892 Total:	2,739.00								
	NEWWORLD Total:	41,479.00								
	<hr/>									
	New World Systems Total:	41,479.00								
	<hr/>									
Radziewicz James										
RADZI										
05282013JR	05/28/2013	200.00	0.00	06/17/2013	Tobacco Grant Program 2012		-		No	0000
101-300-512-5730	Program supplies									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	05282013JR Total:	200.00								
	RADZI Total:	200.00								
	Radziewicz James Total:	200.00								
Sun-Times Media/Pioneer Press										
PIONEPRS										
522797-01	03/14/2013	102.40	0.00	06/17/2013	Ad - Preliminary Plat of Subdivision		-		No	0000
101-240-517-5510	Advertising									
	522797-01 Total:	102.40								
522801-01	03/14/2013	97.60	0.00	06/17/2013	Ad - Map Amendment to Zoning Map		-		No	0000
101-240-517-5510	Advertising									
	522801-01 Total:	97.60								
	PIONEPRS Total:	200.00								
	Sun-Times Media/Pioneer Press Total:	200.00								
	Report Total:	50,387.57								



Proclamation

WHEREAS, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the Village of Lincolnwood Board of Trustees has designated July as Parks and Recreation Month; and

WHEREAS, the Village of Lincolnwood recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED that I, Gerald C. Turry, President of the Village of Lincolnwood along with the Village Board of Trustees proclaim that July is recognized as

Parks and Recreation Month

in the Village of Lincolnwood.

And urge all citizens of the Village to join in acknowledgement of this honor.

DATED this 18th day of June, 2013

ATTEST:

Beryl Herman
Village Clerk

Gerald C. Turry
Village President



Proclamation

WHEREAS, the progress and the future of our American society is dependent upon the vision and preparedness of our young people to be the leaders of tomorrow; and

WHEREAS, 33 of the Village of Lincolnwood High School graduates from the class of 2013 have qualified to be designated as 2013 Illinois State Scholars; and

WHEREAS, the Illinois State Scholar Award is based on the combination of college entrance examination scores and a record of high school achievement; and

WHEREAS, the Village of Lincolnwood acknowledges our State Scholars for this outstanding achievement and further recognizes them as 2013 LINCOLNWOOD STUDENT ACHIEVERS.

NOW, THEREFORE, BE IT RESOLVED that I, Gerald C. Turry, President of the Village of Lincolnwood along with the Village Board of Trustees congratulate the 2013 Lincolnwood Student Achievers and do hereby proclaim Tuesday, June 18, 2013 as

LINCOLNWOOD STUDENT ACHIEVERS' DAY

And urge all citizens of the Village to join in acknowledgement of this honor.

DATED this 18th day of June, 2013

ATTEST:

Beryl Herman
Village Clerk

Gerald C. Turry
Village President

Request For Board Action

REFERRED TO BOARD: June 18, 2013

AGENDA ITEM NO: 1

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution to Purchase a 2014 International Dump Truck through the State of Illinois Joint Purchasing Program Contract #PSD4016932 from Prairie/Archway International Trucks of Springfield, IL in the Amount of \$120,292

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Public Works Department utilizes dump trucks during each season of the year for snow removal, removal of debris from water main breaks, sewer repairs, etc. One of the dump trucks used within the Sewer and Street Division is a 1995 Ford F-800 dump truck. This is an 18 year-old piece of equipment with 12,000 miles of use. The dump truck is frequently in need of repair causing projects to be delayed. In addition, due to the age of the equipment the parts needed for repair are becoming obsolete. The American Public Works Association recommends the replacement of large equipment/vehicles every 15 to 20 years as a best management practice. As such, the Village's capital equipment replacement plan has the dump truck scheduled for replacement this fiscal year.

The cost to purchase a 2014 International dump truck through the State of Illinois Joint Purchasing Program is \$120,292. The new dump truck will include features such as light emitting diode (L.E.D.) lights, a snow plow, salt spreader and a pre-wet system for application of anti-icing liquids in the winter. In addition, the dump truck will be equipped with a back-up camera. This add-on is in line with the Village's safety goal to assist with reducing back-up accidents.

Following Village Board approval of the purchase of a new 2014 International dump truck, the 1995 Ford F-800 dump truck will be auctioned at the Northwest Municipal Conference 2013 fall auction.

FINANCIAL IMPACT:

\$100,000 has been budgeted for capital equipment purchases in the fiscal year 2013/2014 Water and Sewer Fund and \$100,000 has been budgeted in the fiscal year 2013/2014 Streets Budget for capital equipment purchases.

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Prairie/ Archway International Trucks Proposal

RECOMMENDED MOTION:

Move to approve a Resolution authorizing the purchase of one 2014 International dump truck from Prairie/ Archway International Trucks of Springfield, IL in the amount of \$120,292.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2013-_____

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE 2014 INTERNATIONAL DUMP TRUCK FROM PRAIRIE/ARCHWAY INTERNATIONAL TRUCKS, OF SPRINGFIELD, ILLINOIS, IN THE AMOUNT OF \$120,292

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village participates in the State of Illinois Joint Purchasing Cooperative ("*SIJPC*"), which permits local governments to purchase commodities and services according to contracts negotiated by the State of Illinois, resulting in significant savings for the Village; and

WHEREAS, the Village has identified the need to purchase one new dump truck; and

WHEREAS, the SIJPC sought bids for the award of a contract for the purchase of 2014 International dump trucks ("*Purchase Contract*"); and

WHEREAS, the SIJPC identified Prairie/Archway International Trucks, of Springfield, IL ("*Prairie*"), as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase one 2014 International dump truck from Prairie through the SIJPC, in the amount of \$120,292;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees shall, and do hereby, approve the purchase by the Village of one 2014 International dump truck from Prairie, in the amount of \$120,292, in accordance with the SIJPC Purchase Contract .

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk shall be, and are hereby, authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section Two of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this ___ day of _____, 2013.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2013.

Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2013

Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois



New Truck Proposal
Single Axle Dump Truck Specifications
State of Illinois Solicitation # 225684 ~ Contract # PSD4016932

Ashley Engelmann
 CONTACT NAME
 Village of Lincolnwood
 BUYER INFORMATION
 7001 N. Lawndale Ave.
 ADDRESS
 Lincolnwood, IL 60712
 CITY/ STATE/ ZIP
 847-745-4853 phone 847-675-4432 fax
 PHONE/ FAX/ EMAIL
 TAX EXEMPT #/ COUNTY

DATE: 05/29/13

Contact: Kevin Burdell
 Municipal Fleet Sales
 401 S. Dirksen Pkwy ~ Springfield, IL. 62703
 Ofc: 217-523-5631 ~ Fax: 217-523-0797
 Email: kburdell@prairiearchway.com

Please Circle Cab Color:
 Red-2303 / IDOT Orange / Omaha Orange
 School Bus Yellow / Blue / Blue Met-6E12
 Green-6047 / White / Black

2014 INTERNATIONAL 7400 SFA 4X2 / 160" WHEELBASE/ 85" CAB TO AXLE
 120,000 PSI/ 2,654,000 RBM single frame rail w/ 20" front frame extension
MAXXFORCE DT466 270HP/ 860# TORQUE w/ GRID HEATER
3000RDS Allison Six (6) speed trans. w/ T-Handle & External Trans. Cooler
 Extended Life Oil Pan/ Transmission TCM mounted inside cab
 Transmission temp. gauge/ Hour meter/ Plow light Switch
 Warning Lights & Alarm for Low Coolant, Low Oil PSI, Engine Temp.
 "Winter/Summer" Air Cleaner w/ In-Dash Filter Minder
 Horton Two-Speed Fan Drive/ Front Engine PTO/ Block Heater
14,000# Front axle & suspension w/ 2000# aux. overloads & HD shocks
19,000# Rear axle w/ 23,500# susp. & 4500# rubber aux/ SPL type drivelines
 Air Brakes w/ 13.2 compressor/ Bendix air dryer/ DV2 Heated drain valve
 Automatic slack adjusters/ Oil bath wheel seals/ Stationary front grille
 Trailer brake package w/ 7-way ABS trailer plug/ Bodybuilder wires @ BOC
 Tilt & Telescoping steering column/ Leece-Neville alternator/ Delco starter
 100 gallon aluminum fuel tank (driver side) w/ fuel water seperator
 Three (3) Batteries @ 1950 CCA w/ battery box mounted right side BOC
 Horizontal muffler mounted under cab w/ vert. exhaust pipe & 36" turn out
 Air horn/ Jump start stud/ L.E.D. cab marker lights/ Air ride cab
 AM/FM/Weatherband radio/ Air conditioning/ Cigar lighter
 Black heated mirrors w/ Black fender mounted convex mirrors
 Air ride driver seat w/ arm rest/ Fixed passenger seat/ Daytime lights
 12R22.5 Continental HSC-1 (16PLY) STEER TIRES w/ Grey Powder coat wheels
 11R22.5 Continental HDR-2 (14PLY) DRIVE TIRES w/ Grey Powder Coat Wheels

Sales price \$66,114.00
 Options \$1,351.00
 Body price \$52,722.00
 Freight \$0.00
 Sub-total \$120,187.00
 Trade _____
 License/ Title \$105.00
 Total \$120,292.00

Omit PTO Adaptor Plate	\$	(174)
Trans Dipstick - Right side	\$	23
6 pack switches in dash	\$	394
Power Windows/Locks	\$	272
2 keys	\$	-
Fleet ISIS 2 yr subscription	\$	-
Spare Steer Tire/Rim	\$	836

PLEASE CIRCLE DESIRED GEAR RATIO:
6.14 (73 mph) / 6.43 (69 mph) / 6.83 (65 mph) / 7.17 (62 mph)

Please include copy of tax exempt form w/ your order.
 All prices are F.O.B. 401 S. Dirksen Pkwy. Springfield, Illinois
 Payment in full is due at time of delivery.


 Kevin Burdell- Municipal Fleet Sales Representative

Signature of Buyer

Purchase Order Number (if applicable)

Request For Board Action

REFERRED TO BOARD: June 18, 2013

AGENDA ITEM NO: 2

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution to Purchase a 2013 Ford F-450 with an Aerial Bucket through the Suburban Purchasing Cooperative Contract #106 from Currie Motors Fleet of Frankfort, IL in the Amount of \$77,968

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At the February 13, 2013 Budget Workshop for the 2013/2014 Fiscal Year staff presented a request to purchase a small pick-up truck with an aerial bucket that would reach 41 feet. The budget request was subsequently approved by the Village Board. The request was made to improve operations and efficiency within the Department.

The Department currently utilizes a large aerial truck with a 75 foot reach capacity for the installation of flags and signs, repair of signs and streetlights, and tree trimming. The large aerial truck requires significant time to set-up due to the hydraulic rigger supports that must be placed on the ground before utilizing the bucket. Several examples of how the operation of the large aerial bucket slows the progress of work may be found. A simple streetlight light bulb installation can take an hour. Small trees are trimmed at a slower rate due to the rigger support system. Often times, in an effort to improve the efficiency of services staff utilizes the bucket of a tractor with a harness system to lift staff to hang streetlight banners. In addition to the rigger support system the size of the large aerial truck makes it difficult to access smaller areas and maneuver within them. The large aerial truck does remain the primary vehicle for tree trimming as it is necessary to reach many of the large trees within Lincolnwood.

The proposed truck purchase will allow tree trimming operations to continue when the large truck is out of order, small trees will be pruned at a much quicker rate and maintenance of streetlights and installation of signs will also be completed in a more efficient manner. In addition to the use of the vehicle within the streets and forestry division, the vehicle will be used approximately half of the time to perform work that is necessary for the water division. Staff will utilize the truck to perform maintenance and routine inspections on the Village's automated water meter data collector units that are installed on streetlights and on the security system, trees and lights located at the pump house. Maintenance will also be performed on and around the water tower located behind the Public Works building.

The cost to purchase a 2013 Ford F-450 with an aerial bucket through the Suburban Purchasing Cooperative Program is \$77,968. The new truck will include features such as a 360 degree rotating bucket, a light emitting diode (LED) lighting system and a back-up camera. This add-on is in line with the Village's safety goal to assist with reducing back-up accidents.

FINANCIAL IMPACT:

\$100,000 has been budgeted for capital equipment purchases in the fiscal year 2013/2014 Water and Sewer Fund and \$100,000 has been budgeted in the fiscal year 2013/2014 Streets Budget for capital equipment purchases. The truck purchase will be split equally between the two funds.

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Currie Motors Fleet Proposal

RECOMMENDED MOTION:

Move to approve a Resolution authorizing the purchase of one 2013 F-450 with aerial bucket from Currie Motors Fleet of Frankfort, IL in the amount of \$77,968.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2013-_____

**A RESOLUTION AUTHORIZING THE PURCHASE OF ONE 2013 FORD F-450
AERIAL TRUCK FROM CURRIE MOTORS FLEET, OF FRANKFORT, ILLINOIS,
IN THE AMOUNT OF \$77,968**

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village participates in the Suburban Purchasing Cooperative ("*SPC*"), which permits local governments to purchase commodities and services according to contracts negotiated by the Northwest Municipal Conference, resulting in significant savings for the Village; and

WHEREAS, the Village has identified the need to purchase one aerial truck; and

WHEREAS, the SPC sought bids for the award of a contract for the purchase of 2013 aerial trucks ("*Purchase Contract*"); and

WHEREAS, the SPC identified Currie Motors Fleet, of Frankfort, IL ("*Currie*"), as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase one 2013 Ford F-450 aerial truck from Currie through the SPC, in the amount of \$77,968;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees shall, and do hereby, approve the purchase by the Village of one 2013 F-450 aerial truck from Currie, in the amount of \$77,968, in accordance with the SPC Purchase Contract.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk shall be, and are hereby, authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section Two of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this ___ day of _____, 2013.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2013.

Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2013

Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

Currie Motors Fleet

Presents...



The 2013 Ford F-450 Chassis XL

4x2 SD Regular Cab 165" WB DRW



Prepared For:

Prepared By: Thomas F. Sullivan

Prepared On: June 13, 2013

Prepared For:
Village Of Lincoln Wood
Lincolnwood, Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423
Phone: 815-464-9200
Fax: 815-464-7500



Vehicle Profile

2013 Ford F-450 Chassis

4x2 SD Regular Cab 165" WB DRW XL (F4G)

Powertrain

Triton 6.8L V-10 SOHC SMPI 30 valve engine * 175 amp alternator * 750 amp 78 amp hours (Ah) HD battery with run down protection * Transmission oil cooler * 5-speed electronic SelectShift automatic transmission with overdrive, lock-up, driver selection * Rear-wheel drive * Limited slip differential, driveline traction control * 4.88 axle ratio * Stainless steel exhaust

Steering and Suspension

Hydraulic power-assist re-circulating ball steering * 4-wheel disc brakes with front and rear vented discs * Firm ride suspension * Mono-beam non-independent front suspension * Front anti-roll bar * HD front coil springs * HD front shocks * Rigid rear axle * Rear leaf suspension * Rear anti-roll bar * HD rear leaf springs * HD rear shocks * Front and rear 19.5" x 6.00" argent steel wheels * LT225/70SR19.5 BSW AS front tires * AT rear tires * Frame mounted mounted full-size steel spare wheel

Safety

4-wheel anti-lock braking system * Dual airbags, passenger side front-impact cancellable airbag, seat mounted driver and passenger side-impact airbags, curtain 1st row overhead airbag * Front height adjustable seatbelts

Comfort and Convenience

Air conditioning * AM/FM stereo, clock, seek-scan, 2 speakers, fixed antenna * 2 12V DC power outlets * Analog instrumentation display includes tachometer, oil pressure gauge, engine temperature gauge, transmission fluid temp gauge, engine hour meter, exterior temp, systems monitor, trip odometer * Warning indicators include oil pressure, engine temperature, battery, lights on, key, low fuel, door ajar, service interval, brake fluid * Steering wheel with tilt and telescopic adjustment * Manual front windows with light tint * Variable intermittent front windshield wipers * Passenger side vanity mirror * Day-night rearview mirror * Interior lights include dome light with fade, front reading lights * Glove box, front cupholder, instrument panel bin, dashboard storage * Upfitter switches

Seating and Interior

Seating capacity of 3 * 40-20-40 split-bench front seat with adjustable head restraints, center armrest with storage * 4-way adjustable driver seat includes lumbar support * 4-way adjustable passenger seat * Vinyl faced front seats with vinyl back material * Full cloth headliner, full vinyl/rubber floor covering, urethane gear shift knob, chrome interior accents

Exterior Features

Side impact beams, front license plate bracket, fully galvanized steel body material, side steps * Black fender flares * Black side window moldings, black front windshield molding * Black door handles * Black grille * 2 doors * Trailer harness, brake controller * Driver and passenger manual black folding manual extendable trailer outside mirrors * Front black bumper with front tow hooks * Aero-composite halogen headlamps * Additional exterior lights include cab clearance lights, underhood light * Clearcoat monotone paint

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05205242 5/1/2013

Vehicle Profile Continued

Prepared For:

Prepared By:

Dealership:

Thomas F. Sullivan

Currie Motors Fleet

Warranty

Basic	36 month/36,000 miles	Powertrain	60 month/60,000 miles
Corrosion Perforation	60 month/unlimited mileage	Roadside Assistance	60 month/60,000 miles

Dimensions and Capacities

Output	362 hp @ 4,750 rpm	Torque	457 lb.-ft. @ 3,250 rpm
1st gear ratio	3.110	2nd gear ratio	2.220
3rd gear ratio	1.550	4th gear ratio	1.000
5th gear ratio	0.710	Reverse gear ratio	2.880
Curb weight	6,837 lbs.	GVWR	16,500 lbs.
Front	5,600 lbs.	Rear GAWR	12,000 lbs.
Payload	9,821 lbs.	Front curb weight	3,790 lbs.
Rear curb weight	3,047 lbs.	Front axle capacity	7,000 lbs.
Rear axle capacity	12,000 lbs.	Front spring rating	5,600 lbs.
Rear spring rating	12,000 lbs.	Front tire/wheel capacity	7,500 lbs.
Rear tire/wheel capacity	15,000 lbs.	Towing capacity	16,000 lbs.
5th-wheel towing capacity	18,100 lbs.	Front legroom	41.1 "
Front headroom	40.7 "	Front hiproom	67.6 "
Front shoulder room	68.0 "	Passenger area volume	65.9 cu.ft.
Length	250.5 "	Body width	93.9 "
Body height	80.4 "	Wheelbase	165.0 "
Cab to axle	84.0 "	Axle to end of frame	47.6 "
Front tread	74.8 "	Rear tread	74.0 "
Turning radius	24.3 '	Fuel tank	40.0 gal.
Rear frame height loaded	28.1 "	Rear frame height unloaded	33.0 "

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05205242 5/1/2013

Prepared For:
 Village Of Lincoln Wood
 Lincolnwood, Illinois

Prepared By:
 Thomas F. Sullivan
 Currie Motors Fleet
 9423 W. Lincoln Highway
 Frankfort, Illinois, 60423
 Phone: 815-464-9200
 Fax: 815-464-7500



Selected Options

2013 Ford F-450 Chassis

4x2 SD Regular Cab 165" WB DRW XL (F4G)

Vehicle Snapshot

Engine: 6.8L 3-Valve SOHC EFI V10
Transmission: TorqShift 5-Speed Auto w/OD
Rear Axle Ratio: Limited-Slip w/4.88
GVWR: 16,500 lb Payload Package

Code	Description	Class	MSRP
F4G	Base Vehicle Price (F4G)	STD	34,385.00
Packages			
650A	Order Code 650A <i>(99Y) Engine: 6.8L 3-Valve SOHC EFI V10; (44T) Transmission: TorqShift 5-Speed Auto w/OD : Includes SelectShift.; (X48) 4.88 Axle Ratio; (STDGV) GVWR: 16,500 lb Payload Package; (TFB) Tires: 225/70Rx19.5G BSW AS (6); (64Z) Wheels: 19.5" Argent Painted Steel (6); (A) HD Vinyl 40/20/40 Split Bench Seat : Includes driver side manual lumbar, center armrest, cupholder and storage.; (587) Radio: AM/FM Stereo w/Digital Clock : Includes 2 speakers.</i>	OPT	N/C
Powertrain			
99Y	Engine: 6.8L 3-Valve SOHC EFI V10 <i>Torque: 457 ft.lbs. @ 3250 rpm.</i>	INC	Included
44T	Transmission: TorqShift 5-Speed Auto w/OD <i>Includes SelectShift.</i>	INC	Included
X8L	Limited-Slip w/4.88 Axle Ratio	OPT	360.00
STDGV	GVWR: 16,500 lb Payload Package	INC	Included
Wheels & Tires			
THB	Tires: 225/70Rx19.5G BSW Traction <i>Includes 4 traction tires on the rear and 2 all-season tires on the front. Optional spare is BSW all-season.</i>	OPT	190.00
64Z	Wheels: 19.5" Argent Painted Steel (6)	INC	Included
512	Spare Tire & Wheel <i>(61J) 6-Ton Hydraulic Jack. Excludes carrier. REQUIRED in Rhode Island.</i>	OPT	350.00

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Selected Options Continued

Prepared For:
 Prepared By: Thomas F. Sullivan
 Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
Seats & Seat Trim			
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes driver side manual lumbar, center armrest, cupholder and storage.</i>	INC	Included
Other Options			
PAINT	Monotone Paint Application	STD	N/C
165WB	165" Wheelbase/84" Cab to Axle	STD	N/C
61J	6-Ton Hydraulic Jack <i>REQUIRED in Rhode Island.</i>	INC	Included
67H	Heavy-Service Front Suspension Package <i>Includes pre-selected heavy-service front springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR). NOTE 1: May result in a deterioration of ride quality. NOTE 2: Vehicle ride height will increase with the addition of this package.</i>	OPT	125.00
52B	Trailer Brake Controller <i>Verified to be compatible with electronic actuated drum brakes only.</i>	OPT	230.00
18B	6" Angular Molded-in-Color Black Running Board	OPT	320.00
587	Radio: AM/FM Stereo w/Digital Clock <i>Includes 2 speakers.</i>	INC	Included
Interior Colors For : Primary w/XL (Regs)			
AS	Steel	OPT	N/C
Accessories and Aftermarket Options			
M-20	41' UTEM Articulated Telescopic Aerial Device <i>UTLN41 1 UTEM UTLN41 Non-Insulated, Articulated/Telescopic Aerial Device - Truck Mount Pedestal - Turret, Stowed Height of 10 ft. 4 in. (3.15m) - Steel Boom with Hydraulic Leveling - Steel Lower Boom - Hydraulic Rotator for End Mounted Platforms - Proportional Upper Controls - HE Hydraulics For Ford Chassis - Proportional 5-Spool Valve (Hydraulic Leveling) - Continuous Rotation - Chassis Pedestal Mount - 350lb. (159kg) Platform Capacity - 24x24x42 Fiberglass Basket w/LH Step - Emergency Lowering for "HE" Hydraulics Only - Hydraulic Tool Circuit - Manual Two-Speed Throttle (Signal Only) - UTEM White Powder Coat - Two complete sets of manuals and one safety harness and - 24" x 24" x 42" poly liner in bucket - throttle control</i> <i>11' READING CLASSIC II SERVICE BODY - Body built 2" shorter than normal to allow for extra cab gap for cab protector to mount to frame - standard shelving package - manual master lock system - painted white - rear hitch with d-rings and a 2 5/16" pintle ball combo - 7 way trailer plug - rear over frame torsion bar for stability - rear mud flaps - 1 pair wheel chocks - 5 lb fire extinguisher - DOT reflector kit - rear tail shelf - back up alarm - fan belt driven hyd pump - overhead cab protector mounted above cab / painted school bus yellow - Whelen arrow stick mounted on rear of tailshelf - (2) Whelen TIR3 strobes mounted on tailshelf, (2) on rear of body, and (2) on front of cab guard - Go-light remote control spotlight mounted on compartment top - Circuit boss aux fuse holder installed - Brigade backup camera system with one camera and a 7" color lcd monitor.</i> <i>Additional Options:</i> <i>Customer must fill out the information below before the order can be processed;K Year: 2013 Make: FORD Model: F-550 Single/Dual: DRW</i>	\$56,998.00	

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Selected Options Continued

Prepared For:
Prepared By: Thomas F. Sullivan
Dealership: Currie Motors Fleet

Code	Description	Class	MSRP
	<i>Cab-to-Axle: 84.0 Wheelbase: 165.0 Cab Type: REGULAR</i>		
De-01	Delivery		\$175.00
C-03	Shop Manual <i>CD-Rom</i>		\$295.00
A-02	Special Paint Finish <i>School Bus Yellow</i>		\$544.00
Vehicle Subtotal			\$93,972.00
Destination			\$995.00
Vehicle Subtotal (including Destination)			\$94,967.00

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Prepared For:
Village Of Lincoln Wood
Lincolnwood, Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423
Phone: 815-464-9200
Fax: 815-464-7500



Quotation

2013 Ford F-450 Chassis

4x2 SD Regular Cab 165" WB DRW XL (F4G)

Vehicle Snapshot

Engine: 6.8L 3-Valve SOHC EFI V10
Transmission: TorqShift 5-Speed Auto w/OD
Rear Axle Ratio: Limited-Slip w/4.88
GVWR: 16,500 lb Payload Package

Description	MSRP
Vehicle Price (excluding option discounts)	\$93,972.00
Vehicle Subtotal	\$93,972.00
Option Credits	0.00
Other (Discount)Margin	(17,244.00)
Incentives	0.00
Total Other Items	(17,244.00)
Net Selling Price	\$76,728.00
Destination	995.00
Total Quote	\$77,723.00
Municipal Plates/Title	245.00
TOTAL	\$77,968.00

Customer Signature

Acceptance Date

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Fax: 815-464-7500



Dimensions & Capacities

2013 Ford F-450 Chassis

4x2 SD Regular Cab 165" WB DRW XL (F4G)

Description **Value**

Dimensions and Capacities

Output	362 hp @ 4,750 rpm
Torque	457 lb.-ft. @ 3,250 rpm
1st gear ratio	3.110
2nd gear ratio	2.220
3rd gear ratio	1.550
4th gear ratio	1.000
5th gear ratio	0.710
Reverse gear ratio	2.880
Curb weight	6,837 lbs.
GVWR	16,500 lbs.
Front	5,600 lbs.
Rear GAWR	12,000 lbs.
Payload	9,821 lbs.
Front curb weight	3,790 lbs.
Rear curb weight	3,047 lbs.
Front axle capacity	7,000 lbs.
Rear axle capacity	12,000 lbs.
Front spring rating	5,600 lbs.
Rear spring rating	12,000 lbs.
Front tire/wheel capacity	7,500 lbs.
Rear tire/wheel capacity	15,000 lbs.
Towing capacity	16,000 lbs.
5th-wheel towing capacity	18,100 lbs.
Front legroom	41.1 "
Front headroom	40.7 "
Front hiproom	67.6 "
Front shoulder room	68.0 "
Passenger area volume	65.9 cu.ft.
Length	250.5 "
Body width	93.9 "
Body height	80.4 "
Wheelbase	165.0 "
Cab to axle	84.0 "
Axle to end of frame	47.6 "
Front tread	74.8 "

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Dimensions & Capacities Continued

Prepared For:
Prepared By:
Dealership:

Thomas F. Sullivan
Currie Motors Fleet

Description	Value
Dimensions and Capacities	
Rear tread	74.0 "
Turning radius	24.3 '
Fuel tank	40.0 gal.
Rear frame height loaded	28.1 "
Rear frame height unloaded	33.0 "

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Prepared For:
Village Of Lincoln Wood
Lincolnwood, Illinois

Prepared By:
Thomas F. Sullivan
Currie Motors Fleet
9423 W. Lincoln Highway
Frankfort, Illinois, 60423
Phone: 815-464-9200
Fax: 815-464-7500



Warranty

2013 Ford F-450 Chassis

4x2 SD Regular Cab 165" WB DRW XL (F4G)

Description	Months/Distance
Basic	36 month/36,000 miles
Powertrain	60 month/60,000 miles
Corrosion Perforation	60 month/unlimited mileage
Roadside Assistance	60 month/60,000 miles

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05205242 5/1/2013

Request For Board Action

REFERRED TO BOARD: June 18, 2013

AGENDA ITEM NO: 3

ORIGINATING DEPARTMENT: Police

SUBJECT: Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section 23 of the Village Code Pertaining to Requiring Vehicular Traffic Exiting from the Northeasterly Driveway of the Parking Lot Located at 4711 West Touhy Avenue to Make a Right Turn Only onto North Kilpatrick Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On November 25, 2012 and again on December 3, 2012, Ms. Charlene Coles represented the condominium residents of 4601 W. Touhy Ave. in an email sent to Illinois State Representative Lou Lang seeking relief from traffic and parking challenges associated with an increase in business at Psistaria Restaurant, 4711 W. Touhy Ave. During peak times, motorists from the restaurant cause gridlock at the intersection of W. Touhy Ave. and N. Kilpatrick Ave. thereby impeding the safe and efficient movement of traffic.

On December 7, 2012, the Mayor sent a letter inviting Ms. Coles and interested condominium residents of 4601 W. Touhy Ave. to meet and discuss traffic and parking concerns.

On January 2, 2013, the Mayor, Village Manager and Chief of Police met with Ms. Coles, several condominium residents of 4601 W. Touhy Ave. and Mr. Peter Bournas, part-owner of Psistaria Restaurant to discuss traffic and parking challenges associated with his business. The parties agreed to seven corrective actions to address the traffic and parking challenges.

Staff worked with the residents and the owner of Psistaria Restaurant between January and April to address several of the issues associated with the increased traffic including rerouting traffic, using cones to divert traffic, educating valet staff, and restricting parking in certain areas of the restaurant's parking lot.

On April 30, 2013, residents of 4601 W. Touhy Ave. petitioned the Traffic Commission for relief from the traffic and parking challenges associated with the increase in business at Psistaria Restaurant. The discussion included a protected left turn lane from Touhy Ave. into the east parking lot of 4601 W. Touhy Ave., cars parking illegally facing northbound on the 7100 block of N. Kilpatrick Ave., restaurant patrons parking on the IDOT right-of-way on the northeast corner of the parking lot, and left turns from the northeasterly driveway of the restaurant parking lot.

After review and discussion, the Traffic Commission recommended, with a vote of 6-0, the Village Board require vehicular traffic exiting from the northeasterly driveway of the restaurant parking lot to make a right turn only onto North Kilpatrick Ave. In addition, staff was asked to add signage and pavement markings on the 7100 block of N. Kilpatrick Ave. to improve compliance with existing parking regulations. The restaurant owner concurred with the residents' request and the Traffic Commission's recommendation.

FINANCIAL IMPACT:

1. \$50.00 for one Post and No Left Turn Sign

DOCUMENTS ATTACHED:

1. Proposed Ordinance
2. April 30, 2013 Traffic Commission Meeting Minutes
3. December 3, 2012 Email from Ms. Charlene Coles to Representative Lou Lang
4. December 7, 2012 Letter from Mayor Gerald Turry to Ms. Charlene Coles
5. January 2, 2012 Minutes from Staff's Meeting with Condominium Residents
6. GIS Map
7. Photograph

RECOMMENDED MOTION:

Move to approve a recommendation by the Traffic Commission to amend Chapter Seven, Article Two, Section 23 of the Village Code pertaining to Requiring Vehicular Traffic Exiting from the Northeasterly Driveway of the Parking Lot Located at 4711 West Touhy Avenue to Make a Right Turn Only onto North Kilpatrick Avenue.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2013-____

**AN ORDINANCE AMENDING CHAPTER 7, ARTICLE 2, SECTION 23
(TURNING RESTRICTIONS)
OF THE MUNICIPAL CODE OF LINCOLNWOOD**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ___ DAY OF _____, 2013.

ORDINANCE NO. 2013-__

AN ORDINANCE AMENDING CHAPTER 7, ARTICLE 2, SECTION 23
(TURNING RESTRICTIONS)
OF THE MUNICIPAL CODE OF LINCOLNWOOD

WHEREAS, the Village of Lincolnwood is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, Section 23 of Article 2 of Chapter 7 of the Municipal Code of Lincolnwood, as amended ("*Village Code*"), imposes turning restrictions at certain locations on certain streets within the Village; and

WHEREAS, the President and the Board of Trustees desire to amend Section 23 of Article 2 of Chapter 7 of the Village Code to require that vehicular traffic exiting from the northeasterly driveway of the parking lot located on that certain property commonly known as 4711 West Touhy Avenue make only right turns onto North Kilpatrick Avenue; and

WHEREAS, the President and the Board of Trustees have determined that it will serve and be in the best interests of the Village to amend the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. TURNING RESTRICTIONS. Section 23 of Article 2 of Chapter 7 of the Municipal Code of Lincolnwood is hereby amended further to add the following new Subsection Q:

"7-2-23: Turning Restrictions.

* * *

(Q) Vehicular traffic exiting from the northeasterly driveway of the parking lot located at 4711 West Touhy Avenue is hereby required to make a right turn only onto North Kilpatrick Avenue.

SECTION 3. ERECTION OF SIGNS. Pursuant to Subsection B of Section 21 of Article 2 of Chapter 7 of the Municipal Code of Lincolnwood, the Village Department of Public Works is hereby directed and authorized to install appropriate signs that regulate traffic and parking in accordance with the amendments set forth in Section 2 of this Ordinance.

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this ____ day of _____, 2013.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ____ day of _____, 2013.

Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
____ day of _____, 2013.

Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

#23223714_v1

Additions are bold and double-underlined; ~~deletions are struck through.~~

**Village of Lincolnwood
Traffic Commission Meeting Minutes
7:00 p.m., Tuesday, April 30, 2013
Village Hall Council Chambers**

1) Call to Order

Chairman Gelfund called the meeting to order at 7:04 p.m.

2) Pledge to the Flag

Chairman Gelfund led the Commission in the Pledge to the Flag.

3) Roll-call

Commissioners Mark Bonner, Antonio Costantino, Don Gelfund, Georjean Nickell, Claude Petit, Scott Troiani, Assistant to the Public Works Director Ashley Engelmann, Officer Timothy Schaefer and Chief of Police Robert LaMantia were present.

Village Engineer Jim Johnson, Commissioner Chris Martel, and Trustee Tom Heidtke were absent.

4) Report by Chair

Chairman Gelfund explained the role and authority of the Traffic Commission.

5) Approval of Traffic Commission Minutes

Commissioner Nickell made a motion to approve the minutes from the February 28, 2013 Traffic Commission meeting. Commissioner Bonner seconded the motion. The motion was unanimously approved.

6) Unfinished Business

Commissioner Nickell made a motion to table a request for a right turn restriction from 6485 Lincoln on to Arthur until the May 23, 2013 Traffic Commission meeting because of a second related request. Commissioner Troiani seconded the motion. The motion was unanimously approved.

7) New Business

Parking and Traffic Concerns on the 4600 and 4700 blocks of Touhy

Chief LaMantia described several traffic and parking challenges associated with the

residents of the condominium located at 4601 Touhy and Psistaria restaurant located at 4711 Touhy. The following is a brief summary.

- i) The residents requested a protected turn lane from Touhy into the east drive of 4601 Touhy. IDOT requires the petitioner (residents of 4601 Touhy) to submit an Intersection Design Study before proceeding.
- ii) Restaurant patrons park illegally facing northbound on the 7100 block of Kilpatrick making it difficult for vehicles to navigate through the Touhy intersection. Public Works staff is scheduled to paint the curb yellow to highlight the designated no parking area along Kilpatrick.
- iii) Restaurant patrons occasionally park on the far northeast corner of the parking lot which restricts the line of sight for motorists travelling northbound on Kilpatrick as they attempt to enter the Touhy intersection. The restaurant owner generally parks his on vehicle in a position to prevent patrons from parking in this location. Residents requested a permanent barricade so it can never occur. The previous owner had one, but it has since been removed.
- iv) Residents requested restricting left turns from the northeast exit of the Psistaria parking lot onto Kilpatrick. Motorists turning left prevent traffic on Touhy from turning (right or left) on to Kilpatrick. The movement causes motorists on Touhy to stop on the roadway and obstruct traffic which may cause a hazard.
- v) Several members of the public spoke regarding these matters. The following is a brief summary, not verbatim.

Marilyn Klein
4601 Touhy

Ms. Klein said she is the President of the 4601 Touhy Condominium Association. She wants to be a good neighbor. She would like to see planters or a permanent fixture placed in the northeast corner of the Psistaria restaurant parking lot to prevent cars from restricting the line of sight for motorists traveling northbound traffic on Kilpatrick.

Ms. Klein would like the restaurant to designate carry out parking spaces to discourage patrons from parking illegally on the 7100 block of Kilpatrick.

Ms. Klein would like the restaurant management to make a greater effort to restrict triple parking (staging) on Kilpatrick.

Larry Teren
4601 Touhy

Mr. Teren has lived at 4601 Touhy for 15½ years. He indicated that staff spoke “brilliantly, fairly, and objectively” regarding the traffic and parking

challenges. He requested restricted left turns from the northeast exit of Psistaria restaurant onto Kilpatrick to prevent gridlock at Touhy.

Audry Schiff
4601 Touhy

Ms. Schiff reported that she has lived at 4601 Touhy for over 38 years and traffic has gotten much worse. In the past, everyone had one car, now everyone has two. She asked if the Village could put up “Local Traffic Only” signs at the entrance to southbound Kilpatrick from Touhy.

Charlene Coles
4601 Touhy

Ms. Coles reported that she has lived at 4601 Touhy for 15 years. She indicated that the restaurant’s valet service stacks cars two wide (three, if you count the head in parking) facing southbound on Kilpatrick along the east side of their building, and asked if it could be prevented. She further related that she has worked in destination management for many years, and management should be outside the building supervising the valet service.

Peter Bournas
4711 Touhy

Mr. Bournas reported that he and his business partners are trying to be good neighbors and to address the traffic and parking problems. However, he suggested that it is not likely that he will be able to put on additional staff.

The Traffic Commission reviewed the problems and asked staff to consider “Permit Only Parking” on Kilpatrick, adding “No Restaurant Parking” to the existing “No Parking” signs on Kilpatrick, and adding diagonal roadway striping to Kilpatrick. In addition, Commissioner Troiani made a motion to “Restrict Left Turns from the Psistaria Parking Lot located at 4711 W. Touhy Avenue to the 7100 block of N. Kilpatrick Avenue. Commissioner Nickell seconded the motion. The motion was unanimously approved.

8) Public Forum

None

9) Report by Staff

None

10) Adjournment

Commissioner Bonner made a motion to adjourn the meeting at 8:51 p.m. Commissioner Petit seconded the motion. The motion was unanimously approved.

Originally sent via e-mail on 11/25/12

December 3, 2012

Dear Rep. Lou Lang:

It is always best to have a good neighbor policy. We at Lincolnwood Suites (4601 W. Touhy) try to do our best to get along with our neighbors.

Psistaria Restaurant is located just west of our condominium building, with both of our structures sharing the common side street of Kilpatrick Avenue which joins to Touhy Avenue. The restaurant seems to change ownership every few years. Since the most recent change of hands, their dining establishment business has mushroomed. This stroke of good fortune for them has created hardships for the Lincolnwood Suites unit owners entering and exiting the garages on the west side of our building.

Cars belonging to Psistaria patrons are moved in and around Kilpatrick, often blocking our unit owners from safely driving from our private ramp. Patrons use our private west parking lot as a convenient way to turn around their cars indifferent to unit owners' traffic. Valets are concerned with parking cars or returning them to the owners; they do not act as traffic controllers to guide the patrons to avoid congestion. Needless to say, the situation is worse at night as the cul de sac area where our parking lot and alley meet is not well lit. Furthermore, the new ownership of the restaurant permits cars in their front driveway to be parked alongside Touhy Avenue, all the way to the tip of the corner of Touhy and Kilpatrick making visibility extremely dangerous for those cars attempting to make a left turn onto Touhy.. In the past, this has never been allowed. In addition, a pedestrian has to walk through the area that patrons are dropping off and picking up their cars. He or she needs to be very careful as some drivers speed into the driveway off of Touhy with little or no concern for anyone else. There is no sidewalk and there should be one.

The restaurant's parking situation is overcrowded. Besides their own limited west side parking area, they commandeer the east side spots on Kilpatrick as well. We are under the impression that these spots are not private property but village owned. The restaurant also has an arrangement with the synagogue on the same block to use their parking spots that are vacant and they also use the lot adjoining the old Gerber Building (4600 W. Touhy) across the street down the road. It is not uncommon to see valets dangerously darting across Touhy at full speed to grab a car from that lot.

All in all, you can surmise that the parking and traffic flow is haphazard usually from midday and on until 9pm every night of the week. We don't want to curtail Psistaria's business and wish them much success that they will continue to contribute nicely to the Village of Lincolnwood's tax coffer. We are asking you to assist us in arranging a sit-down pow wow between the restaurant and Lincolnwood Suite's committee along with a representative from the village, Lincolnwood police representative and yourself or member of your staff so that we can figure out a fair and mutually agreeable flow of both

automobile and pedestrian traffic. (Many of the Lincolnwood Suites residents have called the Lincolnwood Police, who have been cooperative but not really able to come up with a solution.)

Thank you for your cooperation in this matter before someone is seriously injured or worse.

Sincerely, *Charlene Coles*
Charlene Coles, Chairman, Psistaria Restaurant Traffic Problems Committee
4601 W. Touhy, #806
Lincolnwood, IL 60712
847-674-2223 847-528-3730

Larry Teren, Committee Member and Chairman of Parking Committee

VILLAGE PRESIDENT
Gerald C. Turry

VILLAGE CLERK
Beryl Herman

VILLAGE MANAGER
Timothy C. Wiberg



TRUSTEES
Lawrence A. Elster
John Swanson
Thomas Heidtke
Nicholas Leftakes
Jesal B. Patel, Sr.
Renee Sprogis-Marohn

December 7, 2012

Charlene Coles
4601 W. Touhy Ave., #806
Lincolnwood, IL 60712

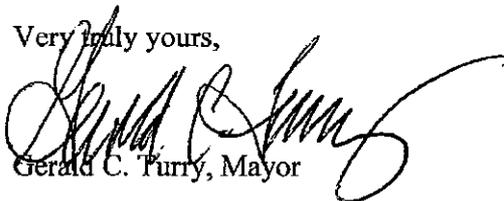
RE: Representative Lou Lang and Psisteria

Dear Ms. Coles,

I have received a copy of the letter you wrote to Representative Lou Lang asking for help in scheduling a meeting between representatives of 4601 W. Touhy Avenue and Psisteria Restaurant. Although your letter is well written, you have forgotten me by not directing your concerns to me first.

I have never been excluded from a problem of this nature before. I don't know why you would think Rep Lang would hear your matter and be willing to help you without first knowing that you received no satisfaction from the Mayor's office. Nevertheless, I will be glad to set up a meeting between your committee and Psisteria's owners. Please contact my secretary, Carrie Dick at 847-745-4717 in order to schedule a meeting at Village Hall.

Very truly yours,



Gerald C. Turry, Mayor

CC: Rep. Lou Lang
Tom Bourmas, Psisteria
Don Gelfund, Chair, Traffic Commission,
Chief R. LaMantia



**January 2, 2013
4601 and 4711 W. Touhy
Traffic and Parking
Meeting Minutes**

On January 2, 2013, Mayor Gerald Turry, Village Manager Timothy C. Wiberg, and Chief of Police Robert LaMantia met with Ms. Betty Marshall-Klein, Ms. Marilyn Klein and Ms. Audrey Lane Schiff of 4601 W. Touhy Ave. Condo Association, and Mr. Peter Bournas of Psistaria Restaurant located at 4711 W. Touhy Ave. regarding traffic and parking concerns. The parties agreed to the following resolutions.

Right of Way Parking

Mr. Bournas agreed to minimize line of sight obstructions for motorists traveling northbound on Kilpatrick at Touhy by prohibiting employees and patrons from parking in a rectangular area on the northeast corner of the restaurant the property. The area borders Touhy on the north, 10' south of curb on Touhy, Kilpatrick on the east, and to 20' west of the curb on Kilpatrick. Mr. Bournas will stripe the area, mark it with visible traffic cones, or mark it in a similar manner in order to reduce the likelihood of motorists parking in this area.

Carry Out Parking Designation

Mr. Bournas will attempt to deter patrons from parking on the 7100 block of Kilpatrick by designating the two most north Village parking spaces on the east side of the building as "Carry-Out Parking Only." The exact wording will be determined by Mr. Bournas. The Public Works Department will replace the north most "No Parking" sign with "No Stopping, Standing or Parking" and in April 2013, will paint the curb yellow.

Double and Triple Parking

Mr. Bournas will monitor and strongly discourage patrons from triple parking southbound on Kilpatrick on the east side of the building. While double parking (one row of cars facing east towards the building and one column of cars facing south) may be permissible from time-to-time, triple parking is very problematic for drivers going to or coming from 4601 W. Touhy Ave and is prohibited and will be enforced.

Vehicle Circulation

Mr. Bournas will monitor traffic circulation on his property and the neighboring streets and educate his patrons to circulate clockwise around the restaurant and exit onto Keating. The purpose is to discourage patrons from picking up their vehicle in front of the restaurant, traveling eastbound and turning left onto Kilpatrick. Vehicles traveling eastbound in front of the restaurant and turning left onto Kilpatrick are likely to stop blocking the roadway causing a hazard and inconvenience for drivers waiting to exit onto Touhy or onto Kilpatrick.

Valet Safety

Mr. Bournas will ensure that all valets wear highly visible traffic vests when on-duty.

Garbage Collection

Mr. Peter Bournas will ensure that garbage dumpsters are emptied as often as necessary in order to keep the lids closed at all times, minimize infestation, and comply with the Zoning Code.

Complaints

The residents of 4601 Touhy will contact Mr. Peter Bournas as problems arise so he may have an opportunity to view them as they are occurring and identify the most viable solution.

Prepared by Robert LaMantia, Chief of Police

Psistaria Restaurant





Request For Board Action

REFERRED TO BOARD: June 18, 2013

AGENDA ITEM NO: 4

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Continuation of a Public Hearing Concerning the Proposed Establishment of a Devon-Lincoln Tax Increment Finance (TIF) District and Designation of a Redevelopment Project Area

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On February 19, 2013, the Village Board opened the requisite Public Hearing to receive public comments on the proposed Devon-Lincoln TIF District. At the February 19, 2013 meeting, all persons desiring to comment on the proposed Devon-Lincoln TIF District were afforded the opportunity to provide comments to the Village Board. Nonetheless, because the proceedings of the intergovernmental Joint Review Board (JRB) were still in progress, the Village Board continued this Public Hearing to the Village Board's April 16, 2013 meeting. At the April 16, 2013 meeting, the Village Board took action to again continue this Public Hearing to its June 18, 2013 meeting.

At the June 18, 2013 meeting, the Village Board should receive any further additional public comment from any person desiring to provide public comment.

With discussions still pending among taxing districts on the JRB concerning this matter, the Village Board at its May 21, 2013 Committee of the Whole meeting, advised that it would again continue the Public Hearing from June 18, 2013 to an unspecified future date.

By State law, action to establish a TIF District must be introduced to the Village Board no sooner than 14 days after, but not later than 90 days after, the conclusion of the Public Hearing.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. May 14, 2013 Memorandum Regarding Proposed Devon-Lincoln TIF Status

RECOMMENDED MOTION:

Move to continue the public hearing on the proposed Devon-Lincoln TIF District to a specified future date desired by the Village Board.

Memorandum

To: Timothy C. Wiberg
Village Manager

From: Timothy M. Clarke, AICP
Community Development Director

Date: May 14, 2013

**Subject: Proposed Devon-Lincoln TIF District
Status Report**

Background

On December 18, 2012, the Village Board took action to schedule the requisite public hearing for the consideration of the proposed Devon-Lincoln Tax Increment Finance (TIF) District. This public hearing began at the Village Board's February 19, 2013 meeting. For this public hearing, as required by State law, notice was mailed to all property owners within the proposed TIF District as well as to all residential addresses located within 750 feet of the proposed area. Furthermore, notice of the public hearing was also published twice in the Lincolnwood Review, on January 24 and January 30, 2013. This public hearing which began on February 19, was continued by the Village Board to April 16 and then to June 18, 2013. A primary reason for these continuations has been action by the intergovernmental Joint Review Board and concerns raised by some of the taxing districts, most notably School District #74 concerning the proposed TIF District.

Under State law, once the requisite public hearing is scheduled, it triggers the convening of an intergovernmental Joint Review Board (JRB). This Board first met on January 15, 2013 and again on February 6, 2013, March 6, 2013, and April 8, 2013 and is scheduled to again meet on June 10, 2013. The JRB is charged with reviewing the proposed Plan and Eligibility Report for the proposed District and to provide its recommendation on the proposal to establish the TIF District. For Lincolnwood, this JRB is comprised of representatives of the following taxing districts:

School District #74
School District #219
Oakton College

Cook County
Niles Township
Village of Lincolnwood
Lincolnwood Library District
Public Member

At its first meeting, the JRB elected Paul Eisterhold as the Public Member and elected Village representative Jim Persino as Chairman of the JRB. All taxing districts have been represented at these proceedings except Oakton College and Cook County. Pursuant to State law, the JRB has 30 days from first convening (January 15) to issue a report which either finds that the proposed Redevelopment Plan and Project meets or fails to meet the objectives of the TIF act. If no action by the JRB occurs or there is failure to submit its written report within this 30 day period, the JRB is deemed to have approved the proposed TIF District and taxing districts represented on the JRB are presumed to have found that the area satisfies: 1) the objectives of the TIF Act, 2) the plan requirements; and, 3) eligibility criteria.

In the event the JRB takes action recommending disapproval or rejection of the proposed Redevelopment Plan and TIF District, State law requires the Village to confer with the JRB in an attempt to resolve the issues identified in the JRB report. A 30 day period is provided for the Village, if it chooses, to submit a revised Plan to the JRB for consideration. Where the JRB and Village are unable to resolve differences, or in the event a resubmitted Plan is rejected by the JRB and the JRB continues to recommend against the proposal, the Village may proceed to adopt the proposed Plan and TIF District, but only then, by at least a 3/5ths vote of the Village Board.

At its February 6, 2013 meeting, the JRB did adopt a Resolution providing its recommendation of “provisional disapproval” for the proposed TIF District and seeking to confer with the Village in hopes that it might resolve its concerns relating to “the qualification of the proposed plan”. Taxing districts which indicated concerns or opposition to the proposed TIF District were School District #74; School District #219 and Lincolnwood Library District.

Status

Since the initial meeting of the JRB, staff has held several meetings with representatives of the concerned taxing districts. In January, representatives of School District #219 requested a meeting with staff to discuss their concerns with the proposed TIF District. These representatives indicated support for the Village’s economic development efforts however

requested that the Village mitigate what they perceive are the negative impacts of the proposed district by considering:

- 1) to retire an existing TIF District early in 2016 (Touhy-Lawndale TIF or NEID TIF) and
- 2) share increment from properties recently developed in the proposed Devon-Lincoln TIF.

Properties identified by School District #219 for such possible increment revenue sharing were: MB Financial; Oberweis; Shell Oil; BP Oil; Myron & Phil's; the Lock-up; and, Public Storage. Staff notes that property taxes from such properties are currently proportionately shared among all taxing districts and additional increment from such properties, should a TIF be established, would be small, if any.

At the request of School District #74, staff also attended a Special School District #74 Board meeting held on January 29, 2013. At this meeting School Board members expressed concern about the proposed Devon-Lincoln TIF District. Expressed comments included concern about the amount of commercial properties already in a TIF District in the Village, length of the proposed TIF, whether the area needed to be a TIF, a concern that residential property taxes would rise and whether certain public projects for the area should be funded by the Village with other means.

Since these discussions, the attorney for School District 74 has prepared a "Draft Term Sheet" for a desired Intergovernmental Agreement between the Village and the taxing districts. These desired provisions for an Intergovernmental Agreement encompass not only the proposed Devon-Lincoln TIF District but the other Village TIF Districts and include the following proposed provisions:

1) **Touhy-Lawndale TIF District:**

Upon completion of the obligation to reimburse Lowe's, terminate the Touhy/Lawndale TIF District and declare any remaining funds surplus.

2) **Northeast Industrial District TIF District:**

- a. Once the Bike Path grant reimburses the Village for 80% of the costs, then the associated TIF Funds shall be declared surplus and distributed to taxing districts
- b. After completion of the bike path, then 50% of future annual TIF increment shall be declared surplus each year and distributed to the taxing districts
- c. Use by the Village of the remaining 50% NEID TIF Increment shall be limited to
 - i. incentivizing private investment and public projects tied to private investment; or

- ii. may be transferred to the proposed Devon Lincoln TIF but only if transferred funds are used to accommodate private business investment and not used for general public works projects; or
- iii. used for general public works projects in the NEID TIF but only if the TIF does not pay more than 1/3rd of the costs of those public works projects
- d. The NEID TIF will be terminated upon redevelopment of the Centerpoint (Bell & Howell property) and satisfaction of any incentives that may be granted this site.

3) Lincoln-Touhy TIF District:

Similar limitations as noted above for this TIF District

4) Proposed Devon-Lincoln TIF District

- a. Declaration of all TIF increment as surplus and returned to taxing districts for tax increment generated from increased property values over the first five years of the TIF, but which omits increment associated with any construction project
- b. All other Devon-Lincoln TIF increment shall be used as follows
 - i. 30% of increment to be annually declared surplus and distributed to the taxing districts
 - ii. Remaining 70% increment utilized by Village to
 - 1. Incentivize private investment
 - 2. Fund public projects tied to private investment
 - 3. Fund general public works projects provided however that TIF does not pay more than 1/3rd the cost of such projects.
- c. The Village shall be prohibited from transferring Devon-Lincoln TIF Funds to other TIF's (i.e. NEID)
- d. Village shall use best efforts but shall not be required to seek alternative revenue sources for funding public improvements in area
- e. Certain properties included in the proposed TIF District shall be excluded (specific properties not identified)

In advance of the scheduled June 10, 2013 Joint Review Board, direction is sought from the Village Board on the proposal by School District #74 to establish an intergovernmental agreement including the proposed provisions of such an agreement as outlined by their attorney.

For reference, also attached is the proposed draft TIF Redevelopment Plan and Qualification Report for the proposed Devon-Lincoln TIF District. This document has been available for

public review since late last year for the public hearing and it represents the key document that would be approved in establishing the TIF District.

Attachments

1. Draft Terms for Intergovernmental Agreement
2. January 15 JRB Minutes
3. February 6 JRB Minutes
4. Adopted JRB Resolution
5. March 6 JRB minutes
6. April 8 JRB minutes (DRAFT)
7. Proposed Draft Redevelopment Plan and Qualification Report

**DRAFT TERM SHEET FOR TAXING DISTRICTS-VILLAGE
INTERGOVERNMENTAL AGREEMENT-DEVON-LINCOLN TIF DISTRICT**

1. **Intergovernmental Agreement.** These terms are subject to documentation of an intergovernmental agreement to be prepared by SD 74 counsel.
2. **Touhy-Lawndale (Lowe's) TIF District.** The Village confirms that no further expenses are programmed for this district, and no further commitments will be made beyond the existing commitment to Lowe's (three annual payments remaining). Promptly subsequent to satisfaction of the obligations to Lowe's, this TIF district will be terminated and/or all remaining increment declared surplus and timely distributed to the respective taxing districts.
3. **Lincoln/Touhy TIF.** Similar limitations as identified below.
4. **Northeast Industrial District (NEID) TIF.**
 - a. **Observations relating to NEID TIF.**

The NEID was created on June 6, 1996. The last year of the TIF is 2019 for which tax revenues will be collected in 2020. Therefore, 8 more years of increment are anticipated. The increment is anticipated to approximately equal \$1.4M per year for a total remaining increment of \$10.4M.

A review of the Villages FY 2012 Annual TIF Report submitted to the State Comptroller illustrates that the revenues and cash receipts from the TIF were approximately \$23 Million; \$18.3 Million from tax increment, \$3.7 Million from bond funds (debt), \$853k from interest and \$358k from other (grants). The concerning factor is that those funds were or are intended to be used primarily for public infrastructure projects. The Village's report indicates that there has only been \$1M in private investment within the TIF and \$19 Million has been undertaken by the Village. The Village's public investment includes or is planned to include the following items:

- (i) \$2.9M for Hamlin Reconstruction;
- (ii) \$5.4M for Northeast Parkway;
- (iii) \$2.7M for Public Works Yard Improvement;
- (iv) \$150K for Salt Dome Facility;
- (v) \$1.08M for Street Lighting;
- (vi) \$2.5M for water main Replacement;
- (vii) \$182K for sidewalk and signal installation;

- (viii) \$4M for Union Pacific Land Acquisition.
- (ix) \$130,000 in FY2012 alone for unidentified Village Administrative Expenses;

b. Proposed Terms relating to the NEID TIF:

- (i) Taxing district support for use of existing TIF balances in the STAF (approximately \$6.3M in April 2012) for purposes of funding the work association to the bike path for which the Union Pacific right-of-way is being acquired. Provided, however, that once the grant reimburses 80% of the costs that those funds be declared surplus and disturbed to the taxing districts on a proportionate basis.
- (ii) To the extent the funds in the STAF are currently deficient to pay for the bike bath or debt service, that 100% of all future increment be set aside to the extent necessary for those purposes.
- (iii) Thereafter, 50% of all annual increment be deemed surplus and distributed to the taxing districts.
- (iv) The remaining 50% of all annual increment may:
 - (1) be utilized to incentivize private investment/businesses; or
 - (2) be utilized for public projects which are tied to private investment redevelopment projects; or
 - (3) be ported to the proposed Devon Lincoln TIF provided it is utilized for certain improvements which are necessary to accommodate private business/investment and not for general public works projects or maintenance which are typical throughout the Village (i.e. street lights or sidewalk projects); or
 - (4) be utilized for general public works types of projects (Public Works Yard, streetlights, sidewalks) provided the TIF does not pay for more than 1/3rd of the costs related to those types of public works project.
- (v) The NEID TIF will be terminated upon redevelopment of the Bell & Howell site and satisfaction of any incentives associated therewith.

5. Proposed Devon-Lincoln TIF.

- a. **Recapture of property values which have fallen as a result of the recession.**
All increment which is generated from increased property values during the next five (5) years which are not associated with any construction project will be

declared a surplus and paid to the taxing districts. All other annual increment will be utilized as follows:

- (i) 30% will be deemed surplus and distributed to the taxing districts; and
 - (ii) 70% utilized by the Village to:
 - (1) incentivize private investment/businesses, such as property acquisition, rehabilitation, professional service cost and job training (as identified in initial Redevelopment Plan budget); or
 - (2) public projects which are tied to private investment redevelopment projects; or
 - (3) be utilized for general public works types of projects (Public Works Yard, streetlights, sidewalks) provided the TIF does not pay for more than 1/3rd of the costs related to those types of public works project.
- b. **Prohibit Porting.** No porting from the proposed Devon-Lincoln TIF to any other TIF.
- c. **Village Consideration of other Funding Sources.** Village agrees to consider, but is not bound to implement, multiple alternative revenue sources (Grants, SSA, BDD) combined with TIF for other expenditures (particularly, utility improvements, parking structures, streetscapes, streets, etc.).
- d. **Exclude certain properties.** We need to identify those properties to exclude identified by SD 219.

APPROVED



INTERGOVERNMENTAL JOINT REVIEW BOARD
for
Proposed Devon-Lincoln Tax Increment Financing District

Meeting on
January 15, 2013
Council Chamber Room
Lincolnwood Village Hall
11:00AM

MEETING MINUTES

Members Present

Chairman Jim Persino, Village Representative
Su Bochenski, Lincolnwood Library District
Paul Eisterhold, Public Member
Linda Poulson, School District #219 Representative
Ken Cull, School District # 74 Representative
Donald Gelfund, Niles Township Representative

Members Absent

Oakton Community College Representative
Cook County Representative

Village Staff Present

Timothy Wiberg, Village Manager
Timothy Clarke AICP, Community Development Director
Aaron Cook AICP, Development Manager

Others Present

Larry Elster, Village President Pro Tem
Julie Anne Nitz-Weiss, Lincolnwood Library District
Gary Yeggy, consultant for School District #219
Kris Rule, School District #219 (arrived during meeting)
Daryl Moon, School District #74
Anthony Ficarelli, attorney for School District #74
Nicholas Greifer, Kane McKenna & Associates
Robert Rychlicki, Kane McKenna & Associates

I. Call to Order

The meeting was called to order at 11:04 a.m. It was noted that five of the seven taxing districts having a seat on the Board were present.

II. Introduction of Representatives

Introductions were made among the taxing district representatives and staff present.

III. Selection of Public Member

Don Gelfund, representing Niles Township, moved to select Paul Eisterhold as the Public Member of the Board. Motion seconded by Ken Cull, representing School District #74. Motion approved 5-0 by voice vote electing Paul Eisterhold as the Public Member. Mr. Eisterhold then took his seat as a voting member of the Joint Review Board.

IV. Selection of Chair

Public Member Paul Eisterhold nominated Village Representative Jim Persino as Chair of the Joint Review Board. Motion seconded by Don Gelfund, representing Niles Township. Motion approved 6-0 by voice vote and Jim Persino was declared Chairman.

V. Review JRB Procedures and Duties

Community Development Director Tim Clarke distributed a sheet listing procedures and duties of the Board. Robert Rychlicki of Kane McKenna & Associates provided a brief overview of the procedures and duties of the Board.

VI. Review Proposed Devon-Lincoln TIF Plan & Eligibility

Utilizing a power point presentation, Robert Rychlicki and Nicholas Greifer of Kane McKenna and Associates (KMA) provided an overview and summary of the proposed Devon-Lincoln TIF Plan & the qualification factors present in the proposed area.. They noted that they had found that the area contains well over a majority of buildings exceeding 35 years in age and that the area also was found to have more than three qualifying factors. As such Mr. Rychlicki stated the area would qualify under state law utilizing the Conservation Area criteria for establishing a TIF District. KMA representatives continued with the presentation and noted that they actually found six qualifying factors in the proposed area. These six factors are: Obsolescence; Inadequate Utilities; Excessive Land Coverage; Deleterious Layout; Excessive Vacancies; and, Lagging EAV. KMA stated that in their professional judgment, the proposed area clearly met the eligibility requirements for establishment of a TIF District under state law utilizing the Conservation Area criteria..

Various questions were asked and discussion ensued, particularly concerning vacancies found in the area. During this discussion Kris Rule of District #219 joined the meeting.

It was noted that draft enacting Ordinances were included in the JRB meeting packet and that these ordinances may be considered by the Village Board at a subsequent meeting following the scheduled February 19, 2013 public hearing. .

Additional discussion ensued.

VII. Recommendation to Village Board

It was noted that in the meeting packet a proposed Resolution had been prepared for Board consideration of this matter. School District #74 representative Cull indicated that due to the winter holidays, unfortunately this matter has not yet been discussed by the District #74 School Board and therefore, no direction has yet been given on this matter. Representatives of School District #219 and Lincolnwood Library District voiced similar statements.

It was noted that the Joint Review Board has 30 days from January 15th in order to render a recommendation after which, pursuant to state law, it is presumed the JRB is supportive of the proposed district. Discussion continued and it was the consensus of the Board that an additional meeting of the Board would be appropriate, allowing additional time for representatives to obtain direction from the respective taxing district boards. Given this discussion, representative Cull made a motion, seconded by representative Bochenski, to continue this matter to a Joint Review Board meeting to be held on Wednesday February 6th at 11AM in Village Hall. Motion approved 6-0 by voice vote.

VIII. Public Forum

No member the public indicated a desire to address the Board.

IX. Adjournment

By consensus, the meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Timothy M. Clarke, AICP
Community Development Director
Village of Lincolnwood

APPROVED



INTERGOVERNMENTAL JOINT REVIEW BOARD
for
Proposed Devon-Lincoln Tax Increment Financing District

Meeting on
February 6, 2013
Council Chamber Room
Lincolnwood Village Hall
11:00AM

MEETING MINUTES

Members Present

Chairman Jim Persino, Village Representative
Su Bochenski, Lincolnwood Library District
Paul Eisterhold, Public Member
Nanciann Gatta, School District #219 Representative
Darrell Moon, School District # 74 Representative
Donald Gelfund, Niles Township Representative

Members Absent

Oakton Community College Representative
Cook County Representative

Village Staff Present

Timothy Wiberg, Village Manager
Timothy Clarke AICP, Community Development Director
Aaron Cook AICP, Development Manager

Others Present

Larry Elster, Village President Pro Tem
Kendra Beard, President, Lincolnwood Library District
Julie Anne Nitz-Weiss, Lincolnwood Library District
Tony Ficarelli, Attorney for School District #219
Georgia Talaganis, Village resident
Marilyn Marwedel, Village resident
Demerise Gratch, Village resident
Nicholas Greifer, Kane McKenna & Associates
Robert Rychlicki, Kane McKenna & Associates

I. Call to Order

The meeting was called to order at 11:10 a.m. by Chairman Persino, noting that six members of the Board were present.

II. Minutes Approval

On motion by member Eisterhold and seconded by member Bochenski, the minutes of the January 15, 2013 meeting held on the proposed Devon-Lincoln TIF District was approved 6-0, as presented, by a voice vote. It was noted that today's meeting was a continuation of the Board's proceedings which began at the January 15, 2013 meeting.

III. Follow-up Questions and Discussion

Village staff noted that since the January 15th meeting of the JRB, Village staff had attended a meeting of the school board for District #74 and also held separate meetings with staff of District #74 as well as with staff of School District #219.

Village staff indicated that a question had been raised by the school board for District #74 concerning the amount of business areas in the Village located in TIF Districts. Staff indicated that at this school board meeting it was stated that this figure had not been computed but speculated, without the aid of a map in-hand, that with the proposed Devon-Lincoln TIF counted, approximately 33% of the Village's business areas would be outside of a TIF District.

Staff stated that since this meeting with the school board, staff requested its GIS experts to estimate the Village's business areas within and outside of the Village's TIF Districts. A map of the Village was then shown JRB members, highlighting the business areas and TIF areas of the Village. It was stated by Village staff that upon review by the Village's GIS experts, that currently approximately 38% of the Village's business areas were within TIF Districts and that if the Devon-Lincoln TIF was to be established, approximately 51% of the Village's business areas would be located within a TIF District. It was noted that these percentages pertained to land area only. The amount of the Village's Equalized Assessed Value (EAV) captured by the existing TIF Districts as incremental EAV, was only 3.3% of the Village's entire EAV amount.

Discussion continued by members on various items related to the proposed TIF including the amount and cost of proposed public works improvements planned for TIF expenditures. Some members commented that their familiarity with TIF's was that certain TIF Districts were "project-driven" whereby a specific development project was determined, coinciding with the establishment of a TIF District. ON the other hand, it was commented that certain TIF Districts including the NEID TIF were not established with a specific project determined at the outset, but that it was established to meet priorities established by the Village for a planning area. (Note: the Devon-Lincoln and Purple Hotel TIFs were established after a Lincoln Avenue Corridor planning study was developed in 2005 and then adopted by the Village as a priority area for redevelopment, prior to designating certain financing tools such as TIF.) when a specific development was being proposed which would in part be funded through the TIF. Discussion continued on the two different types of TIF's.

Tony Ficarelli, attorney for School District #74, addressed the Board and identified four specific areas of concern which were contained in printed material he handed out to the Board. These concerns were: 1) Lack of early notice given to the taxing district concerning the proposal; 2) that the proposed district was bad precedence (sic); 3) that the proposal was a dangerous plan; and, 4) that the Plan was not similar to the Village's other TIF Districts. He noted that the school district was not necessarily opposed to TIF's and was hopeful that the taxing districts would be able to cooperate on this matter to the benefit of the residents. Discussion continued on various points after which Mr. Ficarelli requested that the Board consider a proposed Resolution he had drafted.

IV. Consideration of a Resolution

Attorney Ficarelli, representing School District #74 passed out a proposed Resolution which he requested be considered by the Board. It was noted that this was a proposed substitute Resolution to the proposed Resolution which was contained in the Board's meeting packet and also reviewed at the initial JRB meeting on January 15, 2013). The essence of this substitute proposed Resolution was a recommendation to seek additional information, an acknowledgement that the JRB Board must render a recommendation within 30 days of first meeting and therefore the proposed substitute Resolution provided for a provisional recommendation disapproving of the proposed Devon-Lincoln Redevelopment Plan. It was stated, that adoption of the substitute Resolution would trigger an additional 30 day period by which the Village would need to confer with the Board over its concerns. Discussion continued on the proposed substitute Resolution and a short recess was requested and agreed by all to allow each member to read the proposal and to discuss amongst its various staff members in attendance at the meeting.

After the short recess, several members requested modifications to the third proposed whereas clause and these modifications were discussed and by consensus agreed to. Additional discussion ensued. At the conclusion of discussion, Darrell Moon, representing School District #74 made a motion to adopt the amended substitute Resolution proposed by District #74. Motion seconded by Su Bochenski representing the Lincolnwood Library District. A roll call vote was taken, with representatives of the following taxing districts indicating support for the motion: School District #74; School District #219; Lincolnwood Library District; Niles Township; Village of Lincolnwood; and Public Member. It was noted two taxing districts were absent from the meeting: Cook County and Oakton College. Motion approved 6-0 and the amended substitute Resolution (attached) was adopted.

V. Next Steps

Discussion occurred by the Board on a convenient time to next meet. March 6, 2013 at 11AM in Village Hall was selected and Don Gelfund representing Niles Township made a motion to continue the Board's deliberations on this matter to March 6, 2013 at 11AM in Village Hall. Motion seconded by Darrell Moon representing District #74. By voice vote, motion approved 6-0.

VI Public Forum

It was noted that no member the public indicated a desire to address the Board.

IX. Adjournment

By consensus, the meeting was adjourned at 12:34 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy M. Clarke". The signature is written in a cursive style with a large initial 'T' and 'C'.

Timothy M. Clarke, AICP
Community Development Director
Village of Lincolnwood

APPROVED

**RECOMMENDATION AND REPORT OF THE
JOINT REVIEW BOARD OF THE VILLAGE OF LINCOLNWOOD
CONVENED TO REVIEW THE PROPOSED
DEVON-LINCOLN TAX INCREMENT FINANCE (TIF) DISTRICT**

WHEREAS, The Joint Review Board re-convened on February 6, 2013 pursuant to the provisions of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1 *et seq.* (the Act); and

WHEREAS, the members of the Joint Review Board reviewed the public record, planning documents and proposed ordinances approving the redevelopment plan and project; and

WHEREAS, The Joint Review Board has determined that additional documentation provided by the Village relevant to the TIF Redevelopment Plan and the TIF Qualification Report would be desirable to further describe how the proposed Plan meets the plan requirements, eligibility criteria or the objectives of the Act; and

WHEREAS, the Joint Review Board wishes to continue to work cooperatively with the Village in order to garner the information needed to complete the evaluation of the plan and project.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE OF LINCOLNWOOD JOINT REVIEW BOARD as follows:

SECTION 1. RECITALS. The above recitals are incorporated herein by reference.

SECTION 2. COLLABORATION ENCOURAGED. The Joint Review Board welcomes the opportunity to review a revised plan prepared by the Village in collaboration with the other taxing bodies within the next 30 days consistent with the statutory authority provided under the Act.

SECTION 3. RECOMMENDATION. The Joint Review Board does hereby find, by majority vote of those present and voting, that they desire additional information to ascertain if the proposed project meets the requirements and objectives of the Act and that the Act requires a recommendation be issued by it to the Village within thirty (30) days of the first meeting of the Joint Review Board and therefore provisionally recommends the disapproval of the Plan before it.

SECTION 4. FURTHER ACTION. Pursuant to the Act, the Joint Review Board, in issuing its recommendation of provisional disapproval, seeks to meet and confer with the municipality during the next 30 days to seek additional information in the hope that the Joint Review Board may resolve its concerns relating to the qualification of the proposed plan or a revised version thereof.

Respectfully Submitted to the Village Board this 6th day of February, 2013,

Chairman,
Representative of the Village of Lincolnwood _____ Aye _____ Nay

Public Member Paul Eisterhold _____ Aye _____ Nay

Oakton Community College
District #535 Representative _____ Aye _____ Nay

High School District #219 Representative _____ Aye _____ Nay

Lincolnwood School District #74 Representative _____ Aye _____ Nay

Lincolnwood Library District Representative _____ Aye _____ Nay

Niles Township Representative _____ Aye _____ Nay

Cook County Representative _____ Aye _____ Nay

APPROVED



INTERGOVERNMENTAL JOINT REVIEW BOARD
for
Proposed Devon-Lincoln Tax Increment Financing District

Meeting on
March 6, 2013
Council Chambers Room
Lincolnwood Village Hall
11:00AM

MEETING MINUTES

Board Members Present

Chairman James Kucienski, Village Representative (Alternate)
Su Bochenski, Lincolnwood Library District
Paul Eisterhold, Public Member
Nanciann Gatta, School District #219 Representative
Darrell Moon, School District # 74 Representative
Donald Gelfund, Niles Township Representative

Board Members Absent

Oakton Community College Representative
Cook County Representative

JRB Attorney

Steven Elrod

Village Staff Present

Timothy Wiberg, Village Manager
Timothy Clarke AICP, Community Development Director
Aaron Cook AICP, Development Manager
Robert Merkel, Finance Director

Others Present

Kendra Beard, President, Lincolnwood Library District
Barbara Faermark, Marc Printing and Graphics 6416 Ridgeway Avenue
Tony Ficarella, Attorney for School District #74 & Lincolnwood Library District
Nicholas Greifer, Kane McKenna & Associates
Robert Rychlicki, Kane McKenna & Associates

I. Call to Order

The meeting was called to order at 11:07 a.m. by James Kucienski, noting that six members of the Board were present. It was noted that James Kucienski was the alternate Village representative to the Board and the Vice Chairman of the Village Economic Development Commission and that he would also be serving as Chair today in the absence of James Persino. Chairman Kucienski noted that Steven Elrod, Lincolnwood's Village Attorney, is present and is serving as the attorney for the JRB.

II. Minutes Approval

On motion by member Gelfund and seconded by member Moon, the minutes of the February 6, 2013 JRB meeting on the proposed Devon-Lincoln TIF District was approved 6-0, as presented, by a voice vote.

III. Follow-up Questions and Discussion

Chairman Kucienski noted the specific purpose of these proceedings were to consider whether the proposed District qualified under state law for tax increment financing and he asked members to identify any areas of specific concern with the proposal before the Board. In response, Member Gatta noted her concerns that certain specific properties in the proposed area had already been developed. Attorney Tony Ficarelli, representing Tax District #74 and Lincolnwood Library District, stated that at the February 6th meeting he had enunciated concerns and asserted that the current proposal was contradictory to the State Act and was simply a Village pretext for funding public improvements. Nonetheless, he indicated that he was hopeful that all taxing districts would collaborate on this matter for the betterment of the community.

Steve Elrod noted that the JRB had a specific duty to provide a recommendation concerning whether it found the proposal consistent with State law. Discussion ensued among members.

It was stated that some of the taxing districts on the JRB have concerns about the proposed budget and eligible costs. Ms. Gatta indicated that use of the expected increment appears vague which was of concern. Attorney Ficarelli stated that he does not believe the area qualifies as a Conservation Area and questioned whether this proposed TIF was necessary. He indicated this raised the issue of the Village's other TIF's among other taxing districts and led to their proposal to link the existing Village TIF's and their proposal for an intergovernmental agreement.

Discussion continued on whether the Village was desirous of cooperating with the various taxing districts with some members expressing concern that it did not appear that the Village was any longer interested in cooperation. Village Manager Wiberg noted that the Village has been fully cooperative, stating that the Village has provided very quick responses to information that had been requested on behalf of members. He further noted that the business points recently identified for a potential intergovernmental agreement were only received on this past Monday and that the Village Board has not had a chance to fully review and

respond. He reiterated along with Attorney Elrod that the Village Board has indicated a desire to cooperate with the taxing districts on this matter.

Member Eisterhold asked for clarification concerning state law and whether changes could be made at this time to the proposed geographical extent and proposed district boundaries. It was stated that changes to reduce the size of the proposed district could be made, however any proposal to increase the area would require that the process begin anew.

Member Gelfund indicated that Niles Township has no issue of concern with this proposed TIF District and the Township has generally always been supportive of local efforts to improve the Township. He noted that evidence presented indicates that the EAV of the proposed area is declining and if nothing occurs, this trend is likely to continue.

Member Eisterhold stated that the Village is proposing that this area qualifies for TIF designation as a Conservation area, which he noted by state law required the presence of three factors. Eisterhold noted that through the Village study, the Village has identified and substantiated six factors present in the proposed area and he has yet to hear any evidence presented at these proceedings that the factors identified are insufficient for the area to qualify for TIF designation. He invited members to identify which of the 6 factors identified by the Village are not present in the proposed area. No member responded. Member Eisterhold indicated that what is before the Board is the proposed District and whether it qualifies under state law and whether the proposed plan meets State requirements and not the Village's existing TIF Districts.

IV. Consideration of a Resolution

Attorney Elrod stated that the work of the JRB statutorily must be concluded no later than March 8, 2013, but that this did not prevent the JRB from convening at a later date, nor would this prevent discussions occurring among the taxing districts on any potential intergovernmental agreement or other matter, separate from the JRB proceedings. Member discussion ensued.

It was noted that the public hearing on this matter had commenced on February 19th but had been continued to April 16th and any action by the Village Board on the proposed TIF District could only occur within a certain time period after the close of the public hearing. It was stated this time period for Village Board action was no sooner than 14 days after the close of the public hearing but not later than 90 days after the close of the public hearing.

It was further noted that the JRB acted at its February 6th meeting and adopted a Resolution providing its recommendation of provisional disapproval and that the Board could choose to let this Resolution stand or take further action today. Mr. Elrod stated that any action of the JRB was a recommendation only and not binding on the Village Board and that the only legal effect of a negative recommendation was to require a super majority of the Village Board to support

the TIF in order for the District to be established and a positive JRB recommendation on the proposed TIF District would only require a simple majority of the Village Board to support establishing the TIF for it to be established. Member discussion continued.

In response to a question, it was clarified that to adopt a Resolution at this meeting, 4 of the 6 members present would be required to support the proposed action and any tie vote on a motion would result in that motion failing. Discussion continued among Board members as to what if any action would be desirable now and by consensus, members agreed to let the Resolution adopted on February 6th to stand. No member made any further motion.

V. Next Steps

By consensus, members established Monday April 8, 2013 at 11AM in Village Hall for its next meeting.

VI Public Forum

Chairman Kucienski opened the floor for comments from members of the public. Craig Klatzco rose and noted he was the owner of the Bunny Hutch and miniature Golf facility in the proposed TIF area. He asked Village staff if he or any member of his family had ever contacted the Village requesting that a proposed TIF District be created. Village Manager Wiberg and Community Development Director Clarke both indicated no. Mr. Klatzco then asked Village staff if any developer has approached the Village concerning his properties requesting that a TIF District be created. Both Village Manager Wiberg and Community Development Director Clarke both responded no. Mr. Klatzco thanked the board for the opportunity to address this matter.

IX. Adjournment

On motion made by member Moon seconded by member Bochenski and by voice vote with 6 members in support and none opposed, the meeting was adjourned at 12:10PM.

Respectfully submitted,



Timothy M. Clarke, AICP
Community Development Director
Village of Lincolnwood



INTERGOVERNMENTAL JOINT REVIEW BOARD
for
Proposed Devon-Lincoln Tax Increment Financing District
Meeting on
April 8, 2013
Council Chambers Room
Lincolnwood Village Hall
11:00AM

MEETING MINUTES

Board Members Present

Chairman James Kucienski, Village Representative (Alternate)
Su Bochenski, Lincolnwood Library District
Paul Eisterhold, Public Member
Nanciann Gatta, School District #219 Representative
Ken Cull, School District # 74 Representative
Donald Gelfund, Niles Township Representative

Board Members Absent

Oakton Community College Representative
Cook County Representative

JRB Attorney Present

Steven Elrod

Village Staff Present

Timothy Wiberg, Village Manager
Douglas Petroschius, Assistant Village Manager
Timothy Clarke AICP, Community Development Director
Aaron Cook AICP, Development Manager
Robert Merkel, Finance Director
Andrea Litzhoff, Community Development Intern

Others Present

Jerry Turry, Village President
Kendra Beard, President, Lincolnwood Library District
Darrel Moon, School District #74
Tony Ficarelli, Attorney for School District #74
Nicholas Greifer, Kane McKenna & Associates
Robert Rychlicki, Kane McKenna & Associates
Georgia Talaganis, resident

Craig Klatzco, resident
Marilyn Markwedel, resident

I. Call to Order

The meeting was called to order at 11:05 a.m. by Chairman James Kucienski, noting that six members of the Joint Review Board were present. James Kucienski indicated that Jim Persino could not attend this meeting and reminded members that he was the alternate Village representative to the Board and the Vice Chairman of the Village Economic Development Commission.

II. Minutes Approval

On motion by member Cull and seconded by member Gatta, the minutes of the March 6, 2013 JRB meeting concerning the proposed Devon-Lincoln TIF District was approved 6-0, as presented, by a voice vote.

III. Follow-up Discussion & Comments

Members discussed the status of the Board's prior adopted Resolution and the status of the continued public hearing scheduled for April 16th. Village staff noted that it was the recommendation of staff to again continue the public hearing from April 16th to June 18th. Discussion ensued concerning public hearing procedures.

Discussion then continued on a date for another meeting of the JRB. May 16th was given as a possibility for a meeting, however in further discussion, it was determined that this date was too close to the seating of the new Village Board as a result of elections and would not then be a productive meeting of the JRB. Various other dates and times were discussed. On a motion by member Bochenski, seconded by member Cull, a meeting of the JRB was called to convene at 11AM, Monday June 10th at Village Hall. Motion approved, by voice vote, 6-0.

President Turry rose and requested to address the Board. He indicated that it came to his attention that School District #74 had placed extensive material on its website criticizing the use of TIF in the Village. Village Manager Wiberg indicated he noticed that the logos of both the Library District and School District #219 also appeared on this anti-TIF material located on the District #74 website. He asked if these taxing districts were in support of this inflammatory material. Member Gatta indicated that, while District 219 had previously expressed its concerns about the proposed Devon-Lincoln TIF District as it is currently proposed, she was not aware that her District's logo was being used on the School District 74 Website. She said she would immediately look into this. Member Bochenski indicated they had similar views as that of District #219 concerning the proposed TIF District.

It was noted that School District #74 currently has an intergovernmental agreement with the Village which provides ongoing payments to the school district and which also requires the school district to support the Village's TIF and redevelopment efforts. Some in attendance wondered if the inflammatory school

district #74 website material was consistent with its existing intergovernmental agreement.

VI Public Forum

No member present in the audience expressed a desire to address the Board.

IX. Adjournment

On motion made by member Bochenski and seconded by member Gelfund, by a 6-0 voice vote, the meeting was adjourned at 11:48AM.

Respectfully submitted,

Timothy M. Clarke, AICP
Community Development Director
Village of Lincolnwood

VILLAGE OF LINCOLNWOOD

TIF REDEVELOPMENT PLAN

DEVON-LINCOLN TIF DISTRICT

“Redevelopment plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by the Village of Lincolnwood, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

November 2012

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I. INTRODUCTION

The Village of Lincolnwood (the “Village”) is an established community located in northern Cook County, Illinois. It is contiguous to the northern border of the City of Chicago and the Village of Skokie, as well as being in close proximity to the City of Evanston. The advantageous location puts it at the center of a dense “trade area” that allows Lincolnwood businesses to draw from and attract a large number of customers with a higher level of disposable income.

In this report, the Village proposes a Tax Increment Financing Redevelopment Plan to assist an area in overcoming a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Lincolnwood to conduct an analysis of the potential qualification and designation of the area as a Tax Increment Financing (“TIF”) District, and to assist the Village in drafting this TIF Redevelopment Plan.

TIF Plan Requirements. The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the “Act”) 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (otherwise known as the Redevelopment Project Area (“RPA”)), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

Community Background. The Village of Lincolnwood was established in 1911 (originally incorporated as Tessville). In the post World-War II era, the municipality became a vibrant, fast growing suburban community, reaching a population of nearly 13,000 by 1970. Since then the population has stabilized and was at an estimated 12,590 as of the 2010 U.S. Census.

The Village has a number of important assets that create an economically competitive environment for businesses and attracts residents to the community. As mentioned, because of its proximity to Chicago and nearby north shore suburbs, it has an advantageous location with access to a strong customer base. Lincoln Avenue, one of the oldest arterial roads in the region, acts as an important gateway to the community.

In addition to having major arterials (including Lincoln Avenue and Devon), the Village benefits from a number of other transportation assets. Businesses within the TIF District have convenient access to Interstate 94 via Touhy Avenue. Residents and businesses also benefit from close proximity to two Metra rail lines as well as a nearby CTA train station.

The business environment is supported by quality government services as well. The Village has a tradition of professional city management and high-performing schools. The Village also has a highly educated workforce, with 45% of adults having a bachelor degree or higher level of education (versus 30% for Illinois on average).

In sum, the TIF District has a number of important assets:

- Both Lincoln Avenue and Devon Avenue are major arterial roads and provide the traffic counts necessary to support commercial and retail uses;
- The proposed TIF District is situated in the middle of a network of small and large retailers that would complement any new uses with the study area; and
- The area covers two “gateways” to the Village, one from the east (commuters entering by crossing McCormick Parkway) and the other from the south from Chicago (on Lincoln), and as such presents a major opportunity for forming a positive first impression and community “branding”.

Lastly, the area is nearly equidistant between two Metra train lines with stops in Morton Grove and Edgebrook (Chicago) to the west and Evanston to the east, as well as being close to a new CTA Yellow Line train stop opened in 2012.

Despite the area’s latent strengths, many parcels in the area are underutilized. The TIF District as a whole suffers from a variety of economic development impediments as identified in the TIF Act, such as excessive vacancies and obsolescence. In comparison to the balance of Village taxable value, the TIF district property valuations have lagged behind the Village’s annual growth rates. The TIF Qualification Report (Section V) identifies other impediments to redevelopment.

The Devon-Lincoln TIF area has the potential for redevelopment of certain underutilized properties as well as other existing properties. Such redevelopment would build upon locational advantages and established commercial uses. As

such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

The TIF District. The RPA consists of **113 tax parcels**. Most of the TIF District area (in terms of land and building space) is within the “Proesel triangle,” which is largely an industrial-oriented area bounded by Proesel, Lincoln and Devon. Additional parcels are situated along Devon, to the east between Lincoln and McCormick Parkway. Although the dominant land use has been industrial, there are a number of commercial and retail uses, particularly along the Devon strip to the east and certain sites along Lincoln Avenue. The area has a number of residential uses that appear to be non-conforming uses established prior to modern land use practices.

The proposed TIF District suffers from a variety of economic development impediments, as identified in the TIF Act. For example, it suffers from obsolescence and excessive vacancies. Section V of the *TIF Eligibility Report* (see Appendix 5) report identifies the following impediments to redevelopment:

- Lagging EAV
- Excessive Vacancies
- Obsolescence
- Deleterious Layout
- Overcrowding of Parcels
- Inadequate Utilities.

On balance, the combination of these factors limits the opportunities for private reinvestment within and around the RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth – limiting employment and contributing to the lack of sustained investment in the area.

Going forward, the RPA may be suitable for new development if there is coordination of uses and redevelopment activity by the Village. Under this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage commercial and retail/mixed uses to locate, upgrade, expand and/or modernize their facilities within the Village. Through the establishment of the RPA, the Village would implement a program to redevelop key areas within the Village through the provision of public improvements and the coordination of redevelopment activities. In so doing, the Village would stabilize the area, extend benefits to the community, and assist affected taxing districts over the long run.

Rationale for Redevelopment Plan. The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment may only be possible if a TIF district

is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village does not anticipate that area as a whole would be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The Village, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and retail/residential/mixed use opportunities surrounding the area.

The designation of the area as an RPA will allow the Village to pursue the following beneficial strategies:

- Enhancing area appearance through improvements to landscape, streetscape and signage;
- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial opportunities and Village redevelopment projects within the RPA and/or surrounding area;
- Coordinating land assembly in order to provide sites for redevelopment;
- Providing infrastructure that supports subsequent redevelopment plans for the RPA; and
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA.

Through this Plan, the Village will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: entry of new businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the Village, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Lincolnwood *Comprehensive Plan*, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains fewer than seventy-five (75) inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the

redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

II. RPA LEGAL DESCRIPTION

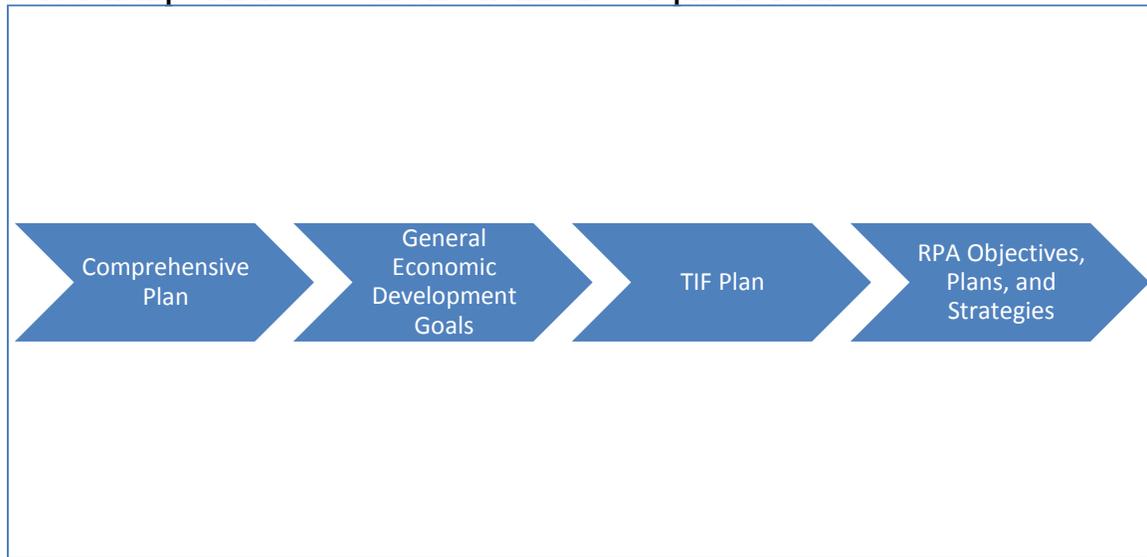
The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the Devon-Lincoln TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan*.

Exhibit 1

Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the Village's primary planning document is the *Comprehensive Plan* which describes the overall vision for the Village and is the foundation for Village initiatives such as the Devon-Lincoln TIF District. This overarching planning document determines future land uses and influences all other Village planning effort such as the TIF planning process.

General Economic Development Goals of the Village. Establishment of the Devon-Lincoln RPA supports the following Village-wide objectives enunciated in the *Comprehensive Plan* that would guide future economic development activities and influence the parameters of future redevelopment projects.

Exhibit 2

Components of *Comprehensive Plan* Applicable to Devon-Lincoln RPA

Objective	Policy (Excerpts)
Promote the growth and redevelopment of business and commercial areas.	<ul style="list-style-type: none"> • Encourage the location of new or expanding businesses in existing commercial locations that would benefit from redevelopment. • Provide assistance programs for commercial property owners who rehabilitate their properties. • Consider land assembly to facilitate commercial redevelopment. • Expand the number of off-street parking spaces where needed to serve established business areas. • Promote restoration of parkway landscaping where it has been paved over; require restoration of parkway landscaping as properties are redeveloped. • Consider vacating street segments intersecting with Lincoln Avenue, Devon Avenue and other commercial streets, to create larger redevelopment sites, create safer, more efficient traffic patterns and provide better buffers for residential areas.
Maintain viable industrial areas as employment centers	<ul style="list-style-type: none"> • Identify ways to increase the parking supply in industrial areas. • Upgrade rights-of-way to industrial street standards when undertaking street improvements in industrial areas. • Upgrade the image of Lincolnwood’s industrial areas through coordinated improvement programs.
Reduce land use conflicts between residential and non-residential uses.	<ul style="list-style-type: none"> • Augment development requirements for buffering and landscaping between residential and non-residential uses. • Encourage creative ways to provide parking and enhance landscaping of private property. • Require on-site provisions for stormwater detention, encouraging underground detention where appropriate, with respect to new commercial and industrial development.
Establish and maintain a positive community identity along arterial streets.	<ul style="list-style-type: none"> • Establish appearance review standards within the Zoning Ordinance for non-residential development. • Amend the property maintenance code as needed to provide effective enforcement power. • Enforce the provisions of the sign ordinance. • Establish landscape requirements for new and existing commercial and industrial developments. • Require businesses to screen private parking lots, preferably with plants. • Encourage consolidation of driveways and parking lot entrances and narrowing their width in order to create a safer pedestrian environment and pleasant image along Lincolnwood’s commercial streets. • Develop facade/streetscape improvement programs along major arterials.
Improve the appearance of community gateways and arterial corridors.	<ul style="list-style-type: none"> • Improve the image of Lincolnwood’s public rights-of-way through systematic beautification efforts. • Pursue opportunities to provide landscaping at key intersections. • Implement the Beautification Opportunities Plan for landscaping and community identifiers at major entry points to Lincolnwood. • Consider upgrading street lighting along commercial corridors in connection with other right-of-way improvements.

Source: Village of Lincolnwood *Comprehensive Plan*

Specific Objectives and Strategies for the RPA. The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would “drive” the redevelopment activities undertaken within the RPA. The *Lincoln Avenue Corridor Study* identified a number of recommended actions or strategies that would be supported and potentially financed by TIF designation. (See table below.)

Exhibit 3

Components of *Lincoln Avenue Corridor Study* Applicable to Devon-Lincoln RPA

Component	Recommended Strategies(Excerpts)
Public Streets and Spaces - Improvements in the public right-of-way which can help to create a pedestrian-friendly environment and foster a real sense of place.	<ul style="list-style-type: none"> • Continue and complete median landscaping throughout the corridor. • Diligently pursue parkway restoration whenever possible along Lincoln Avenue, including tree planting and sidewalk restoration. • Enhance crosswalk markings and designations, including signage. • Create and implement a unified streetscape plan for the corridor. • Side street vacations should be explored and examined at appropriate locations.
Development Regulations - Regulations on private property and new development in the corridor.	<ul style="list-style-type: none"> • Modify the current land use code to allow for mixed use development and in-fill housing; and, to prohibit expansion of drive-thru operations and auto-oriented uses. • Modify the Village Zoning Code to designate and regulate uses and encourage development in newly established business district hubs (including at Devon/Lincoln). • Prohibit new off-street parking lots in front of buildings along Lincoln Avenue. Continue to require landscape screening of existing parking areas.

Source: Village of Lincolnwood *Lincoln Avenue Corridor Study*, 2005 (incorporated into the Village Comprehensive Plan)

TIF designation would allow the Village to pursue the following objectives within the RPA:

- Reduce or eliminate blight or other negative factors present within the area;
- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for Village residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, while assisting private developers who would assemble suitable sites for modern development needs;
- Coordinating site preparation to provide additional land for new development, as appropriate;
- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA;
- Facilitating the provision of adequate on- and off-street parking within the RPA;
- Coordinating development in tandem with any transportation system upgrades to make the area more accessible; and/or
- Supporting streetscape improvements, including those identified in the *Lincoln Avenue Streetscape Master Plan*.

Regarding the latter plan, creation of the TIF District would specifically allow for any streetscape improvements at the Devon/Lincoln intersection, such as monument signage, median landscaping, and high quality street lights.

To track success in meeting RPA-specific objectives and strategies, the Village may wish to consider establishing certain performance measures that would help the Village monitor the projects to be undertaken within the RPA. The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such as job creation or tax revenue generation). Exhibit 3 below identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

Exhibit 3
Examples of TIF Performance Measures

Measure	Examples
Input	Public investment (\$) Private investment (\$) Acres of land assembled for TIF
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	% change in assessed value (AV) in TIF versus AV in rest of Village % change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as a conservation area. In recent years, the area has not benefited from sustained public or private investment and/or development. Absent intervention by the Village, properties within the RPA would not be likely to gain in value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually result in blight. For example, structures and public improvements reflect lagging EAV and obsolescence. Vacancies have also affected the areas appearance and perception by potential investors. These various conditions discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Should the Village achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the Village will consider the declaration of “surplus funds,” as defined under the Act. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

An exception to the tax-sharing provision relates to the Village’s utilization of TIF funding to mitigate the impact of residential redevelopment upon school and library districts. In such cases, the Village will provide funds to offset the costs incurred by eligible school and the library district in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the TIF Qualification Report, attached as Appendix 5 in this Plan.

Eligibility Survey. Representatives of KMA and Village staff evaluated the RPA from August 2012 to the date of this Plan. Analysis was aided by certain reports obtained from the Village, reports from Village engineering consultants, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of the Devon-Lincoln RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Devon-Lincoln RPA are as follows:

- 1) Implementing a plan that provides for the attraction of users to redevelop underutilized land and buildings that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Off-street parking and public parking facilities; and
 - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act.
- 5) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

Redevelopment Activities. Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements. Relocation may also be required and the Village would conform to the provisions of the Act.

Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School and Library District Costs

The Village may provide for payment of school district and library district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the RPA currently contains primarily commercial and industrial uses. Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates intended land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the *Comprehensive Plan* as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the Village's Zoning Ordinance and/or *Comprehensive Plan* shall apply to the RPA.

Eligible Redevelopment Project Costs. Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) ***Professional Service Costs*** – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
 - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) ***Property Assembly Costs*** – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) ***Improvements to Public or Private Buildings*** – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring

private investment; including any direct or indirect costs relating to Green Globes¹ or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;

- (4) ***Public Works*** – Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- (5) ***Job Training*** – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) ***Financing Costs*** – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) ***Capital Costs*** – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- (8) ***School-Related Costs*** – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs

¹ Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.²

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

Certain library district costs may also be paid as provided for in the Act.

² The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (10) *Payment in lieu of taxes*;
- (11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - (E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing

units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

- (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).³

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.⁴

³ The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

⁴ Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity,

No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Devon-Lincoln RPA.

subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Exhibit 4
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$2,000,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$5,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$7,000,000
Public Improvements/Facilities and Parking Structures	\$5,000,000
Rehabilitation of Existing Structures	\$3,000,000
Interest Costs Pursuant to the Act	\$1,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$750,000
Job Training	\$750,000
Statutory School and Library District Payments	\$500,000
TOTAL ESTIMATED TIF BUDGET	\$25,000,000

Notes:

- (1) All project cost estimates are in 2012 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the Devon-Lincoln TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment

would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the **2011 tax year for the RPA.**

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features:

capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2011 EAV, and is estimated to be approximately \$ **33,786,194**.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately **\$62,000,000 to \$63,000,000** depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

- **Land Assembly and Relocation:** Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.
- **Demolition and Site Preparation:** The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.
- **Rehabilitation:** The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.
- **Landscaping/Buffering/Streetscaping:** The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- **Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements:** Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision/upgrade of necessary detention or retention ponds.
- **Roadway/Street/Parking Improvements:** The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be

available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- **Traffic Control/Signalization:** Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
- **Public Safety-Related Infrastructure:** Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
- **School District and Library District Costs:** Provide for the payment of such costs pursuant to the requirements of the TIF Act.
- **Interest Costs Coverage:** The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- **Professional Services:** The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and Affirmative Action.

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities

will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act.

APPENDIX 1

Legal Description of Project Area

Devon-Lincoln TIF Boundary Legal Description:

That part of the South Half of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian taken as a tract and described as follows: Beginning at a point on the South line of Pratt Avenue also being the Northeast corner of Lot 13 in Block 5 in Lincoln Ave. Gardens Subdivision recorded February 11, 1927 as Document No. 9548461; thence Southwesterly along the Easterly line of said subdivision also being a line common with the Westerly line of the abandon right of way of the Chicago and Northwestern Railroad (formerly the Junction Railway Company) a distance of 1032.81 more or less to a point of curve; thence continuing Southwesterly along said last described line being a curve concave Northwesterly having a radius of 5680.00 feet a distance of 205.16 feet more or less to the North line of Lincoln Ave. Gardens Consolidation recorded May 9, 1957 as Document No. 16899737; thence West along the North line of said Consolidation to the most Easterly corner of Lot 12 in Block 14 in said Lincoln Ave. Gardens Subdivision; thence Northwesterly along the Northeasterly line of Lot 12 and 11 to the most Northerly corner of Lot 11; thence North along the East line of Lots 10, 9 and 8 in said Block 14 to the most Northerly corner of said Lot 8; thence Southwesterly along the Northwesterly line of Lot 8 to the Northeasterly line of Lincoln Avenue; thence Southerly to the Northeast corner of Lot 1 in Loyola Ave. Addition to Lincolnwood recorded June 28, 1954 as Document No. 15945538 also being the point of intersection of the South line of Albion Avenue and the Northwesterly line of Proesel Avenue; thence Southwesterly along the Northwesterly line of Proesel Avenue to the North line of Schreiber Avenue, also being the North line of Lot 36 in John Proesel Estate Partition recorded September 5, 1923 as Document No. 8090987; thence West along said line to the Northwest corner of said Lot 36; thence South along the West line of said Lot 36 to the centerline of a vacated 16.00 feet alley; thence East along said last described line to its intersection with the East line of the West 184.83 feet of Lot 37 in said John Proesel Estate Partition; thence South along said last described line to the centerline of Devon Avenue also being the South line of the Southwest Quarter of said Section 35; thence East along said last described line to its intersection with the Southerly extension of the West line of Devon Square, recorded April 9, 1998 as Document No. 98284608; thence North along said last described line to the North line of said Devon Square; thence East along said last described line to the East line of said Devon Square, also being the West line of Hamlin Avenue; thence South along said last described line to the centerline of Devon Avenue; thence East along said last described line to its intersection with the Southerly extension of the East line of Ridgeway Avenue also being the East line of the West 33.00 feet of Lot 10 in said John Proesel Estate Partition; thence North along said last described line to the South line of the North 411.59 feet of said Lot 10; thence East along said last described line, 142.66 feet; thence South along a line which forms an angle of 90 degrees 02 minutes 20 seconds to the right with a prolongation of the last described line, 75.40 feet; thence East along a line which forms an angle of 90 degrees 06 minutes 40 seconds to the left with a prolongation of the last described line, 37.00 feet; thence South at right angles to the centerline of Devon Avenue, 173.00 feet to the centerline of Devon Avenue; thence East along the centerline of Devon Avenue to the centerline of Central Park Avenue and the Southwest corner of the Southeast Quarter of said Section 35; thence East along the centerline of Devon Avenue also being the South line of the Southeast Quarter of said Section 35 to the intersection with the East line of McCormick Boulevard; thence North along said described line to the intersection with the North line of the East/West 16.00 foot Public Alley in Edgar S. Owen's North Shore Channel & Devon Ave. Subdivision, extended East; thence West along said last described line being the North line of said 16.00 foot Public Alley to the East line of Drake Avenue; thence North along the last describe line to the intersection with the Easterly extension of a line 57.93 feet North of and parallel with the North line of the public alley in Block 6 in Owen & Closius Lincoln & Devon Ave. Subdivision; (the following five (5) calls being in Block 6 in Owen & Closius Lincoln &

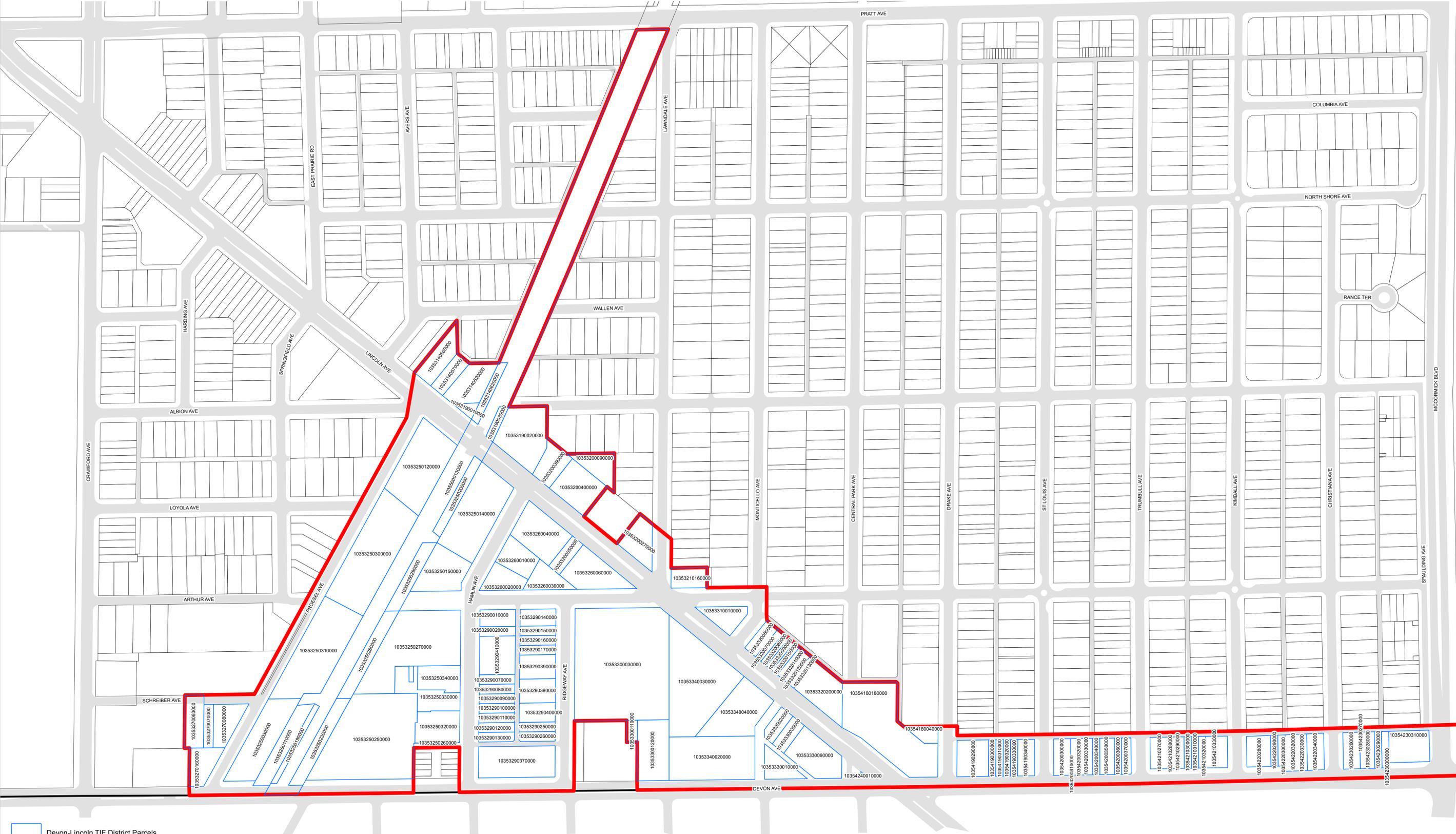
Devon Ave. Subdivision); thence West along said last described line to the Northeasterly line of Lot 4 in Block 6 in said Owen & Closius Lincoln & Devon Ave. Subdivision; thence Northwesterly along said last described line to its intersection with the West line of the North/South public alley; thence North along said last described line to an angle point; thence Northwesterly 7.08 feet more or less to the South line of the East/West public alley; thence West along said last described line to the East line of Central Park Avenue; thence West to the Northeast corner of Lot 109 in Proesel's Lincoln Ave. Subdivision recorded December 6, 1921 as Document No. 7345199, and the West line of Central Park Ave.; thence Northwesterly along the Northeasterly line of Lots 98 through 109 both inclusive, to the most Northerly corner of Lot 98 in said Proesel's Lincoln Ave. Subdivision and the East line of Monticello Ave.; thence North along said last described line to the North line of Arthur Avenue and the Southwest corner of Lot 60 in Proesel's Lincoln Ave. Subdivision; thence West along the North line of Arthur Avenue to the Southeast corner of Lot 28 in Proesel's Lincoln Ave. Subdivision; thence North along the East line of Lot 28 to the Northeast corner of Lot 28; thence West along the North line of Lot 28 to the East line of Lawndale Avenue; thence North along said last described line to the intersection with the Southeasterly extension of the Northeasterly line of Owner's Division, recorded July 15, 1959 as Document No. 17598556; thence Northwesterly along said last described line to the intersection with the Northeasterly extension of the Southeasterly line of Lot 26 in said Proesel's Lincoln Ave. Subdivision; thence Southwesterly along said last described line to the Northeasterly line of Lincoln Avenue; thence Northwesterly along said last described line to the most westerly corner of Lot 21 in said Proesel's Lincoln Ave. Subdivision; thence Northeasterly along the Northwesterly line of said Lot 21 also being a line common with the Southeasterly line of said Owner's Division to the most Easterly line of said Owner's Division; thence Southeasterly along the Southeasterly extension of the Northeasterly line of said Owner's Division to its intersection with a line 8.00 feet West of and parallel with the West line of Lots 9 through 12, both inclusive in said Proesel's Lincoln Ave. Subdivision; thence North along said last described line to its intersection with a line 8.00 feet North of and parallel with the North line of Lot 13 in said Proesel's Lincoln Ave. Subdivision; thence West along said last described line to the Northeasterly line of said Owner's Division; thence Northwesterly along said last described line to the East line of Lot 23 in John Proesel Estate Partition recorded September 5, 1923 as Document No. 8090987; thence North along said last described line to the North line of said Lot 23; thence West along said last described line to the Southeasterly line of the abandon right of way of the Chicago and Northwestern Railroad (formerly the Junction Railway Company), said line being a curve concave Northwesterly having a radius of 5780.00 feet; thence Northeasterly along said last described line a distance of 327.71 feet more or less to a point of tangency; thence Northeasterly along the Southeasterly line of the abandon right of way a distance of 1075.12 feet more or less to the South line of Pratt Avenue; thence West along said last described line to the point of beginning, in Cook County, Illinois.

APPENDIX 2

Boundary Map of RPA



Village of Lincolnwood - Devon-Lincoln TIF District



- Devon-Lincoln TIF District Parcels
- Devon-Lincoln TIF District Boundary
- Village Boundary



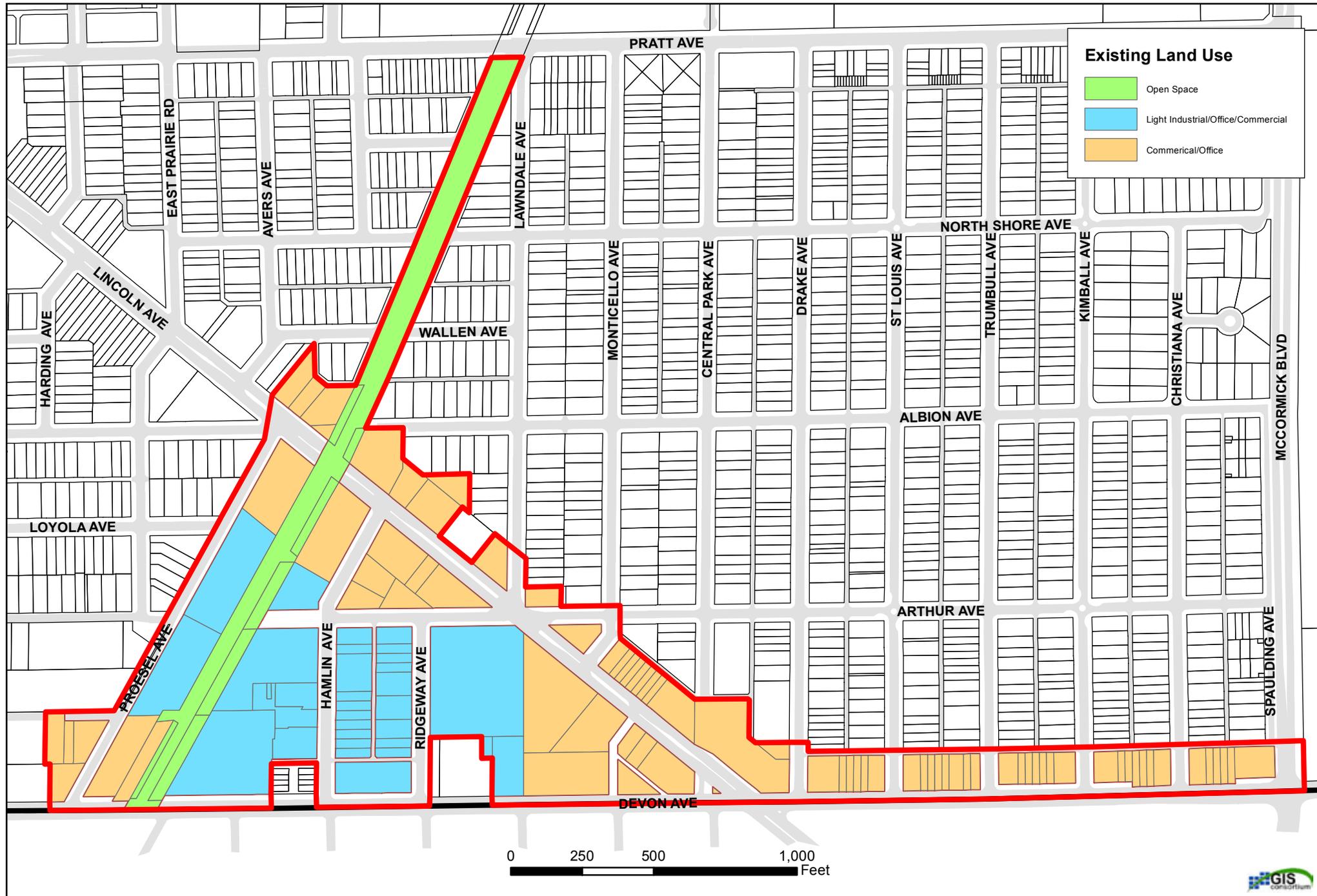
APPENDIX 3

Existing Land Use Map of RPA



Village of Lincolnwood - Devon-Lincoln TIF District

Existing Land Use



APPENDIX 4

Future Land Use Map of RPA



Village of Lincolnwood - Devon-Lincoln TIF District Future Land Use



APPENDIX 5

TIF Qualification Report

Prepared by Kane, McKenna and Associates

VILLAGE OF LINCOLNWOOD

TIF QUALIFICATION REPORT

DEVON-LINCOLN TIF DISTRICT

A study to determine whether all or a portion of an area located in the Village of Lincolnwood qualifies as a conservation area as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

**Prepared for:
The Village of Lincolnwood, Illinois**

**Prepared Jointly by:
The Village of Lincolnwood, Illinois
and
Kane, McKenna and Associates, Inc.**

November 2012

**VILLAGE OF LINCOLNWOOD
TIF ELIGIBILITY REPORT
DEVON-LINCOLN TIF DISTRICT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Lincolnwood (the “Village”) to conduct an analysis of the qualification of an area that would result in the establishment of the Devon-Lincoln Tax Increment Finance (TIF) District. The Village is pursuing the creation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the Village.

The Village has two principle aims in pursuing the potential TIF district. The first goal is to promote redevelopment of certain parcels that have experienced certain impediments such as obsolescence, excessive vacancies, and lagging equalized assessed values (EAV). The TIF District formation would enable the Village to address these ongoing impediments to redevelopment as well as certain area-wide problems such as inadequate utilities.

Secondly, TIF establishment would address the limited opportunities the Village has to encourage new commercial and mixed use growth within a “land-locked” community. Because the Village (a) is a mature community that can no longer grow through annexation, (b) has few parcels of undeveloped land remaining within Village limits, and (c) has few clusters of properties served by major roadways, the targeted redevelopment area provides a rare opportunity to undertake major new reinvestment projects. By so doing, it would support the Village’s strategy for the encouragement of growth through the reuse and redevelopment of older or under-utilized properties.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the TIF District:

1) *Improved land within the TIF District qualifies as a “conservation area” pursuant to the Act* – The TIF District qualifies as a conservation area under the Illinois Tax Increment Allocation Redevelopment Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the “TIF Act” or “Act”). This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.

2) *Current conditions impede redevelopment* – The existence of certain conditions found within the TIF District present impediments to the area’s successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

4) *TIF designation recommended* – To mitigate redevelopment area conditions, promote private sector investment, and foster the economic viability of the TIF District, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

Because the Village will not be considering the redevelopment of residential parcels, and it will certify that it will not dislocate 10 or more residential units within the TIF district, the Village will not conduct a housing impact study pursuant to the TIF Act.

I. INTRODUCTION AND BACKGROUND

In the context of planning for the establishment of the Devon-Lincoln Tax Increment Financing District, the Village of Lincolnwood has evaluated certain parcels in the vicinity of Devon and Lincoln Avenue to determine whether they qualify under the TIF Act for inclusion in the district. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the Redevelopment Project Area (RPA) on the Village's behalf.

Economic Development Goals.

The Village's general economic development goals are to enhance business, commercial, industrial, and mixed use opportunities while at the same time advancing certain other goals identified in the Village's *Comprehensive Plan* (e.g., improving the appearance of arterial roads). Given the Village's goals as well as the conditions described in this Report, the Village has made a determination that it is highly desirable to promote the redevelopment of the Devon-Lincoln Tax Increment Financing District (the "TIF District," "Redevelopment Project Area" or "RPA"). Absent an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the TIF District, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal improvements.

Because of the conditions observed in the TIF District and the required coordination for future land uses, the Village is favorably disposed toward supporting redevelopment efforts. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, conditions within the TIF District are expected to improve and development barriers to be mitigated.

The Village has further determined that redevelopment is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the TIF District.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. This would result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Current Land Use.

The TIF District is centered on the Devon-Lincoln Avenue intersection, covering the Devon Avenue corridor, extending from McCormick Boulevard westward to Proesel Avenue. Historically, the area has had mostly a variety of non-residential land uses, such as industrial, retail, and commercial uses. Because of the piece-meal, uncoordinated nature of the historical development, many of the non-residential uses are directly adjacent to/encroach on adjacent residences (e.g., industrial uses including

truck loading facilities across the street from residences on Proesel). Refer to Exhibit A which provides a detailed map of the TIF District.

The Village believes that there are redevelopment opportunities, if the Village were to pursue tax increment financing and coordination of redevelopment strategies. Despite these opportunities and despite certain advantages (discussed in Section III) that could be leveraged, many parcels in the area remain underutilized. The TIF District as a whole suffers from a variety of economic development impediments as identified in the TIF Act, such as excessive vacancies and obsolescence. Furthermore, in comparison to the rest of the Village's property (as measured by EAV), the TIF district property valuations have lagged behind the Village's annual growth rates. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology.

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in August 2012 and continuing periodically up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys of the entire area to evaluate the condition of the TIF District on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that various areas located within the TIF District would qualify for TIF designation.

For the purpose of the study, properties within the TIF District were examined in the context of the TIF Act governing improved areas (separate provisions of the TIF Act address unimproved areas). The qualification factors discussed in this report qualify the area as a conservation area, as the term is defined under the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and redevelopment prospects for the area under study. Based on these findings the Village (a) made refinements to the TIF District boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the TIF District.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff in 2012, Kane, McKenna and Associates, Inc. evaluated the TIF District to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below.

The TIF Act sets out specific procedures which must be adhered to in designating a TIF District/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1 1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation area.

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking

and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning. The Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) "Stagnant" or Lagging EAV. The total equalized assessed value (EAV) of the Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. THE TIF DISTRICT

The Devon-Lincoln TIF District contains parcels located in the vicinity of the Devon and Lincoln Avenue intersection. The majority of parcels and acreage are located within a triangularly-shaped area bounded by Devon, Lincoln and Proesel Avenue, with additional parcels to the east along Devon Avenue. Please refer to Exhibit A which contains a map showing the boundaries of the TIF District.

The core area of the TIF District is an aging industrial/commercial area within the aforementioned Proesel “triangle,” much of which was developed over 35 years ago. Historically, there have been various small-scale industrial uses within the area, but the area developed in a piece-meal fashion over time to include commercial uses as well as residential uses along the perimeter. As a result, some incompatible uses are situated nearby, such as residences along Proesel (just outside the TIF’s western boundary) and at Ridgeway Avenue and Devon Avenue.

Despite the obsolescence and distressed condition within the TIF District, the TIF District has a number of important assets:

- The Devon/Lincoln intersection and Devon/McCormick are key gateways for visitors entering the Village, and offers a potential “branding” opportunity for non-residents to enter the Village and form a positive impression of the Village;
- The Devon/Lincoln area is interspersed with a number of retailers that would complement any new uses within the area; and
- Both Lincoln Avenue and Devon Avenue are major arterial roads and as such have the traffic counts necessary to support commercial, retail and mixed uses.

Lastly, the area benefits from its proximity to a Metra station in the Chicago Edgebrook neighborhood (near the Devon/Lehigh/Central Avenue intersection) as well as a second Metra train line with stops in Evanston to the east. The area is also situated by a recently constructed CTA Yellow Line train stop to the north.

IV. METHODOLOGY OF EVALUATION

In evaluating the Devon-Lincoln area for qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the TIF District underperformed EAV growth in the remaining part of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2006-2011 tax information from Cook County, tax parcel maps, site data, local history (based on discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, code violations, obsolescence, etc.).
- 4) Existing structures and site conditions were initially surveyed for the purpose of comparing said conditions against the TIF Act criteria, to the best and most reasonable extent possible.
- 5) The TIF District was examined to assess the applicability of the factors required for qualification for TIF designation under the TIF Act. KMA evaluated parcels by reviewing the information obtained for each factor against the relevant statutory criteria. Improved land within the RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute (referenced in Section II of this report).

V. QUALIFICATION FINDINGS FOR TIF DISTRICT

Based upon KMA’s evaluation of parcels in the TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the TIF Act. The factors are summarized in the table below.

Exhibit 2
Summary of Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in TIF District
13	3	6 <ul style="list-style-type: none"> • Lagging EAV • Excessive Vacancies • Obsolescence • Deleterious Layout • Overcrowding of Parcels • Inadequate Utilities

Findings for Conservation Area.

The TIF District is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As a first step, KMA determined that 42 of 58 structures (72%) were 35 years in age or older. Secondly, KMA reviewed the 13 statutory criteria needed to qualify the area as a conservation area, determining that 6 factors were present:

1) Lagging or Declining EAV.

The EAV of the TIF District has grown at a rate slower than the Village-wide EAV for four (4) of the last five (5) years (refer to chart below). Additionally, the EAV has lagged the Consumer Price Index (CPI) for 4 of the past 5 years, with 3 of those years having absolute declines in property values. Overall, the \$33.8 million EAV as of the most recent tax year is lower than the initial base year (\$38.3 million). Therefore, a finding of lagging EAV is made pursuant to the TIF Act.

Exhibit 3
EAV Trends for TIF District

	2011	2010*	2009	2008	2007*	2006
Total EAV for TIF District	33,786,194	39,147,740	41,579,380	45,726,933	45,003,039	38,308,097
EAV Change (%)	-13.7%	-5.8%	-9.1%	1.6%	17.5%	
Village-wide EAV (Excluding TIF)	660,030,825	739,745,972	815,627,438	825,077,744	777,176,318	629,149,250
Village EAV Change (%)	-10.8%	-9.3%	-1.1%	6.2%	23.5%	
CPI	3.2%	1.6%	-0.4%	3.8%	2.8%	

Notes:

*Reassessment years asterisked.

**Years are highlighted when Village-wide EAV grew at a faster rate than that of EAV within the TIF District.

Source: Cook County and U.S. Bureau of Labor Statistics

2) **Excessive Vacancies.**

The Act states that this finding is characterized by the presence of unoccupied or underutilized buildings that represent an adverse influence on the area. Of the 58 buildings within the TIF District, approximately 23 (40%) are partially or completely vacant. In particular, certain buildings at important locations are vacant such as the following:

- Commercial structure at McCormick and Devon;
- 2 large, multi-story industrial structures on the 6500 block of Lincoln; and
- Industrial structures within the Proesel industrial “triangle”.

Moreover, according to Village staff and based on field surveys, many of the unoccupied and partially occupied buildings appear to have been vacant for a lengthy duration – i.e., the majority of such buildings do not appear to be recently vacated pending a change in tenants or the completion of a real estate transaction, but have remained unoccupied for an extended period of time.¹

In addition, the vacant buildings and adjacent surface improvements generally exhibit greater deterioration (relative to other buildings within the TIF District or adjacent to the TIF District) and appear to need corrective maintenance. Because of the reduced economic activity associated with vacancies and the relatively poor physical condition – in conjunction with their prominent location along two regional arterial roadways – they represent an adverse influence on the overall TIF District.

¹ Per the Community Development Department.

3) Obsolescence.

The Act states that obsolescence is the condition or process of falling into disuse or structures that have become “ill-suited” for their original use. The area exhibits both economic and functional obsolescence.

Economic obsolescence is evidenced primarily by the absolute and relative decline in EAV, as well as the excessive vacancies described above. Excessive vacancies in particular results in the literal “disuse” of buildings. Furthermore, these obsolete and vacant structures have a negative “spill-over” effect on the area and may deter other property owners from reinvesting in their own businesses.

Functionally, the area is experiencing obsolescence related to its general age. A majority of structures (72%) are over 35 years in age, according to Cook County Assessor data. The combination of age and certain evolving standards in commercial and industrial building design limits the competitiveness of the older buildings – i.e., limits their utility as efficient, marketable workspace. For example, certain commercial and industrial buildings (e.g., the industrial buildings on Proesel) provide limited parking and have inadequate circulation for delivery vehicles/trucks. These structures as well as other structures within the Proesel triangle also are inadequately configured relative to modern commercial and industrial space requirements requiring coordination of parking and access/egress to the larger site. Lastly, industrial buildings are outmoded relative to modern warehouse-type structures in competing communities (e.g., newer Will County industrial buildings tend to be larger, with fewer internal building supports limiting usable floor space and with higher ceilings to accommodate greater space needs).

Area-wide factors such as inadequate utilities and deleterious layout (discussed below) also contribute toward the obsolescence factor and act as a development impediment for Devon-Lincoln businesses. As noted in the 2005 Lincoln Avenue corridor study, Lincoln Avenue particularly the area south of Hamlin and closer to the Chicago border – reflects obsolescence. The report states that “Developments along this stretch of Lincoln Avenue tend to be older, more functionally obsolete in nature and contain more marginal and less intensive uses than areas north. Overall, the report concludes that “except for the office corridor north of Touhy Avenue, the existing development pattern on Lincoln Avenue was aging, many uses were marginal, and the corridor was not functioning as a vibrant main street of the community.”

4) Deleterious Layout.

As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area. Most of the problems in the area reflect incompatible land use relationships.

The area reflects piece-meal, uncoordinated development, in which competing land uses abut each other -- e.g., office/residential uses are situated next to industrial uses, and residential uses outside the TIF District abut commercial uses within the TIF District (e.g., on the western side of Proesel). Other incompatible or deficient land-use relationships include the following:

- Insufficient off-street parking that forces persons parking vehicles and trucks to park on Village streets (in the rights-of-way);
- Limited loading, requiring maneuvering/backing up of trucks in the rights-of-way;
- Loading bays and off-street parking spaces accessed directly from rights-of-way (per the Village, the zoning ordinance requires all off-street parking to be directly accessed from an aisle or driveway rather than rights-of-way, so as to provide safe and efficient means of vehicular access);
- Paving of parkways for additional parking instead of being used for pedestrian walkways (per the Village, approximately 75% of parkways within the Proesel triangle have been paved, creating a conflict between the parking and pedestrian use); and
- Outdoor storage – e.g., dumpsters are stored with substandard screening.

Apart from the conflicting land uses cited above, deleterious layout is also manifested by inadequate ingress/egress. This can be illustrated by comparing a modern use (e.g., a national drugstore just north of the TIF District, on Lincoln), which has well marked ingress/egress points for shoppers and trucks and an efficient circulation pattern. The older uses within the TIF District do not have good circulation patterns and instead require cumbersome backing of semi-trailers to access loading bays (executed on rights-of-way instead of off-street zones). Village staff also note inconsistent or non-existent street parking markings and curb cuts, making ingress/egress on Lincoln and Devon problematic.

- 5) Excessive Land Coverage / Overcrowding of Structures and Community Facilities. The TIF Act imposes a two-pronged test for excessive coverage/overcrowding. First, the Village must establish the presence of either inadequately sized parcels, improperly situated buildings, or multiple buildings on a single parcel. Secondly, such factors must have negative impacts, namely: insufficient provision for light and air, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

In general, the historical development of the properties within the RPA has resulted in a more intensive land use than would be the case if it had developed in conformance with current market standards. The results are that current land uses in the area are over-intensive when compared to current requirements for off-street parking and loading.

Many of the same indicators associated with deleterious layout discussed above also apply to excessive coverage/overcrowding. For example, the poor land use coordination along and within the Proesel triangle results in a lack of space for loading. Loading and unloading of goods for certain businesses must be initiated along certain streets including Proesel and Hamlin rather than using off-street facilities (ideally, loading facilities would use separate, amply sized off-street loading zones). Other businesses' loading facilities serve a dual use as both loading and off-street parking (e.g., businesses on Proesel and Ridgeway), with limited space for the unloading bays. As a result, these streets are essentially supporting three competing functions: transit, loading and parking. In contrast, modern commercial and industrial facilities would have facilities with loading bays situated so that trucks could maneuver easily into loading bays without interfering with street traffic flow – and without having to navigate around parked cars.

With respect to parking, there appears to be an RPA-wide shortage of parking for employees and customers. Most of the parking deficiencies are within the Proesel triangle, due to the land coverage problems discussed in the preceding paragraph. In addition, many of the Devon retail and commercial spaces have limited off-street parking and are reliant upon Devon Avenue for parking – a major arterial road. The Whistler restaurant is one of the few exceptions of a Devon Avenue commercial facility having ample off-street parking for customers.

Finally, the general situation of excessive coverage/overcrowding is exacerbated by the fact that parcels within the TIF District are surrounded by diagonal streets that have the effect of producing “inadequately sized parcels” and “improperly situated buildings.” For example, the 2005 Lincoln Avenue corridor study states that Lincoln Avenue presents a number of challenges to its revitalization, to wit:

- “First, Lincoln Avenue runs through the Village on a diagonal to the overall grid system of streets. This results in a number of odd or irregularly shaped parcels at various corners which can inhibit typical development.”
- “Moreover, many of the parcels fronting along Lincoln have rather short depths, limiting to a degree their usefulness and redevelopment potential. This is compounded by the close proximity of single family homes to the corridor, some of which utilize shared alleyways with Lincoln Avenue properties and others which have no alley whatsoever.”
- “Much of the existing development along the street was developed without adequate barriers or buffering measures with residential areas. This lack of buffering combined with short parcel depths and irregular parcel configurations can and often has produced land use conflicts.”

Proesel Avenue, the second diagonal street within the TIF district, only magnifies these land use problems.

6) Inadequate Utilities.

Under the TIF Act, inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

According to the Village Engineer, there are two major deficiencies with respect to utilities. First, there is no Village storm sewer system within the proposed TIF District and minimal stormwater detention capacity. Furthermore, to accommodate future development, any future stormwater facilities would need to be upgraded to meet the standards imposed by the Metropolitan Water Reclamation District and the Village, which have generally been “tightened” over time as the metropolitan Chicago area has developed.

A second deficiency is the condition and capacity of the combined sewers serving the TIF District. Because of the age of the sewers and the original materials (clay), the combined sewers are nearing the end of their useful life. Moreover, to keep them in service they need to be frequently repaired because of the relatively brittle clay that is used. In contrast, more modern materials such as PVC are not as brittle and are not obsolete.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA will qualify as a conservation area. Further, the qualification factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area is expected to substantially benefit by the redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including incremental property tax revenue.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District for inclusion within the Devon-Lincoln RPA.

