



**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
7:30 P.M., NOVEMBER 19, 2013**

**I. Call to Order**

**II. Pledge to the Flag**

**III. Roll Call**

**IV. Approval of Minutes**

1. Board Meeting Minutes – November 5, 2013

**V. Warrant Approval**

**VI. Village President's Report**

1. Proclamation Regarding Toys for Tots
2. Appointment of Jean Ikezoe-Halevi to the Zoning Board of Appeals

**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 an Ordinance Amending Chapters 3 and 6 of the Municipal Code of Lincolnwood to Eliminate the Beautification and Tree Commission (Appears on the Consent Agenda Because it was Unanimously Approved by a Recommending Body)

**VIII. Regular Business**

2. 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. Adjournment**

DATE POSTED: November 15, 2013

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**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
NOVEMBER 5, 2013**

**DRAFT**

**Call to Order**

Village President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:43 P.M., Tuesday, November 5, 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 Deputy Village Clerk Douglas Petroschius the following were:

PRESENT: President Turry, Trustees Patel, Sprogis-Marohn, Cope, Elster, Klatzco, Leftakes

ABSENT: None

A quorum was present.

Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Chuck Meyer, Assistant to the Village Manager; Peter Friedman, Village Attorney; Amanda Williams, Management Analyst; Robert Merkel, Finance Director; Joseph Mangan, Accountant; Charles Greenstein, Treasurer; Ashley Engelmann, Assistant to the Public Works Director; James Johnson, Village Engineer, Robert LaMantia, Chief of Police.

**Approval of Minutes**

The minutes of the October 15, 2013 regular Village Board meeting had been distributed in advance and were examined. Trustee Sprogis-Marohn moved to approve the minutes. Trustee Patel seconded the motion. The motion passed by Voice Vote, 6-0.

**Warrant Approval**

Trustee Klatzco moved to approve Warrants in the amount of \$1,518,322.57, Trustee Cope seconded the motion. Upon Roll Call by the Village Clerk the results were:

AYES: Trustees Patel, Sprogis-Marohn, Cope, Elster, Klatzco, Leftakes

NAYS: None The motion passed.

**Village President's Report**

**1. Niles Township Food Drive**

Niles Township Trustee Donald Gelfund advocated for food donations for the Niles Township food drive for those in need this season.

**2. Appointment of Stanley Wilk to the Telecommunications Advisory Commission**

Trustee Leftakes made a motion to appoint Stanley Wilk to the Telecommunications Advisory Commission. Trustee Elster seconded the motion. The motion was approved by voice vote, 6-0. Stanley Wilk is now a member of the Commission. President Turry noted that all appointed Boards and Commission vacancies have been filled.

**Consent Agenda**

- 1. Approval of a Recommendation by the Parks and Recreation Board to Approve a Resolution to Close Lincoln Avenue between Kostner Avenue and Pratt Avenue from 7:00 AM to 11:00 AM for the Turkey Trot Race on Sunday, November 24, 2013**

**2. Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes**

Trustee Leftakes moved to approve the Consent Agenda as presented. Trustee Sprogis-Marohn seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Patel, Sprogis-Marohn, Cope, Elster, Klatzco, Leftakes

NAYS: None

The motion passed.

**Regular Business**

**3. Consideration of a Recommendation by the Traffic Commission to Deny Designated Parkway Parking on the East Side of N. Kimball Avenue from W. Devon Avenue to 108 Feet North**

This item was presented by Police Chief LaMantia with use of PowerPoint. Scott Pritchett, representing Dr. Zaki Siddiqui, presented a request to the Traffic Commission for Designated Parkway Parking on the east side of the 6400 block of North Kimball Avenue from West Devon Avenue to 108' north of Devon Avenue, and to the first east/west alley. The request for Designated Parkway Parking is based on redevelopment and remodeling and the increased permitted usage of 3372 West Devon Avenue. The proposal increases the number of parking spaces from four parallel parking spaces, to eight angled Designated Parkway Parking spaces. Staff evaluated the petitioner's request and relevant data including the traffic volume, traffic speeds, motor vehicle traffic crash history, roadway design, pedestrian generators, parking usage, and input from the community. On September 26, 2013, at the regularly scheduled meeting of the Traffic Commission, Chief of Police Robert LaMantia, Fire Duty Chief Raymond White, and Assistant to the Public Works Director Ashley Engelmann advised that they had no objection to the petitioner's request for Designated Parkway Parking. However, Village Engineer James Johnson expressed concerns regarding the southern proposed parkway parking space causing a line-of-sight issue with cars going westbound on Devon Avenue and turning north on Kimball Avenue and also the width of Kimball Avenue not being large enough to accommodate the traffic plus the additional proposed parkway parking. Residents voiced concern at the Traffic Commission meeting and the Traffic Commission recommended a denial of the request with a 5-1 vote. Discussion ensued by the Village Board. Matthew Holmes, attorney for the petitioner, indicated that the petitioner was amenable to eliminating the southern parkway parking space and putting green space in its place to address the line-of-sight concern expressed by Mr. Johnson.

Marla Lampert of 6431 Kimball Avenue inquired with the petitioner's architect, Mr. Pritchett, about the number of parking spaces. Discussion ensued. Susan Port of 6427 Kimball expressed concerns about the traffic impact of the proposed parkway parking and what would happen when cars backup out of the parking spaces onto Kimball Avenue.

Traffic Commission Chair Donald Gelfund explained that the reason the Traffic Commission denied the matter was because there was concerns about traffic turning northbound onto Kimball Avenue from Devon Avenue. Discussion ensued.

Trustee Elster made a motion to overturn the recommendation by the Traffic Commission, approve the request by the petitioner for Designated Parkway Parking on the east side of North Kimball Avenue from West Devon Avenue to 108 feet north, with the removal of the southern parking space and be filled with green space, work with the Village Engineer to expand the

width of Kimball Avenue by one foot, and direct the Village Attorney to prepare the requisite Ordinance. The motion was seconded by Trustee Cope.

Upon Roll Call the results were:

AYES: Trustees Patel, Sprogis-Marohn, Cope, Elster, Klatzco, Leftakes

NAYS: None

The motion passed.

#### **4. Consideration of a Resolution to Award a Proposal from Gewalt Hamilton Associates, Inc. for Designing Stormwater Street Storage Improvements in a Pilot Area of the Village in the Not-to-Exceed Amount of \$65,080**

This item was presented by Mr. Johnson with the use of PowerPoint. At the July 16, 2013 Village Board meeting staff presented the Ad-Hoc Sewer Committee's recommendation to proceed with a Pilot Study for stormwater street storage. The Village Board authorized staff to issue a Request for Proposals (RFP) to secure an engineering firm to design the improvements. On August 19, 2013 the Village solicited proposals from civil engineering firms to design and develop engineering documents for the stormwater street storage pilot study. On September 26, 2013 four proposals were received. The proposals were submitted with sealed cost estimates. They were reviewed by the Village Engineer and Public Works Staff. Subsequent to reviewing the proposals the sealed cost estimates were reviewed. Based on the proposal review, the project team scheduled interviews with the four firms that submitted. The interviews were held on October 23 and 24. Gewalt Hamilton Associates (GWA) was identified as the preferred firm due to their extensive experience with hydraulic and hydrologic modeling, designing surface storage systems and working within the Village. GWA is also providing the cost of all the firms. Discussion ensued regarding the difference in pricing, the difference in surface restrictors versus sub surface restrictors, and how success is measured.

Trustee Sprogis-Marohn moved to adopt the Resolution. Trustee Patel seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Patel, Sprogis-Marohn, Elster, Leftakes

NAYS: Cope, Klatzco

The motion passed. Trustee Leftakes noted for the record that he is not in favor of any stormwater improvements beyond above ground storage and that he still has concerns about subsurface restrictors.

#### **Manager's Report**

Mr. Wiberg identified items discussed at this evening's Committee of the Whole. For details of this discussion, see the Committee of the Whole Minutes of November 5, 2013. Mr. Wiberg indicated to the Village Board that Michael Klein would not be present at the November 19 Committee of the Whole meeting and therefore the discussion regarding Airoom would need to be deferred until December. Mr. Wiberg indicated that area residents would be notified of this change. Mr. Wiberg unveiled the new Village website and online streaming service.

#### **Board and Commissions Report**

None

#### **Village Clerk's Report**

None

#### **Trustee Reports**

None

#### **Public Forum**

John Vranas, School District 74 Board Member, inquired as to when the elected officials of the School Board and Village would be meeting to discuss a potential intergovernmental agreement for the proposed Devon-Lincoln Tax Increment Financing District. Trustee Elster explained that the Village Board is willing to meet. Trustee Patel indicated that the Village Board is waiting for the Urban Land Institute to complete their report of the Devon Avenue Corridor Study. Trustee Patel assured Mr. Vranas that the Village Board would be responding to the School District's inquiry regarding an intergovernmental agreement.

**Adjournment**

At 9:44 P.M. Trustee Patel moved to adjourn the Regular Board Meeting. The motion was seconded by Trustee Sprogis-Marohn. The motion passed by voice vote, 6-0. The meeting was adjourned.

Respectfully Submitted,

Douglas Petroschius  
Deputy Village Clerk

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: November 15, 2013

The following are the totals for the List of Bills being presented at the November 19th Village Board meeting.

11/19/2013	\$185,193.72
11/19/2013	1,041,627.69
Total	<hr/> \$ 1,226,821.41

# Accounts Payable To Be Paid Proof List



User: jmm  
 Printed: 11/13/2013 - 9:30 AM  
 Batch: 200-11-2013

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Ahmed Najia										
AHMEDNAJ										
130711	10/03/2013	500.00	0.00	11/19/2013	Refund - Parkway deposit refund		-		No	0000
101-000-210-2620	Contractor bonds payable									
	130711 Total:	500.00								
	AHMEDNAJ Total:	500.00								
	<hr/>									
	Ahmed Najia Total:	500.00								
	<hr/>									
Anderson Pest Solutions										
ANDERP										
2727099	11/01/2013	255.00	0.00	11/19/2013	Pest control services - November		-		No	0000
101-400-511-5210	Animal control									
	2727099 Total:	255.00								
	ANDERP Total:	255.00								
	<hr/>									
	Anderson Pest Solutions Total:	255.00								
	<hr/>									
ARRP Trucking & Hauling Inc										
ARRP										
7248	10/25/2013	771.00	0.00	11/19/2013	3 load dirt hauled out		-		No	0000
660-620-519-5599	Other contractual									
	7248 Total:	771.00								
	ARRP Total:	771.00								
	<hr/>									
	ARRP Trucking & Hauling Inc Total:	771.00								
	<hr/>									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
AT&T										
AT&T										
773R07163610	10/28/2013	77.39	0.00	11/19/2013	Telephone - E911 - Sept 28-Oct 28		-		No	0000
215-000-512-5580	Telephone									
	773R07163610 Total:	77.39								
	AT&T Total:	77.39								
		<hr/>								
	AT&T Total:	77.39								
		<hr/>								
Bell Fuels, Inc.										
BELLFUEL										
197880	10/29/2013	532.10	0.00	11/19/2013	Fuel for Village generator		-		No	0000
101-350-512-5670	Fuel									
	197880 Total:	532.10								
	BELLFUEL Total:	532.10								
		<hr/>								
	Bell Fuels, Inc. Total:	532.10								
		<hr/>								
Bionic Auto Parts										
BIONIC										
657801	06/14/2013	400.00	0.00	11/19/2013	Rear axle for 2010 Crown Victoria		-		No	0000
101-300-512-5480	R&M - vehicles									
	657801 Total:	400.00								
	BIONIC Total:	400.00								
		<hr/>								
	Bionic Auto Parts Total:	400.00								
		<hr/>								
Bound Tree Medical, LLC										
BOUND										
81238982	10/22/2013	12.16	0.00	11/19/2013	Alcohol prep pads for flu shots		-		No	0000
101-350-512-5730	Program supplies									
	81238982 Total:	12.16								
81242863	10/24/2013	31.28	0.00	11/19/2013	Needles for annual flu shots		-		No	0000
101-350-512-5730	Program supplies									
	81242863 Total:	31.28								
81244031	10/27/2013	2.96	0.00	11/19/2013	Bandages for annual flu shots		-		No	0000
101-350-512-5730	Program supplies									
	81244031 Total:	2.96								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
BOUND Total:		46.40								
Bound Tree Medical, LLC Total:		46.40								
Canon Solutions America										
CANN										
905212692	11/01/2013	63.92	0.00	11/19/2013	36X150 20lb chk plt bond		-		No	0000
101-000-110-1231	Special Use Cost Reimbursable									
	905212692 Total:	63.92								
	CANN Total:	63.92								
Canon Solutions America Total:		63.92								
Dell Marketing, L.P										
DELLMARK										
XJ6W32WM4	08/19/2013	9,686.63	0.00	11/19/2013	File server replacement		-		No	0000
101-250-511-6530	Equipment - data processing									
	XJ6W32WM4 Total:	9,686.63								
XJ6WD3744	08/19/2013	996.45	0.00	11/19/2013	New Network switch - VH		-		No	0000
660-620-519-5730	Program supplies									
XJ6WD3744	08/19/2013	996.45	0.00	11/19/2013	New Network switch - VH		-		No	0000
101-250-511-6530	Equipment - data processing									
	XJ6WD3744 Total:	1,992.90								
XJ7FKDW81	09/22/2013	74.99	0.00	11/19/2013	Laptop car charger for Code Officer		-		No	0000
101-000-210-2650	Contractor Permits Payable									
	XJ7FKDW81 Total:	74.99								
	DELLMARK Total:	11,754.52								
Dell Marketing, L.P Total:		11,754.52								
EarthChannel										
EARTH										
4203	08/20/2013	4,995.00	0.00	11/19/2013	Live and on demand streaming services		-		No	0000
101-250-511-5330	Data processing									
	4203 Total:	4,995.00								
	EARTH Total:	4,995.00								
EarthChannel Total:		4,995.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Elite Printer Solutions										
ELITE										
1576	11/01/2013	389.96	0.00	11/19/2013	Office supplies		-		No	0000
101-200-511-5700	Office supplies									
	1576 Total:	389.96								
1577	11/01/2013	127.98	0.00	11/19/2013	Office supplies		-		No	0000
215-000-512-5640	Computer supplies									
1577	11/01/2013	614.86	0.00	11/19/2013	Office supplies		-		No	0000
101-300-512-5640	Computer supplies									
	1577 Total:	742.84								
1588	11/04/2013	125.97	0.00	11/19/2013	Office supplies		-		No	0000
101-350-512-5700	Office supplies									
	1588 Total:	125.97								
	ELITE Total:	1,258.77								
Elite Printer Solutions Total:		1,258.77								
Emcor Services Team Mechanical										
EMCOR										
00 3039429	11/04/2013	2,500.00	0.00	11/19/2013	Preventive contract maintenance - Nov		-		No	0000
101-420-511-5405	R&M - buildings									
	00 3039429 Total:	2,500.00								
	EMCOR Total:	2,500.00								
Emcor Services Team Mechanical Total:		2,500.00								
Fedex										
FEDEX										
876717652760	10/22/2013	18.95	0.00	11/19/2013	Shipping - Legal		-		No	0000
101-210-511-5720	Postage									
	876717652760 Total:	18.95								
	FEDEX Total:	18.95								
Fedex Total:		18.95								
FSCI Corporate Office										
FSCI										
2013-1172	11/01/2013	205.00	0.00	11/19/2013	7000 McCormick		-		No	0000
101-240-517-5399	Other professional services									
	2013-1172 Total:	205.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
2013-1202R	11/01/2013	440.00	0.00	11/19/2013	6720 Monticello		-			No 0000
101-240-517-5399	Other professional services									
	2013-1202R Total:	440.00								
	FSCI Total:	645.00								
FSCI Corporate Office Total:		645.00								
Home Depot Credit Services										
HOMEDEPO										
025316/6023518	10/25/2013	52.84	0.00	11/19/2013	Floor cleaner, vinyl glue, tile for VH		-			No 0000
101-420-511-5405	R&M - buildings									
	025316/6023518 Total:	52.84								
029124/2014487	10/29/2013	155.16	0.00	11/19/2013	Blades, tile glue, tile for VH		-			No 0000
101-420-511-5405	R&M - buildings									
	029124/2014487 Total:	155.16								
4010878	09/27/2013	136.06	0.00	11/19/2013	CLR Gallons for pool		-			No 0000
205-430-515-5730	Program supplies									
	4010878 Total:	136.06								
	HOMEDEPO Total:	344.06								
Home Depot Credit Services Total:		344.06								
JCK Contractors										
JCKCONT										
12868	10/26/2013	1,400.00	0.00	11/19/2013	5 loads of top soil		-			No 0000
101-440-513-5680	Landscaping supplies									
	12868 Total:	1,400.00								
	JCKCONT Total:	1,400.00								
JCK Contractors Total:		1,400.00								
Landscape Concepts Management										
LANDSCAP										
60564	11/01/2013	2,885.29	0.00	11/19/2013	Landscaping maintenance - November		-			No 0000
205-430-515-5250	Contract Maintenance									
	60564 Total:	2,885.29								
	LANDSCAP Total:	2,885.29								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Landscape Concepts Management Total:		2,885.29								
Lowe's Business Acc/GECF										
LOWES										
05426	10/29/2013	37.43	0.00	11/19/2013	Light bulbs		-		No	0000
101-350-512-5799	Other materials & supplies									
	05426 Total:	37.43								
05760	11/01/2013	79.63	0.00	11/19/2013	Propane tank, light bulbs		-		No	0000
101-350-512-5799	Other materials & supplies									
	05760 Total:	79.63								
1009	10/22/2013	3.97	0.00	11/19/2013	Saw blade - Centennial		-		No	0000
205-430-515-5730	Program supplies									
	1009 Total:	3.97								
1010	10/22/2013	3.97	0.00	11/19/2013	Saw blade - Centennial		-		No	0000
205-430-515-5730	Program supplies									
	1010 Total:	3.97								
1011	10/22/2013	44.75	0.00	11/19/2013	Patio stone, circular blade for park		-		No	0000
205-430-515-5730	Program supplies									
	1011 Total:	44.75								
1189	10/24/2013	264.10	0.00	11/19/2013	Electrical drills for parks		-		No	0000
205-430-515-5730	Program supplies									
	1189 Total:	264.10								
1562	10/28/2013	132.05	0.00	11/19/2013	Hammer drill		-		No	0000
205-571-515-5730	Program supplies									
1562	10/28/2013	-132.05	0.00	11/19/2013	Return		-		No	0000
205-571-515-5730	Program supplies									
	1562 Total:	0.00								
1626	10/29/2013	34.58	0.00	11/19/2013	Expansion joint for cement sidewalk		-		No	0000
101-440-513-5730	Program supplies									
	1626 Total:	34.58								
1903	10/21/2013	42.65	0.00	11/19/2013	Stakes for fall planting		-		No	0000
101-440-513-5730	Program supplies									
	1903 Total:	42.65								
2671	10/25/2013	169.99	0.00	11/19/2013	Blinds and hammer drill		-		No	0000
205-504-515-5730	Program supplies									
2671	10/25/2013	-132.05	0.00	11/19/2013	Return		-		No	0000
205-504-515-5730	Program supplies									
	2671 Total:	37.94								
2774	10/28/2013	2.82	0.00	11/19/2013	Lighters for propane - Halloween		-		No	0000
205-504-515-5730	Program supplies									
	2774 Total:	2.82								
2909	10/30/2013	7.74	0.00	11/19/2013	Concave wall door stop for VH		-		No	0000
101-420-511-5730	Program supplies									
	2909 Total:	7.74								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
7682	10/28/2013	33.86	0.00	11/19/2013	Propane tanks - Halloween		-			No 0000
205-504-515-5730	Program supplies									
	7682 Total:	33.86								
S1748PS1	11/05/2013	39.69	0.00	11/19/2013	Batteries for secure parking		-			No 0000
101-300-512-5730	Program supplies									
	S1748PS1 Total:	39.69								
	LOWES Total:	633.13								
Lowe's Business Acc/GECF Total:		633.13								
Lurvey Landscape Supply										
LURVEY										
T1-10021379	07/03/2013	188.48	0.00	11/19/2013	Sod to repair grass		-			No 0000
660-620-519-5680	Landscaping supplies									
	T1-10021379 Total:	188.48								
T1-10021392	07/03/2013	-144.05	0.00	11/19/2013	Return		-			No 0000
660-620-519-5680	Landscaping supplies									
	T1-10021392 Total:	-144.05								
T1-10022985	07/12/2013	199.34	0.00	11/19/2013	Replacement - Viburnum Juddii		-			No 0000
660-620-519-5680	Landscaping supplies									
	T1-10022985 Total:	199.34								
T1-10027023	08/02/2013	307.98	0.00	11/19/2013	Replacement - Viburnum Juddii		-			No 0000
660-620-519-5680	Landscaping supplies									
	T1-10027023 Total:	307.98								
T1-10042422	10/31/2013	88.85	0.00	11/19/2013	Sod to repair grass		-			No 0000
660-620-519-5680	Landscaping supplies									
	T1-10042422 Total:	88.85								
	LURVEY Total:	640.60								
Lurvey Landscape Supply Total:		640.60								
Menini Cartage Inc										
MENICRT										
42366	10/24/2013	1,387.02	0.00	11/19/2013	3 loads of gravel for alleys		-			No 0000
660-620-519-5760	Street materials - Aggregate									
	42366 Total:	1,387.02								
	MENICRT Total:	1,387.02								
Menini Cartage Inc Total:		1,387.02								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Meyer Charles										
MEYER										
REIM102013VMA	10/20/2013	15.01	0.00	11/19/2013	Reimbursement - Conference - Auto		-		No	0000
101-200-511-5820	Local mileage, parking & tolls									
REIM102013VMA	10/20/2013	12.00	0.00	11/19/2013	Reimbursement - Conference - Auto		-		No	0000
101-200-511-5820	Local mileage, parking & tolls									
	REIM102013VMA Total:	27.01								
REIM102013VML	10/20/2013	553.50	0.00	11/19/2013	Reimbursement -Lodging		-		No	0000
101-200-511-5830	Lodging									
	REIM102013VML Total:	553.50								
REIM102013VMT	10/20/2013	425.00	0.00	11/19/2013	Reimbursement -Conference-Registration		-		No	0000
101-200-511-5810	Conference & meeting registrat									
	REIM102013VMT Total:	425.00								
	MEYER Total:	1,005.51								
	Meyer Charles Total:	1,005.51								
MGP, Inc.										
MGPINC										
2045	10/31/2013	873.75	0.00	11/19/2013	GIS Staffing - October		-		No	0000
101-250-511-5599	Other contractual									
2045	10/31/2013	873.75	0.00	11/19/2013	GIS Staffing - October		-		No	0000
101-000-210-2650	Contractor Permits Payable									
2045	10/31/2013	1,747.50	0.00	11/19/2013	GIS Staffing - October		-		No	0000
660-620-519-5599	Other contractual									
	2045 Total:	3,495.00								
	MGPINC Total:	3,495.00								
	MGP, Inc. Total:	3,495.00								
Monastero Elizabeth										
MONAST										
13-11401	11/02/2013	45.00	0.00	11/19/2013	Reimbursement - 50/50 animal control		-		No	0000
101-400-511-5210	Animal control									
	13-11401 Total:	45.00								
	MONAST Total:	45.00								
	Monastero Elizabeth Total:	45.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Morton Grove Automotive West										
MORTONG										
53270	10/28/2013	145.00	0.00	11/19/2013	Rebuilt alternator for Sweeper #2		-		No	0000
660-620-519-5480	R&M - vehicles									
	53270 Total:	145.00								
	MORTONG Total:	145.00								
Morton Grove Automotive West Total:		145.00								
NAPA										
NAPA										
084712	11/05/2013	57.00	0.00	11/19/2013	Oil, headlight		-		No	0000
101-350-512-5740	Repair parts									
084712	11/05/2013	42.88	0.00	11/19/2013	Oil, headlight		-		No	0000
101-350-512-5675	Lubricants & fluids									
	084712 Total:	99.88								
	NAPA Total:	99.88								
NAPA Total:		99.88								
PAETEC										
PAETEC										
55037685	11/01/2013	374.50	0.00	11/19/2013	PRI/Public Works phone system - Oct		-		No	0000
660-610-519-5580	Telephone									
	55037685 Total:	374.50								
	PAETEC Total:	374.50								
PAETEC Total:		374.50								
Ray O'Herron Inc										
RAYOHERR										
1333841-IN	11/05/2013	123.99	0.00	11/19/2013	Uniform Allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	1333841-IN Total:	123.99								
	RAYOHERR Total:	123.99								
Ray O'Herron Inc Total:		123.99								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Russo Power Equipment										
RUSSO										
1775717	10/29/2013	181.98	0.00	11/19/2013	Chain saw holder, friction, rope		-		No	0000
101-440-513-5730	Program supplies									
	1775717 Total:	181.98								
1775721	10/29/2013	449.94	0.00	11/19/2013	Curlex blanket and grass seeds		-		No	0000
101-440-513-5730	Program supplies									
	1775721 Total:	449.94								
	RUSSO Total:	631.92								
	<hr/>									
	Russo Power Equipment Total:	631.92								
	<hr/>									
Safeway Inc										
DOMINICK										
10012013	10/01/2013	33.46	0.00	11/19/2013	Refreshments for Board meeting		-		No	0000
101-100-511-5840	Meals									
	10012013 Total:	33.46								
11052013	11/05/2013	29.04	0.00	11/19/2013	Refreshments for Board meeting		-		No	0000
101-100-511-5840	Meals									
	11052013 Total:	29.04								
802326-082013	08/20/2013	13.47	0.00	11/19/2013	Camp supplies		-		No	0000
205-530-515-5730	Program supplies									
	802326-082013 Total:	13.47								
809867-080813	08/08/2013	24.56	0.00	11/19/2013	Camp supplies		-		No	0000
205-530-515-5730	Program supplies									
	809867-080813 Total:	24.56								
	DOMINICK Total:	100.53								
	<hr/>									
	Safeway Inc Total:	100.53								
	<hr/>									
Sam's Club										
SAMSCL										
103113	10/31/2013	129.28	0.00	11/19/2013	Halloween concessions		-		No	0000
205-504-515-5645	Concessions & food									
103113	10/31/2013	39.32	0.00	11/19/2013	Office utensils		-		No	0000
205-500-515-5700	Office supplies									
	103113 Total:	168.60								
6874	10/29/2013	13.68	0.00	11/19/2013	Freshener for Department		-		No	0000
101-300-512-5730	Program supplies									
	6874 Total:	13.68								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
SAMSCL Total:		182.28								
Sam's Club Total:		182.28								
Suburban Concrete, Inc.										
SUBUR										
805	10/30/2013	79,823.99	0.00	11/19/2013	Sidewalk removal and replacement		-		No	0000
101-440-514-6300	Street system construction/imp									
805	10/30/2013	15,000.00	0.00	11/19/2013	Sidewalk removal and replacement		-		No	0000
217-000-561-6100	Land acquisition & improvement									
	805 Total:	94,823.99								
	SUBUR Total:	94,823.99								
Suburban Concrete, Inc. Total:		94,823.99								
Sun-Times Media/Pioneer Press										
PIONEPRS										
669252-01	10/31/2013	104.00	0.00	11/19/2013	Publication- Monument sign		-		No	0000
101-240-517-5510	Advertising									
	669252-01 Total:	104.00								
673236	10/31/2013	24.80	0.00	11/19/2013	Bid notice for sewer lining project		-		No	0000
101-400-511-5510	Advertising									
	673236 Total:	24.80								
	PIONEPRS Total:	128.80								
Sun-Times Media/Pioneer Press Total:		128.80								
T.P.I. Building Code Consultan										
TPI										
6691	11/08/2013	9,182.91	0.00	11/19/2013	Plan Review - October		-		No	0000
101-240-517-5399	Other professional services									
6691	11/08/2013	10,530.00	0.00	11/19/2013	In House - October		-		No	0000
101-240-517-5399	Other professional services									
6691	11/08/2013	5,000.00	0.00	11/19/2013	Code Update		-		No	0000
101-240-517-5399	Other professional services									
	6691 Total:	24,712.91								
	TPI Total:	24,712.91								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
T.P.I. Building Code Consultan Total:		24,712.91								
United States Postal Service										
USPOSTAL										
PB110813	11/08/2013	9.46	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	41.98	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	34.24	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	28.99	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	47.07	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
205-500-515-5720	Postage									
PB110813	11/08/2013	151.60	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	0.46	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
101-210-511-5720	Postage									
PB110813	11/08/2013	264.39	0.00	11/19/2013	Pitney Bowes postage		-		No	0000
660-610-519-5720	Postage									
	PB110813 Total:	578.19								
	USPOSTAL Total:	578.19								
United States Postal Service Total:		578.19								
Verizon Wireless										
VERIZON										
9711672181	10/16/2013	1,207.17	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
101-210-511-5580	Telephone									
9711672181	10/16/2013	45.32	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
205-508-515-5580	Telephone									
9711672181	10/16/2013	39.48	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
205-520-515-5580	Telephone									
9711672181	10/16/2013	101.24	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
205-530-515-5580	Telephone									
9711672181	10/16/2013	33.99	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
205-560-515-5580	Telephone									
9711672181	10/16/2013	0.23	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
205-550-515-5270	Purchased program services									
9711672181	10/16/2013	118.19	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
101-000-210-2650	Contractor Permits Payable									
9711672181	10/16/2013	456.93	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-		No	0000
660-610-519-5580	Telephone									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
9711672181	10/16/2013	570.21	0.00	11/19/2013	Cell Phones - Sept 17-Oct. 16		-			No 0000
101-250-511-5580	Telephone									
	9711672181 Total:	2,572.76								
	VERIZON Total:	2,572.76								
	Verizon Wireless Total:	2,572.76								
Vermeer-Illinois Inc										
VRMERIL										
P68165	10/24/2013	512.65	0.00	11/19/2013	Super plas, headband for tree removal		-			No 0000
101-440-513-5730	Program supplies									
	P68165 Total:	512.65								
	VRMERIL Total:	512.65								
	Vermeer-Illinois Inc Total:	512.65								
Warehouse Direct										
WAREHOUS										
2096767-0	10/17/2013	735.00	0.00	11/19/2013	Office Supplies		-			No 0000
101-300-512-5730	Program supplies									
	2096767-0 Total:	735.00								
2117683-0	10/31/2013	92.22	0.00	11/19/2013	Office Supplies		-			No 0000
101-400-511-5700	Office supplies									
	2117683-0 Total:	92.22								
2117684-0	10/31/2013	181.19	0.00	11/19/2013	Office Supplies		-			No 0000
101-350-512-5700	Office supplies									
	2117684-0 Total:	181.19								
2117782-0	10/31/2013	305.00	0.00	11/19/2013	Office Supplies		-			No 0000
101-300-512-5700	Office supplies									
	2117782-0 Total:	305.00								
2117785-0	10/31/2013	38.95	0.00	11/19/2013	Office Supplies		-			No 0000
101-210-511-5700	Office supplies									
	2117785-0 Total:	38.95								
2118775-0	11/01/2013	30.80	0.00	11/19/2013	Office Supplies		-			No 0000
101-300-512-5700	Office supplies									
	2118775-0 Total:	30.80								
	WAREHOUS Total:	1,383.16								
	Warehouse Direct Total:	1,383.16								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Welding Supply Inc.										
WELDINGS										
882036	10/31/2013	5.89	0.00	11/19/2013	Helium tank - November rental fee		-		No	0000
205-571-515-5730	Program supplies									
	882036 Total:	5.89								
	WELDINGS Total:	5.89								
Welding Supply Inc. Total:		5.89								
Wells Fargo Bank, N.A.										
SWANC										
4655	11/01/2013	1,074.50	0.00	11/19/2013	Fixed Costs - FY 2014 - December		-		No	0000
101-440-514-5230	Garbage & recycling									
4655	11/01/2013	21,789.14	0.00	11/19/2013	O & M Costs - FY 2014 - December		-		No	0000
101-440-514-5230	Garbage & recycling									
	4655 Total:	22,863.64								
	SWANC Total:	22,863.64								
Wells Fargo Bank, N.A. Total:		22,863.64								
Work' N Gear, LLC										
WRKNGEAR										
HA19523	11/01/2013	299.97	0.00	11/19/2013	Clothing allowance		-		No	0000
101-440-513-5070	Uniform allowance									
	HA19523 Total:	299.97								
	WRKNGEAR Total:	299.97								
Work' N Gear, LLC Total:		299.97								
Report Total:		185,193.72								

# Accounts Payable To Be Paid Proof List



User: jmm  
 Printed: 11/13/2013 - 9:31 AM  
 Batch: 201-11-2013

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Able Service & Supply										
ABLESERV										
131832	11/01/2013	211.50	0.00	11/19/2013	Brooms, floor pads, disinfectant, mop		-		No	0000
101-350-512-5799	Other materials & supplies									
	131832 Total:	211.50								
	ABLESERV Total:	211.50								
Able Service & Supply Total:		211.50								
Advocates for Lifecare Solutio										
ADVOCFOR										
10302013	10/24/2013	841.97	0.00	11/19/2013	Payment for Thrive after 55 - 50% profit		-		No	0000
205-570-515-5270	Purchased program services									
	10302013 Total:	841.97								
	ADVOCFOR Total:	841.97								
Advocates for Lifecare Solutio Total:		841.97								
Air One Equipment										
AIRONE										
91049	10/23/2013	572.50	0.00	11/19/2013	Gas meter repair		-		No	0000
101-350-512-5430	R&M - Fire & EMS equipment									
	91049 Total:	572.50								
	AIRONE Total:	572.50								
Air One Equipment Total:		572.50								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
American Charge Service										
AMERCHAR										
10232013	10/28/2013	40.00	0.00	11/19/2013	Taxi Coupons - Sept, Oct		-		No	0000
205-570-515-5280	Subsidized taxi program									
	10232013 Total:	40.00								
	AMERCHAR Total:	40.00								
American Charge Service Total:		40.00								
AT Group , Inc										
ATGROUP										
494	10/28/2013	270.40	0.00	11/19/2013	Sept Project mgmt - UPRR bike path		-		No	0000
217-000-561-5340	Engineering									
494	10/31/2013	1,500.00	0.00	11/19/2013	Retainer - September		-		No	0000
101-290-511-5920	Administration Engineer Costs									
494	10/31/2013	1,500.00	0.00	11/19/2013	Retainer - September		-		No	0000
660-620-519-5399	Other professional services									
494	10/31/2013	30.60	0.00	11/19/2013	Mileage- September		-		No	0000
660-620-519-5399	Other professional services									
494	10/31/2013	30.60	0.00	11/19/2013	Mileage- September		-		No	0000
101-290-511-5920	Administration Engineer Costs									
494	10/31/2013	135.20	0.00	11/19/2013	Sept prject mgmt - Com Ed Path		-		No	0000
454-000-561-5340	Engineering									
494	10/31/2013	135.20	0.00	11/19/2013	Sept project mgmt - Street Lights		-		No	0000
213-000-561-5340	Engineering									
494	10/31/2013	405.60	0.00	11/19/2013	Sept project mgmt - Crawford		-		No	0000
101-290-511-5942	PW Building Engineer Costs									
494	10/31/2013	405.60	0.00	11/19/2013	Sept project mgmt - Stormwater		-		No	0000
660-620-519-5320	Consulting									
	494 Total:	4,413.20								
	ATGROUP Total:	4,413.20								
AT Group , Inc Total:		4,413.20								
Bank of New York Mellon										
BANKNY										
VILLIN04	10/29/2013	670,000.00	0.00	11/19/2013	Bond Debt Service - Principal		-		No	0000
330-000-573-7372	Principal - 2004 GO Ref bonds									
VILLIN04	10/29/2013	21,257.50	0.00	11/19/2013	Bond Debt Service - Interest Refunding		-		No	0000
330-000-574-7572	Interest - 2004 GO Ref bonds									
	VILLIN04 Total:	691,257.50								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
BANKNY Total:		691,257.50								
Bank of New York Mellon Total:		691,257.50								
Canon Solutions America										
CANN										
902121519	11/01/2013	328.30	0.00	11/19/2013	Maintenance for plotter		-		No	0000
101-210-511-5440	R&M - office equipment									
	902121519 Total:	328.30								
	CANN Total:	328.30								
Canon Solutions America Total:		328.30								
Cassidy Tire										
CASSIDYT										
2184110	10/30/2013	147.54	0.00	11/19/2013	Tires for squad MP 1877		-		No	0000
101-300-512-5480	R&M - vehicles									
	2184110 Total:	147.54								
	CASSIDYT Total:	147.54								
Cassidy Tire Total:		147.54								
CDW Government										
CDWGOV										
GT93595	10/31/2013	232.48	0.00	11/19/2013	SQL Server database Springbrook 7		-		No	0000
101-000-210-2650	Contractor Permits Payable									
	GT93595 Total:	232.48								
GV02778	10/31/2013	2,965.50	0.00	11/19/2013	SQL Server database Springbrook 7		-		No	0000
101-250-511-6530	Equipment - data processing									
GV02778	10/31/2013	2,965.50	0.00	11/19/2013	SQL Server database Springbrook 7		-		No	0000
660-610-519-5330	Data processing									
	GV02778 Total:	5,931.00								
	CDWGOV Total:	6,163.48								
CDW Government Total:		6,163.48								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Christensen Animal Hospital										
CHRISTAH										
13-12760	11/01/2013	262.63	0.00	11/19/2013	Animal impound fees for residents pet		-		No	0000
101-300-512-5210	Animal control									
	13-12760 Total:	262.63								
	CHRISTAH Total:	262.63								
Christensen Animal Hospital Total:		262.63								
Cook County Bureau of Info Tec										
CCBOITA										
County103013	10/30/2013	2,125.43	0.00	11/19/2013	T1 data line - 1/1/13 thru 12/31/13		-		No	0000
101-300-512-5580	Telephone									
	County103013 Total:	2,125.43								
	CCBOITA Total:	2,125.43								
Cook County Bureau of Info Tec Total:		2,125.43								
Eng Rita										
ENGRITA										
174839-2	07/05/2013	138.00	0.00	11/19/2013	Reimbursement - Human Relations concert		-		No	0000
101-140-511-5799	Other materials & supplies									
	174839-2 Total:	138.00								
	ENGRITA Total:	138.00								
Eng Rita Total:		138.00								
Engelmann Ashley										
ENGELMAN										
10182013	10/30/2013	112.73	0.00	11/19/2013	Insurance contribution, stipend - refund		-		No	0000
660-620-519-5160	Insurance - group medical									
	10182013 Total:	112.73								
	ENGELMAN Total:	112.73								
Engelmann Ashley Total:		112.73								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Essential Equipment Solutions										
ESSEN										
2189	10/28/2013	339.95	0.00	11/19/2013	Helmets		-		No	0000
101-350-512-5665	Firefighting supplies									
	2189 Total:	339.95								
	ESSEN Total:	339.95								
Essential Equipment Solutions Total:		339.95								
Eterno, Attorney at Law David										
ETERNO										
11300	11/04/2013	650.00	0.00	11/19/2013	Adjudication hearing officer - October		-		No	0000
101-230-511-5399	Other professional services									
	11300 Total:	650.00								
	ETERNO Total:	650.00								
Eterno, Attorney at Law David Total:		650.00								
Flood Nancy										
FLOOD										
10282013	10/28/2013	25.00	0.00	11/19/2013	Refund - Club Kid		-		No	0000
205-000-210-2430	Parks and Recs Control Deposit									
	10282013 Total:	25.00								
10302013	10/30/2013	25.00	0.00	11/19/2013	Refund - Club Kid		-		No	0000
205-000-210-2430	Parks and Recs Control Deposit									
	10302013 Total:	25.00								
	FLOOD Total:	50.00								
Flood Nancy Total:		50.00								
Garvey Diane										
GARVEY										
DSummer2013	10/29/2013	882.00	0.00	11/19/2013	Sunday Zumba		-		No	0000
205-503-515-5270	Purchased program services									
DSummer2013	10/29/2013	1,014.30	0.00	11/19/2013	Thursday Ripped		-		No	0000
205-503-515-5270	Purchased program services									
DSummer2013	10/29/2013	916.30	0.00	11/19/2013	Tuesday Zumba		-		No	0000
205-503-515-5270	Purchased program services									
DSummer2013	10/29/2013	344.40	0.00	11/19/2013	Drop in fees		-		No	0000
205-503-515-5270	Purchased program services									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	DSummer2013 Total:	3,157.00								
	GARVEY Total:	3,157.00								
	Garvey Diane Total:	3,157.00								
Global Emergency Products Inc										
GLOBALEN										
AGJ7515	10/31/2013	6,140.51	0.00	11/19/2013	E15 R repairs		-		No	0000
101-350-512-5480	R&M - vehicles									
	AGJ7515 Total:	6,140.51								
	GLOBALEN Total:	6,140.51								
Global Emergency Products Inc	Total:	6,140.51								
Golf Mill Ford										
GOLFMILL										
497529	10/29/2013	117.95	0.00	11/19/2013	Reprogram lighting in bureau car		-		No	0000
101-300-512-5480	R&M - vehicles									
	497529 Total:	117.95								
	GOLFMILL Total:	117.95								
Golf Mill Ford	Total:	117.95								
Got Laundry Chicago?, Inc.										
GOTLAUND										
24-2010	10/08/2013	12.00	0.00	11/19/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	24-2010 Total:	12.00								
24-2452	10/15/2013	36.00	0.00	11/19/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	24-2452 Total:	36.00								
24-2830	10/22/2013	12.00	0.00	11/19/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	24-2830 Total:	12.00								
241574	10/01/2013	24.00	0.00	11/19/2013	Dry clean cell blankets		-		No	0000
101-300-512-5730	Program supplies									
	241574 Total:	24.00								
	GOTLAUND Total:	84.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Got Laundry Chicago?, Inc. Total:		84.00								
Greatland Corporation										
GREATLAN										
4876724	10/22/2013	283.16	0.00	11/19/2013	Year end tax forms		-		No	0000
101-210-511-5730	Program supplies									
	4876724 Total:	283.16								
	GREATLAN Total:	283.16								
Greatland Corporation Total:		283.16								
Hoving Pit Stop										
HOVING										
76482	10/31/2013	90.00	0.00	11/19/2013	Portable toilet at Centennial		-		No	0000
205-430-515-5730	Program supplies									
	76482 Total:	90.00								
	HOVING Total:	90.00								
Hoving Pit Stop Total:		90.00								
ICMA Membership Renewals										
ICMAMEMB										
351611	11/04/2013	769.51	0.00	11/19/2013	ICMA annual membership - 2014		-		No	0000
101-200-511-5570	Professional associations									
	351611 Total:	769.51								
	ICMAMEMB Total:	769.51								
ICMA Membership Renewals Total:		769.51								
IL Municipal Retirement Fund										
ZZIMRF										
11052013	11/05/2013	19,034.27	0.00	11/19/2013	Employee - October		-		No	0000
102-000-210-2023	Employee IMRF withholding									
11052013	11/05/2013	48,093.19	0.00	11/19/2013	Employer - October		-		No	0000
102-000-210-2023	Employee IMRF withholding									
11052013	11/05/2013	2,551.08	0.00	11/19/2013	SLEP - Retired Police Chief - Oct		-		No	0000
101-300-512-5080	Pension - regular									
	11052013 Total:	69,678.54								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	ZZIMRF Total:	69,678.54								
	IL Municipal Retirement Fund Total:	69,678.54								
Jake the Striper										
JAKETHES										
1637	11/06/2013	2,600.00	0.00	11/19/2013	Squad set up graphics - #211		-		No	0000
101-300-561-6580	Equipment - vehicles									
	1637 Total:	2,600.00								
	JAKETHES Total:	2,600.00								
	Jake the Striper Total:	2,600.00								
Maine-Niles Association of Spe										
MNASR										
13-166	08/25/2013	53.61	0.00	11/19/2013	Inclusion services for October B		-		No	0000
205-580-515-5270	Purchased program services									
	13-166 Total:	53.61								
13-171	10/28/2013	24,214.75	0.00	11/19/2013	General contribution - 4th quarter		-		No	0000
205-580-515-5270	Purchased program services									
	13-171 Total:	24,214.75								
	MNASR Total:	24,268.36								
	Maine-Niles Association of Spe Total:	24,268.36								
Maniscalco Anthony										
MANISCAA										
AM10212013	10/21/2013	273.00	0.00	11/19/2013	7 games umpired for Fall 2013 softball		-		No	0000
205-540-515-5615	Awards									
	AM10212013 Total:	273.00								
	MANISCAA Total:	273.00								
	Maniscalco Anthony Total:	273.00								
Nu Toys Leisure Products										
NUTOYS										
40624	10/22/2013	650.00	0.00	11/19/2013	Slats for park benches		-		No	0000
205-430-515-5470	R&M - Recreation equipment									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
40624	10/22/2013	145.00	0.00	11/19/2013	Shipping		-			No 0000
205-430-515-5470	R&M - Recreation equipment									
	40624 Total:	795.00								
	NUTOYS Total:	795.00								
	<hr/>									
	Nu Toys Leisure Products Total:	795.00								
	<hr/>									
Paramedic Services of Illinois										
PARAMEDI										
3979	11/01/2013	217,192.25	0.00	11/19/2013	Services rendered month ended		-			No 0000
101-350-512-5220	Fire protection				11/30/2013					
	3979 Total:	217,192.25								
3980	11/01/2013	1,400.00	0.00	11/19/2013	Code Enforcement Officer - 9/25 -		-			No 0000
101-300-512-5399	Other professional services				10/22					
	3980 Total:	1,400.00								
	PARAMEDI Total:	218,592.25								
	<hr/>									
	Paramedic Services of Illinois Total:	218,592.25								
	<hr/>									
Pioneer Press										
PIONEERP										
R10172013	10/17/2013	32.00	0.00	11/19/2013	Renewal - 1/9/14 thru 1/8/15		-			No 0000
205-500-515-5599	Other contractual									
	R10172013 Total:	32.00								
	PIONEERP Total:	32.00								
	<hr/>									
	Pioneer Press Total:	32.00								
	<hr/>									
Schwartz Morrie										
SCHWARTM										
MS10212013	10/21/2013	468.00	0.00	11/19/2013	12 games umpired for Fall 13 softball		-			No 0000
205-540-515-5615	Awards									
	MS10212013 Total:	468.00								
	SCHWARTM Total:	468.00								
	<hr/>									
	Schwartz Morrie Total:	468.00								
	<hr/>									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
SDI USA, Inc.										
SDIUSA										
1A51	10/25/2011	135.00	0.00	11/19/2013	Maintenance-support for TN3270 software		-		No	0000
101-300-512-5420	R&M - data processing equipmen									
	1A51 Total:	135.00								
2A48	10/25/2012	300.00	0.00	11/19/2013	Maintenance-support for TN3270 software		-		No	0000
101-300-512-5420	R&M - data processing equipmen									
	2A48 Total:	300.00								
3965	09/25/2013	300.00	0.00	11/19/2013	Maintenance-support for TN3270 software		-		No	0000
101-300-512-5420	R&M - data processing equipmen									
	3965 Total:	300.00								
	SDIUSA Total:	735.00								
	SDI USA, Inc. Total:	735.00								
Shore Galleries										
SHOREGAL										
93414	10/31/2013	455.00	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5730	Program supplies									
	93414 Total:	455.00								
	SHOREGAL Total:	455.00								
	Shore Galleries Total:	455.00								
Solomon Richard										
SOLOMONR										
REIM110513RSA	10/29/2013	33.69	0.00	11/19/2013	Reimbursement - Auto		-		No	0000
101-300-512-5820	Local mileage, parking & tolls									
	REIM110513RSA Total:	33.69								
REIM110513RSM	10/29/2013	15.00	0.00	11/19/2013	Reimbursement - Meals		-		No	0000
101-300-512-5840	Meals									
	REIM110513RSM Total:	15.00								
	SOLOMONR Total:	48.69								
	Solomon Richard Total:	48.69								
Sullivan Dan										
SULLIVAN										
10292013	10/29/2013	250.00	0.00	11/19/2013	Musical entertainment-Seniior Valentine		-		No	0000
205-570-515-5270	Purchased program services									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	10292013 Total:	250.00								
	SULLIVAN Total:	250.00								
	Sullivan Dan Total:	250.00								
Sun-Times Media/Pioneer Press										
PIONEPRS										
666569-01	10/24/2013	21.60	0.00	11/19/2013	Legal notice - bid for SCBA's		-		No	0000
101-350-512-5560	Printing & copying services									
	666569-01 Total:	21.60								
	PIONEPRS Total:	21.60								
	Sun-Times Media/Pioneer Press Total:	21.60								
Sunshine Arts & Crafts										
SUNSHINE										
110313-10	11/03/2013	1,001.00	0.00	11/19/2013	Amazing Art 9/12-10/24		-		No	0000
205-502-515-5270	Purchased program services									
	110313-10 Total:	1,001.00								
	SUNSHINE Total:	1,001.00								
	Sunshine Arts & Crafts Total:	1,001.00								
Team Sales Ltd.										
TEAMSALE										
16680	09/29/2013	165.00	0.00	11/19/2013	Recruit uniform for SLEA		-		No	0000
101-300-512-5070	Uniform allowance									
	16680 Total:	165.00								
	TEAMSALE Total:	165.00								
	Team Sales Ltd. Total:	165.00								
TLO LLC										
TLO										
5568111013	11/01/2013	5.00	0.00	11/19/2013	System for background research		-		No	0000
101-300-512-5399	Other professional services									
	5568111013 Total:	5.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	TLO Total:	5.00								
	TLO LLC Total:	5.00								
Trans Union Corp										
TRANSU										
10300742	10/25/2013	35.00	0.00	11/19/2013	Credit checks on applicants		-		No	0000
101-300-512-5399	Other professional services									
	10300742 Total:	35.00								
	TRANSU Total:	35.00								
	Trans Union Corp Total:	35.00								
VCG Uniform										
VCGUNIFO										
8551	10/28/2013	235.70	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8551 Total:	235.70								
8553	10/28/2013	9.75	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8553 Total:	9.75								
8554	10/28/2013	55.79	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8554 Total:	55.79								
8555	10/28/2013	174.85	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8555 Total:	174.85								
8556	10/28/2013	208.80	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8556 Total:	208.80								
8557	10/28/2013	253.80	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8557 Total:	253.80								
8558	10/28/2013	418.95	0.00	11/19/2013	Uniform allowance		-		No	0000
101-300-512-5070	Uniform allowance									
	8558 Total:	418.95								
	VCGUNIFO Total:	1,357.64								
	VCG Uniform Total:	1,357.64								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Vidas Kirk										
VIDAS										
KV10212013	10/21/2013	78.00	0.00	11/19/2013	2 games umpired for Fall 2013 - softball		-		No	0000
205-540-515-5615	Awards									
	KV10212013 Total:	78.00								
	VIDAS Total:	78.00								
	Vidas Kirk Total:	78.00								
Zimmerman Jay										
ZIMMERJ										
JZ10212013	10/21/2013	78.00	0.00	11/19/2013	2 games umpired for Fall 2013 softball		-		No	0000
205-540-515-5615	Awards									
	JZ10212013 Total:	78.00								
	ZIMMERJ Total:	78.00								
	Zimmerman Jay Total:	78.00								
Zoll Medical Corporation GPO										
ZOLLMEDC										
2062198	10/22/2013	1,237.50	0.00	11/19/2013	Auto pulse batteries		-		No	0000
101-350-512-5660	EMS supplies									
	2062198 Total:	1,237.50								
2062647	10/23/2013	356.25	0.00	11/19/2013	E-series monitor case		-		No	0000
101-350-512-5660	EMS supplies									
	2062647 Total:	356.25								
90011577	10/09/2013	800.00	0.00	11/19/2013	Extended warranty		-		No	0000
101-350-512-5660	EMS supplies									
	90011577 Total:	800.00								
	ZOLLMEDC Total:	2,393.75								
	Zoll Medical Corporation GPO Total:	2,393.75								
	Report Total:	1,041,627.69								



## *Proclamation*

**WHEREAS**, The 2<sup>nd</sup> Battalion, 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve, headquartered in Chicago, Illinois has served with dedication and effectiveness to preserve the traditions and interests of the United States Marine Corps; and

**WHEREAS**, The 2<sup>nd</sup> Battalion, 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve has banded together those honorably discharged Marines in Chicago, Illinois area for the purpose of voluntarily aiding and rendering assistance to all Marines and veteran Marines and their widows and orphans; and

**WHEREAS**, The 2<sup>nd</sup> Battalion, 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve perpetuates the history of the United States Marines Corps through fitting acts to observe the anniversaries of historical occasions of interest to Marines and all Americans; and

**WHEREAS**, John and Dee Barbino and the United States Marine Corps believe that every child deserves at least one toy during the Holiday Season; and

**WHEREAS**, John and Dee Barbino have devoted countless hours over the past 19 years to assist the United States Marine Corp Reserve *Toys for Tots* campaign; and

**WHEREAS**, The 2<sup>nd</sup> Battalion, 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve has a mission of providing good cheer and well-being to local children in need during the Holiday Season through the *Toys for Tots* program; and

**WHEREAS**, The Village of Lincolnwood *Toys for Tots* program has provided 4,000 to 5,000 toys to the 2<sup>nd</sup> Battalion, 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve each of the past 19 years for distribution to less fortunate children.

**NOW, THEREFORE, BE IT RESOLVED** that I, Gerald C. Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees do hereby proclaim December, 2013 as

### ***Toys for Tots Month***

As a way to recognize those who have unselfishly contributed their time and effort toward those less fortunate so they may have a better Holiday Season.

DATED this 19<sup>th</sup> day of November, 2013

ATTEST:

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Beryl Herman  
Village Clerk

---

Gerald C. Turry  
Village President

On Nov 8, 2013, at 4:27 PM, "Martel, Christopher" wrote:

Jerry,

I regret to say that I need to resign from my position on the Zoning Board of Appeals. I was recently promoted to a new position in my company that has me managing business development in 9 states (versus the 3 I had before). I am going to be traveling considerably and I won't be able to juggle making meetings. I truly enjoyed my brief stay on the commission and appreciate the experience.

I am sorry for any inconvenience this may cause.

Take care,

Chris

Christopher M. Martel, P.E., BCEE, LEED AP  
Vice President

-----Original Message-----

From: Martel, Christopher

Sent: Sunday, November 10, 2013 10:14 AM

To: Turry, Gerald

Cc: Jerry Malkin; Dick, Carrie

Subject: Re: ZBA

Sorry I should have been more clear. Yes this is effective immediately. I will be traveling multiple days a week starting next week so I think that is best.

Regardless I'll always be around if you need advice on an engineering or planning issue. I appreciate all the opportunities you have given me.

Thanks,

Chris

## JEAN IKEZOE-HALEVI

4224 Pratt Avenue  
Lincolnwood, IL 60712

(847) 673-8686  
jeanhalevi@comcast.net

### Employment:

- 2004 - COMMERCIAL COPY COORDINATOR, WLS-TV, CHANNEL 7, CHICAGO**
- Process new commercial material and instructions received daily to air on the #1 station in Chicago.
  - Work with advertising agencies, local and national account executives and engineering staff to ensure commercials air correctly.
  - Meet daily deadlines in a fast paced, detail oriented job.
- 1998 - 2000 DIRECTOR OF PUBLIC AFFAIRS, WCPX-TV, CHANNEL 38, CHICAGO**
- Hosted and produced "Pax Perspective," a half hour public affairs program on timely issues. Selected and researched topics, booked local and national guests, scheduled shoots, wrote scripts and supervised editing for two programs each week.
  - Did voice overs for local and national commercials produced in-house.
  - Made station FCC compliant with quarterly reports, and updated the public file.
  - Wrote press releases and represented the station at community functions.
- 1986 - 1994 PUBLIC AFFAIRS DIRECTOR, WGBO-TV, CHANNEL 66, CHICAGO/JOLIET**
- Produced, wrote, reported and anchored "WGBO's Chicago," a half hour Emmy-nominated public affairs show that aired quarterly.
  - Wrote and produced half-hour documentaries and children's specials.
  - Wrote, produced and announced daily 2:00 "Community Calendar," 1:30 features and :30 public service announcements.
  - Created Chicago's only hands-on internship program for public affairs, and supervised promotion and production internship programs.
  - Represented station at community affairs and updated public files for FCC.
- 1990 - 1994 SUBSTITUTE NEWS ANCHOR AND NEWS WRITER, WGBO-TV NEWSBREAKS**
- Determined stories, wrote and edited copy and reported on-air.
- 1984 - 1986 TRAFFIC MANAGER, WFBN-TV, CHANNEL 66, CHICAGO/JOLIET**
- Co-created and supervised five person manual traffic system.
  - Co-authored department's standard operating procedures.
  - Worked with sales staff to maintain a work place with virtually no overtime.
- 1981 - 1984 PRODUCER, REPORTER AND WRITER, DAILY NEWSCAST, WFBN-TV, CH. 66**
- Broke story on Stateville Prison escape.
  - Created daily format, wrote news, scheduled guests and video sources, and substituted for anchor.
  - Ran audio board, studio camera or directed newscast, as needed.

**Free Lance Work:**

- 2003 - COMMENTARY COLUMNIST, *THE CHICAGO SHIMPO***
- Write a monthly commentary column on a variety of topics of interest for Asian Americans for the oldest Japanese American newspaper in Chicago.
- 2001 - 2005 MEDIA CONSULTANT**
- Worked with television stations and newspapers on a wide variety of projects, including freelance writing and editing for newspapers, producing daily television logs, producing public affairs television programs, and buying air time for paid programs.
- 1998 FREE LANCE WRITER**
- Wrote stories for Chicago Tribune's on-line real estate section. Specialized in suburban profiles.
- 1994 - 1995 ASSISTANT LOG EDITOR (Part Time), *WTTW, CHANNEL 11***
- Helped put together and distribute daily log.
  - Transferred program information from manual system to computer system.
  - Updated and consolidated program information files.
- 1990 CHICAGO CORRESPONDENT, "*CRIMESTOPPERS – 800*" TV SHOW**
- Reported and produced lead story on a Chicago murder for nationally syndicated program.

**Education: NORTHWESTERN UNIVERSITY, MEDILL SCHOOL OF JOURNALISM**

- Master of Science in Journalism, specializing in broadcasting.

**NORTHEASTERN ILLINOIS UNIVERSITY**

- Bachelor of Arts in English, with honors.

**Affiliations:**

- 1997 - LINCOLNWOOD HUMAN RELATIONS COMMISSION**
- Chairman 2012 – 2013. Previously served as chairman, vice chair and secretary.

# Request For Board Action

**REFERRED TO BOARD:** November 19, 2013

**AGENDA ITEM NO:** 1

**ORIGINATING DEPARTMENT:** Village Manager's Office

**SUBJECT:** Approval of an Ordinance Amending Chapters 3 and 6 of the Municipal Code of Lincolnwood to Eliminate the Beautification and Tree Commission

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Beautification and Tree Commission ("Commission") was created by the Village with the directive of raising the appearance standard of public areas in the Village of Lincolnwood. The Commission meets monthly from February through October to discuss service requests including planting, weeding, and watering concerns in public areas. These service requests are vital to the goal of beautification, but can be achieved through other means. Staff has carefully reviewed the functioning of the Commission and has determined that the service requests can be better served through the use of the Village's E-Gov service request system, which was not available at the time of the Commission's inception. Staff believes the Commission no longer needs to hold a meeting to make requests, but instead can direct their requests through the E-Gov system where the Village can respond accordingly and will allow the members the ability to track their requests.

In reviewing the six comparable communities, only Skokie and Niles have a Beautification Commission (or similar body):

Community	Status of Beautification Commission
Evanston	No
Glenview	No
Niles	Yes
Park Ridge	No
Skokie	Yes
Wilmette	No

Additionally, the Niles Landscape Beautification Committee meets on an ad-hoc basis with only two meetings in 2013. Four of the communities have no task force or standing group that is responsible for duties similar to the Commission. In total, of the six comparable communities only Skokie has a Beautification Commission in a similar form as the Village of Lincolnwood.

It is recommended that the Beautification and Tree Commission be dissolved. In its place, the current Commission membership would be re-formed into the Beautification Task Force ("Task Force"). The proposed Task Force would meet in February and October of each year to set the goals and recommend plantings for the coming calendar year and season. Village staff would use this meeting as guidance for purchases in the coming year. As these plantings occur and the year progresses the Task Force can use

the E-Gov system to make service requests to the Village for maintenance issues. It is anticipated that the Village's status as a Tree City USA and the community's overall beauty will not be negatively impacted by this recommendation.

This proposal was presented to the Commission on October 28, 2013 and was endorsed by their membership with no dissenting opinions.

**FINANCIAL IMPACT:**

None

**DOCUMENTS ATTACHED:**

1. Proposed Ordinance

**RECOMMENDED MOTION:**

**Move to approve** an Ordinance Amending Chapters 3 and 6 of the Municipal Code of Lincolnwood to Eliminate the Beautification and Tree Commission

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2013-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTERS 3 AND 6 OF THE MUNICIPAL CODE OF  
LINCOLNWOOD REGARDING THE BEAUTIFICATION AND TREE COMMISSION**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS \_\_\_\_ DAY OF NOVEMBER, 2013.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2013

**ORDINANCE NO. 2013-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTERS 3 AND 6 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING THE BEAUTIFICATION AND TREE COMMISSION**

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, Article 10 of Chapter 3 of the Municipal Code of Lincolnwood, as amended ("*Village Code*"), establishes and governs the Village Beautification and Tree Commission ("*Commission*"); and

WHEREAS, the Village President and Board of Trustees have determined that the tree preservation and Village beautification issues currently under the jurisdiction of the Commission can be better administered by an ad hoc Beautification Task Force, and that there is no longer a need to maintain the Commission as a standing commission of the Village; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents 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. ABOLISHMENT OF THE BEAUTIFICATION AND TREE COMMISSION. Article 10 of Chapter 3 of the Village Code is hereby repealed in its entirety and reserved.

SECTION 3. PARKWAY PARKING GUIDELINES. Section 25 of Article 5 of Chapter 6 of the Village Code is hereby amended further to read as follows:

"6-5-25: GUIDELINES:

The Village Manager and Village Arborist, ~~in concert with the Village Beautification and Tree Commission,~~ may propose and develop specific planting, installation, restoration and design guidelines which further the intent of this Article 5, which guidelines shall be subject to the approval of the Village Board."

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

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 November, 2013.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of November, 2013.

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

ATTESTED and FILED in my office the  
\_\_\_\_ day of November, 2013.

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

#26407915\_v1

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

# Request For Board Action

**REFERRED TO BOARD:** November 19, 2013

**AGENDA ITEM NO: 2**

**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 this 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 and then at this June meeting, the Village Board continued the Public Hearing to its September 3, 2013 meeting. At the September 3, 2013 meeting the Village Board continued the Public Hearing to November 19, 2013.

At the November 19, 2013 meeting, the Village Board should receive any further additional public comment from any person desiring to provide public comment.

An expressed reason for the continuation of the Public Hearing to the November 19, 2013 Village Board meeting, was to receive the recommendations of the Urban Land Institute (ULI). In September, ULI studied the Devon Corridor between McCormick Blvd. and Lincoln Avenue and in a public meeting held on October 28, 2013, ULI presented its findings and recommendations for the Corridor. While the full ULI written report on their study and recommendations is expected to be provided to the Village in early December, attached is a summary of ULI's key recommendations for the Corridor.

One of the immediate actions ULI recommends is the establishment of a TIF District. ULI not only believes the TIF District will spark private developer interest in the Corridor, it can be a funding source for some of the public improvements ULI recommends for the Corridor. These improvements include: a new attractive streetscape along Devon Avenue; increased parkway parking; pedestrian safety improvements in the Corridor; and, enhanced gateways. ULI believes that the key to successful redevelopment in the corridor is the establishment of the TIF District. Absent establishment of the TIF,

ULI noted in its October 28, 2013 presentation, that the Village would need to commit general funds for improvements to the area.

Attached is a May 14, 2013 memorandum which summarizes the status of this matter. 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. ULI Key Recommendations for Devon Corridor
2. Summary Memorandum May 14, 2013
  - a. Draft Terms for Intergovernmental Agreement
  - b. January 15 JRB Minutes
  - c. February 6 JRB Minutes
  - d. Adopted JRB Resolution
  - e. March 6 JRB Minutes
  - f. April 8 JRB Minutes
  - g. Proposed Draft Redevelopment Plan and Qualification Report
3. JRB June 10 Minutes (Draft)

**RECOMMENDED MOTION:**

**Move and second** to open the Public Hearing and continue discussion concerning the proposed TIF District.

Devon Avenue Corridor

# Summary of Key Recommendations

by the

## Urban Land Institute –Chicago

### Technical Assistance Panel

On September 10-11, 2013, a Technical Assistance Panel from the Urban Land Institute-Chicago (ULI) met and undertook an intensive study of the Devon Avenue Corridor located between McCormick Blvd. and Lincoln Avenue. On October 28, 2013 ULI presented its recommendations at a Public Meeting held in Village Hall. Below is a summary of the key recommendations being made by ULI for the Corridor. These key recommendations relate to Redevelopment, Transportation and Streetscape, along with recommendations concerning financing these improvements. A full written report by ULI of these findings and recommendations is currently being prepared and is expected to be provided in December.

### **Redevelopment Opportunities in Area**

#### **Recommendation #1: Focus Redevelopment Efforts on four Sites**

*ULI recommends that the Village focus on four key redevelopment sites. These are:*

- 1) NW corner of Devon/McCormick;*
- 2) Whistler's Restaurant site;*
- 3) NW corner of Lincoln/Devon; and*
- 4) Vacant lot on Drake*

#### **RECOMMENDATION 2: Focus on Service/Commercial Uses**

*ULI recommends that the Village focus on attracting service businesses such as dentist, physical therapy, real estate offices and similar uses, rather than traditional retail. However, the key sites at the intersections with McCormick and Lincoln should have a retail component.*

#### **RECOMMENDATION 3: Consider Market-Rate Senior Living**

*ULI recommends that the Village consider senior housing and/or independent living uses for the corridor.*

#### **RECOMMENDATION 4: Build Relationships with Property Owners**

*ULI recommends that the Village build strong relationships with current property owners in the corridor and to secure pertinent information to have on-hand (such as vacancy rates, lot sizes and prices).*

## **RECOMMENDATION 5: Collaborate with City on Theater Site**

*ULI recommends that the Village collaborate with the City of Chicago's 50<sup>th</sup> Ward in an effort to spur re-use of this site.*

## **Transportation: Creating a More Walkable, Pedestrian Friendly Corridor**

### **RECOMMENDATION 1: Improve pedestrian safety**

*ULI recommends that the Village take steps to improve pedestrian safety in the area and recommends that the Village consider the following enhancements:*

- 1) Create Refuge Islands in the street median*
- 2) Add a crosswalk with pedestrian activated flashing beacons near Devon-and Kimball;*
- 3) Create Bump-outs at street intersections to shorten pedestrian walking distance across the street; and,*
- 4) Install sidewalk in corridor where currently none exist*

### **RECOMMENDATION 2: Create bike lanes and a median**

*ULI recommends that the Village consider adding bike lanes and landscaped median in the corridor to slow vehicle traffic and increase transportation alternatives in corridor*

### **RECOMMENDATION 3: Improve parking options**

*To improve area parking, ULI recommends that the Village consider creating end-caps for on-street parking, adding angled parking on adjoining intersecting streets and to investigate shared parking opportunities, especially with MB Financial.*

## **Streetscape and Beautification**

### **RECOMMENDATION 1: Clean up the Area**

*ULI recommends that the Village encourage property owners to invest in their buildings to make them more attractive to leasing and also to have Public Works undertake a clean-up of the public right of way.*

### **RECOMMENDATION 2: Create Gateways**

*ULI recommends that the Village create attractive gateways to the Community in the corridor especially at the northeast corner of Devon and McCormick (MWRD property).*

### **RECOMMENDATION 3: Install Public Art**

*ULI recommends that public art be installed and displayed along the Devon Avenue Corridor, especially at the northeast corner of Devon and McCormick, in order to extend and link existing public art on display in Centennial Park.*

#### **RECOMMENDATION 4: Unify Corridor with Streetscape Design Elements**

*ULI recommends creation and implementation of a Streetscape Plan, similar to that adopted for Lincoln Avenue, which would provide under a unifying design, such items as trees, benches, lighting and signage. Lincolnwood should coordinate with the City of Chicago to ensure that both sides of Devon Avenue have a cohesive streetscape.*

#### **Financing the Recommended Improvements**

*ULI believes that the key to a successful revitalization of the Corridor is establishment of a TIF District. ULI recommends establishment of a TIF District as the best funding option available. ULI believes that establishment of a TIF District for the area is one of the immediate actions that should be taken by the Village.*

*ULI also encourages the Village to reach out to local businesses to assist in beautifying the corridor and suggests that the Village target PEP funds for the Corridor.*

*ULI further recommends that IDOT Highway Safety Improvements Program funds be sought for pedestrian and bike-safety improvements.*

*The ULI panel also recommended that major planned infrastructure improvements along the corridor be coordinated with planned work by other agencies such as MWRD as a way to “dig once: and save money.*

# 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 1/3<sup>rd</sup> 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 1/3<sup>rd</sup> 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 1/3<sup>rd</sup> 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 1/3<sup>rd</sup> 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 15<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 19<sup>th</sup> but had been continued to April 16<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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



**DRAFT**

**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 16<sup>th</sup>. Village staff noted that it was the recommendation of staff to again continue the public hearing from April 16<sup>th</sup> to June 18<sup>th</sup>. Discussion ensued concerning public hearing procedures.

Discussion then continued on a date for another meeting of the JRB. May 16<sup>th</sup> 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 10<sup>th</sup> 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

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**VILLAGE OF LINCOLNWOOD**

**TIF REDEVELOPMENT PLAN**

**DEVON-LINCOLN TIF DISTRICT**

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**“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.**

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November 2012

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## I. INTRODUCTION

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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**

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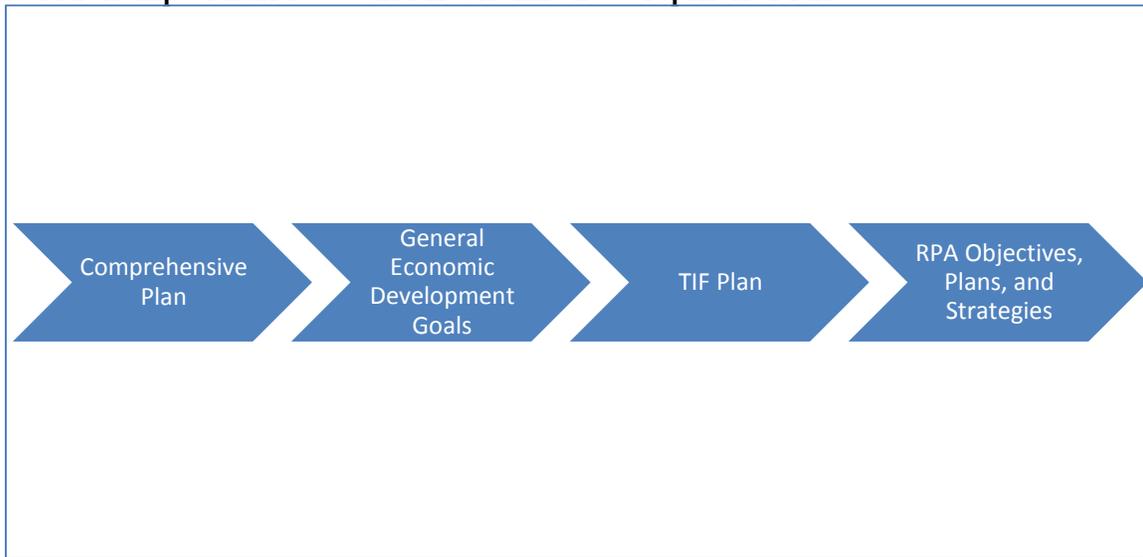
The Redevelopment Project Area legal description is attached in Appendix 1.

### III. RPA GOALS AND OBJECTIVES

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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

<b>Objective</b>	<b>Policy (Excerpts)</b>
Promote the growth and redevelopment of business and commercial areas.	<ul style="list-style-type: none"> <li>• Encourage the location of new or expanding businesses in existing commercial locations that would benefit from redevelopment.</li> <li>• Provide assistance programs for commercial property owners who rehabilitate their properties.</li> <li>• Consider land assembly to facilitate commercial redevelopment.</li> <li>• Expand the number of off-street parking spaces where needed to serve established business areas.</li> <li>• Promote restoration of parkway landscaping where it has been paved over; require restoration of parkway landscaping as properties are redeveloped.</li> <li>• 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.</li> </ul>
Maintain viable industrial areas as employment centers	<ul style="list-style-type: none"> <li>• Identify ways to increase the parking supply in industrial areas.</li> <li>• Upgrade rights-of-way to industrial street standards when undertaking street improvements in industrial areas.</li> <li>• Upgrade the image of Lincolnwood’s industrial areas through coordinated improvement programs.</li> </ul>
Reduce land use conflicts between residential and non-residential uses.	<ul style="list-style-type: none"> <li>• Augment development requirements for buffering and landscaping between residential and non-residential uses.</li> <li>• Encourage creative ways to provide parking and enhance landscaping of private property.</li> <li>• Require on-site provisions for stormwater detention, encouraging underground detention where appropriate, with respect to new commercial and industrial development.</li> </ul>
Establish and maintain a positive community identity along arterial streets.	<ul style="list-style-type: none"> <li>• Establish appearance review standards within the Zoning Ordinance for non-residential development.</li> <li>• Amend the property maintenance code as needed to provide effective enforcement power.</li> <li>• Enforce the provisions of the sign ordinance.</li> <li>• Establish landscape requirements for new and existing commercial and industrial developments.</li> <li>• Require businesses to screen private parking lots, preferably with plants.</li> <li>• 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.</li> <li>• Develop facade/streetscape improvement programs along major arterials.</li> </ul>
Improve the appearance of community gateways and arterial corridors.	<ul style="list-style-type: none"> <li>• Improve the image of Lincolnwood’s public rights-of-way through systematic beautification efforts.</li> <li>• Pursue opportunities to provide landscaping at key intersections.</li> <li>• Implement the Beautification Opportunities Plan for landscaping and community identifiers at major entry points to Lincolnwood.</li> <li>• Consider upgrading street lighting along commercial corridors in connection with other right-of-way improvements.</li> </ul>

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"> <li>• Continue and complete median landscaping throughout the corridor.</li> <li>• Diligently pursue parkway restoration whenever possible along Lincoln Avenue, including tree planting and sidewalk restoration.</li> <li>• Enhance crosswalk markings and designations, including signage.</li> <li>• Create and implement a unified streetscape plan for the corridor.</li> <li>• Side street vacations should be explored and examined at appropriate locations.</li> </ul>
Development Regulations - Regulations on private property and new development in the corridor.	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Modify the Village Zoning Code to designate and regulate uses and encourage development in newly established business district hubs (including at Devon/Lincoln).</li> <li>• Prohibit new off-street parking lots in front of buildings along Lincoln Avenue. Continue to require landscape screening of existing parking areas.</li> </ul>

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**

<b>Measure</b>	<b>Examples</b>
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**

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**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**

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**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**

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**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 Globes<sup>1</sup> 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

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<sup>1</sup> 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.<sup>2</sup>

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.

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<sup>2</sup> 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).<sup>3</sup>

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.<sup>4</sup>

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<sup>3</sup> 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.

<sup>4</sup> 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 used to pay eligible costs for the Devon-Lincoln RPA.

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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
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$25,000,000</b>

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

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**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**

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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 &

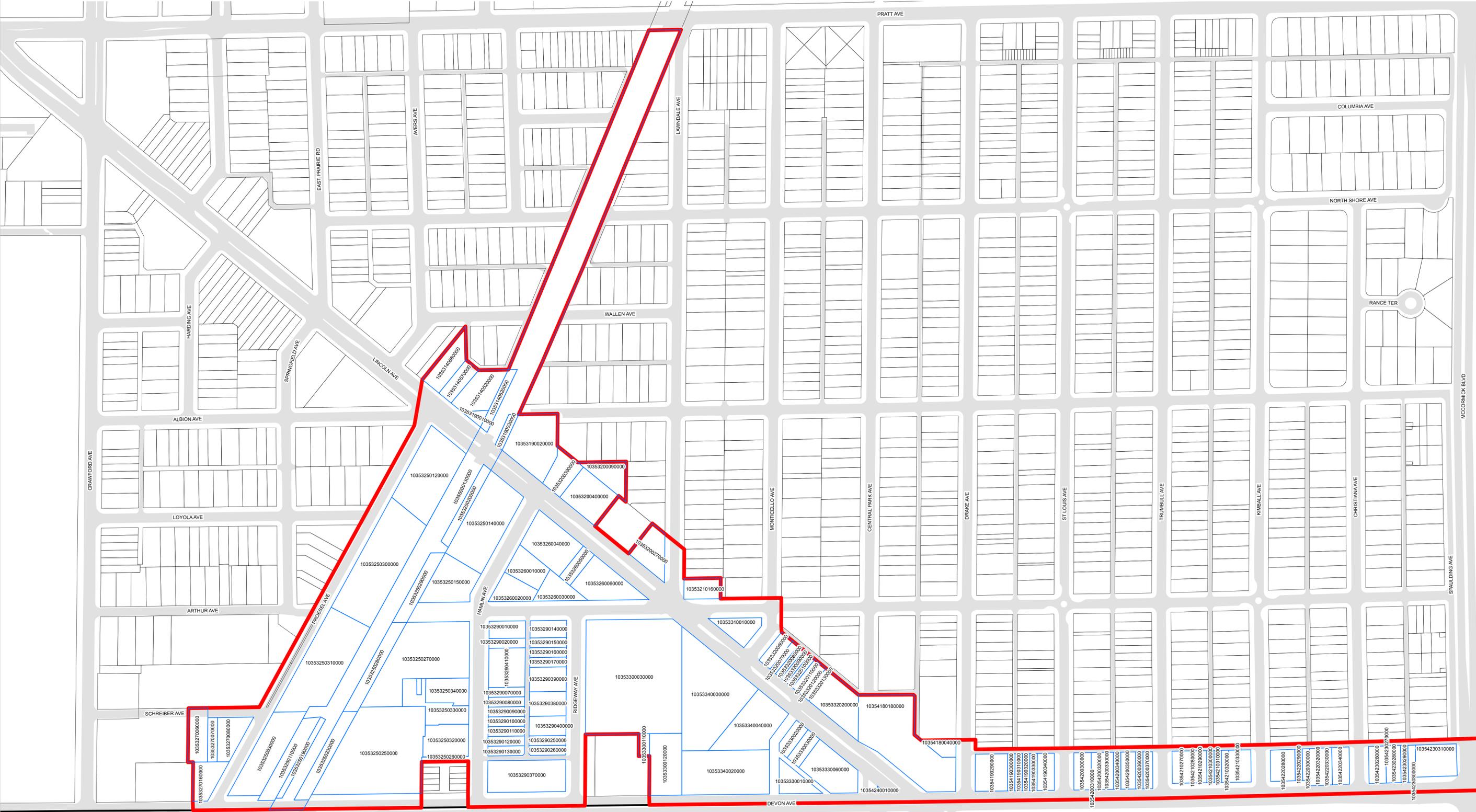
Devon Ave. Subdivision); thence West along said last described line to the Northeasterly line of Lot 4 in Block 6 in said Owen & Closius Lincoln & Devon Ave. Subdivision; thence Northwesterly along said last described line to its intersection with the West line of the North/South public alley; thence 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' 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**

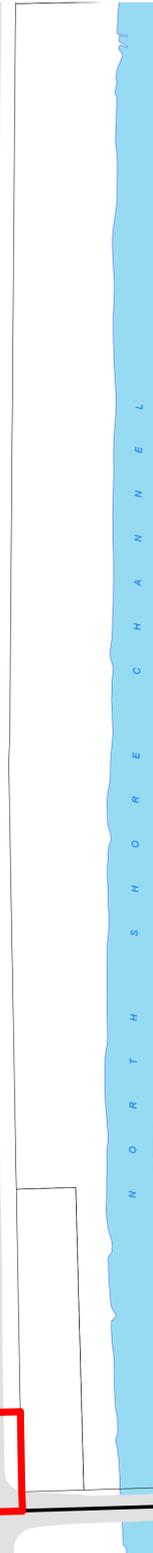
**Boundary Map of RPA**



# Village of Lincolnwood - Devon-Lincoln TIF District



- Devon-Lincoln TIF District Parcels
- Devon-Lincoln TIF District Boundary
- Village Boundary



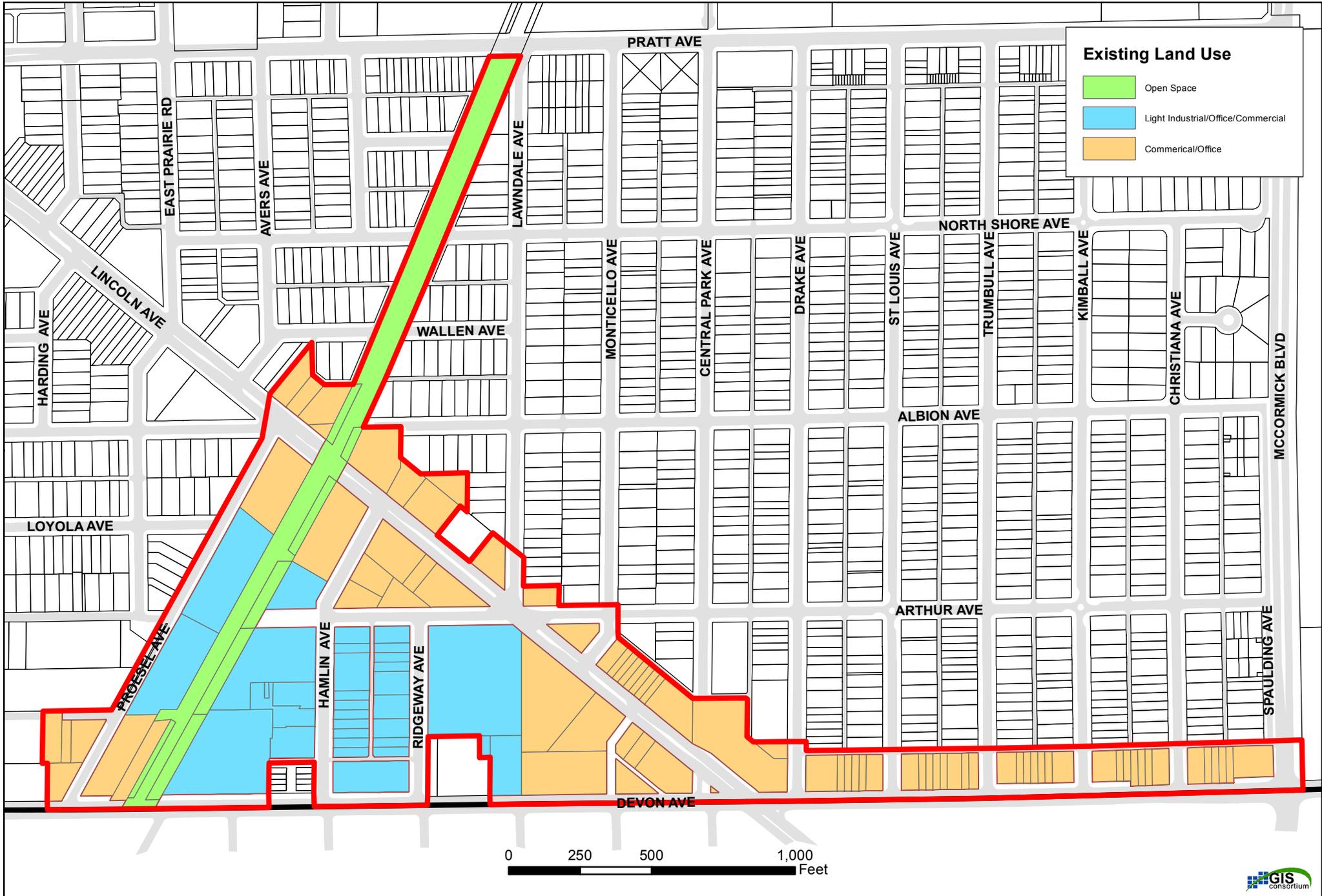
**APPENDIX 3**

**Existing Land Use Map of RPA**



# Village of Lincolnwood - Devon-Lincoln TIF District

## Existing Land Use

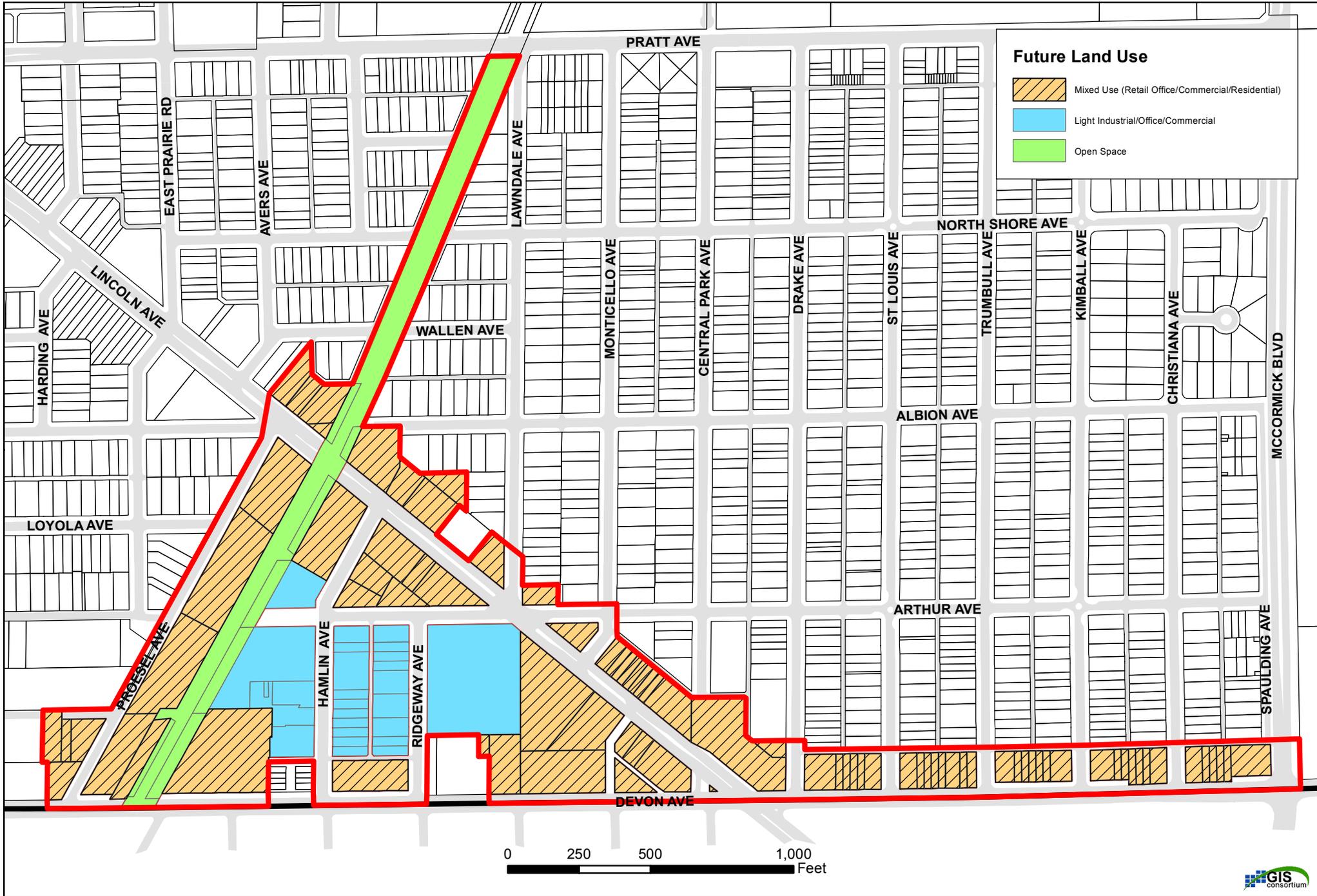


**APPENDIX 4**

**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***

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**VILLAGE OF LINCOLNWOOD**

**TIF QUALIFICATION REPORT**

**DEVON-LINCOLN TIF DISTRICT**

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**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.**

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**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**

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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

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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**

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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**

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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

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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"> <li>• Lagging EAV</li> <li>• Excessive Vacancies</li> <li>• Obsolescence</li> <li>• Deleterious Layout</li> <li>• Overcrowding of Parcels</li> <li>• Inadequate Utilities</li> </ul>

### 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**

	<b>2011</b>	<b>2010*</b>	<b>2009</b>	<b>2008</b>	<b>2007*</b>	<b>2006</b>
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 (%)	<b>-13.7%</b>	-5.8%	<b>-9.1%</b>	<b>1.6%</b>	<b>17.5%</b>	
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.<sup>1</sup>

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.

<sup>1</sup> 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**

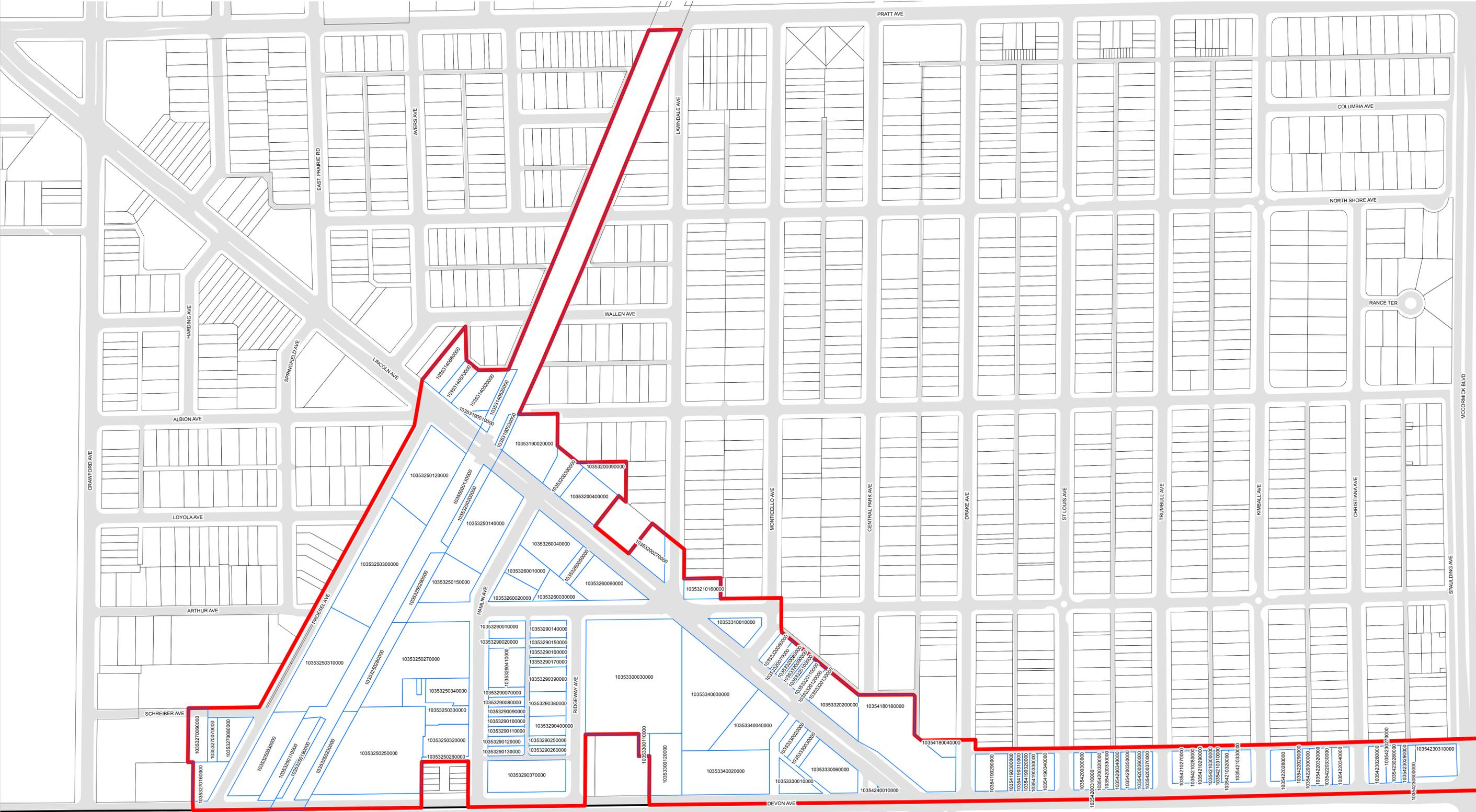
The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the TIF District.

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.



# Village of Lincolnwood - Devon-Lincoln TIF District



- Devon-Lincoln TIF District Parcels
- Devon-Lincoln TIF District Boundary
- Village Boundary



**DRAFT**



**INTERGOVERNMENTAL JOINT REVIEW BOARD**  
for  
**Proposed Devon-Lincoln Tax Increment Financing District**  
Meeting on  
**June 10, 2013**  
Council Chambers Room  
Lincolnwood Village Hall  
11:00AM

**MEETING MINUTES**

**Board Members Present**

Chairman James Kucienski, Village Representative (Village Alternate)  
Su Bochenski, Lincolnwood Library District  
Paul Eisterhold, Public Member  
Nanciann Gatta, School District #219 Representative (Arriving at 11:16AM)  
Darrell Moon, 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  
Timothy Clarke AICP, Community Development Director  
Robert Merkel, Finance Director

**Others Present**

Kendra Beard, President, Lincolnwood Library District  
Tony 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 AM by Chairman James Kucienski, noting that five members of the Joint Review Board (JRB) were present (Representative Gatta of District #219 had not yet arrived).

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**

A motion was made by Member Eisterhold to approve the proposed minutes, as presented, of the April 8, 2013 meeting of the JRB. Motion seconded by Member Gelfund. Motion approved 5-0 by voice vote.

**III. Next Steps and Next Meeting**

Chairman Kucienski summarized for Board members the status of the continued Public Hearing on this proposed TIF District. This public hearing began on February 19, 2013, was continued to April 16, 2013 and then continued to June 18, 2013. Chairman Kucienski stated that Village Board members have already indicated that on June 18, they intend to again continue to a future date, this public hearing. Chairman Kucienski noted that this continuance was in response to inquiries made by some of the taxing districts and their desire to discuss with the Village, an intergovernmental agreement. Attorney Elrod explained that one of the Village Trustees owns property in the proposed District and therefore cannot vote on this matter and so a full complement of Village Board members is desired for discussion of this proposed TIF District and the request by some of the taxing districts for an intergovernmental agreement. Discussion ensued on the way forward for the JRB during which Representative Gatta of District #219 arrived.

Members discussed when would be the best time for another meeting of the Board on this matter. It was noted that the JRB had already adopted a Resolution which would remain in effect unless the Board again convened and took action to negate or nullify this already adopted Resolution. It was stated that any member of the Board can advise the Village that it desires for the JRB to convene and a meeting would then be scheduled. Discussion continued.

It was determined by members that setting meeting times now for a future JRB meeting would be appropriate. It was decided that September 9, 2013 at 9AM in Village Hall, and as an alternate date, September 26, 2013 at 9AM in Village Hall, would be good times for the JRB to next meet. Based on this discussion, Member Gelfund made a motion, seconded by Member Bochenski, to set the next meeting of the JRB for Monday September 9, 2013 at 9AM in Village Hall and as an alternate date for this next meeting, for Monday September 26, 2013 at 9AM in Village Hall. Motion approved 6-0 by voice vote.

**IV Public Forum**

No one present in the audience expressed a desire to address the Board.

**V. Adjournment**

By consensus, the meeting was adjourned at 11:23AM.

Respectfully submitted,

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