Return to COTW Memo

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
6:30 P.M., JULY 15, 2014

AGENDA

I) Call to Order

II) Roll Call

III) Minutes – Committee of the Whole Meeting – June 17, 2014

IV) Regular Business

1) Executive Session (6:30 – 7:00 p.m.)

2) Status Report from the Park and Recreation Board (7:00 – 7:30 p.m.)

V) Public Comment

VI) Adjournment

DATE POSTED: July 11, 2014

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS,
JUNE 17, 2014

DRAFT

Call to Order
President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:30PM, Tuesday, June 17, 2014 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

Roll Call
On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Elster, Leftakes, Patel, Klatzco, Cope (6:40), Sprogis-Marohn (7:25)
ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Douglas Petroshius, Assistant Village Manager; Ashley Engelmann, Assistant to the Public Works Director; Robert Merkel, Finance Director, Timothy Clarke, Director of Community Development; Steven Elrod, Village Attorney; Janice Hincapie, Director of Parks and Recreation; Amanda Williams, Management Analyst.

Approval of Minutes
Minutes of the June 3, 2014 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Patel moved to approve the minutes as presented, Trustee Elster seconded the motion. The motion passed by Voice Vote.

Regular Business
1. Discussion Concerning an Economic Incentive Request from the North Capital Group

This item was presented by Mr. Clarke.

This item will appear on the agenda for the regular Village Board meeting of July 15, 2014.

EDC Recommendation

To provide a maximum $33.5 million net present value (NPV) incentive, subject to a redevelopment agreement and certain further provisions, reimbursed on a "pay as you go" through the following revenue sources over 20 year period.

1. 100%of the property tax increment created by project
   *$2.1 million NVP estimated
2. 50% of the 1% State Sales Tax generated by project
3. 50% of the Village's Home Rule Sales Tax generated by project
   $6.5 million NPV estimated for both home rule and 1% sales tax
4. 100% of new 1% Business District Sales Tax placed on project
5. 100% of new 1% Hotel Tax placed on the project
   $7 Million NPV estimated for both Business District Taxes

Incentive subject to:

- "True-up" claw-back provision related to actual construction costs incurred
- Additional redevelopment agreement negotiations concerning certain project assumptions, as referenced in KMA Table
  -Such as; cap rate, capital structure, project costs, lease escalator, internal rate of return

Factors Impacting Incentive were exhibited – KMA Report
Factors covered:
Cap Rate, Capital Structure, Project Cost, Lease Escalator, Muni Incentive

EDC Recommendation – Continued

Authorize action to establish a Business District for Shoppes at Lincoln Pointe

- Needed to establish the additional 1% Sales Tax and additional 1% Hotel Tax
- Blight finding required

Recommended Incentive Structure

Pay as You Go:

- All risk on developer, Village pays out only if revenue is received
- No issuance of GO Bonds
- Notes issued by Village at conclusion of construction
- Incentive paid from property tax increment, portion of 1% Sales Tax and H R Sales Tax and new 1% Sales Tax and Hotel Tax

Village Benefits and Revenues

- In addition to the revenue generated to pay the incentive, the project is estimated to generate about $1.4 million annually in new taxes to the Village or $29 million during 20 year life of incentive
- Consistent with Village Plans, creates gathering space
- $4 million I traffic improvements

Renderings of future development of the site were exhibited.

Public Benefits from the Project

Achieves the Goals of the Lincoln Avenue Corridor Plan

- A downtown center for the Village
- The highest development density in the Lincoln Avenue Corridor
- Parking decks and underground parking
- A mixed use development of retail, hotel, family entertainment and office
- Architectural features consistent with the Village's guidelines
- Community gathering spaces with sculptures, fountains and plazas
- Enhancement of public rights of way
- Parkway restoration and landscaping, including pedestrian lighting and seasonal banners on new light poles
- Improvement of pedestrian crosswalks and bicycle access
- Pedestrian and bicycle-friendly features within the development
- Reduction in number of curb cuts
- A catalyst for additional development in the corridor

Off-site road improvements
- $4 million of intersection and roadway improvements in the surrounding area
- Traffic conditions will be improved over existing conditions, even after the project is completed
- The need for the improvements exists today

Rent-free office and activity space for the Village's Parks and Recreation Programs

Additional Tax Revenue for the Village
- $29 million to the Village over the 20-year incentive period ($1.4 million per year on average)
- This is over and above the taxes paid to fund the incentive
- Equal to about 4% of the Village's current revenue budget

Substantial increase in assessed value
- The assessed value of the property will increase to almost $40 million over the incentive period
- This ten-fold increase will provide a substantial benefit to all taxing districts after the incentive is paid

The Project Will Create Jobs
- 750 - 850 temporary construction jobs
- 400 – 500 full time and part time jobs

Incentive Request

Market Requirements
- 13% - 15% unleveraged return
- 20% - 25% leveraged return on equity

Return on this Project without Incentive
- 7% underleveraged return
- 9% leveraged return on equity
- Project not feasible due to this financial gap
- Cannot attract debt and equity financing at these rates

Gap Analysis Performed
- To determine the amount of incentive required to achieve financial feasibility
- Components of Gap Analysis
    - Project Revenues
    - Project Costs
    - Assumed capitalization rate
    - Market rate of return

Incentive Required to Attract Debt and Equity Financing
- Amount required =$33.5 million
- This will achieve
    - 12% unleveraged return
    - 20% leveraged return on equity
- These returns are at the very low end of market requirements

Funding Sources to Pay the Incentive and Fill the Gap
- 100% of the TIF property tax increment ($21 million NPV)
- 50% of sales taxes generated on the property – both from state share and home rule ($6.5 million NPV)
- Business District Taxes assessed against the property – both from state share and home rue($6.5 million NPV)

- 1% additional sales tax
- 1% additional hotel tax

No risk to the Village

- The Village will not issue bonds
- The Village will issue only non-recourse notes
- If revenue is not sufficient to pay the incentive, the developer bears the risk
- No recourse against or risk to the Village

Results of the Village's Investment

- Fulfillment of the Lincoln Avenue Corridor Plan
- Alleviation of Existing Traffic Congestion
- $29 million of Additional Tax Revenue for the Village
- Ten-fold Increase in Assessed Value
- Creation of Construction and Permanent Jobs
- Redevelopment of a Vacant, Derelict Site
- $125 million in New Investment
- Catalyst for Additional Development
- All at No Risk to the Village

Structure of Proposed Incentive

Issuance by the Village to the Developer of three notes after construction completed and substantial lease-up

- Senior tax-exempt note of $17.6 million payable from incremental property taxes and state and home rule sales taxes
- Subordinate taxable note of $8.8 million payable from incremental property taxes and state and home rule sales taxes
- Subordinate taxable note of $7 million payable from Business District taxes

Extraordinary Project Costs

Attributable to the Lincoln Avenue Corridor Plan and Design Guidelines

- The plan recognizes that the recommended high density will require underground parking and parking decks
  - Underground parking = $12,727,541 (8 – 10 times more than surface parking)
  - Parking structure = $13,433,000 (4-5 times more than surface parking)
- Design requirements add to the cost
  - Four sided buildings, design features and building materials
  - Parkway sidewalks, lighting and landscaping
  - Gathering spaces with fountains sculptures, plazas and outdoor seating
  - Extensive landscaping throughout
- Improvement of off-site roadways
  - More than $4million
  - Need for the improvements exists today and is not caused by the development

Additional discussion ensued with clarification provided by Mr. Clark, Attorney Elrod and Mr. Rychlicki of Kane McKenna.

Attorney Elrod stated that this discussion is looking for Board reaction to the existing items and for recommendations.

Representatives of North Capitol addressed the Board. It was stressed that all third party expenses will be paid by the developer.

Consensus was to move forward with a development agreement. The Board could use bullet points of presented issues – to be prepared by the attorney and Staff.

2. Status Report from the Park and Recreation Board

Due to time limitations this presenter was asked to bring this report to the next Committee of the Whole meeting.

Adjournment

At 7:28PM Trustee Patel moved to adjourn Committee of the Whole, seconded by Trustee Elster.

The motion passed with a Voice Vote

Respectfully Submitted,

Beryl Herman
Village Clerk

Return to COTW Memo

MEMORANDUM

TO: President Turry and Members of the Village Board

FROM: Timothy C. Wiberg, Village Manager

DATE: July 11, 2014

SUBJECT: **July 15 Committee of the Whole Meeting**

As a reminder, the Committee of the Whole (COTW) meeting is scheduled for **6:30 p.m.** on Tuesday evening in the Village Hall Council Chambers. Dinner will be available beginning at 5:45 in the Village Hall Board Conference Room. Please find below a summary of the items on the COTW agenda:

1) Executive Session (6:30 – 7:00 p.m.)

An Executive Session is requested for the purpose of discussing Personnel, Land Acquisition, and Potential Litigation.

2) Status Report from the Park and Recreation Board (7:00 – 7:30 p.m.)

Reese Gratch, Chairperson of the Park and Recreation Board, will be present on Tuesday evening to discuss the attached report with the Village Board.

If you should have any questions concerning these matters, please feel free to contact me.

Village of Lincolnwood
Park and Recreation Board
Annual Report

Board/Commission: Parks and Recreation

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

Village Board Liaison: Craig Klatzco

Summary of Significant Activities

1. Renovated Drake Park playground in cooperation with Kids Around the World, recycling the old playground. The old playground was disassembled, refurbished, shipped and reassembled in Lebanon.
2. Completed Phase II of the Centennial Park (formerly Channel Runne Park) Master Plan including a nine-hole disc golf course, the development of an outdoor amphitheater with a stage that doubles as a fishing platform, small water craft access to the channel via a handicapped accessible path and ramp, landscape improvements and a new park sign at Touhy and McCormick
3. Held "Family Fun Fest" at Centennial Park with over 300 participants
4. Installed two aquatic lifts at the Proesel Park Family Aquatic Center to be compliant with the requirements of the Americans with Disabilities Act
5. Received accreditation for the Summer Day Camp from the American Camp Association
6. Received accreditation for the Parks and Recreation Department from the Illinois State Distinguished Agency Accreditation Board
7. Set an attendance record for the 2013 Turkey Trot (1,988)
8. Purchased ten accessible picnic tables and 14 accessible benches for the parks
9. Held the first Senior Citizen Health Fair at Lincolnwood Town Center
10. Held the first Holiday Tree Lighting Ceremony at Village Hall
11. Successfully operated the "new" Proesel Park Family Aquatic Center for ten years. The Ten Year Anniversary of the Grand Opening was June 5, 2014.
12. Purchased and installed a double slide in the Kiddie Pool to replace the old single-rider slide.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., JULY 15, 2014

I. Call to Order

II. Pledge to the Flag

III. Roll Call

IV. Approval of Minutes

1. Board Meeting Minutes:
    A. June 17, 2014
    B. June 24, 2014

V. Warrant Approval

VI. Village President's Report

1. Swearing in of Police Officer Emily Field
2. Reappointments for Boards and Commissions
3. New Appointment to Plan Commission
4. Proclamation Regarding St. Francis Hospital
5. Proclamation Regarding Seymour Homer, Sculptor
6. Madeleine Grant Volunteer of the Year Recognition

A brief reception will take place

VII. Consent Agenda (If any one wishes to speak to any matter on the Consent Agenda, a Speaker's Request Form must be completed, presented to the Village Clerk, and the matter will be removed from the Consent Agenda and added to Regular Business.)

1. Approval of a Resolution Regarding the Release of Certain Written Minutes and the Destruction of Verbatim Records of Certain Closed Meetings of the Village Board (Appears on the Consent Agenda because it is a Routine Function of Government)

2. Approval of a Resolution Appointing a Director and Alternate Director to the Solid Waste Agency of Northern Cook County (SWANCC) (Appears on the Consent Agenda because it is a Routine Function of Government)

3. Approval of a Resolution Authorizing the Village Manager to Execute a Law Enforcement Mutual Aid Agreement for the Illinois Law Enforcement Alarm System (ILEAS) (Appears on the Consent Agenda because it is a Routine Function of Government)

4. Approval of an Ordinance Amending Section 14-7-2 of the Municipal Code of Lincolnwood Regarding the Village's Life Safety Code (Appears on the Consent Agenda because it is a Routine Function of Government)

5. Approval of a Resolution to Purchase a 2015 Chevrolet Tahoe through the Northwest Municipal Conference Suburban Purchasing Cooperative Program Contract #147 from Currie Motors Fleet of Frankfort, IL in the amount of $32,801(Appears on the Consent Agenda because it is a Routine Function of Government)

6. Approval of an Amendment to Chapter 12, Article 2 of the Village Code Pertaining to Connections with Village Owned Water Mains for Potable Water Use (Appears on the Consent Agenda because it is a Routine Function of Government)

7. Approval of a Resolution Approving an Intergovernmental Agreement with the City of Chicago and the Village of Skokie Regarding Improvements to the Intersection of Pratt and Central Avenues (Appears on the Consent Agenda because it is a Routine Function of Government)

8. Approval of a Recommendation by the Plan Commission Concerning an Ordinance Amending Section 2.02 and Table 3.10.01 of the Zoning Ordinance Relative to Balconies, Patios, Terraces, and Porches (Appears on the Consent Agenda because it was Approved Unanimously by a Recommending Body)

9. Approval of a Recommendation by the Plan Commission to Adopt an Ordinance Granting a Special Use Permit for a Personal Service Establishment Greater than 2,000-Square Feet in Area and a Variation from Off-Street Parking Requirement at 6700 North Lincoln Avenue (Appears on the Consent Agenda because it was Approved Unanimously by a Recommending Body)

10. Approval of a Recommendation by the Plan Commission to Adopt an Ordinance Granting Sprint Wireless a Special Use Permit for the Construction of Personal Wireless Service Facilities on the Rooftop of an Existing Office Building at 7366 North Lincoln Avenue (Appears on the Consent Agenda because it was Approved Unanimously by a Recommending Body)

VIII. Regular Business

11. Consideration of an Economic Incentive Request from the North Capital Group for the Proposed Shoppes at Lincoln Pointe Development

12. Consideration of a Resolution Approving a First Amendment to the Restated Pre-Development Agreement with North Capital Group

13. Consideration of a Recommendation by the Zoning Board of Appeals to Approve Variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material and to Allow a First and Second Floor Addition to the Existing Home at 6824 North Tripp Avenue

14. Consideration of a Recommendation by the Zoning Board of Appeals to Approve Variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material and to Allow a First and Second Floor Addition to the Existing Home at 6605 North Kostner Avenue

15. Consideration of a Recommendation by the Zoning Board of Appeals to Deny a Fence Location Variation for a Proposed Fence Located at 6822 North Kenneth Avenue

16. Consideration of an Ordinance Establishing a Moratorium on Residential Development Along Lincoln Avenue in the B-1 Zoning District

17. Public Hearing to Consider the Following Items Pertaining to Fiscal Year 2014-2015: A) Approval of the Annual Appropriation Ordinance for Fiscal Year 2014-2015 B) Approval of the Certificate of Estimated Revenues by Source for Fiscal Year 2014-2015

IX. Manager's Report

X. Board, Commission, and Committee Reports

XI. Village Clerk's Report

XII. Trustee Reports

XIII. Public Forum

XIV. Executive Session

An Executive Session is Requested to Discuss Land Acquisition, Potential Litigation and Personnel

XV. Adjournment

DATE POSTED: July 11, 2014

All Village Board meetings are broadcast live to residents on Comcast Cable Channel 6, AT&T U-VERSE Channel 99, and online at Lincolnwood.tv at 7:30 p.m. Rebroadcasts of Village Board meetings can be viewed one week following the live broadcast at 1:00 p.m. and 7:30 p.m. on cable television or online at Lincolnwood.tv.

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
JUNE 17, 2014

Draft

Call to Order

Village President Gerald Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:32P.M., Tuesday, June 17, 2014 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

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

Roll Call

On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Cope, Leftakes, Sprogis-Marohn, Elster, Klatzco, Patel
ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Timothy Clarke, Director of Community Development; Aaron Cook, Community Development Manager; Robert LaMantia, Chief of Police; Manuel Castaneda, Public Works Director; Ashley Engelmann, Assistant to the Public Works Director.

Approval of Minutes

The minutes of the June 3, 2014 regular Village Board meeting had been distributed in advance and were examined. Trustee Elster moved to approve the minutes. The motion was seconded by Trustee Sprogis-Marohn. The motion passed with a Voice Vote.

Warrant Approval

Trustee Klatzco moved to approve Warrants in the amount of $888,522.21. Trustee Sprogis-Marohn seconded the motion.
Upon a Roll Call vote by the Village Clerk the results were:
AYES: Trustees Klatzco, Sprogis-Marohn, Patel, Leftakes, Elster, Cope
NAYS: None The motion passed

Village President's Report

1. Proclamation Regarding Parks and Recreation Month

President Turry spoke of the benefits derived from parks and recreation resources and proclaimed that July be designated Parks and Recreation month in the Village of Lincolnwood.
Accepting this proclamation were Park Board members Laura Tomacic and Art Lovering.

2. Human Relations Person of the Year Award

This award was presented to Rifath Khan. The award was presented by Human Relations Commission Chair Stacy Katsibaros.
Beryl Herman introduced Mrs. Khan and spoke of her accomplishments.
Mrs. Khan thanked the Commission and spoke of the work of the Douglas Center.

3. ThankYou

A "Thank You" plaque was presented to Republic Bank from Misercordia for its assistance during "Candy Days".

4. **Police Officer of the Year - Justin Lauria**
Chief LaMantia presented this award. He introduced Officer Lauria's family and spoke of his accomplishments as a police officer. The Board members offered their congratulations.

5. Chamber of Commerce Madeleine Grant Scholarship Award
The award was funded by The Lincolnwood Chamber of Commerce, presented by Neil Stein of North Capitol Group.
The recipient was Valerie Wanda Fung, a Niles West High School graduate.

6. Proclamation Regarding Student Achievers
President Turry read a proclamation which read, in part, that twenty two of the Village of Lincolnwood High School graduates from the class of 2014 have qualified to be designated as 2014 Illinois State Scholars and that the Village acknowledges our State Scholars for this outstanding achievement.
President Turry proclaimed June 17, 2014 as Lincolnwood Student Achiever's Day.

7. **Student Achievers Awards**
This award is presented by the Village of Lincolnwood. The gift is funded by Republic Bank and presented by Assistant Vice President Alexander Ward.
The following students (or their parents) were present for this honor:

Dennis Choi
Lucas Cohen
Connie Dang
Iman Darwish
Valerie Wanda Fung
Lila Gilbert
Ariella Halevi
Asma Hussain
Josmi Joseph
Josni Joseph
Miranda Kang
Anju Nair
Isaac Reinemann
Louis Reinemann
Ryan Tang
Rachel Traisman
Andy Tran
Rachel Weisbecker

8. **Student Achievers**
This award is funded by Liberty Bank and presented to the top female and male students. Michael Swinford, Liberty Bank Vice President, made the presentation to: Iman Darwish and Andy Tran.

President Turry announced that upcoming public meetings and events will be posted in Village Hall and will appear on the Village Website.

A brief reception, in honor of the winners took place.

At 8:35 the Village Board meeting continued.

Consent Agenda
President Turry announced the following items on the Consent Agenda.

1. Approval of a Resolution Authorizing the Village Manager to Execute a Contract to Purchase One 2015 Ford Police Pursuit Sedan and Two 2015 Ford Police Pursuit Utility Vehicles from Morrow Brothers Ford, Inc. for $84,485.00

2. Approval of an Ordinance Amending Section 10-2-3 (Class A Local Liquor Licenses) of the Village Code of Lincolnwood to Eliminate One Class A License

3. Approval of a Recommendation by the Economic Development Commission to Approve a Resolution Increasing the Maximum Property Enhancement Program (PEP) Grant Limit for Approved Projects Located Outside of the NEID TIF District

4. Approval of an Ordinance Granting a Special Use Permit for a Package Goods Liquor Store at 7177 North Lincoln Avenue

5. Approval of an Ordinance Amending Section 9.02 of the Zoning Ordinance Regarding Legal Nonconforming Uses in the B-1 Traditional Business Zoning District

6. Approval of an Ordinance Amending Various Sections of the Zoning Ordinance Regarding Commercial, Institutional, and Civic Building Design Standards and the Lincoln Avenue Overlay District

Trustee Klatzco moved to approve the Consent Agenda as presented. Trustee Leftakes seconded the motion.
Upon a Roll Call vote the results were:
AYES: Trustees Klatzco, Leftakes, Cope, Elster, Patel, Sprogis-Marohn
NAYS: None The motion passed

Regular Business

7. Consideration of a Resolution Authorizing the Execution of an Intergovernmental Agreement Concerning Tax Increment Financing in the Village

This item was presented by Mr. Wiberg who provided a history, background information and defined the purpose of the Joint Review Board.

This item refers to potential creation of a Devon-Lincoln TIF
Trustee Klatzco recused himself.

Proposed Intergovernmental Agreement with School District 74 and School District 219
Concerning Tax Increment Financing in the Village

North East Industrial TIF District (NEID) Surplus Declaration

- Village agrees to declare a TIF surplus, equal to the amount of grant funds actually received for acquisition of Union Pacific property and construction of the bike trail.
- If property is not acquired, Village agrees to declare $3.2 million surplus in NEID TIF Fund

Touhy-Lawndale TIF District Surplus Declaration

- Village agrees to declare surplus all funds in Touhy-Lawndale TIF, once all payment obligations to Lowe's have been satisfied.
- The Village, at its sole determination, may terminate the Touhy-Lawndale TIF at any time once its obligations to Lowes have been made.

Lincoln-Touhy TIF District Surplus Declaration

- Village agrees that if residential development occurs within this TIF, it will declare surplus an amount equal to the incremental revenue generated by the residential development.
- This surplus will be net of any payment related to residential development required to be made by the TIF Act.

Devon-Lincoln TIF District (proposed)

Village agrees to include the following provisions in the adopted Redevelopment Plan:

1. **Look Back Provision:** After 15 years, JRB shall meet and consider amount of public improvements completed and shall recommend whether a modification or termination to the TIF should occur.

2. **Surplus Declaration:** Declare surplus if TIF revenue and fund porting exceed $30 million ($20 million TIF budget adjusted by CPI for inflation plus any fund porting, up to a maximum of $30million)

3. **No TIF Assistance for Residential:** TIF revenue shall not be used to directly support residential development in the TIF

4. **Declare Surplus from Residential:** If any new residential development occurs in the TIF, the Village will declare surplus in the amount attributed to the residential, minus any required payments to taxing districts.

Joint Review Board(JRB) Provision

- Parties agree to reconvene the Joint Review Board (JRB) within ten days of the IGA being approved, to formally support adoption of the Devon-Lincoln TIF District
- JRB meeting is scheduled for Wednesday, June 18, 2014 at 8AM

Status of Agreement and Devon-Lincoln TIF District

- School District #74 has approved the IGA
- School District #219 plans to consider the agreement on July 7, 2014
- To establish the Devon-Lincoln TIF District, the Village Board must take final action by June 30
- If the Village Board approves the IGA tonight, a special Board meeting will be scheduled

Trustee Patel moved to approve the Intergovernmental Agreement. The motion was seconded by Trustee Leftakes.

Upon a Roll Call vote the Results were:
AYES: Trustees Patel, Leftakes, Elster, Sprogis-Marohn, Cope
NAYS**:** None The motion passed.

After the approval vote, a special Board meeting was scheduled for Tuesday, June 24, 2014, at 8:30AM.

8. Consideration of an Ordinance Waiving Enforcement of Section 12-2-1(A) of the Village Code to Permit an Irrigation Well on Bryn Mawr Country Club's Property Located at 6600 North Crawford Avenue

This item was presented by Mrs. Engelmann with use of PowerPoint.

Background

Village Code, "the drilling and use of wells for potable or non-potable water source, including for irrigation is prohibited within the Village"

- Village Board must approve an Ordinance exempting the Country Club from the Village's existing code.

Ordinance Conditions

^Fee in lieu of the sewer user fee

- $10,000 annual fee

^Purchase all potable water from the Village
^Existing connections to Chicago must be terminated for the existing irrigation well no later than January 1, 2015
^Chicago water service connections that are currently in place for the snack shop and restroom facility must be terminated by January1, 2030
^A stormwater management system must be installed that will relieve the overland flooding on North Shore Avenue caused by run off from their property
^Continue to discuss viable stormwater management options with the Village for retaining stormwater on their property.

Trustee Leftakes moved to approve an Ordinance waiving enforcement of Section 12-2-1(A) of the Municipal Code of Lincolnwood to permit the drilling and use of an irrigation well. The motion was seconded by Trustee Patel.

Upon a Roll Call vote the Results were:
AYES: Trustees Leftakes, Patel, Cope, Elster, Klatzco, Sprogis-Marohn
NAYS**:** None The motion passed.

9. Consideration of a Resolution Approving an Agreement with Christopher B. Burke Engineering, Ltd. Of Rosemont, Illinois for the Provision of General Engineering Services

This item was presented by Mr. Wiberg who described the process used in the search for qualified firms. There were 17 responses and seven firms were brought in for interviews. Trustees Sprogis-Marohn and Leftakes joined Staff in conducting interviews.

This company was highly recommended.

Thomas Burke of Christopher Burke Engineering addressed the Board.

Trustee Cope moved to approve the Resolution. The motion was seconded by Trustee Sprogis-Marohn.
Upon a Roll Call vote the Results were:
AYES: Trustees Cope, Sprogis-Marohn, Patel, Elster, Klatzco, Leftakes
NAYS**:** None The motion passed.

10. Consideration of a Recommendation by the Plan Commission Concerning a Moratorium on Residential Development within the Lincoln Avenue Overlay Districts

Trustee Elster moved to remove this item from the Table, seconded by Trustee Klatzco.
The motion passed by Voice Vote. The item is on the Table.
This item was presented by Mr. Cook.

Hearing Process

^July 16, 2013

- COTW Refers Lincoln Avenue Task Force (LATF) Report and Possible Residential Moratorium Along Lincoln Avenue to Plan Commission for Review and Consideration

^September 11, 2013

- Plan Commission Opens Review of LATF Report
- General Consensus **NOT** to Enact Residential Moratorium
- Plan Commission Continues Review of LATF Report

^October 23, 2013

- Plan Commission Discusses LATF Report with Members of Task Force
- Task Force Chairman Concurs with Review but **NOT** in Favor of Moratorium
- Plan Commission Continues Review of LATF

^December 4, 2013, January 22, 2014, February 26, 2014

- Plan Commission Continues Matter without Discussion

^April 23, 2014

- Plan Commission Discusses LATF Report and Continues Review of Report to June 25, 2014
- Votes to Recommend **NOT** to enact Residential Moratorium

Plan Commission Recommendation

By 5 – 0 Vote, Commission Recommends:

- *Not Enacting a Moratorium on Residential Development within Lincoln Avenue Overlay District*
- Plan Commission not in favor of Moratoriums as Tool while reviewing zoning regulations
- Plan Commission cited possible buildable sites along Lincoln Avenue appropriate for residential development

Discussion ensued and photos of the area were displayed.

Trustee Cope moved to allow 180 days while Plan Commission is again considering this item. The motion was seconded by Trustee Klatzco.

Clarification regarding moratoriums was provided by Mr. Clarke and Mr. Cook.

Upon a Roll Call vote the Results were:
AYES: Trustees Cope, Klatzco, Elster, Sprogis-Marohn, Leftakes
NAYS**:** Patel The motion passed.

11. Consideration of a Resolution of Authorization for the Open Space Land Acquisition and Development (OSLAD) Grant for Phase III of the Centennial Park Development

This item was presented by Mrs. Hincapie.

OSLAD Grant Program

- The Illinois Department of Natural Resources (DNR) administers the Open Space Land Acquisition and Development Program
- Designed to assist eligible local units of government acquire and/or develop public outdoor recreation developments
- OSLAD will fund up to 50% of park development cost
- Phase III of Centennial Park development plan fits the criteria for the grant
- Total cost of project: $637,100
- Requesting 50% of cost: $318,550

Project Information

- Centennial Park (formerly Channel Runne) Master Plan approved in 2005
- First phase was Bike Path completed with IDNR Bike Path grant in 2007
- Second phase included multiple amenities, completed with an OSLAD grant in 2013
- Third phase includes restroom/shelter building, interpretive nature path and a lookout over the channel

A site development plan was exhibited.

Project Timing

- Grant recipients probably will not be announced until 2015
- Project would be presented as part of the 2016/2017 budget
- With the completion of this phase, all of the major components in the park would be complete

Authorization of Resolution

- The document is part of the application
- Shows the Village's commitment to the project
- By having this item on the agenda, we also allow for public input regarding the project and the grant

Trustee Klatzco moved to approve the Resolution. The motion was seconded by Trustee Sprogis-Marohn.

Upon Roll Call vote the Results were:
AYES: Trustees Klatzco, Sprogis-Marohn, Elster, Cope, Leftakes, Patel
NAYS**:** None The motion passed.

12. Consideration of an Ordinance Waiving Competitive Bidding and Approving a Service and Maintenance Agreement with New World Systems Corporation, of Troy, Michigan

This item was presented by Chief LaMantia.

In 2008 this company was selected and has served well for the duration of a five year contract. The chief spoke of satisfaction during the duration of the contract. There has been no competitive bidding. The costs for this year will be unchanged, however there will be incremental cost raises in the future.

Since there were no competitive bids, four of six trustees must vote to approve this Ordinance.

Trustee Klatzco moved to approve the Ordinance. The motion was seconded by Trustee Patel.

Upon Roll Call vote the Results were:
AYES: Trustees Klatzco, Patel, Elster, Leftakes, Cope, Sprogis-Marohn
NAYS**:** None The motion passed.

Manager's Report

- Mr. Wiberg announced the beginning of the summer meeting schedule. The next regular Village Board meeting will take place on Tuesday, July 15
- Attorney Elrod introduced discussion of meeting dates for the special Village Board meeting. The meeting will be held on Tuesday, June 24 at 8:30AM in Council Chambers.

Board and Commissions Report
None

Village Clerk's Report
None

Trustees Report
None

Public Forum
None

Adjournment to Executive Session
Trustee Leftakes moved to adjourn the Regular Meeting to Executive Session for the purpose of discussing Executive Session minutes, land acquisition and potential litigation at 9:55P.M. The motion was seconded by Trustee Sprogis-Marohn.

Upon a Roll Call vote the Results were:
AYES: Trustees Elster, Cope, Leftakes, Sprogis-Marohn, Patel, Klatzco
NAYS: None The motion passed

Reconvention
President Turry reconvened the Regular Board Meeting at 11:03P.M.

Adjournment
At 11:04P.M. Trustee Sprogis-Marohn moved to adjourn the Regular Meeting. The motion was seconded by Trustee Patel.

The motion passed with a Voice Vote.

Respectfully Submitted,

Beryl Herman
Village Clerk

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
SPECIAL MEETING
VILLAGE HALL COUNCIL CHAMBERS
JUNE 24, 2014

Draft

Call to Order

Village President Gerald Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 8:30A.M., Tuesday, June 24, 2014 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

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

Roll Call

On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Klatzco, Elster, Patel, Leftakes, Sprogis-Marohn (by phone), Cope (8:40)
ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroshius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Village Attorney Steven Elrod; Timothy Clarke, Director of Community Development; Aaron Cook, Community Development Manager; Robert Merkel, Finance Director; Joe Mangan, Accountant.

Regular Business

Trustee Elster requested that the order of the two items be reversed.

1. **Referral to the Plan Commission of a potential Map Amendment for the property at 6755 N. Cicero**.

The Zoning Map indicates a designation of R4 on one of the three lots at this address, the other lots are designated B2. This R4 designation is believed to be in error.

Trustee Elster moved to direct that the item be referred to the Plan Commission to consider a change from R4 to B2, seconded by Trustee Patel.

Upon Roll Call the Results Were:
AYES: Trustees Cope, Patel, Leftakes, Klatzco, Elster, Sprogis-Marohn (by phone)
Discussion ensued regarding notification of property owner.

2. **Consideration of Three Ordinances which Together would Establish the Devon-Lincoln Tax Increment Financing (TIF) District for a Portion of the Village Generally Located to the Northwest, West and East of the Intersection of Devon and Lincoln Avenues**

This item was presented by Village Attorney Elrod.

Trustee Klatzco recused himself.

There has been extensive discussion of this item and Public Hearings were held. The original Joint Review Board negative vote was modified and approved with a unanimous vote. The vote to adopt this would require a simple majority by the Village Board. All three ordinances may be passed in an omnibus fashion.

Trustee Cope requested clarification.

Trustee Patel moved to approve the Resolution. The motion was seconded by Trustee Elster

Upon a Roll Call vote the Results were:
AYES: Trustees Patel, Elster, Cope, Leftakes, Sprogis-Marohn
NAYS**:** None The motion passed.

Adjournment
At 8:46AM. Trustee Patel moved to adjourn the Meeting. The motion was seconded by Trustee Leftakes.

The motion passed with a Voice Vote.

Respectfully Submitted,

Beryl Herman
Village Clerk

Return to VB Agenda

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: July 11, 2014

The following are the totals for the List of Bills being presented at the July 15th Village Board meeting.

7/15/2014		134,243.50
7/15/2014		101,409.11
7/15/2014		86,833.84
7/15/2014		49,429.27
7/15/2014		13,070.50
7/15/2014		120,540.31
7/15/2014		69,675.04
7/15/2014		305,537.76
Total	$	880,739.33

Accounts Payable
To Be Paid Proof List

User: jmm
Printed: 06/24/2014 - 9:36 AM
Batch: 100-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
American Express											
AMEREXP											
31083031714	06/17/2014	250.00	0.00	07/15/2014	PWW - HIPAA Compliancy CD	-				No	0000
101-350-512-5730	Program supplies										
31083031714	06/17/2014	995.77	0.00	07/15/2014	PWWC - Lodging - Ambulance Coding	-				No	0000
101-350-512-5830	Lodging										
31083031714	06/17/2014	98.95	0.00	07/15/2014	Witmer Public Safety - Radio Straps	-				No	0000
101-350-512-5665	Firefighting supplies										
31083031714	06/17/2014	103.00	0.00	07/15/2014	EMP Blood Pressure Cuffs	-				No	0000
101-350-512-5660	EMS supplies										
31083031714	06/17/2014	49.99	0.00	07/15/2014	HIPAA online training course	-				No	0000
101-350-512-5730	Program supplies										
31083031714	06/17/2014	32.00	0.00	07/15/2014	US Govt Health insurance claim forms	-				No	0000
101-350-512-5730	Program supplies										
31083031714	06/17/2014	149.44	0.00	07/15/2014	Ambulance Coding Conference - Meals	-				No	0000
101-350-512-5840	Meals										
31083031714	06/17/2014	-49.79	0.00	07/15/2014	Credit - Lodging - Ambulance Coding	-				No	0000
101-350-512-5830	Lodging										
	31083031714 Total:	1,629.36									
31083061714	06/17/2014	39.58	0.00	07/15/2014	Battery Junction - Batteries for AED	-				No	0000
101-350-512-5730	Program supplies										
	31083061714 Total:	39.58									
31133061014	06/10/2014	52.93	0.00	07/15/2014	Meeting - Skokie Police Chief	-				No	0000
101-300-512-5730	Program supplies										
	31133061014 Total:	52.93									
31158051314	05/13/2014	233.34	0.00	07/15/2014	Lodging - ILCMS Conference	-				No	0000
101-200-511-5830	Lodging										
31158051314	05/13/2014	25.00	0.00	07/15/2014	Job Posting - Video operator	-				No	0000
101-200-511-5510	Advertising										
	31158051314 Total:	258.34									
31158051914	05/19/2014	99.90	0.00	07/15/2014	Plaque - Memorial Day	-				No	0000
101-100-511-5799	Other materials & supplies										
	31158051914 Total:	99.90									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
31158052814	05/28/2014	166.21	0.00	07/15/2014	Working Staff Mtg for Dept Heads		-			No	0000
101-200-511-5840	Meals										
	31158052814 Total:	166.21									
31158053014	05/30/2014	66.98	0.00	07/15/2014	Logmein yearly subscription		-			No	0000
101-250-511-5340	Maintenance Agreement Expense										
	31158053014 Total:	66.98									
32008053014	05/30/2014	350.00	0.00	07/15/2014	ILCMA Conference		-			No	0000
101-200-511-5810	Conference & meeting registrat										
	32008053014 Total:	350.00									
32115060514	06/05/2014	5.00	0.00	07/15/2014	Parking - Metro Mayors Caucus		-			No	0000
101-100-511-5820	Local mileage, parking & tolls										
	32115060514 Total:	5.00									
35142051414	05/14/2014	860.00	0.00	07/15/2014	Tickets for Senior social club		-			No	0000
205-570-515-5270	Purchased program services										
	35142051414 Total:	860.00									
35142051514	05/15/2014	750.33	0.00	07/15/2014	Finger paints for camp		-			No	0000
205-571-515-5730	Program supplies										
	35142051514 Total:	750.33									
35142052214	05/22/2014	444.20	0.00	07/15/2014	Wristbands for camp		-			No	0000
205-571-515-5730	Program supplies										
	35142052214 Total:	444.20									
35142052414	05/24/2014	137.70	0.00	07/15/2014	Flloor cable coverings for camp		-			No	0000
205-571-515-5730	Program supplies										
	35142052414 Total:	137.70									
35142052714	05/27/2014	559.13	0.00	07/15/2014	Blankets for concerts		-			No	0000
205-504-515-5510	Advertising										
	35142052714 Total:	559.13									
35142052914	05/29/2014	425.00	0.00	07/15/2014	Obstacle course for concerts		-			No	0000
205-504-515-5270	Purchased program services										
	35142052914 Total:	425.00									
35142053014	05/30/2014	600.00	0.00	07/15/2014	National Recreation membership		-			No	0000
205-500-515-5810	Conference & meeting registrat										
	35142053014 Total:	600.00									
35142060214	06/02/2014	135.00	0.00	07/15/2014	Training course for concerts		-			No	0000
205-504-515-5270	Purchased program services										
35142060214	06/02/2014	34.12	0.00	07/15/2014	Plug n Play		-			No	0000
205-500-515-5725	Credit card charges										
	35142060214 Total:	169.12									
35142060314	06/03/2014	100.00	0.00	07/15/2014	M & M Limousine		-			No	0000
205-570-515-5270	Purchased program services										
	35142060314 Total:	100.00									
35142060514	06/05/2014	595.00	0.00	07/15/2014	Equipment for concert		-			No	0000
205-504-515-5270	Purchased program services										
	35142060514 Total:	595.00									

n to VB Agenda

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
35142060614	06/06/2014	173.98	0.00	07/15/2014	Coolers for concerts		-			No	0000
205-504-515-5730	Program supplies										
35142060614	06/06/2014	187.50	0.00	07/15/2014	M & M Limousine		-			No	0000
205-570-515-5270	Purchased program services										
35142060614	06/06/2014	237.50	0.00	07/15/2014	M & M Limousine		-			No	0000
205-570-515-5270	Purchased program services										
	35142060614 Total:	598.98									
	AMEREXP Total:	7,907.76									
	American Express Total:	7,907.76									
ANI Safety & Supply Inc											
ANISFTY											
844271	06/06/2014	136.25	0.00	07/15/2014	Emergency blankets for cells/misc		-			No	0000
101-300-512-5730	Program supplies										
	844271 Total:	136.25									
	ANISFTY Total:	136.25									
	ANI Safety & Supply Inc Total:	136.25									
AT&T											
AT&T											
773R07163604	05/28/2014	77.39	0.00	07/15/2014	Telephone Services - E911		-			No	0000
215-000-512-5580	Telephone										
	773R07163604 Total:	77.39									
847734584005	06/07/2014	1,202.82	0.00	07/15/2014	Telephone Services - E911		-			No	0000
215-000-512-5580	Telephone										
	847734584005 Total:	1,202.82									
847734584305	06/07/2014	346.36	0.00	07/15/2014	Telephone Services - E911		-			No	0000
215-000-512-5580	Telephone										
	847734584305 Total:	346.36									
	AT&T Total:	1,626.57									
	AT&T Total:	1,626.57									
Call One											
CALLONE											
1010-7823-0001	06/15/2014	2,457.82	0.00	07/15/2014	Telephone Services - Admin - May		-			No	0000
101-210-511-5580	Telephone										
	1010-7823-0001 Total:	2,457.82									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
1010-7823-0002	06/15/2014	322.80	0.00	07/15/2014	Telephone Services - SCADA - May		-			No	0000
660-610-519-5580	Telephone										
	1010-7823-0002 Total:	322.80									
1010-7823-0003	06/15/2014	189.78	0.00	07/15/2014	Telephone Services - Police - May		-			No	0000
101-210-511-5580	Telephone										
	1010-7823-0003 Total:	189.78									
1010-7823-0004	06/15/2014	47.29	0.00	07/15/2014	Telephone Services - Aquatic - May		-			No	0000
205-560-515-5580	Telephone										
	1010-7823-0004 Total:	47.29									
1010-7823-0007	06/15/2014	377.60	0.00	07/15/2014	Telephone Services - PW - May		-			No	0000
660-610-519-5580	Telephone										
	1010-7823-0007 Total:	377.60									
1010-7823-0008	06/15/2014	27.74	0.00	07/15/2014	Telephone Services - Pump Hse - May		-			No	0000
660-610-519-5580	Telephone										
	1010-7823-0008 Total:	27.74									
1010-7823-0009	06/15/2014	115.00	0.00	07/15/2014	Telephone Services - Red Ctr - May		-			No	0000
660-610-519-5580	Telephone										
1010-7823-0009	06/15/2014	544.93	0.00	07/15/2014	Telephone Services - Red Ctr - May		-			No	0000
101-210-511-5580	Telephone										
	1010-7823-0009 Total:	659.93									
1010-7823-0010	06/15/2014	382.16	0.00	07/15/2014	Telephone Services - Municipal Ctr - May		-			No	0000
101-210-511-5580	Telephone										
	1010-7823-0010 Total:	382.16									
	CALLONE Total:	4,465.12									
	Call One Total:	4,465.12									
Comcast Cable											
COMCAST											
COM06032014	06/03/2014	117.85	0.00	07/15/2014	Internet Service - PW		-			No	0000
660-610-519-5580	Telephone										
	COM06032014 Total:	117.85									
COM06112014	06/11/2014	94.85	0.00	07/15/2014	Internet Service - Pump House		-			No	0000
660-610-519-5580	Telephone										
	COM06112014 Total:	94.85									
	COMCAST Total:	212.70									
	Comcast Cable Total:	212.70									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Commonwealth Edison											
COMED											
0008132018	06/11/2014	1,057.80	0.00	07/15/2014	Electrical - Kostner/Morse - 5/9-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	0008132018 Total:	1,057.80									
0104767008	06/12/2014	3,164.70	0.00	07/15/2014	Electrical - Pump Station - 5/9-6/11		-			No	0000
660-620-519-5785	Utilities - public way										
	0104767008 Total:	3,164.70									
0592075011	05/29/2014	2,247.34	0.00	07/15/2014	Street Lighting - 4/29/14-5/29/14		-			No	0000
101-440-513-5785	Utilities - public way										
	0592075011 Total:	2,247.34									
0933017059	06/11/2014	492.72	0.00	07/15/2014	Electrical - 6754 Cicero - 5/8-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	0933017059 Total:	492.72									
1700394002	06/12/2014	82.46	0.00	07/15/2014	Electrical - ES Crawford - 5/9-6/11		-			No	0000
101-440-513-5785	Utilities - public way										
	1700394002 Total:	82.46									
1784010001	06/17/2014	683.40	0.00	07/15/2014	Electrical - Shelter Proesel - 5/9-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	1784010001 Total:	683.40									
1784059008	06/12/2014	1,424.04	0.00	07/15/2014	Electrical - NS Morse - 5/9-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	1784059008 Total:	1,424.04									
1784346006	06/11/2014	352.96	0.00	07/15/2014	Electrical - SS Touhy - 5/9-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	1784346006 Total:	352.96									
1784521009	06/12/2014	19.55	0.00	07/15/2014	Electrical - WS Cicero - 5/8-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	1784521009 Total:	19.55									
2028043041	06/09/2014	3,154.69	0.00	07/15/2014	Street Lighting - 5/8/14-6/6/14		-			No	0000
101-440-513-5785	Utilities - public way										
	2028043041 Total:	3,154.69									
2187009072	06/09/2014	305.40	0.00	07/15/2014	Electrical - 7000 McCormick - 5/7-6/6		-			No	0000
101-440-513-5785	Utilities - public way										
	2187009072 Total:	305.40									
2631087013	06/10/2014	88.95	0.00	07/15/2014	Electrical - 6851 Central Pk - 5/7-6/9		-			No	0000
101-440-513-5785	Utilities - public way										
	2631087013 Total:	88.95									
2649157097	06/10/2014	131.54	0.00	07/15/2014	Electrical - 3550 Pratt - 5/7-6/9		-			No	0000
101-440-513-5785	Utilities - public way										
	2649157097 Total:	131.54									
3462712002	06/10/2014	158.72	0.00	07/15/2014	Electrical - Water Tower - 5/8-6/9		-			No	0000
660-620-519-5785	Utilities - public way										
	3462712002 Total:	158.72									

n to VB Agenda

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
4147167024	06/12/2014	3,746.54	0.00	07/15/2014	Electrical - 7055 Kostner - 5/12-6/11		-			No	0000
101-440-513-5785	Utilities - public way										
	4147167024 Total:	3,746.54									
4413156059	06/12/2014	105.41	0.00	07/15/2014	Electrical - 7300 Cicero - 5/9-6/11		-			No	0000
101-440-513-5785	Utilities - public way										
	4413156059 Total:	105.41									
4791110064	06/11/2014	213.47	0.00	07/15/2014	Electrical - 3928 Touhy - 5/9-6/10		-			No	0000
101-440-513-5785	Utilities - public way										
	4791110064 Total:	213.47									
	COMED Total:	17,429.69									
	Commonwealth Edison Total:	17,429.69									
Eureka Solutions, Inc.											
EUREKA											
6132014	06/13/2014	850.00	0.00	07/15/2014	Scientist in Resident Program		-			No	0000
205-530-515-5270	Purchased program services										
	6132014 Total:	850.00									
	EUREKA Total:	850.00									
	Eureka Solutions, Inc. Total:	850.00									
FIA Card Services											
FIACARD											
0923050814	05/08/2014	80.67	0.00	07/15/2014	Factory Card Outlet - Table Coverings		-			No	0000
205-570-515-5730	Program supplies										
	0923050814 Total:	80.67									
0923051214	05/12/2014	248.22	0.00	07/15/2014	DCI Printing Services - Concerts		-			No	0000
205-504-515-5510	Advertising										
	0923051214 Total:	248.22									
0923052314	05/23/2014	39.98	0.00	07/15/2014	Office Max - Memorial Day "Reserved"		-			No	0000
205-504-515-5560	Printing & copying services										
	0923052314 Total:	39.98									
0923060414	06/04/2014	350.00	0.00	07/15/2014	USPS - Concert postage		-			No	0000
205-504-515-5510	Advertising										
	0923060414 Total:	350.00									
0923060514	06/05/2014	58.50	0.00	07/15/2014	Little Caesars - Club Kid Party		-			No	0000
205-520-515-5645	Concessions & food										
0923060514	06/05/2014	24.02	0.00	07/15/2014	Jewel - Club Kid Party		-			No	0000
205-520-515-5645	Concessions & food										
	0923060514 Total:	82.52									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
3504051314	05/13/2014	120.00	0.00	07/15/2014	Care.com - job posting		-			No	0000
205-530-515-5730	Program supplies										
	3504051314 Total:	120.00									
3504051514	05/15/2014	43.95	0.00	07/15/2014	Factory Card Outlet - Party supplies		-			No	0000
205-506-515-5730	Program supplies										
	3504051514 Total:	43.95									
3504051614	05/16/2014	99.00	0.00	07/15/2014	Balloons Tomorrow - camp balloons		-			No	0000
205-530-515-5730	Program supplies										
	3504051614 Total:	99.00									
3504052014	05/20/2014	-2.87	0.00	07/15/2014	Vista Print - camp signage		-			No	0000
205-530-515-5730	Program supplies										
3504052014	05/20/2014	45.69	0.00	07/15/2014	Vista Print - camp signage		-			No	0000
205-530-515-5730	Program supplies										
	3504052014 Total:	42.82									
3504052714	05/27/2014	70.70	0.00	07/15/2014	Lou Malnati's - Staff Training		-			No	0000
205-530-515-5590	Training										
	3504052714 Total:	70.70									
3504052814	05/28/2014	90.00	0.00	07/15/2014	Noodles & Company - Staff Training		-			No	0000
205-530-515-5590	Training										
	3504052814 Total:	90.00									
3504052914	05/29/2014	240.50	0.00	07/15/2014	Laser Quest - Field trip deposit		-			No	0000
205-530-515-5270	Purchased program services										
	3504052914 Total:	240.50									
3504053014	05/30/2014	90.50	0.00	07/15/2014	American Camping Assn - Training		-			No	0000
205-530-515-5590	Training										
	3504053014 Total:	90.50									
3504060214	06/02/2014	87.93	0.00	07/15/2014	CVS - Staff Training		-			No	0000
205-530-515-5590	Training										
	3504060214 Total:	87.93									
3504060314	06/03/2014	4.00	0.00	07/15/2014	Lettering Delights - Camp Font		-			No	0000
205-530-515-5730	Program supplies										
	3504060314 Total:	4.00									
3504060414	06/04/2014	59.99	0.00	07/15/2014	Jimmy John's - Staff Training		-			No	0000
205-530-515-5590	Training										
	3504060414 Total:	59.99									
3695051514	05/15/2014	14.98	0.00	07/15/2014	Tape measure for Fields		-			No	0000
205-540-515-5730	Program supplies										
	3695051514 Total:	14.98									
3695052014	05/20/2014	35.00	0.00	07/15/2014	WSI class		-			No	0000
205-561-515-5770	Training supplies										
3695052014	05/20/2014	35.00	0.00	07/15/2014	WSI class		-			No	0000
205-561-515-5770	Training supplies										
3695052014	05/20/2014	35.00	0.00	07/15/2014	WSI class		-			No	0000
205-561-515-5770	Training supplies										

n to VB Agenda

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
3695052014	05/20/2014	35.00	0.00	07/15/2014	WSI class		-			No	0000
205-561-515-5770	Training supplies										
	3695052014 Total:	140.00									
3695052814	05/28/2014	212.40	0.00	07/15/2014	Whities for guards		-			No	0000
205-560-515-5730	Program supplies										
3695052814	05/28/2014	314.95	0.00	07/15/2014	CPR masks for lifeguards		-			No	0000
205-560-515-5730	Program supplies										
	3695052814 Total:	527.35									
3695053014	05/30/2014	396.25	0.00	07/15/2014	Parts for diving board		-			No	0000
205-560-515-5450	R&M - pool equipment										
	3695053014 Total:	396.25									
3695060314	06/03/2014	94.97	0.00	07/15/2014	Sunscreen for lifeguards		-			No	0000
205-560-515-5730	Program supplies										
	3695060314 Total:	94.97									
3695060414	06/04/2014	12.74	0.00	07/15/2014	Toys for swim lessons		-			No	0000
205-560-515-5730	Program supplies										
	3695060414 Total:	12.74									
7588060814	06/08/2014	769.44	0.00	07/15/2014	Police Memorial - Lodging		-			No	0000
101-300-512-5830	Lodging										
	7588060814 Total:	769.44									
8334051214	05/12/2014	40.00	0.00	07/15/2014	I Pass Auto replenish		-			No	0000
101-210-511-5840	Meals										
	8334051214 Total:	40.00									
	FIACARD Total:	3,746.51									
	FIA Card Services Total:	3,746.51									
GFOA											
GFOACAP											
061614	06/20/2014	330.00	0.00	07/15/2014	GFOA Budget Award Program		-			No	0000
101-210-511-5730	Program supplies										
	061614 Total:	330.00									
	GFOACAP Total:	330.00									
	GFOA Total:	330.00									
Groot Recycling & Waste Servic											
GROOT											
10163961	05/30/2014	2,605.21	0.00	07/15/2014	22280-002/Public Works		-			No	0000
101-440-514-5230	Garbage & recycling										
	10163961 Total:	2,605.21									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
10164039	06/01/2014	52,454.46	0.00	07/15/2014	1229-001/Community pick up		-			No	0000
101-440-514-5230	Garbage & recycling										
	10164039 Total:	52,454.46									
10164040	06/01/2014	670.07	0.00	07/15/2014	123-001/School District 74		-			No	0000
101-440-514-5230	Garbage & recycling										
	10164040 Total:	670.07									
10176666	05/15/2014	979.33	0.00	07/15/2014	22280-01/Public Works		-			No	0000
101-440-514-5230	Garbage & recycling										
	10176666 Total:	979.33									
10191546	06/01/2014	2,866.72	0.00	07/15/2014	1231-001/Multi family pick up		-			No	0000
101-440-514-5230	Garbage & recycling										
	10191546 Total:	2,866.72									
	GROOT Total:	59,575.79									
	Groot Recycling & Waste Servic Total:	59,575.79									
IRMA											
IRMA											
IVC0008988	04/30/2014	130.00	0.00	07/15/2014	IVC0008988		-			No	0000
101-210-511-5260	Liability insurance										
	IVC0008988 Total:	130.00									
SALES0013349	05/31/2014	13,210.95	0.00	07/15/2014	May Monthly deductible		-			No	0000
101-210-511-5260	Liability insurance										
	SALES0013349 Total:	13,210.95									
SALES0013390	05/31/2014	2,500.00	0.00	07/15/2014	May Optional deductible		-			No	0000
101-210-511-5260	Liability insurance										
	SALES0013390 Total:	2,500.00									
	IRMA Total:	15,840.95									
	IRMA Total:	15,840.95									
Lowe's Business Acc/GECF											
LOWES											
07690	06/06/2014	16.44	0.00	07/15/2014	Nuts, bolts, washers, silicone		-			No	0000
101-350-512-5799	Other materials & supplies										
	07690 Total:	16.44									
	LOWES Total:	16.44									
	Lowe's Business Acc/GECF Total:	16.44									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Nicor Gas											
NICOR											
1436840000	06/13/2014	329.87	0.00	07/15/2014	Community Center		-			No	0000
205-430-515-5780	Utilities - government buildin										
	1436840000 Total:	329.87									
21-46-84-00003	06/11/2014	58.05	0.00	07/15/2014	Natural Gas - Pool		-			No	0000
205-560-515-5780	Utilities - government buildin										
	21-46-84-00003 Total:	58.05									
21-84-84-00004	06/09/2014	110.26	0.00	07/15/2014	Natural Gas - Pump Station		-			No	0000
660-620-519-5780	Utilities - government buildin										
	21-84-84-00004 Total:	110.26									
3017240000	06/13/2014	274.45	0.00	07/15/2014	Public Services		-			No	0000
101-420-511-5780	Utilities - government buildin										
	3017240000 Total:	274.45									
31-46-84-00002	06/11/2014	3,222.28	0.00	07/15/2014	Natural Gas - Parks & Rec		-			No	0000
205-560-515-5780	Utilities - government buildin										
	31-46-84-00002 Total:	3,222.28									
5202340000	06/13/2014	426.26	0.00	07/15/2014	Village Hall		-			No	0000
101-420-511-5780	Utilities - government buildin										
	5202340000 Total:	426.26									
6202340000	06/13/2014	1,544.42	0.00	07/15/2014	Public Safety		-			No	0000
101-420-511-5780	Utilities - government buildin										
	6202340000 Total:	1,544.42									
70-61-47-04487	06/10/2014	97.13	0.00	07/15/2014	Natural Gas - 7055 Kostner		-			No	0000
205-560-515-5780	Utilities - government buildin										
	70-61-47-04487 Total:	97.13									
	NICOR Total:	6,062.72									
	Nicor Gas Total:	6,062.72									
PAETEC											
PAETEC											
4758847	06/01/2014	404.22	0.00	07/15/2014	PRI/Public Works phone system		-			No	0000
660-610-519-5580	Telephone										
	4758847 Total:	404.22									
	PAETEC Total:	404.22									
	PAETEC Total:	404.22									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Pitney Bowes											
PITNEYBO											
2355016-JN14	06/13/2014	262.26	0.00	07/15/2014	Rental fees - May 30 thru June 30		-			No	0000
101-210-511-5440	R&M - office equipment										
	2355016-JN14 Total:	262.26									
	PITNEYBO Total:	262.26									
	Pitney Bowes Total:	262.26									
Regional Emergency Dispatch											
REGIONAL											
222-15-07	06/15/2014	11,797.83	0.00	07/15/2014	July 2014 dues		-			No	0000
101-350-512-5599	Other contractual										
	222-15-07 Total:	11,797.83									
	REGIONAL Total:	11,797.83									
	Regional Emergency Dispatch Total:	11,797.83									
Robbins, Salomon & Patt, LTD											
RS&PLTD											
176849	06/10/2014	2,055.00	0.00	07/15/2014	Municipal Prosecution/Traffic May		-			No	0000
101-230-511-5399	Other professional services										
	176849 Total:	2,055.00									
176850	06/10/2014	705.00	0.00	07/15/2014	Adjudicative Hearings May		-			No	0000
101-230-511-5399	Other professional services										
	176850 Total:	705.00									
	RS&PLTD Total:	2,760.00									
	Robbins, Salomon & Patt, LTD Total:	2,760.00									
United States Postal Service											
USPOSTAL											
PB061214	06/12/2014	2.63	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										
PB061214	06/12/2014	32.30	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										
PB061214	06/12/2014	209.57	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										
PB061214	06/12/2014	6.72	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
PB061214	06/12/2014	0.69	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
205-500-515-5720	Postage										
PB061214	06/12/2014	39.26	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										
PB061214	06/12/2014	0.48	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
101-210-511-5720	Postage										
PB061214	06/12/2014	527.04	0.00	07/15/2014	Pitney Bowes postage		-			No	0000
660-610-519-5720	Postage										
	PB061214 Total:	818.69									
	USPOSTAL Total:	818.69									
	United States Postal Service Total:	818.69									
	Report Total:	134,243.50									

Accounts Payable
To Be Paid Proof List

User: jmm
Printed: 06/24/2014 - 9:36 AM
Batch: 101-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
303 Taxi											
303											
31600	06/02/2014	147.00	0.00	07/15/2014	Taxi Coupons - May		-			No	0000
205-570-515-5280	Subsidized taxi program										
31600	06/02/2014	10.00	0.00	07/15/2014	Taxi Coupons - May		-			No	0000
205-570-515-5280	Subsidized taxi program										
	31600 Total:	157.00									
	303 Total:	157.00									
	303 Taxi Total:	157.00									
Advocate Occupational Health											
ADVOCA											
523159	05/02/2014	492.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	523159 Total:	492.00									
525168	05/02/2014	86.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	525168 Total:	86.00									
526409	05/02/2014	2,492.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	526409 Total:	2,492.00									
527825	05/02/2014	56.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	527825 Total:	56.00									
	ADVOCA Total:	3,126.00									
	Advocate Occupational Health Total:	3,126.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Airgas											
AIRGAS											
9919242805	05/31/2014	144.90	0.00	07/15/2014	Oxygen for ambulances		-			No	0000
101-350-512-5660	EMS supplies										
	9919242805 Total:	144.90									
	AIRGAS Total:	144.90									
	Airgas Total:	144.90									
Alpha Baking Company											
ALPHABAK											
4055147002	05/27/2014	147.77	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	4055147002 Total:	147.77									
4055153002	06/02/2014	99.92	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	4055153002 Total:	99.92									
4055157002	06/06/2014	128.24	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	4055157002 Total:	128.24									
	ALPHABAK Total:	375.93									
	Alpha Baking Company Total:	375.93									
American Charge Service											
AMERCHAR											
93550	05/23/2014	18.00	0.00	07/15/2014	Taxi coupon - May		-			No	0000
205-570-515-5280	Subsidized taxi program										
	93550 Total:	18.00									
	AMERCHAR Total:	18.00									
	American Charge Service Total:	18.00									
American First Aid Services											
AFAS INC											
182193	06/03/2014	80.70	0.00	07/15/2014	First Aid Kit for Shelter		-			No	0000
205-560-515-5730	Program supplies										
	182193 Total:	80.70									
182196	06/03/2014	46.75	0.00	07/15/2014	First Aid Kit for Office		-			No	0000
205-500-515-5700	Office supplies										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	182196 Total:	46.75									
182197	06/03/2014	107.35	0.00	07/15/2014	First Aid Kit for Pool		-			No	0000
205-560-515-5730	Program supplies										
	182197 Total:	107.35									
	AFAS INC Total:	234.80									
	American First Aid Services Total:	234.80									
American Traffic Solutions											
ATS											
INV00015952	05/31/2014	4,550.00	0.00	07/15/2014	ATS Monthly fee - May 2014		-			No	0000
101-300-512-5599	Other contractual										
	INV00015952 Total:	4,550.00									
	ATS Total:	4,550.00									
	American Traffic Solutions Total:	4,550.00									
AT Group , Inc											
ATGROUP											
536	06/17/2014	1,134.55	0.00	07/15/2014	Retainer/Mileage - February		-			No	0000
101-290-511-5920	Administration Engineer Costs										
536	06/17/2014	1,134.55	0.00	07/15/2014	Retainer/Mileage - February		-			No	0000
660-620-519-5399	Other professional services										
536	06/17/2014	187.50	0.00	07/15/2014	Feb Project Mgmt - PW Expansion		-			No	0000
217-000-561-5340	Engineering										
536	06/17/2014	812.50	0.00	07/15/2014	Feb Project Mgmt - Crawford		-			No	0000
101-290-511-5942	PW Building Engineer Costs										
	536 Total:	3,269.10									
544	06/17/2014	1,352.65	0.00	07/15/2014	Retainer/Mileage - March		-			No	0000
101-290-511-5920	Administration Engineer Costs										
544	06/17/2014	1,352.65	0.00	07/15/2014	Retainer/Mileage - March		-			No	0000
660-620-519-5399	Other professional services										
544	06/17/2014	999.35	0.00	07/15/2014	March Project Mgmt - Crawford Ave		-			No	0000
101-290-511-5942	PW Building Engineer Costs										
544	06/17/2014	197.70	0.00	07/15/2014	March Project Mgmt - PW Expansion		-			No	0000
217-000-561-5340	Engineering										
544	06/17/2014	291.45	0.00	07/15/2014	March Project Mgmt - Stormwater		-			No	0000
660-620-519-5320	Consulting										
544	06/17/2014	250.00	0.00	07/15/2014	Professional Fees - Mar Private Dev		-			No	0000
101-290-511-5922	Building Engineering Costs										
544	06/17/2014	260.20	0.00	07/15/2014	Professional Fees - Mar Private Dev		-			No	0000
101-290-511-5922	Building Engineering Costs										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	544 Total:	4,704.00									
549	06/17/2014	1,093.75	0.00	07/15/2014	Retainer - April		-			No	0000
101-290-511-5920	Administration Engineer Costs										
549	06/17/2014	1,093.75	0.00	07/15/2014	Retainer - April		-			No	0000
660-620-519-5399	Other professional services										
549	06/17/2014	35.70	0.00	07/15/2014	Mileage		-			No	0000
101-290-511-5920	Administration Engineer Costs										
549	06/17/2014	35.70	0.00	07/15/2014	Mileage		-			No	0000
660-620-519-5399	Other professional services										
549	06/17/2014	2,187.50	0.00	07/15/2014	April Project Mgmt - Crawford		-			No	0000
101-290-511-5942	PW Building Engineer Costs										
549	06/17/2014	91.80	0.00	07/15/2014	April Project Mgmt - Crawford		-			No	0000
101-290-511-5942	PW Building Engineer Costs										
549	06/17/2014	312.50	0.00	07/15/2014	April Project Mgmt - Stormwater		-			No	0000
660-620-519-5320	Consulting										
549	06/17/2014	10.20	0.00	07/15/2014	April Project Mgmt - Stormwater		-			No	0000
660-620-519-5320	Consulting										
549	06/17/2014	135.20	0.00	07/15/2014	April Private Devel - Agape Church		-			No	0000
101-290-511-5922	Building Engineering Costs										
549	06/17/2014	395.40	0.00	07/15/2014	April Private Devel - Bryn Mawr		-			No	0000
660-620-519-5320	Consulting										
	549 Total:	5,391.50									
560	06/17/2014	707.90	0.00	07/15/2014	Retainer/Mileage - May		-			No	0000
101-290-511-5920	Administration Engineer Costs										
560	06/17/2014	707.90	0.00	07/15/2014	Retainer/Mileage - May		-			No	0000
660-620-519-5399	Other professional services										
560	06/17/2014	1,321.40	0.00	07/15/2014	May Project Mgmt - Crawford		-			No	0000
101-290-511-5942	PW Building Engineer Costs										
560	06/17/2014	260.20	0.00	07/15/2014	May Project Mgmt - Stormwater		-			No	0000
660-620-519-5320	Consulting										
560	06/17/2014	540.80	0.00	07/15/2014	May Private Devel - Bryn Mawr		-			No	0000
660-620-519-5320	Consulting										
	560 Total:	3,538.20									
	ATGROUP Total:	16,902.80									
	AT Group , Inc Total:	16,902.80									
Batteries Plus #890											
BATT											
890-227257	06/16/2014	14.95	0.00	07/15/2014	Battery for alarm system backup		-			No	0000
101-300-512-5730	Program supplies										
	890-227257 Total:	14.95									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	BATT Total:	14.95									
	Batteries Plus #890 Total:	14.95									
Bio-Tron, Inc.											
BIOTRON											
34373	06/13/2014	190.00	0.00	07/15/2014	Preventative maintenance for Zoll		-			No	0000
101-350-512-5430	R&M - Fire & EMS equipment										
	34373 Total:	190.00									
	BIOTRON Total:	190.00									
	Bio-Tron, Inc. Total:	190.00									
Business Only Broadband											
BUSONLY											
49030	07/01/2014	250.00	0.00	07/15/2014	Back up connection - Internet		-			No	0000
101-250-511-5580	Telephone										
	49030 Total:	250.00									
	BUSONLY Total:	250.00									
	Business Only Broadband Total:	250.00									
Canon Solutions America											
CANN											
4012869175	06/01/2014	68.47	0.00	07/15/2014	Maintenance - Copier - May		-			No	0000
101-210-511-5440	R&M - office equipment										
	4012869175 Total:	68.47									
	CANN Total:	68.47									
	Canon Solutions America Total:	68.47									
Cassidy Tire											
CASSIDYT											
2182710	06/09/2014	792.75	0.00	07/15/2014	New tire for E15R		-			No	0000
101-350-512-5480	R&M - vehicles										
	2182710 Total:	792.75									
2182778	06/13/2014	440.93	0.00	07/15/2014	New tire for A15		-			No	0000
101-350-512-5480	R&M - vehicles										
	2182778 Total:	440.93									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
3182588	06/12/2014	140.14	0.00	07/15/2014	Tires for Squad 217		-			No	0000
101-300-512-5480	R&M - vehicles										
	3182588 Total:	140.14									
3182637	06/12/2014	140.14	0.00	07/15/2014	Tires for Squad 212		-			No	0000
101-300-512-5480	R&M - vehicles										
	3182637 Total:	140.14									
	CASSIDYT Total:	1,513.96									
	Cassidy Tire Total:	1,513.96									
Chicago Communications, LLC											
CHGOCOMM											
261123	06/03/2014	804.75	0.00	07/15/2014	Monthly Police Radio Maint - July		-			No	0000
101-300-512-5410	R&M - communications equipment										
	261123 Total:	804.75									
	CHGOCOMM Total:	804.75									
	Chicago Communications, LLC Total:	804.75									
Clark Baird Smith, LLP											
CLARKBAI											
4637	06/03/2014	472.50	0.00	07/15/2014	Legal services for personnel matters		-			No	0000
101-230-511-5399	Other professional services										
	4637 Total:	472.50									
	CLARKBAI Total:	472.50									
	Clark Baird Smith, LLP Total:	472.50									
Cline Rosa											
CLINE											
SCSR0714	06/09/2014	250.00	0.00	07/15/2014	Face painter - Summer Concert - 2nd pymt		-			No	0000
205-504-515-5270	Purchased program services										
	SCSR0714 Total:	250.00									
SCSRC0612	06/09/2014	250.00	0.00	07/15/2014	Face painter - Summer Concert Series		-			No	0000
205-504-515-5270	Purchased program services										
	SCSRC0612 Total:	250.00									
	CLINE Total:	500.00									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Cline Rosa Total:	500.00									
Coca-Cola Bottling Company											
COCACOLA											
348306626	05/27/2014	1,944.31	0.00	07/15/2014	Pop for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	348306626 Total:	1,944.31									
	COCACOLA Total:	1,944.31									
	Coca-Cola Bottling Company Total:	1,944.31									
Cook County Recorder of Deeds											
COOKCOUN											
INV351053114	05/31/2014	182.00	0.00	07/15/2014	Recording fees - 1414229056,1412219120		-			No	0000
101-230-511-5399	Other professional services										
	INV351053114 Total:	182.00									
	COOKCOUN Total:	182.00									
	Cook County Recorder of Deeds Total:	182.00									
De Los Santos Jr. Heliodoro											
DELOS											
06112014	06/11/2014	286.00	0.00	07/15/2014	Refund - Prairie Dogs		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	06112014 Total:	286.00									
	DELOS Total:	286.00									
	De Los Santos Jr. Heliodoro Total:	286.00									
DIVE Cincinnati, Inc											
DIVE											
10949	05/30/2014	396.25	0.00	07/15/2014	Repair parts for diving board		-			No	0000
205-560-515-5450	R&M - pool equipment										
	10949 Total:	396.25									
	DIVE Total:	396.25									
	DIVE Cincinnati, Inc Total:	396.25									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
EMSAR											
EMSAR											
SI-41276	06/12/2014	288.00	0.00	07/15/2014	Ambulance cot repairs		-			No	0000
101-350-512-5430	R&M - Fire & EMS equipment										
	SI-41276 Total:	288.00									
	EMSAR Total:	288.00									
	EMSAR Total:	288.00									
Engelstein Shirley											
ENGELSTE											
SE06-2014	06/06/2014	300.00	0.00	07/15/2014	Art Gallery Invoice - June/July 2014		-			No	0000
101-100-511-5270	Purchased program services										
	SE06-2014 Total:	300.00									
	ENGELSTE Total:	300.00									
	Engelstein Shirley Total:	300.00									
Eterno, Attorney at Law David											
ETERNO											
11396	06/02/2014	900.00	0.00	07/15/2014	Adjudication Hearing Officer - May		-			No	0000
101-230-511-5399	Other professional services										
	11396 Total:	900.00									
	ETERNO Total:	900.00									
	Eterno, Attorney at Law David Total:	900.00									
F.A.S.T. Korp											
FAST											
1488	04/29/2014	15,340.00	1.00	07/15/2014	Double Tot Slide		-		00000512	No	0001
205-560-515-6599	EQUIPMENT- POOL										
	1488 Total:	15,340.00									
	FAST Total:	15,340.00									
	F.A.S.T. Korp Total:	15,340.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Fast Signs											
FASTSIGN											
80-41019	06/09/2014	64.00	0.00	07/15/2014	No Weapons signs for vehicles		-			No	0000
101-350-512-5730	Program supplies										
	80-41019 Total:	64.00									
	FASTSIGN Total:	64.00									
	Fast Signs Total:	64.00									
Gateway EDI											
GATEWAY											
7108061400	06/01/2014	143.18	0.00	07/15/2014	Claims transaction fee for ambulance		-			No	0000
101-000-410-4315	Ambulance & EMS fees										
	7108061400 Total:	143.18									
	GATEWAY Total:	143.18									
	Gateway EDI Total:	143.18									
George Julie											
GEORGEJ											
060616	06/06/2014	40.00	0.00	07/15/2014	Refund - Duplicate Vehicle Sticker		-			No	0000
101-000-410-4201	License - passenger car										
	060616 Total:	40.00									
	GEORGEJ Total:	40.00									
	George Julie Total:	40.00									
Gewalt Hamilton Associates Inc											
GEWALT											
9232.000-228	06/06/2014	176.00	0.00	07/15/2014	NPDES Permit Issues - May		-			No	0000
660-620-562-6400	Sewer system const/imprv										
9232.000-228	06/06/2014	1,337.50	0.00	07/15/2014	General Consulting - May		-			No	0000
101-290-511-5920	Administration Engineer Costs										
	9232.000-228 Total:	1,513.50									
9232.355-10	06/06/2014	5,004.00	0.00	07/15/2014	Pratt Street Light Construction - May		-			No	0000
212-000-511-5320	Consulting										
	9232.355-10 Total:	5,004.00									
9232.376-1	06/06/2014	765.03	0.00	07/15/2014	Carwford Ave Street Lighting - May		-			No	0000
213-000-561-5340	Engineering										
	9232.376-1 Total:	765.03									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
9232.377-7	06/06/2014	870.00	0.00	07/15/2014	Street Light Design Year 4		-			No	0000
213-000-561-5340	Engineering										
	9232.377-7 Total:	870.00									
9232.404-9	06/06/2014	565.90	0.00	07/15/2014	Touhy Bike Overpass		-			No	0000
454-000-561-5340	Engineering										
	9232.404-9 Total:	565.90									
	GEWALT Total:	8,718.43									
	Gewalt Hamilton Associates Inc Total:	8,718.43									
Grossinger Hyundai											
GROSSHYU											
6122014	06/12/2014	14,667.00	0.00	07/15/2014	Sales Tax sharing agreement pymt, 2013		-			No	0000
101-240-517-5911	Sales Tax Sharing Agreements										
	6122014 Total:	14,667.00									
	GROSSHYU Total:	14,667.00									
	Grossinger Hyundai Total:	14,667.00									
Halogen											
HALOGEN											
452070	05/29/2014	3,752.00	0.00	07/15/2014	Chlorine for pool		-			No	0000
205-560-515-5630	Chemicals - swimming pool										
	452070 Total:	3,752.00									
452319	06/02/2014	722.20	0.00	07/15/2014	Repair parts for pool		-			No	0000
205-560-515-5630	Chemicals - swimming pool										
	452319 Total:	722.20									
	HALOGEN Total:	4,474.20									
	Halogen Total:	4,474.20									
Hardin Sarah											
HARDIN											
06112014	06/11/2014	252.00	0.00	07/15/2014	Refund - Adventure Camp		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	06112014 Total:	252.00									
	HARDIN Total:	252.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Hardin Sarah Total:	252.00									
Hoang Thanh											
HOANG											
UTRTH2013	06/13/2014	40.75	0.00	07/15/2014	2013 Utility Tax Rebate		-			No	0000
101-000-410-4050	Utility tax - electric										
UTRTH2013	06/13/2014	20.03	0.00	07/15/2014	2013 Utility Tax Rebate		-			No	0000
101-000-410-4055	Utility tax - natural gas										
UTRTH2013	06/13/2014	11.03	0.00	07/15/2014	2013 Utility Tax Rebate		-			No	0000
101-000-410-4060	Telecommunications tax										
	UTRTH2013 Total:	71.81									
	HOANG Total:	71.81									
	Hoang Thanh Total:	71.81									
IL Office of the State Fire Ma											
ILOFFICE											
9517412	06/09/2014	280.00	0.00	07/15/2014	Boiler inspections		-			No	0000
101-420-511-5405	R&M - buildings										
	9517412 Total:	280.00									
	ILOFFICE Total:	280.00									
	IL Office of the State Fire Ma Total:	280.00									
Impact Networking, LLC											
IMPACT											
378139	06/05/2014	109.62	0.00	07/15/2014	Copier - Public Works - June		-			No	0000
660-610-519-5340	Maintenance Agreement Expense										
378139	06/05/2014	109.62	0.00	07/15/2014	Copier - Parks - June		-			No	0000
205-500-515-5440	R&M - office equipment										
378139	06/05/2014	109.62	0.00	07/15/2014	Copier - Fire - June		-			No	0000
101-000-210-2650	Contractor Permits Payable										
378139	06/05/2014	109.62	0.00	07/15/2014	Copier - Police - June		-			No	0000
101-210-511-5440	R&M - office equipment										
378139	06/05/2014	109.61	0.00	07/15/2014	Copier - Admin - June		-			No	0000
101-210-511-5440	R&M - office equipment										
378139	06/05/2014	109.62	0.00	07/15/2014	Copier - Finance - June		-			No	0000
660-610-519-5340	Maintenance Agreement Expense										
	378139 Total:	657.71									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	IMPACT Total:	657.71									
	Impact Networking, LLC Total:	657.71									
Inland Power Group											
INLANDP											
5482901-00	05/23/2014	4,144.63	0.00	07/15/2014	Repairs to E15		-			No	0000
101-350-512-5480	R&M - vehicles										
	5482901-00 Total:	4,144.63									
	INLANDP Total:	4,144.63									
	Inland Power Group Total:	4,144.63									
IPMA											
IPMA											
24201399	05/30/2014	390.00	0.00	07/15/2014	Membership dues - Fire and Police Comm		-			No	0000
101-300-512-5570	Professional associations										
	24201399 Total:	390.00									
	IPMA Total:	390.00									
	IPMA Total:	390.00									
Jiffy Lube											
JIFFYLUB											
218469958	06/05/2014	41.99	0.00	07/15/2014	Oil Change 1510		-			No	0000
101-350-512-5480	R&M - vehicles										
	218469958 Total:	41.99									
218469960	06/05/2014	41.99	0.00	07/15/2014	Oil Change 1512		-			No	0000
101-350-512-5480	R&M - vehicles										
	218469960 Total:	41.99									
218469964	06/05/2014	41.99	0.00	07/15/2014	Oil Change 1513		-			No	0000
101-350-512-5480	R&M - vehicles										
	218469964 Total:	41.99									
	JIFFYLUB Total:	125.97									
	Jiffy Lube Total:	125.97									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Kane McKenna & Associates											
KANEMKEN											
061314	06/13/2014	7,581.25	0.00	07/15/2014	Review Incentive Request - North Capital		-			No	0000
101-240-517-5399	Other professional services										
	061314 Total:	7,581.25									
06132014	06/13/2014	225.00	0.00	07/15/2014	Devon-Lincoln TIF		-			No	0000
101-240-517-5399	Other professional services										
	06132014 Total:	225.00									
May2014	06/13/2014	1,187.50	0.00	07/15/2014	Lincoln-Touhy TIF - May 2014		-			No	0000
219-000-511-5320	Consulting										
	May2014 Total:	1,187.50									
	KANEMKEN Total:	8,993.75									
	Kane McKenna & Associates Total:	8,993.75									
Malartsik Consulting LLC											
MALAR											
234	05/28/2014	187.50	0.00	07/15/2014	Pool troubleshooting		-			No	0000
205-560-515-5270	Purchased program services										
	234 Total:	187.50									
238	06/06/2014	112.50	0.00	07/15/2014	Pool chemical system troubleshooting		-			No	0000
205-560-515-5270	Purchased program services										
	238 Total:	112.50									
	MALAR Total:	300.00									
	Malartsik Consulting LLC Total:	300.00									
Membership Lockbox 4047											
MEM											
97346	06/09/2014	1,489.00	0.00	07/15/2014	Direct member dues		-			No	0000
101-100-511-5540	Intergovernmental fees & dues										
	97346 Total:	1,489.00									
	MEM Total:	1,489.00									
	Membership Lockbox 4047 Total:	1,489.00									
Moy Jeremy											
MOYJE											
597111	05/28/2014	195.00	0.00	07/15/2014	Reimburse - Food Safety Class		-			No	0000
205-563-515-5645	Concessions & food										

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	597111 Total:	195.00									
	MOYJE Total:	195.00									
	Moy Jeremy Total:	195.00									
Original Watermen											
ORIGINAL											
29028	05/22/2014	1,799.50	0.00	07/15/2014	Lifeguard swim suits		-			No	0000
205-560-515-5730	Program supplies										
	29028 Total:	1,799.50									
	ORIGINAL Total:	1,799.50									
	Original Watermen Total:	1,799.50									
QSR Awards & Engravings, Inc.											
QSRAWARD											
8575	06/02/2014	84.40	0.00	07/15/2014	Award/Plaque - Officer of the Year		-			No	0000
101-300-512-5730	Program supplies										
	8575 Total:	84.40									
	QSRAWARD Total:	84.40									
	QSR Awards & Engravings, Inc. Total:	84.40									
Sam's Club											
SAMSCL											
5762	06/17/2014	75.99	0.00	07/15/2014	Misc Dept Supplies		-			No	0000
101-300-512-5730	Program supplies										
	5762 Total:	75.99									
6112014	06/11/2014	31.84	0.00	07/15/2014	Water for Summer Camp		-			No	0000
205-504-515-5645	Concessions & food										
	6112014 Total:	31.84									
	SAMSCL Total:	107.83									
	Sam's Club Total:	107.83									
The Faucet Shoppe											
THEFAUCE											
36818	05/19/2014	1,780.80	0.00	07/15/2014	Shower valves, water faucets, flusher		-			No	0000
205-560-515-5405	R&M - buildings										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	36818 Total:	1,780.80									
	THEFAUCE Total:	1,780.80									
	The Faucet Shoppe Total:	1,780.80									
Trans Union Corp											
TRANSU											
05400716	05/25/2014	35.00	0.00	07/15/2014	Monthly subscription fee		-			No	0000
101-300-512-5399	Other professional services										
	05400716 Total:	35.00									
05400721	05/25/2014	18.25	0.00	07/15/2014	Credit Summary		-			No	0000
101-300-512-5399	Other professional services										
	05400721 Total:	18.25									
	TRANSU Total:	53.25									
	Trans Union Corp Total:	53.25									
U.S. FoodService, Inc.											
USFOODSE											
108943	05/29/2014	1,524.37	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	108943 Total:	1,524.37									
108945	05/29/2014	824.06	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	108945 Total:	824.06									
420240	06/08/2014	854.54	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	420240 Total:	854.54									
	USFOODSE Total:	3,202.97									
	U.S. FoodService, Inc. Total:	3,202.97									
Urhausen Greenhouse											
URHAUSEN											
591064	05/28/2014	286.38	0.00	07/15/2014	Flowers for Pool		-			No	0000
205-560-515-5405	R&M - buildings										
	591064 Total:	286.38									
	URHAUSEN Total:	286.38									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Urhausen Greenhouse Total:	286.38									
West Payment Center											
WESTPAY											
829702793	06/01/2014	126.68	0.00	07/15/2014	CLEAR Plus - Subscription fee		-			No	0000
101-300-512-5399	Other professional services										
	829702793 Total:	126.68									
	WESTPAY Total:	126.68									
	West Payment Center Total:	126.68									
	Report Total:	101,409.11									

Accounts Payable
To Be Paid Proof List

User: jmm
Printed: 06/24/2014 - 4:21 PM
Batch: 102-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Active Electrical Supply Co., ACTIVELE											
10423230	06/06/2014	171.09	0.00	07/15/2014	Ballast for pool		-			No	0000
205-560-515-5405	R&M - buildings										
	10423230 Total:	171.09									
	ACTIVELE Total:	171.09									
	Active Electrical Supply Co., Total:	171.09									
Advocate Occupational Health ADVOCA											
527499	06/03/2014	55.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	527499 Total:	55.00									
529499	06/03/2014	8,309.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	529499 Total:	8,309.00									
531807	06/03/2014	55.00	0.00	07/15/2014	Drug Screening		-			No	0000
101-200-511-5599	Other contractual										
	531807 Total:	55.00									
	ADVOCA Total:	8,419.00									
	Advocate Occupational Health Total:	8,419.00									
All Season's Screen Printing ALLSEASO											
2796	06/12/2014	903.00	0.00	07/15/2014	Shirts for swim team		-			No	0000
205-562-515-5730	Program supplies										
	2796 Total:	903.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	ALLSEASO Total:	903.00									
	All Season's Screen Printing Total:	903.00									
Alpha Baking Company											
ALPHABAK											
4055164002	06/13/2014	47.54	0.00	07/15/2014	Bread for Concession stand		-			No	0000
205-563-515-5645	Concessions & food										
	4055164002 Total:	47.54									
	ALPHABAK Total:	47.54									
	Alpha Baking Company Total:	47.54									
Chicago Metropolitan Agency fo											
CHGOMET											
67776	06/17/2014	120.52	0.00	07/15/2014	CMAP FY 2015 Local Contribution		-			No	0000
101-100-511-5540	Intergovernmental fees & dues										
	67776 Total:	120.52									
	CHGOMET Total:	120.52									
	Chicago Metropolitan Agency fo Total:	120.52									
Christ Donald											
CHRIST											
061014	06/10/2014	72.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	72.00									
	CHRIST Total:	72.00									
	Christ Donald Total:	72.00									
Cook County Department of Publ											
CCDPHPP											
cook05282014	05/28/2014	3,420.00	0.00	07/15/2014	Public Health Inspections - 1st qtr 2014		-			No	0000
101-200-511-5399	Other professional services										
	cook05282014 Total:	3,420.00									
	CCDPHPP Total:	3,420.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Cook County Department of Publ Total:	3,420.00									
Gibson Timothy											
GIBSONT											
061014	06/10/2014	72.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	72.00									
	GIBSONT Total:	72.00									
	Gibson Timothy Total:	72.00									
Gollman Ronna											
GOLLMAN											
06172014	06/17/2014	61.00	0.00	07/15/2014	Refund - Damn Yankees		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	06172014 Total:	61.00									
	GOLLMAN Total:	61.00									
	Gollman Ronna Total:	61.00									
Grainger											
GRAINGER											
9461372204	06/09/2014	118.80	0.00	07/15/2014	Standard Cable tie		-			No	0000
660-620-519-5480	R&M - vehicles										
	9461372204 Total:	118.80									
	GRAINGER Total:	118.80									
	Grainger Total:	118.80									
Halogen											
HALOGEN											
453353	06/12/2014	334.30	0.00	07/15/2014	Parts for chlorinator		-			No	0000
205-560-515-5499	R&M - other										
	453353 Total:	334.30									
	HALOGEN Total:	334.30									
	Halogen Total:	334.30									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Health Endeavors											
HEALTHEN											
3731	06/12/2014	735.00	0.00	07/15/2014	Pre-Employment Screenings		-			No	0000
101-200-511-5599	Other contractual										
	3731 Total:	735.00									
	HEALTHEN Total:	735.00									
	Health Endeavors Total:	735.00									
Holland & Knight LLP											
HOLLAND											
06122014	06/12/2014	11,347.00	0.00	07/15/2014	May Retainer		-			No	0000
101-230-511-5350	Legal - retainer										
	06122014 Total:	11,347.00									
3057909	06/12/2014	302.50	0.00	07/15/2014	May legal - Firearm regs		-			No	0000
101-230-511-5370	Legal - review										
	3057909 Total:	302.50									
3057912	06/12/2014	247.50	0.00	07/15/2014	Legal Bills - Lincoln Touhy TIF - May 14		-			No	0000
219-000-511-5320	Consulting										
	3057912 Total:	247.50									
3057914	06/12/2014	4,362.50	0.00	07/15/2014	May legal - Lincoln-Dev TIF		-			No	0000
101-230-511-5370	Legal - review										
	3057914 Total:	4,362.50									
3057917	06/12/2014	5,380.00	0.00	07/15/2014	May legal - Purple hotel		-			No	0000
101-230-511-5370	Legal - review										
	3057917 Total:	5,380.00									
3057921	06/12/2014	1,182.50	0.00	07/15/2014	May legal - Misc Docketsl		-			No	0000
101-230-511-5370	Legal - review										
	3057921 Total:	1,182.50									
3057923	06/12/2014	784.79	0.00	07/15/2014	Legal bills for May 2014-Union Pacific		-			No	0000
217-000-517-5399	Other professional services										
	3057923 Total:	784.79									
3057924	06/12/2014	495.00	0.00	07/15/2014	May legal - Elec Agg.		-			No	0000
101-230-511-5370	Legal - review										
	3057924 Total:	495.00									
3057925	06/12/2014	1,084.00	0.00	07/15/2014	May legal - Telecom Ord		-			No	0000
101-230-511-5370	Legal - review										
	3057925 Total:	1,084.00									
	HOLLAND Total:	25,185.79									
	Holland & Knight LLP Total:	25,185.79									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Impact Networking, LLC											
IMPACT											
378733	06/07/2014	19.50	0.00	07/15/2014	Copier C654E Shipping fees		-			No	0000
101-000-210-2650	Contractor Permits Payable										
	378733 Total:	19.50									
	IMPACT Total:	19.50									
	Impact Networking, LLC Total:	19.50									
Inman Krystie											
INMANK											
061714	06/17/2014	243.00	0.00	07/15/2014	Refund - Pool Party		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061714 Total:	243.00									
	INMANK Total:	243.00									
	Inman Krystie Total:	243.00									
Isaac Ilbroun											
ISAAC											
061114	06/11/2014	206.36	0.00	07/15/2014	Replacement - Payroll check		-			No	0000
101-000-110-1010	Payroll Chkg Acct-BOL										
	061114 Total:	206.36									
	ISAAC Total:	206.36									
	Isaac Ilbroun Total:	206.36									
Klepadio Ed											
KLEPADIO											
061014	06/10/2014	216.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	216.00									
	KLEPADIO Total:	216.00									
	Klepadio Ed Total:	216.00									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Macaluso David											
MACALUSO											
REIM061014DMM	06/10/2014	60.00	0.00	07/15/2014	Reimbursement - Meals		-			No	0000
101-300-512-5840	Meals										
	REIM061014DMM Total:	60.00									
	MACALUSO Total:	60.00									
	Macaluso David Total:	60.00									
Makedonski Natasha											
MAKEDONS											
061714	06/17/2014	578.00	0.00	07/15/2014	Refund - Classes		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061714 Total:	578.00									
	MAKEDONS Total:	578.00									
	Makedonski Natasha Total:	578.00									
Maniscalco Anthony											
MANISCAA											
061014	06/10/2014	216.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	216.00									
	MANISCAA Total:	216.00									
	Maniscalco Anthony Total:	216.00									
MBS Identification											
MBS											
23610	06/10/2014	189.00	0.00	07/15/2014	Magicard ribbon		-			No	0000
205-560-515-5640	Computer supplies										
	23610 Total:	189.00									
	MBS Total:	189.00									
	MBS Identification Total:	189.00									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Nelsen Paul											
NELSEN											
061214	06/12/2014	413.00	0.00	07/15/2014	Refund - Classes		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061214 Total:	413.00									
	NELSEN Total:	413.00									
	Nelsen Paul Total:	413.00									
North Suburban Employee Benefi											
NSEBENEF											
Jul=14	06/11/2014	10,274.00	0.00	07/15/2014	Dental Bill - July 2014		-			No	0000
102-000-210-2028	Dental insurance premium withh										
	Jul=14 Total:	10,274.00									
	NSEBENEF Total:	10,274.00									
	North Suburban Employee Benefi Total:	10,274.00									
Northern Illinois University-G											
NIUG											
PRI4043	06/10/2014	1,056.00	0.00	07/15/2014	Student intern - Community Development		-			No	0000
101-240-517-5399	Other professional services										
	PRI4043 Total:	1,056.00									
	NIUG Total:	1,056.00									
	Northern Illinois University-G Total:	1,056.00									
O'Connor Timothy											
OCONNOR											
REIM0606TOM	06/06/2014	600.00	0.00	07/15/2014	Reimbursement - Meals		-			No	0000
101-300-512-5840	Meals										
	REIM0606TOM Total:	600.00									
	OCONNOR Total:	600.00									
	O'Connor Timothy Total:	600.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Orange Crush LLC											
ORANGCRH											
456986	06/04/2014	321.30	0.00	07/15/2014	Mod Surface		-			No	0000
213-000-561-5340	Engineering										
	456986 Total:	321.30									
	ORANGCRH Total:	321.30									
	Orange Crush LLC Total:	321.30									
Personnel Strategies, LLC											
PERSONNE											
061014	06/10/2014	200.00	0.00	07/15/2014	Pre-Employment Psychological assessment		-			No	0000
101-200-511-5599	Other contractual										
	061014 Total:	200.00									
	PERSONNE Total:	200.00									
	Personnel Strategies, LLC Total:	200.00									
Rush Truck Centers of Illinois											
RUSHTRUC											
10232421	06/09/2014	137.46	0.00	07/15/2014	Fuel LIne gaskets for Truck #6		-			No	0000
660-620-519-5480	R&M - vehicles										
	10232421 Total:	137.46									
12204077	06/06/2014	68.00	0.00	07/15/2014	Sleeve for Truck #6		-			No	0000
660-620-519-5480	R&M - vehicles										
	12204077 Total:	68.00									
	RUSHTRUC Total:	205.46									
	Rush Truck Centers of Illinois Total:	205.46									
Schwartz Morrie											
SCHWARTM											
061014	06/10/2014	324.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
061014	06/10/2014	87.00	0.00	07/15/2014	Assignor fee		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	411.00									
	SCHWARTM Total:	411.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Schwartz Morrie Total:	411.00									
Springbrook Software Inc											
SPRINGBR											
INV28548	06/12/2014	404.25	0.00	07/15/2014	Standard GIS Interface Maintenance		-			No	0000
660-610-519-5340	Maintenance Agreement Expense										
INV28548	06/12/2014	404.25	0.00	07/15/2014	Standard GIS Interface Maintenance		-			No	0000
101-250-511-5340	Maintenance Agreement Expense										
	INV28548 Total:	808.50									
INV28549	06/12/2014	808.50	0.00	07/15/2014	Inventory Control Maintenance		-			No	0000
660-610-519-5340	Maintenance Agreement Expense										
INV28549	06/12/2014	808.50	0.00	07/15/2014	Inventory Control Maintenance		-			No	0000
101-250-511-5340	Maintenance Agreement Expense										
	INV28549 Total:	1,617.00									
	SPRINGBR Total:	2,425.50									
	Springbrook Software Inc Total:	2,425.50									
Suburban Tree Consortium											
SUBURBAN											
5994-IN	06/09/2014	20,260.50	0.00	07/15/2014	Spring 2014 tree planting		-			No	0000
101-440-513-5250	Landscaping services										
5994-IN	06/09/2014	7,500.00	0.00	07/15/2014	Spring 2014 tree planting		-			No	0000
217-000-561-6100	Land acquisition & improvement										
	5994-IN Total:	27,760.50									
	SUBURBAN Total:	27,760.50									
	Suburban Tree Consortium Total:	27,760.50									
Sullivan Colleen											
SULLIC											
061114	06/11/2014	75.00	0.00	07/15/2014	Refund - Classes		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061114 Total:	75.00									
	SULLIC Total:	75.00									
	Sullivan Colleen Total:	75.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Sun-Times Media/Pioneer Press											
PIONEPRS											
247162	05/22/2014	875.00	0.00	07/15/2014	Half page ad in Summer Fun Guide		-			No	0000
205-504-515-5510	Advertising										
	247162 Total:	875.00									
	PIONEPRS Total:	875.00									
	Sun-Times Media/Pioneer Press Total:	875.00									
U.S. FoodService, Inc.											
USFOODSE											
631368	06/16/2014	685.18	0.00	07/15/2014	Food for Concession stand		-			No	0000
205-563-515-5645	Concessions & food										
	631368 Total:	685.18									
	USFOODSE Total:	685.18									
	U.S. FoodService, Inc. Total:	685.18									
Vidas Kirk											
VIDAS											
061014	06/10/2014	72.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	72.00									
	VIDAS Total:	72.00									
	Vidas Kirk Total:	72.00									
Zimmerman Jay											
ZIMMERJ											
061014	06/10/2014	72.00	0.00	07/15/2014	Payment for umpiring		-			No	0000
205-540-515-5615	Awards										
	061014 Total:	72.00									
	ZIMMERJ Total:	72.00									
	Zimmerman Jay Total:	72.00									
	Report Total:	86,833.84									

Accounts Payable
To Be Paid Proof List

User: jmm
Printed: 06/24/2014 - 4:22 PM
Batch: 103-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Ace Hardware Skokie											
ACEHRDS											
183527	05/28/2014	61.48	0.00	06/17/2014	Screws for Street Sign	-				No	0000
660-620-519-5730	Program supplies										
	183527 Total:	61.48									
183617	06/02/2014	65.01	0.00	06/17/2014	Screws for Water Dept	-				No	0000
660-620-519-5730	Program supplies										
	183617 Total:	65.01									
	ACEHRDS Total:	126.49									
	Ace Hardware Skokie Total:	126.49									
Active Electrical Supply Co.,											
ACTIVELE											
10421889-00	05/28/2014	51.84	0.00	06/17/2014	Midget fuse for baseball fields	-				No	0000
205-430-515-5730	Program supplies										
	10421889-00 Total:	51.84									
	ACTIVELE Total:	51.84									
	Active Electrical Supply Co., Total:	51.84									
Alpha Baking Company											
ALPHABAK											
55359636	06/18/2014	73.00	0.00	06/17/2014	Bread for Concession Stand	-				No	0000
205-563-515-5645	Concessions & food										
	55359636 Total:	73.00									
	ALPHABAK Total:	73.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Alpha Baking Company Total:	73.00									
ARRP Trucking & Hauling Inc											
ARRP											
7379	06/11/2014	771.00	0.00	06/17/2014	3 loads of dirt hauled out		-			No	0000
660-620-519-5599	Other contractual										
	7379 Total:	771.00									
	ARRP Total:	771.00									
	ARRP Trucking & Hauling Inc Total:	771.00									
Byron Rietesel Boat Covers, In											
BYRONRI											
051314	05/13/2014	950.00	0.00	06/17/2014	Truck Cover		-			No	0000
101-350-512-5730	Program supplies										
	051314 Total:	950.00									
	BYRONRI Total:	950.00									
	Byron Rietesel Boat Covers, In Total:	950.00									
Canon Solutions America, Inc											
CANONSOL											
988250438	06/14/2014	270.78	0.00	06/17/2014	Maintenance for plotter - June		-			No	0000
101-210-511-5440	R&M - office equipment										
	988250438 Total:	270.78									
	CANONSOL Total:	270.78									
	Canon Solutions America, Inc Total:	270.78									
Chicago Communications, LLC											
CHGOCOMM											
261112	06/03/2014	24.03	0.00	06/17/2014	C.C.S. Maintenance - July 2014		-			No	0000
101-400-511-5410	R&M - communications equipment										
261112	06/03/2014	27.06	0.00	06/17/2014	C.C.S. Maintenance - July 2014		-			No	0000
101-410-511-5410	R&M - communications equipment										
261112	06/03/2014	34.59	0.00	06/17/2014	C.C.S. Maintenance - July 2014		-			No	0000
205-430-515-5410	R&M - communications equipment										
261112	06/03/2014	39.59	0.00	06/17/2014	C.C.S. Maintenance - July 2014		-			No	0000
660-620-519-5410	R&M - communications equipment										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
261112	06/03/2014	50.08	0.00	06/17/2014	C.C.S. Maintenance - July 2014		-			No	0000
101-440-513-5410	R&M - communications equipment										
	261112 Total:	175.35									
	CHGOCOMM Total:	175.35									
	Chicago Communications, LLC Total:	175.35									
Chicago Metropolitan Fire Prev											
CHGOMETR											
80298	06/18/2014	134.85	0.00	06/17/2014	Kitchen suppression system maintenance		-			No	0000
101-420-511-5405	R&M - buildings										
	80298 Total:	134.85									
	CHGOMETR Total:	134.85									
	Chicago Metropolitan Fire Prev Total:	134.85									
Cook Aaron											
COOKAARO											
REIM042514ACL	04/25/2014	1,131.00	0.00	06/17/2014	Reimburse lodging - APA Natl Conf		-			No	0000
101-240-517-5830	Lodging										
	REIM042514ACL Total:	1,131.00									
REIM042514ACM	04/25/2014	170.00	0.00	06/17/2014	Reimburse meals - APA Natl Conf		-			No	0000
101-240-517-5840	Meals										
	REIM042514ACM Total:	170.00									
REIM042514ACR	04/25/2014	895.00	0.00	06/17/2014	Reimburse registration - APA Natl Conf		-			No	0000
101-240-517-5810	Conference & meeting registrat										
	REIM042514ACR Total:	895.00									
REIM042514ACT	04/25/2014	290.00	0.00	06/17/2014	Reimburse Transp - APA Natl Conf		-			No	0000
101-240-517-5850	Purchased transportation										
REIM042514ACT	04/25/2014	93.65	0.00	06/17/2014	Reimburse Transp - APA Natl Conf		-			No	0000
101-240-517-5850	Purchased transportation										
	REIM042514ACT Total:	383.65									
	COOKAARO Total:	2,579.65									
	Cook Aaron Total:	2,579.65									
D'Original Juzz Dance Group											
DORIGINA											
692014	06/09/2014	462.00	0.00	06/17/2014	5/2 Drop In		-			No	0000
205-504-515-5270	Purchased program services										

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
692014	06/09/2014	602.00	0.00	06/17/2014	5/9 Drop In		-			No	0000
205-504-515-5270	Purchased program services										
692014	06/09/2014	364.00	0.00	06/17/2014	5/16 Drop In		-			No	0000
205-504-515-5270	Purchased program services										
692014	06/09/2014	623.00	0.00	06/17/2014	5/23 Drop In		-			No	0000
205-504-515-5270	Purchased program services										
692014	06/09/2014	623.00	0.00	06/17/2014	5/30 Drop In		-			No	0000
205-504-515-5270	Purchased program services										
692014	06/09/2014	47.60	0.00	06/17/2014	104308.C Full Registration		-			No	0000
205-504-515-5270	Purchased program services										
	692014 Total:	2,721.60									
	DORIGINA Total:	2,721.60									
	D'Original Juzz Dance Group Total:	2,721.60									
Eagle Engraving											
EAGLE											
2014-1572	06/19/2014	17.90	0.00	06/17/2014	Passport tags & gear locker sign		-			No	0000
101-350-512-5730	Program supplies										
	2014-1572 Total:	17.90									
	EAGLE Total:	17.90									
	Eagle Engraving Total:	17.90									
Emcor Services Team Mechanical											
EMCOR											
3042128	06/04/2014	2,500.00	0.00	06/17/2014	Preventive Contract Maint - June		-			No	0000
101-420-511-5405	R&M - buildings										
	3042128 Total:	2,500.00									
	EMCOR Total:	2,500.00									
	Emcor Services Team Mechanical Total:	2,500.00									
Fast Signs											
FASTSIGN											
80-40943	06/19/2014	65.00	0.00	06/17/2014	Replacement letters for sign		-			No	0000
205-430-515-6350	Park Construction & Improvemen										
	80-40943 Total:	65.00									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	FASTSIGN Total:	65.00									
	Fast Signs Total:	65.00									
FGM Architects											
FGM											
14-1815.01-2	06/12/2014	15,952.00	0.00	06/17/2014	Professional services - PW Expansion		-			No	0000
217-000-561-5340	Engineering										
	14-1815.01-2 Total:	15,952.00									
	FGM Total:	15,952.00									
	FGM Architects Total:	15,952.00									
Golf Mill Ford											
GOLFMILL											
516485	06/05/2014	519.33	0.00	06/17/2014	Reapir work - A15R		-			No	0000
101-350-512-5480	R&M - vehicles										
	516485 Total:	519.33									
	GOLFMILL Total:	519.33									
	Golf Mill Ford Total:	519.33									
Grossinger Autoplex											
GROSSING											
303616-CDR	06/09/2014	600.20	0.00	06/17/2014	Rod kit for Truck #22		-			No	0000
205-430-515-5480	R&M - vehicles										
	303616-CDR Total:	600.20									
303630-CDR	06/11/2014	261.54	0.00	06/17/2014	Arm kit for Truck #22		-			No	0000
205-430-515-5480	R&M - vehicles										
	303630-CDR Total:	261.54									
303653-CDR	06/11/2014	88.09	0.00	06/17/2014	Mount for Truck #22		-			No	0000
205-430-515-5480	R&M - vehicles										
	303653-CDR Total:	88.09									
	GROSSING Total:	949.83									
	Grossinger Autoplex Total:	949.83									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Hoving Pit Stop											
HOVING											
87132	06/12/2014	90.00	0.00	06/17/2014	Portable Toilet at Centennial		-			No	0000
205-430-515-5730	Program supplies										
	87132 Total:	90.00									
	HOVING Total:	90.00									
	Hoving Pit Stop Total:	90.00									
Ijimankin Bernie											
IJIMAKIN											
061914	06/19/2014	90.00	0.00	06/17/2014	Refund - Football		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061914 Total:	90.00									
	IJIMAKIN Total:	90.00									
	Ijimankin Bernie Total:	90.00									
Illinois Public Works Mutual A											
IPWMAN											
1604	01/12/2014	100.00	0.00	06/17/2014	2014 membership dues		-			No	0000
101-400-511-5570	Professional associations										
	1604 Total:	100.00									
	IPWMAN Total:	100.00									
	Illinois Public Works Mutual A Total:	100.00									
Illinois Section AWWA											
ILSECTIO											
200011970	06/09/2014	96.00	0.00	06/17/2014	SCADA 101 Training		-			No	0000
660-610-519-5590	Training										
	200011970 Total:	96.00									
200011971	06/06/2014	96.00	0.00	06/17/2014	Water operator refresher training		-			No	0000
660-610-519-5590	Training										
	200011971 Total:	96.00									
	ILSECTIO Total:	192.00									
	Illinois Section AWWA Total:	192.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Lauria Justin											
LAURIAJ											
062014	06/20/2014	1,435.00	0.00	06/17/2014	Educational Assistance		-			No	0000
101-300-512-5065	Tuition reimbursement										
062014	06/20/2014	258.40	0.00	06/17/2014	Books for classes		-			No	0000
101-300-512-5065	Tuition reimbursement										
	062014 Total:	1,693.40									
	LAURIAJ Total:	1,693.40									
	Lauria Justin Total:	1,693.40									
Levin Ron											
LEVIN											
14-6401	06/02/2014	45.00	0.00	06/17/2014	REimbursement for 50/50 animal control		-			No	0000
101-400-511-5210	Animal control										
	14-6401 Total:	45.00									
	LEVIN Total:	45.00									
	Levin Ron Total:	45.00									
McKenna Automotive											
MCKENNA											
20120977	06/17/2014	71.45	0.00	06/17/2014	Swivel, elbow, hydraulic fitting		-			No	0000
101-440-513-5480	R&M - vehicles										
	20120977 Total:	71.45									
	MCKENNA Total:	71.45									
	McKenna Automotive Total:	71.45									
Menini Cartage Inc											
MENICRT											
43334	06/12/2014	487.86	0.00	06/17/2014	One load gravel to fill trenches		-			No	0000
660-620-519-5760	Street materials - Aggregate										
	43334 Total:	487.86									
	MENICRT Total:	487.86									
	Menini Cartage Inc Total:	487.86									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Midwest Industrial Lighting											
MIDWESTL											
101749	06/05/2014	4,792.35	0.00	06/17/2014	Light bulbs - Village buildiings		-			No	0000
101-420-511-5405	R&M - buildings										
	101749 Total:	4,792.35									
101760	06/05/2014	2,646.50	0.00	06/17/2014	Light bulbs - Village buildiings		-			No	0000
101-420-511-5405	R&M - buildings										
	101760 Total:	2,646.50									
	MIDWESTL Total:	7,438.85									
	Midwest Industrial Lighting Total:	7,438.85									
Nguyen Thuy											
NGUYTH											
062014	06/20/2014	144.00	0.00	06/17/2014	Refund - Football		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	062014 Total:	144.00									
	NGUYTH Total:	144.00									
	Nguyen Thuy Total:	144.00									
Prairie Material Sales Inc											
PRAIRIEM											
885571174	05/22/2014	662.00	0.00	06/17/2014	5 cubic yards of concrete		-			No	0000
101-440-513-5769	Steet Materials - Other										
	885571174 Total:	662.00									
885616457	06/13/2014	526.25	0.00	06/17/2014	2.5 cubic yards of concrete		-			No	0000
101-440-513-5769	Steet Materials - Other										
	885616457 Total:	526.25									
	PRAIRIEM Total:	1,188.25									
	Prairie Material Sales Inc Total:	1,188.25									
Roman Juliana											
ROMAN											
052014	06/20/2014	280.00	0.00	06/17/2014	Refund - Tennis Class		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	052014 Total:	280.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	ROMAN Total:	280.00									
	Roman Juliana Total:	280.00									
Russo Power Equipment											
RUSSO											
2022370	06/09/2014	1,939.72	0.00	06/17/2014	Chain saw, line trimmer, broom head		-			No	0000
101-440-513-5730	Program supplies										
	2022370 Total:	1,939.72									
2031265	06/14/2014	4.62	0.00	06/17/2014	Bushing, idler for riding mower		-			No	0000
205-430-515-5730	Program supplies										
	2031265 Total:	4.62									
2031269	06/14/2014	2,226.31	0.00	06/17/2014	Ear plugs, blade, spindle, line head		-			No	0000
205-430-515-5730	Program supplies										
	2031269 Total:	2,226.31									
2032875	06/16/2014	537.98	0.00	06/17/2014	Screw, belt for Toro Mower		-			No	0000
205-430-515-5730	Program supplies										
	2032875 Total:	537.98									
2340874	06/09/2014	47.62	0.00	06/17/2014	Muffler exhaust, air filter, filter base		-			No	0000
101-440-513-5730	Program supplies										
	2340874 Total:	47.62									
	RUSSO Total:	4,756.25									
	Russo Power Equipment Total:	4,756.25									
Simplex Grinnell											
SIMPLEX											
80165723	05/27/2014	631.07	0.00	06/17/2014	Fire Alarm Service		-			No	0000
205-560-515-5499	R&M - other										
80165723	06/12/2014	-10.41	0.00	06/17/2014	Tax Refund		-			No	0000
205-560-515-5499	R&M - other										
	80165723 Total:	620.66									
	SIMPLEX Total:	620.66									
	Simplex Grinnell Total:	620.66									
Snap-On Industrial											
SNAPON											
ARV/22789557	06/10/2014	344.93	0.00	06/17/2014	Socket, wrench, hex set for PW		-			No	0000
101-410-511-5745	Small tools										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	ARV/22789557 Total:	344.93									
	SNAPON Total:	344.93									
	Snap-On Industrial Total:	344.93									
Soto Doris											
SOTO											
061914	06/19/2014	80.00	0.00	06/17/2014	Refund - Karate		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	061914 Total:	80.00									
	SOTO Total:	80.00									
	Soto Doris Total:	80.00									
Standard Equipment Company											
STANDARD											
C93061	05/30/2014	35.01	0.00	06/17/2014	Switches for Truck #6		-			No	0000
660-620-519-5480	R&M - vehicles										
	C93061 Total:	35.01									
	STANDARD Total:	35.01									
	Standard Equipment Company Total:	35.01									
Stangel Alison											
STANGEL											
2281	12/12/2013	100.00	0.00	06/17/2014	Reimburse - Food Safety Class		-			No	0000
205-563-515-5645	Concessions & food										
	2281 Total:	100.00									
597127	05/28/2014	75.00	0.00	06/17/2014	Reimburse - Food Safety Exam		-			No	0000
205-563-515-5645	Concessions & food										
	597127 Total:	75.00									
	STANGEL Total:	175.00									
	Stangel Alison Total:	175.00									
Stars Design Group Inc											
STARSDES											
4889	06/12/2014	887.25	0.00	06/17/2014	T Shirts for PW Employees		-			No	0000
101-400-511-5730	Program supplies										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	4889 Total:	887.25									
	STARSDES Total:	887.25									
	Stars Design Group Inc Total:	887.25									
Sunburst Sportswear Inc											
SUNBURST											
113106	06/17/2014	110.54	0.00	06/17/2014	Park Patrol shirts		-			No	0000
205-508-515-5730	Program supplies										
	113106 Total:	110.54									
	SUNBURST Total:	110.54									
	Sunburst Sportswear Inc Total:	110.54									
The Faucet Shoppe											
THEFAUCE											
37031	06/06/2014	454.50	0.00	06/17/2014	Parts for pool		-			No	0000
205-560-515-5405	R&M - buildings										
	37031 Total:	454.50									
	THEFAUCE Total:	454.50									
	The Faucet Shoppe Total:	454.50									
Transchicago Truck Group											
TRANSCHI											
1455637	06/09/2014	129.45	0.00	06/17/2014	Parking valve for Sweeper #1		-			No	0000
101-440-513-5480	R&M - vehicles										
	1455637 Total:	129.45									
	TRANSCHI Total:	129.45									
	Transchicago Truck Group Total:	129.45									
U.S. FoodService, Inc.											
USFOODSE											
711018	06/18/2014	1,503.09	0.00	06/17/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	711018 Total:	1,503.09									
756297	06/19/2014	143.96	0.00	06/17/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	756297 Total:	143.96									
	USFOODSE Total:	1,647.05									
	U.S. FoodService, Inc. Total:	1,647.05									
Versten Elizabeth											
VERSTEN											
062014	06/20/2014	110.00	0.00	06/17/2014	Refund - Rutledge Rockets		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	062014 Total:	110.00									
	VERSTEN Total:	110.00									
	Versten Elizabeth Total:	110.00									
Vollmar Clay Products Company											
VOLLMER											
162232	05/02/2014	146.00	0.00	06/17/2014	Flat screwdrivers for Streets		-			No	0000
101-440-513-5730	Program supplies										
	162232 Total:	146.00									
162280	05/08/2014	26.50	0.00	06/17/2014	Mision bands for Streets		-			No	0000
101-440-513-5730	Program supplies										
	162280 Total:	26.50									
	VOLLMER Total:	172.50									
	Vollmar Clay Products Company Total:	172.50									
Wholesale Direct Inc											
WHOLESAL											
207454	05/12/2014	156.05	0.00	06/17/2014	Sign metal, connector, decal for saw		-			No	0000
101-440-513-5730	Program supplies										
	207454 Total:	156.05									
207874	06/03/2014	70.65	0.00	06/17/2014	Sign metal for saw machine		-			No	0000
101-440-513-5730	Program supplies										
	207874 Total:	70.65									
	WHOLESAL Total:	226.70									
	Wholesale Direct Inc Total:	226.70									
	Report Total:	49,429.27									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Ace Hardware Skokie											
ACEHRDS											
184078	06/19/2014	93.88	0.00	07/15/2014	Flat washers		-			No	0000
660-620-519-5730	Program supplies										
	184078 Total:	93.88									
	ACEHRDS Total:	93.88									
	Ace Hardware Skokie Total:	93.88									
Active Electrical Supply Co.,											
ACTIVELE											
10423062	06/16/2014	60.29	0.00	07/15/2014	Ceramic Fuse		-			No	0000
101-420-511-5405	R&M - buildings										
	10423062 Total:	60.29									
	ACTIVELE Total:	60.29									
	Active Electrical Supply Co., Total:	60.29									
Anderson Lock											
ANDERSON											
846706	06/19/2014	12.96	0.00	07/15/2014	Disc cam lock		-			No	0000
101-420-511-5405	R&M - buildings										
	846706 Total:	12.96									
	ANDERSON Total:	12.96									
	Anderson Lock Total:	12.96									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Arrow Road Construction Co											
ARROWROA											
46114MB	06/17/2014	778.24	0.00	07/15/2014	UPM cold patch material for potholes		-			No	0000
213-000-561-5340	Engineering										
	46114MB Total:	778.24									
	ARROWROA Total:	778.24									
	Arrow Road Construction Co Total:	778.24									
ARRP Trucking & Hauling Inc											
ARRP											
7388	06/19/2014	1,799.00	0.00	07/15/2014	7 loads of dirt hauled out		-			No	0000
660-620-519-5599	Other contractual										
	7388 Total:	1,799.00									
	ARRP Total:	1,799.00									
	ARRP Trucking & Hauling Inc Total:	1,799.00									
Fast Signs											
FASTSIGN											
80-40887	05/07/2014	70.00	0.00	07/15/2014	Commercial grade white aluminum		-			No	0000
101-420-511-5405	R&M - buildings										
	80-40887 Total:	70.00									
	FASTSIGN Total:	70.00									
	Fast Signs Total:	70.00									
Grainger											
GRAINGER											
9467591625	06/16/2014	67.41	0.00	07/15/2014	14 pin relay		-			No	0000
101-420-511-5405	R&M - buildings										
	9467591625 Total:	67.41									
	GRAINGER Total:	67.41									
	Grainger Total:	67.41									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Lowe's Business Acc/GECF											
LOWES											
1005	06/19/2014	28.41	0.00	07/15/2014	Wire strippers, flex connector, screws		-			No	0000
660-620-519-5405	R&M - buildings										
	1005 Total:	28.41									
1057	06/06/2014	44.50	0.00	07/15/2014	Brass pipes for Shelter		-			No	0000
205-430-515-5405	R&M - buildings										
	1057 Total:	44.50									
1061	06/06/2014	18.96	0.00	07/15/2014	Brass fittings for Shelter		-			No	0000
205-430-515-5405	R&M - buildings										
	1061 Total:	18.96									
1072	06/06/2014	128.01	0.00	07/15/2014	Garbage bags for pool		-			No	0000
205-560-515-5730	Program supplies										
	1072 Total:	128.01									
1083	06/20/2014	352.80	0.00	07/15/2014	Garbage can, fabric pins		-			No	0000
101-440-513-5680	Landscaping supplies										
	1083 Total:	352.80									
1239	06/09/2014	284.15	0.00	07/15/2014	Paint supplies for Community Ctr		-			No	0000
205-571-515-5240	Janitorial										
	1239 Total:	284.15									
1388	06/10/2014	18.15	0.00	07/15/2014	Treated wood for skating rink		-			No	0000
205-430-515-5470	R&M - Recreation equipment										
	1388 Total:	18.15									
14548	06/11/2014	89.25	0.00	07/15/2014	Carpet cleaner rental for PD		-			No	0000
101-420-511-5405	R&M - buildings										
	14548 Total:	89.25									
16374	06/11/2014	-23.75	0.00	07/15/2014	Return rental deposit		-			No	0000
101-420-511-5405	R&M - buildings										
	16374 Total:	-23.75									
16707	06/23/2014	58.48	0.00	07/15/2014	Carpet cleaner rental for VH		-			No	0000
101-420-511-5730	Program supplies										
	16707 Total:	58.48									
16751	06/23/2014	-22.50	0.00	07/15/2014	Return rental deposit		-			No	0000
101-420-511-5730	Program supplies										
	16751 Total:	-22.50									
1757	06/16/2014	42.71	0.00	07/15/2014	Tools for pool		-			No	0000
205-560-515-5740	Repair parts										
	1757 Total:	42.71									
1970	06/05/2014	95.40	0.00	07/15/2014	Steel hardware cloth for Tennis court		-			No	0000
205-430-515-5470	R&M - Recreation equipment										
	1970 Total:	95.40									
1971	06/05/2014	22.47	0.00	07/15/2014	Pipe, elbow, adapter, bushings		-			No	0000
660-620-519-5410	R&M - communications equipment										
	1971 Total:	22.47									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
1993	06/19/2014	48.37	0.00	07/15/2014	Screw for adapters, coax crimper		-			No	0000
101-440-513-5730	Program supplies										
	1993 Total:	48.37									
2045	06/09/2014	63.60	0.00	07/15/2014	Steel hardware cloth for Park		-			No	0000
205-430-515-5730	Program supplies										
	2045 Total:	63.60									
2107	06/10/2014	24.95	0.00	07/15/2014	Aluminum abrasive buff, polishing cloth		-			No	0000
101-420-511-5405	R&M - buildings										
	2107 Total:	24.95									
2119	06/10/2014	22.59	0.00	07/15/2014	Pipe fittings, nipple fitting		-			No	0000
660-620-519-5410	R&M - communications equipment										
	2119 Total:	22.59									
2157	06/11/2014	73.60	0.00	07/15/2014	Rope for event		-			No	0000
205-504-515-5799	Other materials & supplies										
	2157 Total:	73.60									
2158	06/11/2014	99.69	0.00	07/15/2014	Power inverter, cooler for streets		-			No	0000
101-440-513-5730	Program supplies										
	2158 Total:	99.69									
2191	06/11/2014	65.43	0.00	07/15/2014	Saw, wire cable, splitter for PW		-			No	0000
101-420-511-5405	R&M - buildings										
	2191 Total:	65.43									
2463	06/16/2014	52.49	0.00	07/15/2014	Spray paint for pool		-			No	0000
205-560-515-5730	Program supplies										
	2463 Total:	52.49									
2531	06/18/2014	29.33	0.00	07/15/2014	Cleaning supplies for pool		-			No	0000
205-560-515-5730	Program supplies										
	2531 Total:	29.33									
2532	06/18/2014	178.43	0.00	07/15/2014	Hearing protector, shovels for stumps		-			No	0000
101-440-513-5730	Program supplies										
	2532 Total:	178.43									
2774	06/04/2014	65.46	0.00	07/15/2014	Steel poultry netting for Park		-			No	0000
205-430-515-5730	Program supplies										
	2774 Total:	65.46									
2775	06/04/2014	189.86	0.00	07/15/2014	Dremmel rotary kit, saw blades		-			No	0000
660-620-519-5405	R&M - buildings										
	2775 Total:	189.86									
2807	06/04/2014	25.79	0.00	07/15/2014	PVC cement, coupling fittings		-			No	0000
660-620-519-5405	R&M - buildings										
	2807 Total:	25.79									
2812	06/04/2014	8.13	0.00	07/15/2014	Male adapters, rigid nipple for Pump Hse		-			No	0000
660-620-519-5405	R&M - buildings										
	2812 Total:	8.13									
2822	06/04/2014	20.28	0.00	07/15/2014	Plywood for PW TV		-			No	0000
101-420-511-5405	R&M - buildings										
	2822 Total:	20.28									

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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
2823	06/04/2014	21.33	0.00	07/15/2014	DAP caulking kit, pipe fittings		-			No	0000
660-620-519-5405	R&M - buildings										
	2823 Total:	21.33									
3646	06/13/2014	0.78	0.00	07/15/2014	Copies of keys for bobcat		-			No	0000
101-440-513-5480	R&M - vehicles										
	3646 Total:	0.78									
3656	06/18/2014	17.60	0.00	07/15/2014	Cable, patching compound, sponge		-			No	0000
101-420-511-5405	R&M - buildings										
	3656 Total:	17.60									
7200	06/23/2014	29.25	0.00	07/15/2014	Grill brush, easy off, propane tank		-			No	0000
101-420-511-5730	Program supplies										
	7200 Total:	29.25									
7371	06/09/2014	9.97	0.00	07/15/2014	Compression fittings, flare fittings		-			No	0000
660-620-519-5405	R&M - buildings										
	7371 Total:	9.97									
	LOWES Total:	2,183.97									
	Lowe's Business Acc/GECF Total:	2,183.97									
Midwest Meter Inc											
MIDWESTM											
0056314-IN	06/16/2014	5,022.76	0.00	07/15/2014	Meter Base, compuound, flange		-			No	0000
660-620-519-5796	Water system repair parts										
	0056314-IN Total:	5,022.76									
	MIDWESTM Total:	5,022.76									
	Midwest Meter Inc Total:	5,022.76									
Northeastern IL Public Safety											
NORTHEAS											
12493	04/30/2014	210.00	0.00	07/15/2014	Confined space entry training		-			No	0000
101-440-513-5590	Training										
	12493 Total:	210.00									
12509	04/30/2014	100.00	0.00	07/15/2014	Computer skills training - Water Dept		-			No	0000
660-620-519-5590	Training										
	12509 Total:	100.00									
	NORTHEAS Total:	310.00									
	Northeastern IL Public Safety Total:	310.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Suburban Laboratories, Inc.											
SUBURB											
113212	06/15/2014	487.50	0.00	07/15/2014	Coliform testing and disinfectant		-			No	0000
660-620-519-5320	Consulting										
	113212 Total:	487.50									
	SUBURB Total:	487.50									
	Suburban Laboratories, Inc. Total:	487.50									
Sy Albert											
SYALB											
062314	06/23/2014	183.22	0.00	07/15/2014	Refund - Prairie Dogs		-			No	0000
205-000-210-2430	Parks and Recs Control Deposit										
	062314 Total:	183.22									
	SYALB Total:	183.22									
	Sy Albert Total:	183.22									
Traffic Control & Protection											
TRAFFICC											
80341	06/16/2014	1,011.80	0.00	07/15/2014	Speed hump sign, B/W Face only		-			No	0000
101-440-513-5768	Street materials - signs & bar										
	80341 Total:	1,011.80									
	TRAFFICC Total:	1,011.80									
	Traffic Control & Protection Total:	1,011.80									
U.S. FoodService, Inc.											
USFOODSE											
853786	06/23/2014	989.47	0.00	07/15/2014	Food for Concession Stand		-			No	0000
205-563-515-5645	Concessions & food										
	853786 Total:	989.47									
	USFOODSE Total:	989.47									
	U.S. FoodService, Inc. Total:	989.47									
	Report Total:	13,070.50									

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Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Active Electrical Supply Co., Inc. & Fox Lighting									
ACTIVELE									
10425386-00	6/24/2014	40.97	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Drop ceiling brackets for Fire Dept					
	10425386-00 Total:	40.97							
	ACTIVELE Total:	40.97							
	Active Electrical Supply C	40.97							
Air One Equipment									
AIRONE									
95984	6/20/2014	105.00	0.00	07/15/2014				False	0
101-350-512-5430 R&M - Fire & EMS equipment				Fit Testing					
	95984 Total:	105.00							
95985	6/20/2014	1,440.00	0.00	07/15/2014				False	0
101-350-512-5430 R&M - Fire & EMS equipment				Fit Testing					
	95985 Total:	1,440.00							
	AIRONE Total:	1,545.00							
	Air One Equipment Total:	1,545.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Alpha Baking Company									
ALPHABAK									
54055182002	7/1/2014	102.50	0.00	07/15/2014				False	0
205-563-515-5645 Concessions & food				Food for concession					
	54055182002 Total:	102.50							
55360360	6/25/2014	45.26	0.00	07/15/2014				False	0
205-563-515-5645 Concessions & food				Food for concession					
	55360360 Total:	45.26							
	ALPHABAK Total:	147.76							
	Alpha Baking Company To	147.76							
Amazon									
AMAZON									
102857725519	6/6/2014	207.01	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Office Supplies					
	102857725519 Total:	207.01							
162777036296	6/4/2014	35.80	0.00	07/15/2014				False	0
101-200-511-5799 Other materials & supplies				Office Supplies					
	162777036296 Total:	35.80							
263900099163	5/25/2014	86.41	0.00	07/15/2014				False	0
101-210-511-5700 Office supplies				Office Supplies					
	263900099163 Total:	86.41							
29643677470	6/4/2014	39.74	0.00	07/15/2014				False	0
101-200-511-5799 Other materials & supplies				Office Supplies					
	29643677470 Total:	39.74							
50152041604	6/9/2014	69.88	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Office Supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	50152041604 Total:	69.88							
	AMAZON Total:	438.84							
	Amazon Total:	438.84							
American Charge Service									
AMERCHAR									
	6/19/2014	37.00	0.00	07/15/2014				False	0
205-570-515-5280 Subsidized taxi program				Taxi Coupons - May					
	Total:	37.00							
	AMERCHAR Total:	37.00							
	American Charge Service T	37.00							
American Planning Association									
AMERPLNA									
062414	6/24/2014	795.00	0.00	07/15/2014				False	0
101-240-517-5570 Professional associations				Planning Advisory Service					
062414	6/24/2014	95.00	0.00	07/15/2014				False	0
101-240-517-5620 Books & publications				Planning Advisory Service					
	062414 Total:	890.00							
	AMERPLNA Total:	890.00							
	American Planning Associ	890.00							
American Solutions for Business									
AMERBUSF									
INV01821583	6/24/2014	1,452.00	0.00	07/15/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-300-512-5560 Printing & copying services				Pariking Ticket Order					
INV01821583	6/24/2014	81.35	0.00	07/15/2014				False	0
101-300-512-5720 Postage				Shipping					
	INV01821583 Total:	1,533.35							
	AMERBUSF Total:	1,533.35							
	American Solutions for Bu	1,533.35							
Anderson Lock									
ANDERSON									
846816	6/20/2014	308.18	0.00	07/15/2014				False	0
205-430-515-5730 Program supplies				Lock for Shelter House, Cylinder change					
	846816 Total:	308.18							
846818	6/20/2014	392.90	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Lock for Shelter House, Cylinder change					
	846818 Total:	392.90							
	ANDERSON Total:	701.08							
	Anderson Lock Total:	701.08							
Anderson Pest Solutions									
ANDERP									
2994259	7/1/2014	255.00	0.00	07/15/2014				False	0
101-400-511-5210 Animal control				Pest control services - July					
	2994259 Total:	255.00							
	ANDERP Total:	255.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	Anderson Pest Solutions To	255.00							
Antonakos, Angelika									
ANTONAKO									
1547	7/2/2014	40.00	0.00	07/15/2014				False	0
101-000-410-4201 License - passenger car				Refund - Vehicle registered in Chicago					
	1547 Total:	40.00							
	ANTONAKO Total:	40.00							
	Antonakos, Angelika Total	40.00							
Averus									
AVERIS									
765963	6/26/2014	30.00	0.00	07/15/2014				False	0
101-350-512-5499 R&M - other				Baffles for suppression system					
	765963 Total:	30.00							
	AVERIS Total:	30.00							
	Averus Total:	30.00							
Batteries Plus #890									
BATT									
890-227376	6/19/2014	63.80	0.00	07/15/2014				False	0
205-560-515-5450 R&M - pool equipment				Batteries for pool					
	890-227376 Total:	63.80							
	BATT Total:	63.80							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	Batteries Plus #890 Total:	63.80							
Bell Fuels, Inc.									
BELLFUEL									
201724	1/21/2014	-77.73	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Credit					
	201724 Total:	-77.73							
208813	6/17/2014	558.75	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Fuel for Village generator					
	208813 Total:	558.75							
	BELLFUEL Total:	481.02							
	Bell Fuels, Inc. Total:	481.02							
Bound Tree Medical, LLC									
BOUND									
81462056	6/19/2014	507.63	0.00	07/15/2014				False	0
101-350-512-5660 EMS supplies				Gloves, cavicide, wipes					
	81462056 Total:	507.63							
81470081	6/27/2014	415.86	0.00	07/15/2014				False	0
101-350-512-5660 EMS supplies				Defibrilator pads					
	81470081 Total:	415.86							
	BOUND Total:	923.49							
	Bound Tree Medical, LLC	923.49							
Brozville Graphics									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
BROZVILL									
B0064	6/27/2014	495.00	0.00	07/15/2014				False	0
101-350-512-5560 Printing & copying services				Business cards & vital signs pads					
	B0064 Total:	495.00							
	BROZVILL Total:	495.00							
	Brozville Graphics Total:	495.00							
Buck Brothers, Inc.									
BUCK									
3040378	6/12/2014	870.48	0.00	07/15/2014				False	0
205-430-515-5480 R&M - vehicles				Blade, spindle, lock nut, washer					
	3040378 Total:	870.48							
4018443	6/24/2014	16.08	0.00	07/15/2014				False	0
205-430-515-5480 R&M - vehicles				Bearing kit for Tractor #1					
	4018443 Total:	16.08							
	BUCK Total:	886.56							
	Buck Brothers, Inc. Total:	886.56							
Carrot-Top Industries, inc.									
CARROT									
23073500	7/1/2014	335.00	0.00	07/15/2014				False	0
205-500-515-5510 Advertising				Tent hardware for Logo tent					
	23073500 Total:	335.00							
	CARROT Total:	335.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Carrot-Top Industries, inc.	335.00							
Cassidy Tire									
CASSIDYT									
3182630	6/12/2014	60.00	0.00	07/15/2014				False	0
205-430-515-5730 Program supplies				Wheel alignment for lawn mower					
	3182630 Total:	60.00							
	CASSIDYT Total:	60.00							
	Cassidy Tire Total:	60.00							
Chicago Communications, LLC									
CHGOCOMM									
261512	6/18/2014	480.00	0.00	07/15/2014				False	0
101-300-512-5405 R&M - buildings				Service call for intercom					
	261512 Total:	480.00							
	CHGOCOMM Total:	480.00							
	Chicago Communications,	480.00							
Chicago Metropolitan Fire Prevention Co.									
CHGOMETR									
80276	6/18/2014	122.40	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Annual fire extinguisher service					
	80276 Total:	122.40							
80278	6/18/2014	101.70	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Kitchen suppression - Fire Dept					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
80278 Total:		101.70							
80476	6/27/2014	841.45	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Annual fire extinguisher service					
80476 Total:		841.45							
80477	6/27/2014	1,128.30	0.00	07/15/2014				False	0
101-420-511-5405 R&M - buildings				Annual fire extinguisher service					
80477 Total:		1,128.30							
CHGOMETR Total:		2,193.85							
Chicago Metropolitan Fire		2,193.85							
Classic Design Awards									
CLASSICD									
14-0760	6/30/2014	79.80	0.00	07/15/2014				False	0
101-200-511-5799 Other materials & supplies				Name plates for commission member					
14-0760 Total:		79.80							
CLASSICD Total:		79.80							
Classic Design Awards Tot		79.80							
ClientFirst Consulting Group, LLC									
CLIENTFI									
4244	5/23/2014	1,090.00	0.00	07/15/2014				False	0
101-250-511-5320 Consulting				IT Strategic planning FY15					
4244 Total:		1,090.00							
4245	5/31/2014	747.50	0.00	07/15/2014				False	0
101-250-511-5330 Data processing				Springbrook IT Assistance FY 15					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
4245	5/31/2014	690.00	0.00	07/15/2014				False	0
101-000-210-2650 Contractor Permits Payable				Village Hall Public Works fiber					
4245 Total:		1,437.50							
4251	5/31/2014	847.50	0.00	07/15/2014				False	0
101-250-561-6530 Equipment - data processing				Village Hall to PW Fiber					
4251 Total:		847.50							
4280	5/31/2014	3,973.75	0.00	07/15/2014				False	0
101-250-511-5320 Consulting				IT Support FY15					
4280 Total:		3,973.75							
4281	5/31/2014	1,756.25	0.00	07/15/2014				False	0
101-250-511-6530 Equipment - data processing				Wireless in Village Buildings					
4281	5/31/2014	1,756.25	0.00	07/15/2014				False	0
660-620-519-5599 Other contractual				Wireless in Village Buildings					
4281 Total:		3,512.50							
4282	5/31/2014	573.75	0.00	07/15/2014				False	0
205-560-515-5640 Computer supplies				Pool set up FY 15					
4282 Total:		573.75							
4283	5/31/2014	287.50	0.00	07/15/2014				False	0
101-250-511-6530 Equipment - data processing				PD Firewall FY14					
4283 Total:		287.50							
CLIENTFI Total:		11,722.50							
ClientFirst Consulting Gro		11,722.50							
Crain's Chicago Business									
CRAINS									
062714	6/27/2014	119.00	0.00	07/15/2014				False	0
101-240-517-5620 Books & publications				Annual Subscription					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	062714 Total:	119.00							
	CRAINS Total:	119.00							
	Crain's Chicago Business T	119.00							
Fedex									
FEDEX									
804144716497	6/11/2014	26.83	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Shipping - Legal					
	804144716497 Total:	26.83							
804144716501	6/11/2014	19.55	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Shipping - Legal					
	804144716501 Total:	19.55							
	FEDEX Total:	46.38							
	Fedex Total:	46.38							
IL Municipal Retirement Fund									
ZZIMRF									
063014	6/30/2014	13,246.70	0.00	07/15/2014				False	0
102-000-210-2023 Employee IMRF withholding				Employee - June					
063014	6/30/2014	32,115.80	0.00	07/15/2014				False	0
102-000-210-2023 Employee IMRF withholding				Employer - June					
063014	6/30/2014	2,634.58	0.00	07/15/2014				False	0
101-300-512-5080 Pension - regular				SLEP - Retired police officer					
	063014 Total:	47,997.08							
	ZZIMRF Total:	47,997.08							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	IL Municipal Retirement F	47,997.08							
Lakeshore Athletic Services									
LAKESHOR									
TROT14	6/24/2014	3,787.50	0.00	07/15/2014				False	0
205-509-515-5270 Purchased program services				Start/Finish Line Mgmt					
	TROT14 Total:	3,787.50							
	LAKESHOR Total:	3,787.50							
	Lakeshore Athletic Service	3,787.50							
Palatine Oil, Co, Inc.									
PALAT									
493199	6/27/2014	822.43	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
493199	6/27/2014	1,278.28	0.00	07/15/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
493199	6/27/2014	570.78	0.00	07/15/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
493199	6/27/2014	241.80	0.00	07/15/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
	493199 Total:	2,913.29							
7043115	6/12/2014	971.07	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
7043115	6/12/2014	1,108.89	0.00	07/15/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
7043115	6/12/2014	293.36	0.00	07/15/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
7043115	6/12/2014	591.53	0.00	07/15/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
	7043115 Total:	2,964.85							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
7043116	6/12/2014	204.07	0.00	07/15/2014				False	0
101-420-511-5670 Fuel				Fuel usage					
7043116	6/12/2014	4,071.20	0.00	07/15/2014				False	0
101-300-512-5670 Fuel				Fuel usage					
7043116	6/12/2014	356.72	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
7043116	6/12/2014	173.92	0.00	07/15/2014				False	0
101-400-511-5670 Fuel				Fuel usage					
7043116	6/12/2014	78.71	0.00	07/15/2014				False	0
101-410-511-5670 Fuel				Fuel usage					
7043116	6/12/2014	45.70	0.00	07/15/2014				False	0
101-420-511-5670 Fuel				Fuel usage					
7043116	6/12/2014	484.30	0.00	07/15/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
7043116	6/12/2014	610.30	0.00	07/15/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
7043116	6/12/2014	899.74	0.00	07/15/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
	7043116 Total:	6,924.66							
7043662	6/27/2014	3,453.53	0.00	07/15/2014				False	0
101-300-512-5670 Fuel				Fuel usage					
7043662	6/27/2014	257.74	0.00	07/15/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
7043662	6/27/2014	70.05	0.00	07/15/2014				False	0
101-400-511-5670 Fuel				Fuel usage					
7043662	6/27/2014	52.24	0.00	07/15/2014				False	0
101-410-511-5670 Fuel				Fuel usage					
7043662	6/27/2014	89.78	0.00	07/15/2014				False	0
101-420-511-5670 Fuel				Fuel usage					
7043662	6/27/2014	519.73	0.00	07/15/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
7043662	6/27/2014	821.59	0.00	07/15/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
7043662	6/27/2014	478.32	0.00	07/15/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
	7043662 Total:	5,742.98							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
	PALAT Total:	18,545.78							
	Palatine Oil, Co, Inc. Total	18,545.78							
United States Postal Service									
USPOSTAL									
PB062514	6/25/2014	10.18	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	33.37	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	171.08	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	26.61	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	25.44	0.00	07/15/2014				False	0
205-500-515-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	9.12	0.00	07/15/2014				False	0
205-500-515-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	523.10	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	15.36	0.00	07/15/2014				False	0
660-610-519-5720 Postage				Pitney Bowes - postage					
PB062514	6/25/2014	24.00	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Pitney Bowes - postage					
	PB062514 Total:	838.26							
	USPOSTAL Total:	838.26							
	United States Postal Servic	838.26							
Verizon Wireless									
VERIZON									
9727049063	6/16/2014	1,243.93	0.00	07/15/2014				False	0
101-210-511-5580 Telephone				Cell Phones - May 17 - Jun 16					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
9727049063	6/16/2014	77.98	0.00	07/15/2014				False	0
205-508-515-5580 Telephone				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	39.60	0.00	07/15/2014				False	0
205-520-515-5580 Telephone				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	219.56	0.00	07/15/2014				False	0
205-530-515-5580 Telephone				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	67.63	0.00	07/15/2014				False	0
205-560-515-5580 Telephone				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	0.23	0.00	07/15/2014				False	0
205-550-515-5270 Purchased program services				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	314.47	0.00	07/15/2014				False	0
101-000-210-2650 Contractor Permits Payable				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	463.59	0.00	07/15/2014				False	0
660-610-519-5580 Telephone				Cell Phones - May 17 - Jun 16					
9727049063	6/16/2014	570.17	0.00	07/15/2014				False	0
101-250-511-5580 Telephone				Cell Phones - May 17 - Jun 16					
	9727049063 Total:	2,997.16							
	VERIZON Total:	2,997.16							
	Verizon Wireless Total:	2,997.16							
Wells Fargo Bank, N.A.									
SWANC									
4839	6/20/2014	959.76	0.00	07/15/2014				False	0
101-440-514-5230 Garbage & recycling				Fixed Costs - FY 2014 - August					
4839	6/20/2014	21,869.37	0.00	07/15/2014				False	0
101-440-514-5230 Garbage & recycling				O & M Costs - FY 2014 - August					
	4839 Total:	22,829.13							
	SWANC Total:	22,829.13							
	Wells Fargo Bank, N.A. To	22,829.13							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			

Report Total:	120,540.31

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 07/09/2014 - 9:48AM
Batch: 00106.07.2014

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Arteta, Elvira									
ARTETAE									
	7/2/2014	29.60	0.00	07/15/2014				False	0
101-000-410-4050 Utility tax - electric				2013 Utility Tax Rebate					
	7/2/2014	30.50	0.00	07/15/2014				False	0
101-000-410-4055 Utility tax - natural gas				2013 Utility Tax Rebate					
	7/2/2014	38.88	0.00	07/15/2014				False	0
101-000-410-4060 Telecommunications tax				2013 Utility Tax Rebate					
	Total:	98.98							
	ARTETAE Total:	98.98							
	Arteta, Elvira Total:	98.98							
Dell Marketing, L.P									
DELLMARK									
XJCKN8WP3	3/11/2014	2,804.86	0.00	07/15/2014				False	0
101-250-511-5340 Maintenance Agreement Expen				San Support Renewal					
	XJCKN8WP3 Total:	2,804.86							
XJCWD17N4	3/26/2014	1,847.96	0.00	07/15/2014				False	0
101-250-511-6530 Equipment - data processing				Memory Expansion					
	XJCWD17N4 Total:	1,847.96							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
DELLMARK Total:		4,652.82							
Dell Marketing, L.P Total:		4,652.82							
Dragovoja, Zinete									
DRAGOVOJ									
070222014	7/2/2014	40.00	0.00	07/15/2014				False	0
101-000-410-4201 License - passenger car				Refund - Duplicate sticker purchased					
070222014 Total:		40.00							
DRAGOVOJ Total:		40.00							
Dragovoja, Zinete Total:		40.00							
EC Link									
ECLINK									
10462	6/30/2014	420.00	0.00	07/15/2014				False	0
101-250-511-5340 Maintenance Agreement Expen				Website changes					
10462 Total:		420.00							
ECLINK Total:		420.00							
EC Link Total:		420.00							
Elite Printer Solutions									
ELITE									
2255	6/12/2014	202.98	0.00	07/15/2014				False	0
101-200-511-5799 Other materials & supplies				Office supplies					
2255 Total:		202.98							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
ELITE Total:		202.98							
Elite Printer Solutions Tota		202.98							
Emcor Services Team Mechanical Inc									
EMCOR									
3042299	6/18/2014	584.04	0.00	07/15/2014				False	0
205-560-515-5405 R&M - buildings				Labor for pool set up					
3042299 Total:		584.04							
EMCOR Total:		584.04							
Emcor Services Team Mec		584.04							
Eterno, Attorney at Law, David									
ETERNO									
11410	7/1/2014	600.00	0.00	07/15/2014				False	0
101-230-511-5399 Other professional services				Adjudication Hearing Officer - June					
11410 Total:		600.00							
ETERNO Total:		600.00							
Eterno, Attorney at Law, D		600.00							
Galls Incorporated									
GALLS									
002060137	6/10/2014	230.15	0.00	07/15/2014				False	0
101-300-512-5070 Uniform allowance				Misc. Uniform items					
002060137 Total:		230.15							
002072458	6/12/2014	82.39	0.00	07/15/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-300-512-5070 Uniform allowance				Misc. Uniform items					
	002072458 Total:	82.39							
002075584	6/13/2014	290.50	0.00	07/15/2014				False	0
101-300-512-5070 Uniform allowance				Misc. Uniform items					
	002075584 Total:	290.50							
002092797	6/18/2014	127.11	0.00	07/15/2014				False	0
101-300-512-5070 Uniform allowance				Misc. Uniform items					
	002092797 Total:	127.11							
002093776	6/18/2014	100.00	0.00	07/15/2014				False	0
101-300-512-5070 Uniform allowance				Misc. Uniform items					
	002093776 Total:	100.00							
	GALLS Total:	830.15							
	Galls Incorporated Total:	830.15							
GE Capital									
GECAPITA									
60934445	6/25/2014	232.44	0.00	07/15/2014				False	0
660-610-519-5340 Maintenance Agreement Expen				Copier - Public Works - June					
60934445	6/25/2014	269.97	0.00	07/15/2014				False	0
205-500-515-5440 R&M - office equipment				Copier - Parks - June					
60934445	6/25/2014	232.44	0.00	07/15/2014				False	0
101-000-210-2650 Contractor Permits Payable				Copier - Fire - June					
60934445	6/25/2014	232.44	0.00	07/15/2014				False	0
101-210-511-5440 R&M - office equipment				Copier - Police - June					
60934445	6/25/2014	232.45	0.00	07/15/2014				False	0
101-210-511-5440 R&M - office equipment				Copier - Admin - June					
60934445	6/25/2014	232.44	0.00	07/15/2014				False	0
660-610-519-5340 Maintenance Agreement Expen				Copier - Finance - June					
60934445	6/25/2014	75.00	0.00	07/15/2014				False	0
205-500-515-5440 R&M - office equipment				Installation of Folder for Copier					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
60934445 Total:		1,507.18							
GECAPITA Total:		1,507.18							
GE Capital Total:		1,507.18							
General Code, LLC									
GENERAL									
BILL00014480	6/16/2014	1,552.03	0.00	07/15/2014				False	0
101-110-511-5550 Ordinance codification				Supplement No. 15 updates to code					
BILL00014480 Total:		1,552.03							
GENERAL Total:		1,552.03							
General Code, LLC Total:		1,552.03							
Global Emergency Products Inc									
GLOBALEN									
AGJ8271	6/24/2014	4,373.33	0.00	07/15/2014				False	0
101-350-512-5430 R&M - Fire & EMS equipment				Rapairs E15R					
AGJ8271 Total:		4,373.33							
GLOBALEN Total:		4,373.33							
Global Emergency Product		4,373.33							
Got Laundry Chicago?, Inc.									
GOTLAUND									
25-2225	4/15/2014	18.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
25-2225 Total:		18.00							
25-2604	4/22/2014	18.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-2604 Total:		18.00							
25-3045	4/29/2014	30.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-3045 Total:		30.00							
25-3595	5/6/2014	12.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-3595 Total:		12.00							
25-3996	5/14/2014	12.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-3996 Total:		12.00							
25-4000	5/14/2014	12.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-4000 Total:		12.00							
25-4407	5/21/2014	24.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-4407 Total:		24.00							
25-4726	5/27/2014	12.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-4726 Total:		12.00							
25-6011	6/17/2014	12.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
25-6011 Total:		12.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	GOTLAUND Total:	150.00							
	Got Laundry Chicago?, Inc	150.00							
Granovsky, Irena									
GRANOVSK									
061614	6/16/2014	46.80	0.00	07/15/2014				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Pool Pass					
	061614 Total:	46.80							
	GRANOVSK Total:	46.80							
	Granovsky, Irena Total:	46.80							
Grover Welding Company									
GROVERWE									
25405	6/20/2014	47.20	0.00	07/15/2014				False	0
205-430-515-5480 R&M - vehicles				Steel for trailer repair					
	25405 Total:	47.20							
	GROVERWE Total:	47.20							
	Grover Welding Company	47.20							
Hagg Press									
HAGG									
55625	7/2/2014	1,617.13	0.00	07/15/2014				False	0
101-100-511-5565 Village Newsletter				Connections newsletter - July/Aug					
	55625 Total:	1,617.13							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	HAGG Total:	1,617.13							
	Hagg Press Total:	1,617.13							
Health Endeavors									
HEALTHEN									
3255	5/17/2013	2,150.00	0.00	07/15/2014				False	0
101-200-511-5599 Other contractual				Annual Screenings - Public Works 2012,13					
	3255 Total:	2,150.00							
3286	6/11/2013	1,795.00	0.00	07/15/2014				False	0
101-200-511-5599 Other contractual				Annual Screenings - Public Works 2012,13					
	3286 Total:	1,795.00							
3753	6/26/2014	459.00	0.00	07/15/2014				False	0
101-200-511-5599 Other contractual				Annual Screenings - Police Dept					
	3753 Total:	459.00							
3756	6/26/2014	475.00	0.00	07/15/2014				False	0
101-200-511-5599 Other contractual				Annual Screenings - Public Works					
	3756 Total:	475.00							
	HEALTHEN Total:	4,879.00							
	Health Endeavors Total:	4,879.00							
HMO Healthcare Service Corporation									
HMO									
209456	6/16/2014	28,482.72	0.00	07/15/2014				False	0
102-000-210-2027 Health insurance premium with				Employee Health Ins - July 14					
	209456 Total:	28,482.72							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
HMO Total:		28,482.72							
HMO Healthcare Service C		28,482.72							
Illinois Crime Prevention Association									
ILLCRIM									
ICPA2014-15	7/14/2014	100.00	0.00	07/15/2014				False	0
101-300-512-5570 Professional associations				Membership dues - 2014-2015					
ICPA2014-15 Total:		100.00							
ILLCRIM Total:		100.00							
Illinois Crime Prevention A		100.00							
Illinois EPA									
ILEPA									
06232014	6/23/2014	5,000.00	0.00	07/15/2014				False	0
660-620-519-5320 Consulting				Annual NPDES permit fee					
06232014 Total:		5,000.00							
ILEPA Total:		5,000.00							
Illinois EPA Total:		5,000.00							
Illinois EPA									
ILLEPA									
6232014	6/23/2014	1,000.00	0.00	07/15/2014				False	0
660-620-519-5320 Consulting				Annual NPDES Permit Fee - Stormwater					
6232014 Total:		1,000.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
ILLEPA Total:		1,000.00							
Illinois EPA Total:		1,000.00							
Impact Networking, LLC									
IMPACT									
382620	6/19/2014	19.50	0.00	07/15/2014				False	0
101-210-511-5720 Postage				Postage for toner cartridges					
382620 Total:		19.50							
IMPACT Total:		19.50							
Impact Networking, LLC T		19.50							
Joshi, Ankur K.									
JOSHI									
06252014	6/25/2014	40.00	0.00	07/15/2014				False	0
101-000-410-4201 License - passenger car				Refund - Village sticker					
06252014 Total:		40.00							
JOSHI Total:		40.00							
Joshi, Ankur K. Total:		40.00							
Kiesler's Police Supply									
KIESLERS									
0730922	6/19/2014	1,376.00	0.00	07/15/2014				False	0
101-300-512-5730 Program supplies				Revision exoshield eye protection					
0730922 Total:		1,376.00							
0730934	6/19/2014	1,020.00	0.00	07/15/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-300-512-5730 Program supplies				Simunition rounds for training					
	0730934 Total:	1,020.00							
	KIESLERS Total:	2,396.00							
	Kiesler's Police Supply Tot	2,396.00							
Landscape Concepts Management									
LANDSCAP									
71757	7/1/2014	2,700.00	0.00	07/15/2014				False	0
205-430-515-5250 Contract Maintenance				Landscaping maintenance - Centennial - July					
	71757 Total:	2,700.00							
	LANDSCAP Total:	2,700.00							
	Landscape Concepts Mana	2,700.00							
Lauterbach & Amen, LP									
LAUTER									
6345	6/25/2014	1,500.00	0.00	07/15/2014				False	0
453-000-210-2010 Accounts/vouchers payable				OSLAD Grant audit					
	6345 Total:	1,500.00							
	LAUTER Total:	1,500.00							
	Lauterbach & Amen, LP To	1,500.00							
Lawson Products Inc									
LAWSNPRO									
9302534039	6/18/2014	1,001.91	0.00	07/15/2014				False	0
101-410-511-5730 Program supplies				Shop supplies					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
9302534039 Total:		1,001.91							
LAWSNPRO Total:		1,001.91							
Lawson Products Inc Total		1,001.91							
Lee Auto Parts									
LEEAUTOP									
442-277001	6/6/2014	34.32	0.00	07/15/2014				False	0
101-300-512-5480 R&M - vehicles				Spark plugs					
442-277001 Total:		34.32							
442-277154	6/9/2014	179.99	0.00	07/15/2014				False	0
101-300-512-5480 R&M - vehicles				Front HUB Assembly					
442-277154 Total:		179.99							
442-277514	6/11/2014	135.06	0.00	07/15/2014				False	0
101-300-512-5480 R&M - vehicles				Tie rod end, brake fluid					
442-277514 Total:		135.06							
442-278938	6/25/2014	278.36	0.00	07/15/2014				False	0
101-440-513-5480 R&M - vehicles				Brake rotor, brake drum, weld stick					
442-278938 Total:		278.36							
442-279399	6/30/2014	148.58	0.00	07/15/2014				False	0
101-440-513-5480 R&M - vehicles				Ball joint PW Vehicles					
442-279399 Total:		148.58							
442-279573	7/1/2014	58.29	0.00	07/15/2014				False	0
101-440-513-5480 R&M - vehicles				Oil filters PW Vehicles					
442-279573 Total:		58.29							
442-33995	7/1/2014	291.45	0.00	07/15/2014				False	0

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
101-440-513-5480 R&M - vehicles				Oil filters PW Vehicles					
442-33995 Total:		291.45							
LEEAUTOP Total:		1,126.05							
Lee Auto Parts Total:		1,126.05							
Lionheart Engineering									
LIONHEAR									
2050458	6/23/2014	844.00	0.00	07/15/2014				False	0
101-350-512-5405 R&M - buildings				Generator maintenance					
2050458 Total:		844.00							
2060935	6/20/2014	276.00	0.00	07/15/2014				False	0
101-350-512-5405 R&M - buildings				Generator maintenance					
2060935 Total:		276.00							
LIONHEAR Total:		1,120.00							
Lionheart Engineering Tota		1,120.00							
Lisak, Joseph									
LISAK									
070222014	7/22/2014	40.00	0.00	07/15/2014				False	0
101-000-410-4201 License - passenger car				Refund - Village sticker					
070222014 Total:		40.00							
LISAK Total:		40.00							
Lisak, Joseph Total:		40.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Madison National Life									
MADISON									
1135118	6/19/2014	144.38	0.00	07/15/2014				False	0
101-200-511-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	86.41	0.00	07/15/2014				False	0
101-210-511-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	83.05	0.00	07/15/2014				False	0
101-240-517-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	622.58	0.00	07/15/2014				False	0
101-300-512-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	16.46	0.00	07/15/2014				False	0
101-350-512-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	67.14	0.00	07/15/2014				False	0
101-400-511-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	33.48	0.00	07/15/2014				False	0
101-410-511-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	94.07	0.00	07/15/2014				False	0
101-440-513-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	65.64	0.00	07/15/2014				False	0
205-430-515-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	58.93	0.00	07/15/2014				False	0
205-500-515-5150 Insurance - group life & AD&D				Life insurance - July					
1135118	6/19/2014	91.45	0.00	07/15/2014				False	0
660-620-519-5150 Insurance - group life & AD&D				Life insurance - July					
	1135118 Total:	1,363.59							
	MADISON Total:	1,363.59							
	Madison National Life Tot	1,363.59							
Malnati Organization									
MALNATI									
E150329	6/17/2014	297.10	0.00	07/15/2014				False	0
101-200-511-5840 Meals				Village Board Meeting - 6/17/14					
E150329	6/17/2014	10.00	0.00	07/15/2014				False	0
101-200-511-5840 Meals				Tip					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	E150329 Total:	307.10							
	MALNATI Total:	307.10							
	Malnati Organization Total	307.10							
Marc Printing									
MARCP									
108183	6/16/2014	245.04	0.00	07/15/2014				False	0
660-610-519-5720 Postage				Mailing -water bills Cycle 2 & 4					
	108183 Total:	245.04							
	MARCP Total:	245.04							
	Marc Printing Total:	245.04							
Martin, Jamie									
MARTJAM									
22514	2/25/2014	200.00	0.00	07/15/2014				False	0
205-530-515-5270 Purchased program services				Interactive Musical Show					
	22514 Total:	200.00							
	MARTJAM Total:	200.00							
	Martin, Jamie Total:	200.00							
Menini Cartage Inc									
MENICRT									
43368	6/18/2014	1,391.49	0.00	07/15/2014				False	0
660-620-519-5760 Street materials - Aggregate				Gravel for trenches					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	43368 Total:	1,391.49							
	MENICRT Total:	1,391.49							
	Menini Cartage Inc Total:	1,391.49							
Poladian, Antranik									
POLADIAN									
070222014	7/22/2014	40.00	0.00	07/15/2014				False	0
101-000-410-4201 License - passenger car				Refund - Duplicate sticker purchased					
	070222014 Total:	40.00							
	POLADIAN Total:	40.00							
	Poladian, Antranik Total:	40.00							
	Report Total:	69,675.04							

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 07/09/2014 - 9:50AM
Batch: 00107.07.2014

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Alpha Baking Company									
ALPHABAK									
4055186001	7/5/2014	46.70	0.00	07/17/2014				False	0
205-563-515-5645 Concessions & food				Food for concession					
4055186001 Total:		46.70							
ALPHABAK Total:		46.70							
Alpha Baking Company To		46.70							
American First Aid Services									
AFAS INC									
166718	7/3/2014	32.30	0.00	07/17/2014				False	0
205-500-515-5700 Office supplies				First Aid kit for office					
166718 Total:		32.30							
166933	7/3/2014	176.45	0.00	07/17/2014				False	0
205-560-515-5730 Program supplies				First Aid kit for pool					
166933 Total:		176.45							
AFAS INC Total:		208.75							
American First Aid Service		208.75							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Bornquist Inc									
BORNQUIS									
5338840	6/20/2014	451.00	0.00	07/17/2014				False	0
205-560-515-5499 R&M - other				Circulation pump					
5338840 Total:		451.00							
BORNQUIS Total:		451.00							
Bornquist Inc Total:		451.00							
Clark Baird Smith, LLP									
CLARKBAI									
4749	7/2/2014	630.00	0.00	07/17/2014				False	0
101-230-511-5399 Other professional services				Legal services for personel matters					
4749 Total:		630.00							
CLARKBAI Total:		630.00							
Clark Baird Smith, LLP To		630.00							
Meyer, Charles									
MEYER									
062514	6/25/2014	167.50	0.00	07/17/2014				False	0
101-200-511-5700 Office supplies				ILCMA/IAMMA Membership					
062514 Total:		167.50							
MEYER Total:		167.50							
Meyer, Charles Total:		167.50							
MGP, Inc.									

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
MGPINC									
251	6/30/2014	871.75	0.00	07/17/2014				False	0
101-250-511-5599 Other contractual				GISC Staffing - June					
251	6/30/2014	871.75	0.00	07/17/2014				False	0
101-000-210-2650 Contractor Permits Payable				GISC Staffing - June					
251	6/30/2014	1,746.50	0.00	07/17/2014				False	0
660-620-519-5599 Other contractual				GISC Staffing - June					
251 Total:		3,490.00							
MGPINC Total:		3,490.00							
MGP, Inc. Total:		3,490.00							
Morrison Associates, LTD									
MORRIS									
2013-0159	6/13/2014	1,100.00	0.00	07/17/2014				False	0
101-200-511-5320 Consulting				Professional Development 7/13-6/14					
2013-0159 Total:		1,100.00							
MORRIS Total:		1,100.00							
Morrison Associates, LTD		1,100.00							
NAPA									
NAPA									
116870	6/24/2014	44.28	0.00	07/17/2014				False	0
205-430-515-5480 R&M - vehicles				U bolt for Parks trailer					
116870 Total:		44.28							
117339	6/26/2014	-15.99	0.00	07/17/2014				False	0
205-430-515-5480 R&M - vehicles				Warranty					
117339 Total:		-15.99							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
117341	6/26/2014	12.30	0.00	07/17/2014				False	0
205-430-515-5480 R&M - vehicles				Belt for Parks trailer					
	117341 Total:	12.30							
	NAPA Total:	40.59							
	NAPA Total:	40.59							
NEPM									
NEPM									
195268	6/18/2014	265.00	0.00	07/17/2014				False	0
101-350-512-5730 Program supplies				JR Fire hats					
	195268 Total:	265.00							
	NEPM Total:	265.00							
	NEPM Total:	265.00							
New World Systems									
NEWWORLD									
035406	6/15/2014	19,500.00	0.00	07/17/2014				False	0
215-000-512-5599 Other contractual				Standard Service Agreement for New World					
035406	6/15/2014	17,760.00	0.00	07/17/2014				False	0
101-250-511-5340 Maintenance Agreement Expen				Standard Service Agreement for New World					
035406	6/15/2014	3,436.00	0.00	07/17/2014				False	0
101-300-512-5599 Other contractual				Standard Service Agreement for New World					
	035406 Total:	40,696.00							
	NEWWORLD Total:	40,696.00							
	New World Systems Total:	40,696.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
North East Multi-Regional Training									
NORTHEST									
183937	6/17/2014	50.00	0.00	07/17/2014				False	0
101-300-512-5590 Training				Training - Civil Liability review					
183937 Total:		50.00							
NORTHEST Total:		50.00							
North East Multi-Regional		50.00							
Northern IL Real Estate Magazine									
NIREM									
062714	6/27/2014	200.00	0.00	07/17/2014				False	0
101-240-517-5510 Advertising				Economic Development Directory					
062714 Total:		200.00							
NIREM Total:		200.00							
Northern IL Real Estate M		200.00							
Northwest Municipal Conference									
NWMNCCON									
9660	6/30/2014	225.00	0.00	07/17/2014				False	0
101-100-511-5840 Meals				NWMC annual banquet dinner					
9660	6/30/2014	75.00	0.00	07/17/2014				False	0
101-200-511-5840 Meals				NWMC annual banquet dinner					
9660 Total:		300.00							
NWMNCCON Total:		300.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	Northwest Municipal Conf	300.00							
Northwest Police Academy									
NWPDACAD									
NWPA61214	6/19/2014	150.00	0.00	07/17/2014				False	0
101-300-512-5590 Training				Training seminar					
	NWPA61214 Total:	150.00							
	NWPDACAD Total:	150.00							
	Northwest Police Academy	150.00							
Orange Crush LLC									
ORANGCRH									
459349	6/26/2014	632.13	0.00	07/17/2014				False	0
213-000-561-5340 Engineering				Mod surface					
	459349 Total:	632.13							
	ORANGCRH Total:	632.13							
	Orange Crush LLC Total:	632.13							
PAETEC									
PAETEC									
4758847	7/1/2014	402.09	0.00	07/17/2014				False	0
660-610-519-5580 Telephone				PRI/Public Works phone system					
	4758847 Total:	402.09							
	PAETEC Total:	402.09							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	PAETEC Total:	402.09							
Paramedic Services of Illinois									
PARAMEDI									
070214	7/2/2014	1,667.12	0.00	07/17/2014				False	0
101-350-512-5220 Fire protection				Reimbursement - Division III drill					
070214	7/2/2014	714.48	0.00	07/17/2014				False	0
101-350-512-5220 Fire protection				Reimbursement - Division III drill					
	070214 Total:	2,381.60							
4192	7/1/2014	221,536.10	0.00	07/17/2014				False	0
101-350-512-5220 Fire protection				Services rendered for month ended 7/30/2014					
	4192 Total:	221,536.10							
4193	7/1/2014	2,650.00	0.00	07/17/2014				False	0
101-350-512-5220 Fire protection				Code Enforcement Officer 5/21/14-7/1/14					
	4193 Total:	2,650.00							
	PARAMEDI Total:	226,567.70							
	Paramedic Services of Illin	226,567.70							
Pioneer Press									
PIONEERP									
3056729	6/19/2014	32.00	0.00	07/17/2014				False	0
101-400-511-5620 Books & publications				Renewal subscription					
	3056729 Total:	32.00							
	PIONEERP Total:	32.00							
	Pioneer Press Total:	32.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Polly Products									
POLLY									
31752	6/26/2014	641.14	0.00	07/17/2014				False	0
205-430-515-6350 Park Construction & Improvem				Anchor kits					
31752 Total:		641.14							
POLLY Total:		641.14							
Polly Products Total:		641.14							
Rock 'n' Kids, Inc.									
ROCK									
LINU14	6/30/2014	39.00	0.00	07/17/2014				False	0
205-502-515-5030 Wages - part time hourly				Summer Tot rock class					
LINU14	6/30/2014	39.00	0.00	07/17/2014				False	0
205-502-515-5030 Wages - part time hourly				Summer Tot rock class					
LINU14 Total:		78.00							
ROCK Total:		78.00							
Rock 'n' Kids, Inc. Total:		78.00							
Rush Truck Centers of Illinois, Inc									
RUSHTRUC									
12204473	6/24/2014	188.02	0.00	07/17/2014				False	0
660-620-519-5480 R&M - vehicles				Kit pump - Truck #5					
12204473 Total:		188.02							
RUSHTRUC Total:		188.02							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	Rush Truck Centers of Illin	188.02							
Russo Power Equipment									
RUSSO									
2040293	6/21/2014	47.62	0.00	07/17/2014				False	0
205-430-515-5730 Program supplies				Exhaust for Tree Dept					
	2040293 Total:	47.62							
2040294	6/21/2014	1,231.70	0.00	07/17/2014				False	0
205-430-515-5730 Program supplies				Spindle for riding mower					
	2040294 Total:	1,231.70							
2041793	6/23/2014	83.16	0.00	07/17/2014				False	0
205-430-515-5730 Program supplies				Screw, washers, scalp for mower #3					
	2041793 Total:	83.16							
	RUSSO Total:	1,362.48							
	Russo Power Equipment T	1,362.48							
Schneider Electric									
SCHNEI									
4346813	6/23/2014	795.00	0.00	07/17/2014				False	0
101-400-511-5730 Program supplies				Weather services					
4346813	6/23/2014	324.00	0.00	07/17/2014				False	0
101-250-511-5330 Data processing				Weather services					
	4346813 Total:	1,119.00							
	SCHNEI Total:	1,119.00							
	Schneider Electric Total:	1,119.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Shapiro, Abraham									
SHAPIROA									
14-6402	6/11/2014	100.00	0.00	07/17/2014				False	0
101-400-511-5210 Animal control				Reimbursement for 50/50 animal control					
14-6402 Total:		100.00							
SHAPIROA Total:		100.00							
Shapiro, Abraham Total:		100.00							
Standard Equipment Company									
STANDARD									
C89014	1/1/1850	240.00	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Turbo jet for Sweeper					
C89014 Total:		240.00							
C89869	1/28/2014	118.83	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Air filter for Sweeper					
C89869 Total:		118.83							
C90480	3/7/2014	1,030.30	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Curtain, rubber, angle, seal					
C90480 Total:		1,030.30							
C90803	3/20/2014	2,024.14	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Hopper, loop, link, handle					
C90803 Total:		2,024.14							
C90887	3/21/2014	1,407.30	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Key, screw, pivot, shaft					
C90887 Total:		1,407.30							
C90888	3/24/2014	558.71	0.00	07/17/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-440-513-5480 R&M - vehicles				Parts for sweeper					
	C90888 Total:	558.71							
C90925	3/24/2014	716.36	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Main broom, bearing cup, wheel hub					
	C90925 Total:	716.36							
C90926	3/24/2014	400.86	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				U-joint for Sweeper					
	C90926 Total:	400.86							
C90945	3/25/2014	326.79	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Clamps, bushings, chain for Sweeper					
	C90945 Total:	326.79							
C93343	6/9/2014	285.59	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Dirt shoe, deflector					
	C93343 Total:	285.59							
C93578	6/16/2014	286.38	0.00	07/17/2014				False	0
101-440-513-5480 R&M - vehicles				Gauge pressure for Sweeper					
	C93578 Total:	286.38							
	STANDARD Total:	7,395.26							
	Standard Equipment Comp	7,395.26							
State Chemical Mfg.									
STATINDU									
96838222	6/19/2014	124.95	0.00	07/17/2014				False	0
101-300-512-5730 Program supplies				Sanitizer for cells/dispatch					
	96838222 Total:	124.95							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
STATINDU Total:		124.95							
State Chemical Mfg. Total:		124.95							
Suburban Laboratories, Inc.									
SUBURB									
113602	6/30/2014	108.50	0.00	07/17/2014				False	0
660-620-519-5320 Consulting				Coliform testing and disinfectant					
113602 Total:		108.50							
SUBURB Total:		108.50							
Suburban Laboratories, Inc		108.50							
Sunburst Sportswear Inc									
SUNBURST									
	7/8/2014	2,307.52	1.00	07/17/2014			00000528	False	1
205-530-515-5730 Program supplies				Camper T-Shirts					
	7/8/2014	760.56	1.00	07/17/2014			00000528	False	2
205-530-515-5730 Program supplies				Staff T-Shirts					
	7/8/2014	198.60	1.00	07/17/2014			00000528	False	3
205-530-515-5730 Program supplies				Staff Sport Shirts					
	7/8/2014	561.55	1.00	07/17/2014			00000528	False	4
205-530-515-5730 Program supplies				Camp Staff Fleece					
	7/8/2014	1,610.02	1.00	07/17/2014			00000528	False	5
205-530-515-5730 Program supplies				Camp Tie Dye T-Shirts					
	7/8/2014	159.20	1.00	07/17/2014			00000528	False	6
205-530-515-5730 Program supplies				Camp Fanny Pack					
	7/8/2014	417.72	1.00	07/17/2014			00000528	False	7
205-560-515-5730 Program supplies				Pool Lifeguard T-Shirts					
	7/8/2014	132.60	1.00	07/17/2014			00000528	False	8
205-560-515-5730 Program supplies				Pool Maintenance T-Shirts					
	7/8/2014	132.60	1.00	07/17/2014			00000528	False	9
205-560-515-5730 Program supplies				Pool Front Desk T-Shirts					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
	7/8/2014	132.60	1.00	07/17/2014			00000528	False	10
205-560-515-5730 Program supplies				Pool Concession Stand T-Shirts					
	7/8/2014	1,056.00	1.00	07/17/2014			00000528	False	11
205-560-515-5730 Program supplies				Pool Staff Fleece					
	7/8/2014	78.32	1.00	07/17/2014			00000528	False	12
205-508-515-5730 Program supplies				Park Patrol T-Shirts					
	7/8/2014	88.20	1.00	07/17/2014			00000528	False	13
205-508-515-5730 Program supplies				Park Patrol Sport Shirts					
Total:		7,635.49							
SUNBURST Total:		7,635.49							
Sunburst Sportswear Inc To		7,635.49							
The Faucet Shoppe									
THEFAUCE									
37272	6/24/2014	470.09	0.00	07/17/2014				False	0
205-430-515-5730 Program supplies				Water fountain heads for Shelter House					
37272 Total:		470.09							
THEFAUCE Total:		470.09							
The Faucet Shoppe Total:		470.09							
The Mystery Shop									
THEMYSTE									
6252014	6/25/2014	520.00	0.00	07/17/2014				False	0
205-530-515-5270 Purchased program services				Summer camp enrichment activity					
6252014 Total:		520.00							
THEMYSTE Total:		520.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	The Mystery Shop Total:	520.00							
Traffic Control & Protection									
TRAFFICC									
80370	6/18/2014	399.55	0.00	07/17/2014				False	0
101-440-513-5768 Street materials - signs & bar				Signs replacement and new signs for Fire					
	80370 Total:	399.55							
	TRAFFICC Total:	399.55							
	Traffic Control & Protectio	399.55							
U.S. FoodService, Inc.									
USFOODSE									
1066017	6/30/2014	1,718.15	0.00	07/17/2014				False	0
205-563-515-5645 Concessions & food				Food for concession stand					
	1066017 Total:	1,718.15							
1106492	7/1/2014	1,655.30	0.00	07/17/2014				False	0
205-563-515-5645 Concessions & food				Food for concession stand					
	1106492 Total:	1,655.30							
1225547	7/5/2014	742.11	0.00	07/17/2014				False	0
205-563-515-5645 Concessions & food				Food for concession stand					
	1225547 Total:	742.11							
929826	6/25/2014	715.84	0.00	07/17/2014				False	0
205-563-515-5645 Concessions & food				Food for concession stand					
	929826 Total:	715.84							
	USFOODSE Total:	4,831.40							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	U.S. FoodService, Inc. Tot	4,831.40							
Village of Lake Barrington									
VILLAGEL									
6192014	6/19/2014	325.00	0.00	07/17/2014				False	0
101-200-511-5830 Lodging				Lodging - ILCMA Summer Conference					
	6192014 Total:	325.00							
	VILLAGEL Total:	325.00							
	Village of Lake Barrington	325.00							
Village of Lincolnwood									
VOL									
PC070814	7/8/2014	29.94	0.00	07/17/2014				False	0
101-100-511-5799 Other materials & supplies				Petty Cash reimbursement					
PC070814	7/8/2014	180.20	0.00	07/17/2014				False	0
101-210-511-5820 Local mileage, parking & tolls				Petty Cash reimbursement					
PC070814	7/8/2014	28.00	0.00	07/17/2014				False	0
101-350-512-5430 R&M - Fire & EMS equipment				Petty Cash reimbursement					
PC070814	7/8/2014	93.21	0.00	07/17/2014				False	0
205-563-515-5649 Supplies				Petty Cash reimbursement					
PC070814	7/8/2014	35.00	0.00	07/17/2014				False	0
205-560-515-5770 Training supplies				Petty Cash reimbursement					
PC070814	7/8/2014	8.50	0.00	07/17/2014				False	0
101-100-511-5850 Purchased Transportation				Petty Cash reimbursement					
PC070814	7/8/2014	86.45	0.00	07/17/2014				False	0
101-210-511-5820 Local mileage, parking & tolls				Petty Cash reimbursement					
PC070814	7/8/2014	15.71	0.00	07/17/2014				False	0
101-100-511-5840 Meals				Petty Cash reimbursement					
PC070814	7/8/2014	32.97	0.00	07/17/2014				False	0
101-240-517-5799 Other materials & supplies				Petty Cash reimbursement					
PC070814	7/8/2014	6.99	0.00	07/17/2014				False	0
205-540-515-5730 Program supplies				Petty Cash reimbursement					
PC070814	7/8/2014	35.00	0.00	07/17/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
205-560-515-5770 Training supplies				Petty Cash reimbursement					
PC070814	7/8/2014	37.00	0.00	07/17/2014				False	0
101-100-511-5840 Meals				Petty Cash reimbursement					
PC070814	7/8/2014	145.00	0.00	07/17/2014				False	0
205-500-515-5820 Local mileage, parking & tolls				Petty Cash reimbursement					
PC070814 Total:		733.97							
VOL Total:		733.97							
Village of Lincolnwood To		733.97							
Warehouse Direct WAREHOUS									
2337941-0	6/3/2014	463.87	0.00	07/17/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2337941-0 Total:		463.87							
2338290-0	6/3/2014	259.69	0.00	07/17/2014				False	0
205-500-515-5720 Postage				Office supplies					
2338290-0 Total:		259.69							
2338741-0	6/3/2014	130.60	0.00	07/17/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2338741-0 Total:		130.60							
2339998-0	6/6/2014	65.79	0.00	07/17/2014				False	0
205-500-515-5720 Postage				Office supplies					
2339998-0 Total:		65.79							
2343519-0	6/9/2014	104.08	0.00	07/17/2014				False	0
205-500-515-5720 Postage				Office supplies					
2343519-0 Total:		104.08							
2343520-0	6/9/2014	56.58	0.00	07/17/2014				False	0

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
101-100-511-5799 Other materials & supplies				Office supplies					
2343520-0 Total:		56.58							
2357563-0	6/23/2014	262.98	0.00	07/17/2014				False	0
101-350-512-5700 Office supplies				Office supplies					
2357563-0 Total:		262.98							
2362592-0	6/26/2014	120.81	0.00	07/17/2014				False	0
101-400-511-5700 Office supplies				Office supplies					
2362592-0 Total:		120.81							
2362593-0	6/26/2014	50.68	0.00	07/17/2014				False	0
101-400-511-5700 Office supplies				Office supplies					
2362593-0 Total:		50.68							
2362767-0	6/26/2014	404.32	0.00	07/17/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2362767-0 Total:		404.32							
2363386-0	6/27/2014	89.37	0.00	07/17/2014				False	0
101-300-512-5730 Program supplies				Office supplies					
2363386-0 Total:		89.37							
2364711-0	6/27/2014	16.60	0.00	07/17/2014				False	0
101-400-511-5700 Office supplies				Office supplies					
2364711-0 Total:		16.60							
2368593-0	7/2/2014	2.91	0.00	07/17/2014				False	0
101-400-511-5700 Office supplies				Office supplies					
2368593-0 Total:		2.91							
2641671-0	6/5/2014	122.83	0.00	07/17/2014				False	0
101-300-512-5730 Program supplies				Office supplies					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
2641671-0 Total:		122.83							
WAREHOUS Total:		2,151.11							
Warehouse Direct Total:		2,151.11							
West Payment Center									
WESTPAY									
829756935	6/4/2014	78.00	0.00	07/17/2014				False	0
101-300-512-5620 Books & publications				Compiled Statutes - supplements					
829756935 Total:		78.00							
WESTPAY Total:		78.00							
West Payment Center Tota		78.00							
Westmont Auto Parts									
WESTMONT									
4183	6/24/2014	307.28	0.00	07/17/2014				False	0
101-300-512-5480 R&M - vehicles				Wiper motors for Squad #215 & 9					
4183 Total:		307.28							
WESTMONT Total:		307.28							
Westmont Auto Parts Total		307.28							
Work' N Gear, LLC									
WRKNGEAR									
HA29365	6/3/2014	268.93	0.00	07/17/2014				False	0
101-440-513-5070 Uniform allowance				Clothing Allowance					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	HA29365 Total:	268.93							
HA29526	6/6/2014	381.80	0.00	07/17/2014				False	0
101-440-513-5070 Uniform allowance				Clothing Allowance					
	HA29526 Total:	381.80							
HA29530	6/6/2014	155.83	0.00	07/17/2014				False	0
101-440-513-5070 Uniform allowance				Clothing Allowance					
	HA29530 Total:	155.83							
HA29531	6/6/2014	365.00	0.00	07/17/2014				False	0
101-440-513-5070 Uniform allowance				Clothing Allowance					
	HA29531 Total:	365.00							
HA30002	6/15/2014	240.00	0.00	07/17/2014				False	0
205-430-515-5070 Uniform allowance				Clothing Allowance					
	HA30002 Total:	240.00							
	WRKNGEAR Total:	1,411.56							
	Work' N Gear, LLC Total:	1,411.56							
Zoll Medical Corporation GPO									
ZOLLMEDC									
2137413	6/19/2014	127.50	0.00	07/17/2014				False	0
101-350-512-5660 EMS supplies				Monitor paper, airway adapter					
	2137413 Total:	127.50							
	ZOLLMEDC Total:	127.50							
	Zoll Medical Corporation G	127.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			

Report Total:	305,537.76

2014 Reappointments for Boards & Commissions

Board of Fire & Police Commissioner

Glen Wherfel

Board of Trustees of Police Pension Fund

Marilyn Marwedel

Joel Perzov

Economic Development Commission

Terrance Strauch

Nadia Seniuta

Human Relations Commission

Mary Koleff-May

Talin Hitik

Park & Recreation Board

Demerise Gratch

Sarah Hardin

Plan Commission

Patricia Goldfein

Mark Yohanna

Zoning Board of Appeals

Christopher Nickell

Kathy O'Brien

Traffic Commission

Antonio Costantino

Scott Troiani

2014 New Appointments for Boards & Commissions

Plan Commission

Anthony Pauletto

Return to VB Agenda

Proclamation

WHEREAS, congratulations to Presence Saint Francis Emergency Medical Services (EMS) System upon the occasion of its 40th anniversary; and

WHEREAS, since 1974, the Saint Francis Hospital - Emergency Medical Services (EMS) System has been dedicated to providing high quality pre-hospital education, Paramedic training to over 1,550 students and continuing education for EMTs and Paramedics to make available trained individuals for response to medical emergencies 24 hours a day, seven days a week; and

WHEREAS, Presence Saint Francis Hospital has been the EMS Resource Hospital for these 40 years, providing services to seven communities including; Evanston, Lincolnwood, Northfield, Skokie, Wheeling, Wilmette and Winnetka along with three private providers Advance, Elite and Superior Ambulance Companies and two non-transport agencies; and

WHEREAS, by being the designated Resource Hospital, the Saint Francis EMS System collaborates closely with regional Emergency Departments, and colleagues at its Associate Hospitals, which include: Evanston Hospital, Glenbrook Hospital and Skokie Hospital; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; throughout the 40-year history of the Saint Francis Hospital - EMS System, its members have worked tirelessly to bring the best quality of care to our residents; and

WHEREAS, the Saint Francis Emergency Medical Services (EMS) System, the 3rd oldest EMS System in Illinois, is one of four EMS systems that are incorporated in Illinois Department of Public Health Region X, which covers a large geographic area starting at the northern border of Chicago extending to Wisconsin; and

WHEREAS, as a region, in coordination with the Illinois Department of Public Health, the Saint Francis Hospital EMS System works to support multiple regional roles, including authorship of Standard Operating Procedures, Trauma Policy and Procedures, Standards and Practices and Disaster Management Planning.

Now Therefore, I, Gerald C. Turry, Village President of the Village of Lincolnwood, along with the Village Board of Trustees, do hereby proclaim July 15, 2014, as

Return to VB Agenda

PRESENCE SAINT FRANCIS HOSPTIAL - EMERGENCY MEDICAL SERVICES DAY

in the Village of Lincolnwood and in partnership with the Lincolnwood Fire Department and other municipal members of the Saint Francis EMS System do hereby recognize the efforts of the Saint Francis Emergency Medical Services for 40 years of dedicated leadership and performance, and urge the residents of the Village of Lincolnwood to take cognizance of this achievement and to participate fittingly in its recognition.

DATED this 15th day of July, 2014

ATTEST:

Beryl Herman
Village Clerk

Gerald C. Turry
Village President

Return to VB Agenda

Proclamation

WHEREAS, Seymour M. Homer grew up on the Northwest side of Chicago in Albany Park, and

WHEREAS, Seymour M. Homer came to Lincolnwood in 1956 to build his home with his loving wife, Rona Goldwasser Homer, and

WHEREAS, the Homers raised three sons in our Village, and

WHEREAS, the furniture store, Homer Brothers, was an icon business in the Chicagoland area known for fine custom furniture at an affordable price, and

WHEREAS, Seymour left Homer Brothers in 1987 after 39 years, to retire and start a new career, and

WHEREAS, Sculptor Seymour Homer worked hard to understand the mediums of stone, wood, cement and welded metal, taking many courses in welding fabrication at the Evanston Art Center from respected sculptors, and

WHEREAS, in 2000, Seymour was commissioned by the Village of Lincolnwood's Beautification Commission and ratified by the Village Board, and

WHEREAS, Seymour's prize winning sculptor was named, "The New Age", since its theme linked the Industrial Age to the Future, and

WHEREAS, the Homers will be retiring to Scottsdale, Arizona on August 19th, and

WHEREAS, this wonderful piece of art will grace the front of our Village Hall, possibly for the rest of this millennium.

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 Wednesday, July 16, 2014 as,

Seymour & Rona Homer Day

in the Village of Lincolnwood,

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

DATED this 15th day of July, 2014

ATTEST:

Beryl Herman Village Clerk	Gerald C. Turry Village President

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 1**

ORIGINATING DEPARTMENT: Village Clerk's Office

SUBJECT: Approval of a Resolution Regarding the Release of Certain Written Minutes and the Destruction of Verbatim Records of Certain Closed Meetings of the Village Board

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The Village Board met on June 15, 2014 during an Executive Session Meeting to consider whether to authorize the erasure of audiotapes of certain Executive Session meetings as well as to review and discuss whether certain Executive Session Minutes should be released or remain confidential.

The attached Resolution reflects the new meeting dates which no longer need to remain confidential.

FINANCIAL IMPACT:
None.

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Schedule A

RECOMMENDED MOTION:
Move to approve the Resolution regarding the Release of Certain Written Minutes and the Destruction of Verbatim Records of Certain Closed Meetings of the Village Board.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION APPROVING THE RELEASE OF CERTAIN WRITTEN MINUTES AND THE DESTRUCTION OF VERBATIM RECORDS OF CERTAIN CLOSED MEETINGS OF THE VILLAGE BOARD OF TRUSTEES

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, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* (***"Act"***), since January 1, 2004, the Village has maintained audiotaped verbatim records, and has approved written minutes, of all meetings of the Village Board of Trustees and of the Village Board Committee of the Whole that were closed to the public pursuant to the Act (collectively, the ***"Closed Meetings"***); and

WHEREAS, pursuant to Section 2.06(c) of the Act, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to destroy the audiotaped verbatim records of those Closed Meetings occurring prior to December 18, 2012; and

WHEREAS, pursuant to Section 2.06(d) of the Act, the President and Board of Trustees have conducted its twice-annual review of all written minutes of the Closed Meetings; and

WHEREAS, the President and Board of Trustees have determined that confidential treatment is no longer necessary for the written minutes of those Closed Meetings that are identified in Schedule A attached to and, by this reference, made a part of this Resolution, and that such minutes may be made available for public inspection; and

WHEREAS, the President and Board of Trustees have determined that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Schedule A of this Resolution;

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

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

SECTION 2. PUBLIC INSPECTION OF WRITTEN MINUTES OF CLOSED MEETINGS. The President and Board of Trustees shall, and do hereby, authorize the public inspection of the written minutes of those Closed Meetings that are identified in Schedule A of this Resolution, in accordance with and pursuant to the Act and the Illinois Freedom of Information Act, 5 ILCS 140/1, *et seq.*

SECTION 3. DETERMINATION OF CONFIDENTIALITY. The President and Board of Trustees shall, and do hereby, determine that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Schedule A of this Resolution and for which the Village has not previously authorized public inspection.

SECTION 4. DESTRUCTION OF VERBATIM RECORDINGS. The President and Board of Trustees shall, and do hereby, authorize and direct the Village Clerk to destroy all audiotaped verbatim records of all Closed Sessions occurring prior to December 18, 2012.

SECTION 5. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and in the manner provided by law.

PASSED this ___ day of _____, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office this
_____ day of _____, 2014

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

#9291282_v4

SCHEDULE "A"

No Longer Require Confidential Treatment
As of July 15, 2014

September 4, 2008 Village Board
September 17, 2009 (B) Village Board
October 15, 2009 Village Board
November 19, 2009 Village Board
March 18, 2010 Village Board
July 15, 2010 Committee of The Whole
December 16, 2010 Village Board
June 16, 2011 Village Board
September 6, 2011 Committee of the Whole
November 15, 2011 Village Board
January 3, 2012 Village Board
October 2, 2012 Village Board
March 5, 2013 Village Board
April 16, 2013 Village Board
October 1, 2013 Committee of the Whole
October 1, 2013 Village Board
December 3, 2013 Village Board
December 17, 2013 Committee of the Whole
December 17, 2013 Village Board
January 21, 2014 Committee of the Whole
March 4, 2014 Village Board
June 3, 2014 Village Board

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 2**

ORIGINATING DEPARTMENT: Village Manager's Office

SUBJECT: Approval of a Resolution Appointing a Director and Alternate Director to the Solid Waste Agency of Northern Cook County (SWANCC)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The attached resolution reestablishes Village President Gerald C. Turry as the Director and reestablishes Timothy C. Wiberg, Village Manager, as its Alternate Director commencing May 1, 2014 and expiring April 30, 2016 or until his successor is appointed.

FINANCIAL IMPACT:
None.

DOCUMENTS ATTACHED:
1. Proposed Resolution

RECOMMENDED MOTION:
Move to approve the Resolution appointing a director and alternate director to the Solid Waste Agency of Northern Cook County (SWANCC).

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION APPOINTING A DIRECTOR AND AN ALTERNATE DIRECTOR TO THE BOARD OF DIRECTORS OF THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY

WHEREAS, the Village is a member of the Solid Waste Agency of Northern Cook County (***"SWANCC"***); and

WHEREAS, pursuant to the agreement establishing SWANCC (***"Agreement"***), SWANCC is to be governed by a Board of Directors that is composed of certain elected or administrative officials of the municipalities that are members of SWANCC; and

WHEREAS, the Agreement provides that each member municipality of SWANCC is entitled to appoint a Director and at least one Alternate Director to the SWANCC Board of Directors; and

WHEREAS, the Village President and Board of Trustees has determined that it will serve and be in the best interests of the Village to appoint a Director and an Alternate Director to the SWANCC Board of Directors;

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

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

SECTION 2. APPOINTMENT OF DIRECTOR AND ALTERNATE DIRECTOR. The President and Board of Trustees hereby appoint Gerald C. Turry, Village President, as Director to the SWANCC Board of Directors, and Timothy C. Wiberg, Village Manager, as Alternate Director to the SWANCC Board of Directors, each for the period through and including April 30, 2016, or until their respective successors are appointed.

SECTION 3. DELIVERY OF RESOLUTION. The Village Clerk is hereby authorized and directed to deliver certified copies of this Resolution to the Executive Director of SWANCC, 2700 Patriot Boulevard, Suite 110, Glenview, Illinois 60026.

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

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office this
_____ day of _____, 2014

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

#30494688_v1

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 3**

ORIGINATING DEPARTMENT: Police

SUBJECT: Approval of a Resolution Authorizing the Village Manager to Execute a Law Enforcement Mutual Aid Agreement for the Illinois Law Enforcement Alarm System (ILEAS)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
ILEAS has been in existence for 10 years. The primary reason Illinois Law Enforcement Alarm System (ILEAS) was formed was to develop a statewide mutual aid plan.

The purpose of ILEAS is:

1. To provide immediate extra law enforcement staffing and equipment at the scene of law enforcement emergencies.
2. To provide for an automatic and systematic response of law enforcement manpower teams.
3. To provide for contractual responsibilities and liabilities.
4. To provide broad area coverage.
5. To foster a cooperative spirit for law enforcement emergency planning.
6. To provide access to specialized staffing and equipment which no one department could afford to maintain.

The new ILEAS agreement builds on the strengths of the original agreement. Over 900 Illinois agencies signed the original agreement. The new agreement provides greater legal protection to the organization and its participating agencies.

ILEAS does not relieve a community of its responsibility to provide adequate staffing and equipment for day-to-day law enforcement operations. Each agency has its first line of defense and its reserves. A community may only report to ILEAS when a law enforcement emergency has caused the agency to exceed its own routine capabilities.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. ILEAS Law Enforcement Mutual Aid Agreement
3. Correspondence from ILEAS regarding the proposed agreement

RECOMMENDED MOTION:
Move to approve a Resolution authorizing the Village Manager to execute a law enforcement mutual aid agreement for the Illinois Law Enforcement Alarm System.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION AUTHORIZING THE EXECUTION OF A LAW ENFORCEMENT MUTUAL AID AGREEMENT FOR THE ILLINOIS LAW ENFORCEMENT ALARM SYSYEM

WHEREAS, the Village, as a public agency of the State of Illinois, is authorized and empowered by the Constitution of the State of Illinois (Ill. Const. Art. VII, § 10) and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) to enter into intergovernmental agreements with other public agencies on matters of mutual concern and interest, such as the provision of adequate law enforcement personnel and resources for the protection of residents and property falling within the jurisdiction of the Village; and

WHEREAS, the Village recognizes that certain natural or man-made occurrences may result in emergencies or disasters that exceed the resources, equipment and/or law enforcement personnel of a single given public agency; and

WHEREAS, a given public agency can, by entering into a mutual aid agreement for law enforcement services and resources, effectively provide a broader range and more plentiful amount of law enforcement capability for the citizenry which it serves; and

WHEREAS, in order to have an effective mutual aid agreement for law enforcement resources and services, the Village recognizes that it must be prepared to come to the aid of other public agencies in their respective times of need due to emergencies or disasters; and

WHEREAS, the Village recognizes the need to develop an effective mutual aid agreement for law enforcement services and resources upon which it may call upon in its time of need, and is prepared to enter into a mutual aid agreement for law enforcement services and resources with other like-minded public agencies; and

WHEREAS, the Illinois Law Enforcement Alarm System (***"ILEAS"***) is a public agency formed pursuant to a Law Enforcement Mutual Aid Agreement (***"Mutual Aid Agreement"***) that coordinates and facilitates the provision of law enforcement mutual aid between signatory public agencies; and

WHEREAS, the Village recognizes the benefit of formally entering into the Mutual Aid Agreement for the receipt and/or provision of law enforcement mutual aid during times of emergency conditions with other members of ILEAS; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to enter into the Mutual Aid Agreement;

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

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

SECTION 2. APPROVAL OF MUTUAL AID AGREEMENT. The Mutual Aid Agreement is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 3. EXECUTION OF MUTUAL AID AGREEMENT. The Village President and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Mutual Aid Agreement and all necessary documentation related thereto.

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

PASSED this ___ day of _____, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office this
_____ day of _____, 2014

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

EXHIBIT A

MUTUAL AID AGREEMENT

Law Enforcement Mutual Aid Agreement

This Law Enforcement Mutual Aid Agreement (LEMAA) is executed, in multiple counterparts, by the Public Agency shown on last page hereof on the date that is set forth on the last page of this LEMAA for the uses and purposes set forth herein.

Whereas, the undersigned Public Agency of the State of Illinois does hereby declare that it is in the best interest of the Signatory Public Agency to make provision for law enforcement Mutual Aid in the event the undersigned Public Agency should need law enforcement Mutual Aid, and;

Whereas, the undersigned Public Agency of the State of Illinois recognizes that law enforcement Mutual Aid is only effective if those Public Agencies who could potentially benefit from law enforcement Mutual Aid are willing to provide law enforcement Mutual Aid to other Public Agencies who are willing to enter into a Mutual Aid agreement such as this Mutual Aid agreement, and;

Whereas, in the State of Illinois, there exist constitutional and statutory provisions enabling and supporting the formation of intergovernmental agreements on matters such as law enforcement Mutual Aid, *towit*, the Constitution of the State of Illinois (Ill. Const. Art. VII, § 10), the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/7-101 *et seq.*) and the Illinois Municipal Code (65 ILCS 5/11-1-2.1), and;

Whereas, in order to have an effective law enforcement Mutual Aid system, it is necessary and desirable to have a third party entity that can support, centralize, coordinate and organize the provision of law enforcement Mutual Aid by and among Signatory Public Agencies to the law enforcement Mutual Aid agreement, and;

Whereas, this LEMAA is made in recognition of the fact that natural or man-made occurrences may result in Emergencies or Disasters that exceed the resources, equipment and/or Law Enforcement Personnel of a given Public Agency; each Public Agency which signs a copy of this LEMAA intends to aid and assist the other participating Public Agencies during an Emergency or Disaster by temporarily assigning some of the Responding Public Agency's resources, equipment and/or law enforcement personnel to the Requesting Public Agency as circumstances permit and in accordance with the terms of this LEMAA; the specific intent of this LEMAA being to safeguard the lives, persons and property of citizens of the State of Illinois during an Emergency or Disaster by enabling other Public Agencies to provide additional resources, equipment and/or Law Enforcement Personnel as needed, and;

Whereas, since approximately 2002, there has existed in the State of Illinois an Illinois Law Enforcement Alarm System law enforcement Mutual Aid agreement ("Prior Mutual Aid Agreement") which was initially executed by a multitude of signatory parties in the wake of the events of the 911 terrorist attacks and (even though the needs of law enforcement have changed, grown and advanced in various regards) the Prior Mutual Aid Agreement has never been updated, modified or changed since its inception, it is now the desire of the Signatory Public Agency to this LEMAA to enhance and reaffirm its commitment to law enforcement Mutual Aid in the State of Illinois while providing more particularity to the relationship that exists between each of the Signatory Public Agencies to this LEMAA and the third party agency, the Illinois Law Enforcement Alarm System, created by such Signatory Public Agencies,

Now, therefore, the undersigned Public Agency, does hereby enter into this LEMAA with each and every other Public Agency which signs a counterpart copy of this LEMAA and agrees and contracts as follows:

1. Definitions. The following definitions apply to this Mutual Aid Agreement (the plural version of any defined term meaning two or more instances of the defined term):

a. Disaster – An occurrence, or the reasonable threat or possibility of an occurrence of, any of the following: widespread or severe damage; injury or loss of life or property resulting from any natural or technological cause, including but not limited to, fire, flood, earthquake, windstorm, tornado, hurricane, severe inclement weather, hazardous materials spill or other water or ground contamination requiring prompt action to avert danger or damage; epidemics, contaminations, blight, extended periods of severe and inclement weather, drought, infestation and critical shortages of essential products, fuels and energy; explosion; riot; significant or large scale civil insurrection or disobedience; hostile military or paramilitary action, or; acts of domestic terrorism.

b. Emergency – A natural or man-made situation that threatens to cause, or causes, loss of life and/or property and exceeds the physical and/or organizational response capabilities of a unit of local, state or federal government.

c. Illinois Law Enforcement Alarm System (or the abbreviation "ILEAS") – the third party Public Agency formed by Signatory Public Agencies to this LEMAA, or continued from the Prior Mutual Aid Agreement, to promote and facilitate law enforcement Mutual Aid in the State of Illinois, and;

d. Initial Governing Board – The first Governing Board of ILEAS established after two or more Public Agencies enter into this LEMAA.

e. Law Enforcement Personnel – An employee of a Signatory Public Agency to this LEMAA who is a law enforcement officer, county corrections officer or court security officer, as defined in Section 2 of the Illinois Police Training Act (50 ILCS 705/2).

f. LEMAA – This agreement.

g. Mutual Aid – Assistance provided by a Public Agency to another Public Agency pursuant to a definite and prearranged written agreement in the event of an Emergency or Disaster.

h. Prior Mutual Aid Agreement – a certain Mutual Aid Agreement having initial signatories in 2002 (with other signatory parties beginning their participation at a time later than the initial signatory parties) and which reflects a document modification date of "October 23, 2002" in the footer of the signature page (page 5).

i. Prior Signatory Public Agency – A Public Agency which executed the Prior Mutual Aid Agreement and has neither terminated its participation in the Prior Mutual Aid Agreement nor entered into this LEMAA.

i. Public Agency – Such units of government as are defined as a public agency by the Illinois Intergovernmental Cooperation Act (5 ILCS 220/2(1)).

j. Requesting Public Agency – A Signatory Public Agency to this LEMAA that has primary jurisdiction over the site of an Emergency or Disaster which, due to its perceived insufficient resources, equipment and/or Law Enforcement Personnel, would be unable to provide an adequate response to an Emergency or Disaster without the assistance of others.

k. Responding Public Agency – A Signatory Public Agency to this LEMAA that provides resources, equipment and/or Law Enforcement Personnel to a Requesting Public Agency during an Emergency or Disaster.

l. Signatory Public Agency – a Public Agency that has executed this LEMAA by signature of an authorized individual for the Public Agency under the authority of the Constitution of the State of Illinois (Ill. Const. Art. VII, § 10), the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) and the final approval required of the Public Agency in order to execute the LEMAA.

2. Agreement to Participate in Law Enforcement Mutual Aid.

The Signatory Public Agency to this LEMAA agrees that, in the event of an Emergency or Disaster, it will respond to requests for assistance by a Requesting Public Agency with such Law Enforcement Personnel, equipment, resources, facilities, or services as are, in the opinion of the Responding Public Agency,

available and useful and being requested by a Requesting Public Agency. Possible responses shall include, but not be limited to, merely being on "stand by," providing the benefit of prior experience or consultation and/or actual "hands-on" participation in law enforcement activities in the jurisdiction of the Requesting Public Agency any one of which may also entail the provision of equipment, resources, facilities or other services. Provided, however, that each Responding Public Agency reserves the right to refuse to render assistance or to recall any or all rendered assistance, whenever it believes that such refusal or recall is necessary to ensure adequate protection of its own jurisdiction's property, citizenry or personnel.

It is expected that requests for Mutual Aid under this Agreement will be initiated only when the needs of the Requesting Public Agency exceed its resources. Responding Public Agencies' resources will be released and returned to their own respective jurisdictions by the Requesting Public Agency as soon as the situation is restored to the point where the Requesting Public Agency is able to satisfactorily handle the emergency or disaster with its own resources or when a Responding Public Agency decides to recall its assistance.

Whenever an Emergency or Disaster is of such magnitude and consequence that it is deemed advisable by the highest-ranking officer present of the Requesting Public Agency to request assistance from a Responding Public Agency, he is hereby authorized to do so under the terms of this LEMAA. The highest-ranking officer present of the Responding Public Agency is authorized to, and shall forthwith take, the following actions:

- Immediately determine what type of assistance is being requested.
- Immediately determine if the requested resources, equipment and/or Law Enforcement Personnel can be committed to the Requesting Public Agency.
- Immediately dispatch, in consultation and coordination with the ILEAS dispatcher, the resources, equipment and/or Law Enforcement Personnel that are available to the Requesting Public Agency.

At the Emergency or Disaster site, the highest-ranking officer of the Requesting Public Agency who is present shall assume full responsibility and command for operations at the scene. Law Enforcement Personnel from the Responding Public Agencies shall report to, and shall work under, the direction and supervision of the Requesting Public Agency. Provided, however, that at all times, the personnel of the Responding Public Agency shall remain employees of their own agency and shall adhere to the policies and procedures of their own employer. While working under the direction of the Requesting Public Agency, Law Enforcement Personnel shall only be required to respond to lawful orders.

All equipment provided or services performed under this LEMAA shall be provided without reimbursement to the Responding Public Agency from the Requesting Public Agency. Nothing contained herein shall prohibit a Responding Public Agency or ILEAS from seeking reimbursement or defrayment of any expenses it may have incurred in responding to a Mutual Aid request from other sources. The Requesting Public Agency agrees to cooperate with any effort to seek reimbursement or defrayment of Mutual Aid expenses on the part of Responding Public Agencies or ILEAS.

All Requesting Public Agencies, Responding Public Agencies and ILEAS are required to keep expense and accounting records to identify the costs and expenses of any Mutual Aid provided under this LEMAA.

Each Responding Public Agency shall assume sole responsibility for insuring or indemnifying its own employees, as provided by state, federal law and/or local ordinance, and for providing personnel benefits, including benefits that arise due to injury or death, to their own employees as required by state or federal law just as if the employee would have been working as an employee of the Responding Public Agency in its own home jurisdiction. Each Responding Public Agency shall also be responsible, regardless of fault, for replacing or repairing any damage to its own vehicles or equipment that occurs while providing assistance under this LEMAA.

The Requesting Public Agency agrees that this LEMAA shall not give rise to any liability or responsibility for the failure of any other Signatory Public Agency to respond to any request for assistance made pursuant to this LEMAA.

Each Responding Public Agency under this LEMAA further agrees that each Responding Public Agency will be responsible for defending itself in any action or dispute that arises in connection with, or as the result of, this LEMAA and that each Responding Public Agency will be responsible for bearing its own costs, damages, losses, expenses and attorney fees.

3. The Illinois Law Enforcement Alarm System. By agreement by and between each Signatory Public Agency to this LEMAA, there is and was formed and exists a third party Public Agency, created by the Signatory Public Agency parties to this LEMAA and by virtue of this LEMAA, which shall be known as the Illinois Law Enforcement Alarm System (hereinafter referred to as "ILEAS"). The following provisions apply to ILEAS:

a. The Public Agency ILEAS shall have a governing board, consistent with the meaning of the phrase "governing board" in 5 ILCS 220/2(1), which shall be known as the "Governing Board."

1. Governing Board Composition and Voting. The Governing Board of ILEAS shall consist of the following individual

members, described as follows:

(a). Members of the Initial Governing Board – The individuals designated on Exhibit A will be members of the Initial Governing Board of ILEAS and shall serve until such time as their successors are elected or appointed, as the case may be.

(b). Composition of the Governing Boards of ILEAS after the Initial Governing Board members have served their term shall be as follows, who shall serve until such time as their successors are elected or appointed, as the case may be:

- 16 elected members representing eight (8) established ILEAS regions – there shall be one elected Sheriff member and one elected Chief of Police member from each of the eight (8) established ILEAS regions and the elected Sheriff member and the elected Chief of Police member shall be designated as the "Co-Chairs" from that region;

- a permanent, non-elective Governing Board membership for the Illinois State Police Director or the Director's designee,

- a permanent, non-elective Governing Board membership for the President of the Illinois Association of Chiefs of Police or that President's designee,

- a permanent, non-elective Governing Board membership for the President of the Illinois Sheriff's Association or that President's designee.

- two permanent, non-elective Governing Board memberships for the City of Chicago, Illinois or those persons designated by the Superintendent of Police, Chicago, Illinois.

Subject to the foregoing provisions of this subparagraph (b), no Public Agency shall be permitted to designate (as a candidate for election or appointment) a Governing Board Member unless that

Public Agency is a Signatory Public Agency and every Governing Board Member must be affiliated by employment with, or relation to, a Signatory Public Agency.

The President of ILEAS, with the advice and consent of the Governing Board of ILEAS, may appoint any number of *Ex-Officio* Governing Board consultants for the benefit of obtaining their counsel and advice but such individuals, if any, as are appointed to *Ex-Officio* Governing Board consultant positions shall not have any voting rights on matters to be decided by the Governing Board and, relative to the Board, are not agents or servants of the Governing Board, ILEAS or any Signatory Public Agency.

(c). Members of Governing Boards of ILEAS after the Initial Governing Board – For purposes of determining the elected members of the Governing Board after the Initial Governing Board, the State of Illinois shall be divided into eight (8) regions which are shown on Exhibit B hereto. Any Signatory Public Agency to this LEMAA may nominate any one or more eligible individuals from its region as a candidate for Governing Board membership, including an individual employed by the Signatory Public Agency. Only Signatory Public Agencies to this LEMAA may vote for representatives to be elected from their region. Each Signatory Public Agency to this LEMAA gets one vote for an elected Sheriff member and one vote for an elected Chief of Police member from its region. Starting in 2015, the election of Governing Board members shall occur every two years in March of the year on a date to be determined by the Governing Board members in office in the October prior to the date of the election. Should a given Governing Board member vote result in a tie between candidates, the two or more candidates with the same highest number of votes shall participate in a “coin toss” selection process to determine who shall fill that Governing Board member position.

(d). In the event that an elected Governing Board member dies, retires, resigns, is no longer employed by his employer in the same capacity as at the time of his

election or is otherwise unwilling or unable to serve the balance of that member's term, then a replacement Governing Board member from the same region as the Governing Board member being replaced shall be chosen by the remaining Governing Board member from that Region and shall serve until the next Governing Board member vote. If both Governing Board members from a given Region are no longer in office at the same time, then, by majority vote of the remaining Governing Board members still holding office, two replacements shall be chosen from that same Region (in individual, separate votes) and shall serve until the next Governing Board member vote. The replacement Governing Board member shall be a Sheriff if a Sheriff is being replaced and shall be a Chief of Police if a Chief of Police is being replaced.

(e) Matters before the Governing Board for decision shall be decided by majority vote of a quorum of the voting members. A quorum for the conducting of the business of the Governing Board shall be established by the Bylaws promulgated by the Governing Board. Nothing contained herein shall prohibit the establishment of committees or subcommittees of the whole for the conduct of business as expressed in the Bylaws promulgated by the Governing Board.

2. Governing Board to Promulgate a Plan of Operation. The Governing Board shall cause to be promulgated a Plan of Operation for the giving and receiving of Mutual Aid under the provisions of the LEMAA and shall promulgate Bylaws for the management of ILEAS. Both the Plan of Operation and Bylaws may be modified from time to time based upon the majority vote of the then current members of the Governing Board.

3. Governing Board Compensation. All officers, members and *ex-officio* members of the Governing Board shall serve without compensation.

4. Regional Governing Boards. In each of the Regions, in addition to the co-chairs for that region, there may be elected a secretary, treasurer and sergeant at arms for that Region as well as any number of *ex-officio* members as that Region

desires.

b. The Public Agency ILEAS shall have a President, Vice President, Secretary, Treasurer and Sergeant at Arms who shall be appointed by and from the Governing Board of ILEAS, at its discretion. The officers shall have the duties, responsibilities and powers accorded to them by the Bylaws of ILEAS as the Bylaws are established and may be amended from time to time by the Governing Board.

c. The Public Agency ILEAS shall have an Executive Director, appointed by the Governing Board at its discretion, who shall be the chief operating officer of ILEAS and who shall have the duties, responsibilities and powers accorded to the Executive Director by the Bylaws of ILEAS as the Bylaws are established and may be amended from time to time by the Governing Board.

d. The Public Agency ILEAS shall have the authority, right and power to:

1. coordinate law enforcement Mutual Aid responses by and among Signatory Public Agencies to this LEMAA and act as a central receiving point for Mutual Aid requests;

2. solicit and receive commitments from Signatory Public Agencies to respond to a Mutual Aid request and coordinate and provide support for any legal documentation necessary or desirable to effectuate the provision of law enforcement Mutual Aid;

3. maintain an electronic mutual aid database to which all Signatory Public Agencies provide information related to each respective Signatory Public Agency's manpower, resources and equipment necessary to respond to a Mutual Aid request and to which all Signatory Public Agencies have access;

4. identify through the mutual aid database individuals from Signatory Public Agencies with the ability, training and qualifications suitable for Mutual Aid responses, together with the necessary equipment and other resources as requested by the Requesting Public Agency;

5. coordinate and provide a facility for training exercises and education;

6. solicit, obtain and administer funds for the operations and functions of ILEAS and the provision of law enforcement

Mutual Aid in the form of grants, donations, endowments or allocations of funds from other governmental agencies or other sources (but not from the issuance of any debt obligations), to assess Board-approved dues on Signatory Public Agencies and to obtain reimbursement, payment, advances or funds from any governmental entity or agency which provides, allocates or administers funds to defray, pay or reimburse the expenses of those entities participating in Mutual Aid efforts;

7. provide accounting, budgeting, estimation, documentation, archival and general administrative support for law enforcement Mutual Aid deployments (actual, planned, proposed or contemplated) and the general operations of ILEAS;

8. obtain indemnity, casualty, liability and worker's compensation insurance for the operations of ILEAS in amounts and under terms deemed appropriate by the Governing Board;

9. employ support personnel to perform the functions and operations of ILEAS;

10. enter into contracts, agreements, purchase agreements and leases necessary to the functions and operations of ILEAS;

11. provide and display identification, signage, insignias, patches or other indicia which identify ILEAS employees and agents if and when such employees and/or agents are on site to coordinate or facilitate disaster and/or emergency relief performed by various Responding Public Agencies;

12. to own, hold, supply, borrow or lend, in ILEAS' name, such personal property as deemed necessary by the Governing Board to the purposes, functions and operations of ILEAS;

13. facilitate, enhance or enable interagency communication relative to the provision of Mutual Aid;

14. provide to Signatory Public Agencies to this LEMAA such information as is useful to them relative to what resources are available from ILEAS or other Signatory Public Agencies to this LEMAA ;

15. maintain a listing or database of available equipment, available animals and alleged independent contractor

experts in various fields that would serve as a resource to ILEAS and any Signatory Public Agency to this LEMAA which listing would be made available to such Signatory Public Agencies with the understanding on the part of the requesting Signatory Public Agency that ILEAS:

(a) does not represent, provide, recommend or warrant to any Signatory Public Agency the appropriateness, integrity, quality, or qualifications of any listed resource, equipment or animal for a given use (such determination to be made solely by the requesting Signatory Public Agency), and;

(b) does not furnish, employ, provide, retain or have as its agent, any alleged expert whose contact information is provided to the Signatory Public Agency, such alleged expert being solely an independent contractor and, further, does not represent, recommend or warrant to any Signatory Public Agency the appropriateness, integrity, training, quality or qualifications of any alleged expert (such determinations to be made solely by the requesting Signatory Public Agency), and;

(c) relative to any animal, does not represent, recommend or warrant to any Signatory Public Agency the appropriateness, training, behavioral characteristics, quality or qualifications of any animal for a given use (such determination to be made solely by the requesting Signatory Public Agency).

16. engage in such other activities as support, enhance or enable Mutual Aid by and between the Signatory Public Agencies to this LEMAA.

e. It is not the function, responsibility or purpose of ILEAS to warrant or endorse the sufficiency or talents of, deploy, supply, direct, command or manage any Law Enforcement Personnel responding to Mutual Aid requests under this LEMAA. Any Law Enforcement Personnel responding to a law enforcement Mutual Aid request under this LEMAA shall be Law Enforcement Personnel of a Responding Public Agency (and not of ILEAS) and shall take their orders from commanding officers of either the requesting Public Agency or the Responding Public Agency, as otherwise detailed in this LEMAA. In general, ILEAS' function in a Mutual Aid deployment is to receive the Mutual Aid request, identify and contact

appropriate potential responding Signatory Public Agency responders, obtain commitments from such potential Signatory Public Agency responders that they will respond to the Mutual Aid request, identify those Signatory Public Agencies who will respond to the Mutual Aid request of the Requesting Public Agency, provide ILEAS' expertise, services and experience relative to issues associated with Mutual Aid deployments and continue to monitor the adequacy of the Mutual Aid response to be able to respond if the Requesting Public Agency determines more assistance is needed and review the sufficiency of the Mutual Aid response that was made. ILEAS may, in its discretion, establish an on site presence at the Mutual Aid site when the Requesting Public Agency or the Responding Public Agencies believe such presence is useful to the purposes and functions of ILEAS and/or the Requesting Public Agency or the Responding Public Agencies.

4. Additional Signatory Public Agency Provisions

a. Each Signatory Public Agency to this LEMAA agrees to maintain liability insurance with a Best's rated A- or better insurance company or a self insurance trust fund in the face or indemnity amount of at least one million dollars ($1,000,000.00) which would provide, *inter alia*, liability coverage for any activities in which the Signatory Public Agency to this LEMAA might engage under this LEMAA.

b. Each Signatory Public Agency to this LEMAA agrees to provide to ILEAS information about the equipment, resources and personnel of its Public Agency, jurisdictional and regional demographic information, contact information, National Incident Management Systems information and Reception Site Staging information which may be used by ILEAS to aid in ILEAS' support role under this LEMAA. The Executive Director of ILEAS shall prepare a document, which will be amended from time to time, which requests the information desired and send it to each Signatory Public Agency for completion and update. Each Signatory Public Agency to this LEMAA agrees that ILEAS may distribute any information obtained by the Executive Director to any other Signatory Public Agency to this LEMAA who may request such information for Mutual Aid purposes.

c. Each Signatory Public Agency to this LEMAA agrees that it will not hold itself out as an agent of ILEAS or any Public Agency other than itself and will instruct each of its employees that they are not to hold themselves out as employees or agents of ILEAS or any

Public Agency other than the one as to which they are actually agents or employees. Further, each Signatory Public Agency to this LEMAA agrees to monitor the activities of its agents and employees to maintain compliance with this provision of the LEMAA.

d. Each Signatory Public Agency to this LEMAA understands that, under the Constitution of the State of Illinois (Ill. Const. Art. VII, §10) and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), ILEAS may only be delegated authority, abilities and powers that the Signatory Public Agency to this LEMAA has itself. To the extent that a Signatory Public Agency to this LEMAA does not have legal authority to participate in cooperative law enforcement mutual aid, this LEMAA is void and of no effect relative to such Signatory Public Agency.

e. It is the intent of each Signatory Public Agency to this LEMAA that ILEAS be created with all the powers enumerated herein and without further restrictions on those powers. Therefore, each Signatory Public Agency agrees that, if that Signatory Public Agency is determined to not have the authority or powers that are coextensive with those granted to ILEAS in this LEMAA or it is determined that the Signatory Public Agency is limited in the exercise of its authority or its powers to a greater extent than ILEAS is limited by this LEMAA, rather than limiting the powers of ILEAS, that finding will cause the Signatory Public Agency's participation in the creation of ILEAS to be void *ab initio* and Section 3 of this LEMAA shall not apply to such a Signatory Public Agency. Such a finding will not, however, invalidate the Signatory Public Agency's adoption of this LEMAA for purposes of providing and receiving law enforcement Mutual Aid.

f. Each Signatory Public Agency to this LEMAA warrants that:

1. It is a Public Agency under the laws of the State of Illinois.

2. It is authorized by the legal process and laws applicable to that Public Agency that it has the full authority and right to enter into this LEMAA.

3. To the extent that it is called upon to provide Law Enforcement Personnel as a Responding Public Agency, the Law Enforcement Personnel the Signatory Public Agency to this LEMAA provides have been properly credentialed by the Illinois Law Enforcement Training Standards Board to be a law enforcement officer, county corrections officer or court security officer in the State of Illinois and have been trained

relative to the types of tasks that the Law Enforcement Personnel will be undertaking relative to the mutual aid request.

4. To the extent that it is called upon to provide equipment as a Responding Public Agency, the equipment the Signatory Public Agency to this LEMAA provides is in good working order with no known defects, problems, faults or limitations that would make its use dangerous or impractical.

5. Termination of Participation in LEMAA

a. Any Signatory Public Agency to this LEMAA has the right to terminate its participation in this LEMAA upon ninety (90) days notice to ILEAS. ILEAS shall notify remaining Signatory Public Agency parties to the LEMAA of the notice of termination.

b. To the extent that a Signatory Public Agency incurs an obligation under this LEMAA prior to the expiration of the ninety (90) day notice of termination period, nothing contained in this section shall be interpreted to mean that that Signatory Public Agency should not meet its obligation under this LEMAA. Termination is automatically effective upon the expiration of the ninety (90) day period without further action by any party.

6. Non-Member Affiliates

a. Definition of Status – A non-member affiliate of ILEAS is an incorporeal entity, which is not a public agency, but which has been vested with police powers by the State of Illinois, and which:

1. would be eligible to request or provide law enforcement mutual aid, and;

2. has agreed with ILEAS, under the provisions of this LEMAA, to be a non-member affiliate and abide by the provisions of this Agreement applicable to a non-member affiliates.

b. Purpose of Non-Member Affiliate Status – While only Public Agencies may enter into this LEMAA and form ILEAS, there exists value to the public agencies forming ILEAS in having non-member affiliates to provide counsel, advice, experience and different points of view with respect to the problems and issues confronted and addressed by the Public Agencies which have formed ILEAS. As well, as situations sometimes call for coordination with entities with

police power which are not Public Agencies, advance cooperation, planning, coordination and sharing with such entities remains valuable to the Signatory Public Agencies forming ILEAS. As well, in situations of emergency or disaster and to the extent permitted by law, law enforcement services may be provided or given by non-member affiliates under agreements approved by the Governing Board of ILEAS.

c. Participation by Non-Member Affiliate – A non-member affiliate becomes or remains a non-member affiliate at the sole discretion and pleasure of the Governing Board of ILEAS.

- A non-member affiliate may:

  1. send its law enforcement officers to participate in ILEAS-organized training and educational events upon terms and conditions determined by ILEAS;

  2. have its representative agent serve, at the discretion of the President of ILEAS and with the advice and consent of the Governing Board of ILEAS, as an *ex-offcio* Governing Board Consultant;

  3. at the discretion of ILEAS, provide advice and counsel to ILEAS relative to a mutual aid situation.

  4. to the extent permitted by law:

     (a) and under terms and conditions to be determined by the Governing Board of ILEAS, enter into agreements permitting peace officers of a non-member affiliate to provide law enforcement services, in an emergency or disaster, to Signatory Public Agencies and utilize ILEAS coordination services.

     (b) and under terms and conditions to be determined by the Governing Board of ILEAS, enter into agreements permitting Signatory Public Agencies to provide law enforcement services, in an emergency or disaster, to the non-member affiliate and utilize ILEAS coordination services.

- A non-member affiliate, or its representative(s) may not:

  1. represent to any third party or the public at large that it is a “member” of ILEAS or a Signatory Public Agency of ILEAS;

2. bind ILEAS, or any of the Signatory Public Agencies to this LEMAA, to any form of an agreement of any sort or kind;

3. disclose to any third party or the public at large:

(a) the discussions to which its representatives may be privy at any Governing Board meeting,

(b) any documents, strategems or other planning activities associated with the business or activities of ILEAS or its Signatory Public Agencies,

(c) any information deemed by ILEAS or its Signatory Public Agencies as confidential in nature, with the presumption that, if the information was learned at any meeting or assemblage of ILEAS Directors, Officers or Signatory Party representatives, the information should be deemed confidential.

- A non-member affiliate shall:

1. to the extent that it participates in ILEAS events, maintain liability insurance with a Best's rated A- or better insurance company or a self insurance trust fund in the face or indemnity amount of at least one million dollars ($1,000,000.00) which would provide, *inter alia*, liability coverage for any activities in which the non-member affiliate might engage.

2. advise any individual, who will be representing the non-member affiliate, of the terms and conditions of non-member affiliate status and direct that individual to act consistently with those terms and conditions.

3. to the extent determined by the Governing Board of ILEAS, pay appropriate dues for a non-member affiliate.

d. Evidence of Participation as Non-Member Affiliate – Upon the endorsement of approval by the President of ILEAS' Governing Board of an application for non-member affiliate status, the incorporeal entity applying for non-member affiliate with ILEAS shall become a non-member affiliate with ILEAS.

1. The granting of non-member affiliate status with ILEAS may be revoked at any time and for such reasons as the Governing Board sees fit in its sole discretion and choice.

2. Nothing associated with the granting of a status as a non-member affiliate shall be deemed to create a partnership, joint venture, or any other legal combination of entities, including but not limited to, any principal/agent status by or between the non-member affiliate and either ILEAS or a Signatory Public Agency.

7. Additional Provisions

a. Application of Law and Venue Provisions - This LEMAA shall be governed by, and interpreted and construed under, the laws of the State of Illinois. The exclusive venue for the enforcement of the provisions of this Agreement or the construction or interpretation of this Agreement shall be in a state court in Springfield, Illinois.

b. Compliance with Laws - All Signatory Public Agencies to this LEMAA agree to comply with all federal, state, county and local laws and ordinances as well as all applicable rules, regulations, and standards established by any agency of such governmental units, which are now or hereafter promulgated insofar as they relate to the Signatory Public Agencies' respective performances of the provisions of this LEMAA.

c. Lack of Waiver - Acceptance of partial performance or continued performance after breach of this LEMAA shall not be construed to be a waiver of any such breach.

d. Status of a Signatory Public Agency – Nothing contained within this LEMAA shall be deemed to create, or be interpreted to intend to create, a joint venture, partnership or any other sort of legal association or combination of entities as between the Signatory Public Agencies to this LEMAA or as between ILEAS and any Signatory Public Agency to this LEMAA. Each Signatory Public Agency to this LEMAA is acting in its own individual capacity and not as the agent of any other Public Agency which is created by this or any other counterpart copy of this LEMAA or which is a Signatory Public Agency to this LEMAA.

e. Involuntary Termination of Participation in ILEAS – Under terms and conditions established by the Board of Governors of ILEAS, a Signatory Public Agency may have its participation in this LEMAA involuntarily terminated. The terms and conditions shall describe those situations where such involuntary termination may occur and

the process to be followed to make the determination as to whether involuntary termination shall occur.

f. Immunities - With respect to ILEAS and each and every Signatory Public Agency to this LEMAA, becoming a Signatory Public Agency to this LEMAA or performance under the terms of this LEMAA shall not be deemed to waive any governmental immunity or defense to which the Signatory Public Agency or ILEAS would otherwise be entitled under statute or common law in the absence of this LEMAA.

g. No Third Party Beneficiary -This LEMAA is not intended nor expected to confer upon or entitle any person or entity, other than ILEAS and the Signatory Public Agencies to this LEMAA, any information, benefits, advantages, rights or remedies. It is expressly understood and agreed that enforcement of the terms and conditions of this LEMAA, and all rights of action relating to such enforcement, shall be strictly reserved to ILEAS and the Signatory Public Agencies to this LEMAA and nothing contained in this LEMAA shall give or allow any claim or right of action by any other or third person or entity (including, but not limited to, members of the general public) based on this LEMAA. It is the express intention of ILEAS and the Signatory Public Agencies to this LEMAA that any person or entity (other than ILEAS and the Signatory Public Agencies to this LEMAA) who may be deemed to receive services or benefits under this LEMAA shall be deemed to be only an incidental beneficiary to this LEMAA.

h. Paragraph Headings - The captions and headings used in this LEMAA are only for convenience of reference and the organization of this LEMAA and shall not be construed as expanding, defining or limiting the terms and provisions in this LEMAA.

i. Severability - If any part, term, or provision of this LEMAA is held by the courts to be invalid, unenforceable, contrary to law or in conflict with any of the laws of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties to this LEMAA shall be construed and enforced as if the LEMAA did not contain the particular part, term, or provision held to be invalid, unenforceable, contrary to law or in conflict with any law of the State of Illinois.

j. Parol Evidence and Prior Mutual Aid Agreements - This LEMAA constitutes the entire agreement between the Signatory Public Agencies concerning this LEMAA's subject matter, whether or not written, and may not be modified except as otherwise provided herein.

- As between Signatory Public Agencies, this LEMAA supersedes, in its entirety, the Prior Mutual Aid Agreement concerning its subject matter.
- As between Signatory Public Agencies to this LEMAA and Prior Signatory Public Agencies who have not executed this LEMAA, this LEMAA does not supersede the Prior Mutual Aid Agreement.
- Nothing contained herein shall be deemed to affect other Mutual Aid agreements that a Signatory Public Agency to this LEMAA may have executed.

k. Amendments – As it may be desirable, from time to time, to amend this LEMAA, this subsection shall govern that process. In the event that one or more signatory public agencies wishes to propose an amendment to this LEMAA, such signatory public agency(ies) shall communicate the proposed amendment to the Governing Board in the form of a resolution as to which there can be a vote for the resolution or against the resolution. No resolution may come to a vote unless at least ten (10) then-current signatory public agencies (including the signatory public agency(ies) proposing the amendment) endorse their written desire to have a vote on the resolution. In not less than 30 days nor more than 180 days after receipt of the proposed amendment with the requisite minimum of ten (10) endorsements, the Board shall communicate the proposed amendment to all then-current signatory public agencies to the LEMAA together with the date and time by which the signatory public agency must cast its vote for or against the resolution. Each then-current signatory public agency is entitled to one vote. The vote of the signatory public agency should be sent to whomever is the Executive Director at the time of the cutoff for receipt of the votes and such votes may be sent by letter, fax or email but may not be communicated orally (in person or by telephone). The sender assumes all risk that the communication of the vote will not be received in time so early voting is encouraged. The cutoff date and time for the vote to be received by the Executive Director must

not be sooner than fourteen 14 days after the Board has sent out its communication that an amendment has been proposed. The Executive Director shall be the sole individual to determine if the vote was received in a timely fashion in order to be counted and all votes shall be tallied within one day after the date when the voting was terminated. The resolution shall carry if the votes in favor of the amendment constitute greater than fifty percent (50%) of the total votes cast and shall fail if the votes against the amendment constitute less than or equal to fifty percent (50%) of the total votes cast. If the resolution carries, unless the resolution, by its terms, provides for a later date when it would be effective, the amendment is effective upon the determination by vote tally that the resolution carried. As soon as reasonably possible after the results of the voting have been determined, the Executive Director shall communicate the results of the voting to all then-current signatory public agencies.

l. Notices - Notices concerning the withdrawal of a Signatory Public Agency from the terms and conditions of this LEMAA under Section 5 of this LEMAA shall be made to ILEAS at 1701 E. Main St., Urbana, Illinois 61802. Notice of any alleged or actual violations of the terms or conditions of this LEMAA shall be made to ILEAS at 1701 E. Main St., Urbana, Illinois 61802 and each other Signatory Public Agency to this LEMAA who is alleged to have committed the alleged or actual violation of the terms or conditions of this LEMAA.

m. Counterparts - This LEMAA may be, and is anticipated to be, executed in counterparts, each of which shall be deemed to be an original of this LEMAA.

Balance of this page is intentionally left blank before the signature page.

_____

In Witness Whereof, the Signatory Public Agency designated below enters into this LEMAA with all other Signatory Public Agencies who have signed or will sign this LEMAA pursuant to legal authorization granted to it under the Constitution of the State of Illinois (Ill. Const. Art. VII, § 10), the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) and the final approval required of an entity such as the undersigned Public Agency.

_____
Public Agency Name

By: _____
Legally Authorized Agent

_____
Printed Name:

Title: _____

Date: _____

State of Illinois)
) ss
County of _____)

_____, after being duly sworn on oath, deposes and states under penalty of perjury that he/she is the duly authorized agent for the Public Agency shown above, that he/she has read the cover letter accompanying the LEMAA in its entirety, that the entity shown above the “Public Agency Name” line, above, is a Public Agency within the meaning of 5 ILCS 220/1 *et seq.* and that he/she signs this document pursuant to proper authority granted by that public agency.

_____
Notary Public

My Commission Expires:

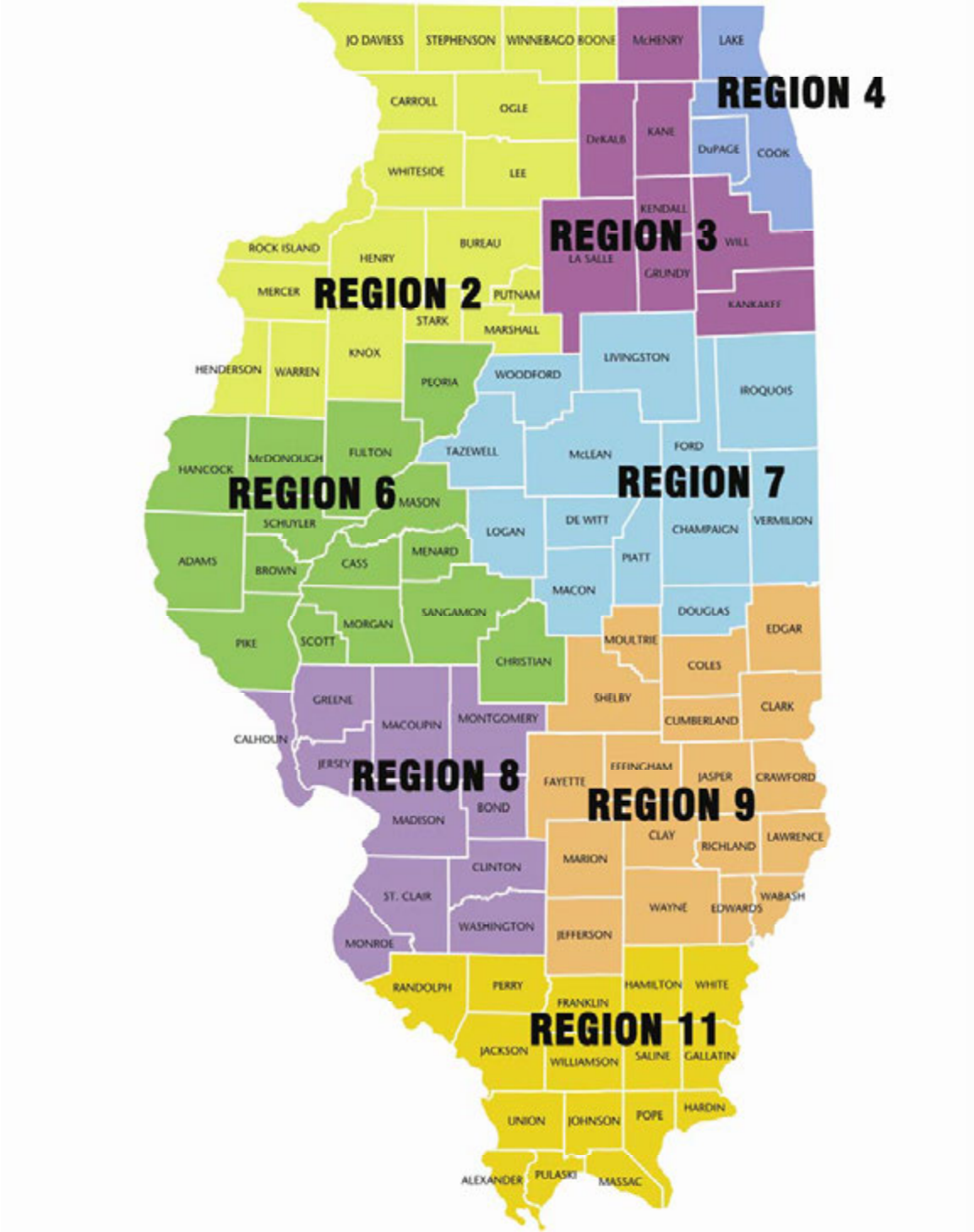
_____

Exhibit A

- William Smith, Captain, Illinois State Police
- Wayne Gulliford, Deputy Chief, Chicago Police Dept
- Steve Georgas, Deputy Chief, Chicago Police Dept
- Eric Smith, Chief of Police, Sherman, Illinois
- Tom Schneider, Sheriff, Macon County, Illinois
- David Snyders, Sheriff, Stephenson County, Illinois
- Victor Moreno, Chief of Police, East Moline, Illinois
- Thomas Roman, Chief of Police, Waubonsee Community College
- Roger Scott, Sheriff, DeKalb County, Illinois
- Steve Neubauer, Chief of Police, Tinley Park, Illinois
- John Zaruba, Sheriff, DuPage County, Illinois
- Mike McCoy, Sheriff, Peoria County, Illinois
- Brian Fengel, Chief of Police, Bartonville, Illinois
- Don Volk, Chief of Police, Washington, Illinois
- Derek Hagen, Sheriff, Iroquois County, Illinois
- Richard Miller, Chief of Police, Granite City, Illinois
- Jim Vazzi, Sheriff, Montgomery County, Illinois
- Andrew Hires, Sheriff, Richland County, Illinois
- Bill Ackman, Chief of Police, Robinson. Illinois
- Jody O'Guinn, Chief of Police, Carbondale, Illinois
- Keith Brown, Sheriff, Saline County, Illinois

or their respective successors per this LEMAA

Exhibit B


JO DAVIESS
STEPHENSON
WINNEBAGO
BOONE
McHENRY
LAKE
REGION 4
CARROLL
OGLE
DeKALB
KANE
DuPAGE
COOK
WHITESIDE
LEE
KENDALL
REGION 3
WILL
LA SALLE
GRUNDY
ROCK ISLAND
HENRY
BUREAU
MERCER
REGION 2
PUTNAM
KANKAKEE
STARK
MARSHALL
KNOX
LIVINGSTON
HENDERSON
WARREN
PEORIA
WOODFORD
IROQUOIS
FULTON
TAZEWELL
McLEAN
FORD
HANCOCK
McDONOUGH
REGION 6
REGION 7
MASON
SCHUYLER
LOGAN
DE WITT
CHAMPAIGN
VERMILION
ADAMS
BROWN
CASS
MENARD
PIATT
MACON
DOUGLAS
EDGAR
SANGAMON
MORGAN
PIKE
SCOTT
MOULTRIE
CHRISTIAN
COLES
GREENE
SHELBY
CLARK
MACOUPIN
MONTGOMERY
CUMBERLAND
CALHOUN
JERSEY
REGION 8
EFFINGHAM
FAYETTE
JASPER
CRAWFORD
REGION 9
BOND
MADISON
CLAY
RICHLAND
LAWRENCE
CLINTON
MARION
ST. CLAIR
WAYNE
EDWARDS
WABASH
WASHINGTON
JEFFERSON
MONROE
RANDOLPH
PERRY
HAMILTON
WHITE
FRANKLIN
REGION 11
JACKSON
WILLIAMSON
SALINE
GALLATIN
UNION
JOHNSON
POPE
HARDIN
ALEXANDER
PULASKI
MASSAC

ILEAS
Illinois Law Enforcement Alarm System

1701 E. Main
Urbana, Illinois 61802
217-328-3800
www.ileas.org

David Snyders
Sheriff
Stephenson County
President

Derek Hagen
Sheriff
Iroquois County
Treasurer

Wayne Gulliford
Deputy Chief
Chicago
Secretary

Tom Schneider
Sheriff
Macon County
Sergeant at Arms

James Page
ILEAS
Executive Director

Chief/Sheriff: February 28, 2014

We believe that great organizations always look for ways to improve and to adapt to a constantly changing environment. If ILEAS is to remain relevant and nimble so that it can better serve its member agencies over the long term, it must be constantly reviewing its operation, reaffirming its foundational values and ensuring that it is on solid legal and financial footing.

ILEAS has been in existence for over ten years. We believe it is time for enhancements. Over the last year, the ILEAS Governing Board and the staff have reviewed operations, foundational documents and financial status. Our review revealed that while ILEAS is currently in good shape, there are areas where we could improve. For instance, the online resource database needs updating with better technology and expansion to cover equipment and resources that may not have been available early in ILEAS' development.

The most important change ILEAS is undertaking is the improvement of the mutual aid agreement. Everything ILEAS does is based on that agreement. Over 900 agencies have signed the original agreement which has stood the test of time for ten years. However, after a very detailed internal examination based on experience AND after extensive support and advice from a number of legal experts, ILEAS has developed the next generation agreement!

This new ILEAS agreement builds on the strengths of the original agreement and puts ILEAS on more solid legal footing. It provides capabilities, such as the ability to amend the agreement, that were previously unavailable. ILEAS is not changing the most important roles it has played in mutual aid and the support of local law enforcement. In fact, for you as a law enforcement executive, not much changes. You can still request and respond to mutual aid incidents, the reimbursement and the insurance arrangements do not change, the Governing Board still operates as usual and the ILEAS special teams remain as they are. The new agreement augments ILEAS' legal footing and more specifically acknowledges that ILEAS was being created to oversee the logistics of statewide mutual aid. It provides more specifics on exactly how the Governing Board operates.

We are asking all of our member agencies to adopt this new agreement. ILEAS' goal is to have all the current member agencies adopt the new agreement within a year. This should be a relatively simple process for you. It is particularly important that the new agreement be signed by an official with the legal authority to enter into the agreement on behalf of your public agency. For the vast majority of our members that will be a village president, mayor, city manager, county board chair, etc. Remember, ILEAS was formed pursuant to the Illinois Intergovernmental Cooperation Act and is an agreement between all of the public agencies that sign the agreement.

Also, don't worry, your original agreement is still in effect until you adopt and sign the new one. We have built into this agreement what we believe to be all the tools that you need to ***reaffirm and strengthen your commitment to the ILEAS concept of "Strength Through Cooperation!"***

In the packet you received, we have provided:

- The new Law Enforcement Mutual Aid Agreement
- A sample resolution for your use if necessary
- An explanatory document which outlines:
    - what ILEAS is and historically how we came to develop a new agreement
    - the differences and similarities between the new and old agreements
    - a step-by-step process for completing the transition

If you want more copies of the explanatory document for your local officials, they will be available. Simply feel free to reach out to your Regional Planning Coordinator or the ILEAS administrative office in Urbana and we will send them to you directly.

If you, your local public officials or legal advisors have any questions whatsoever, do not hesitate to reach out to us and we will do the best we can to provide the answers. If you want your local Regional Planning Coordinator available to attend city/village/county board meetings to answer questions, that can be arranged as well.

It is our hope and belief that the value ILEAS offers to your agency is well worth the time and effort to adopt the updated agreement. Thank you for your time, consideration and support to strengthen ILEAS so that the best mutual aid system in the country will be there when you need it.

Respectfully,

David Snyders
Stephenson County Sheriff
ILEAS President

Jim Page
ILEAS Executive Director

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 4**

ORIGINATING DEPARTMENT: Fire

SUBJECT: Approval of an Ordinance Amending Section 14-7-2 of the Municipal Code of Lincolnwood Regarding the Village's Life Safety Code

SUMMARY AND BACKGROUND OF SUBJECT MATTER: On April 17, 2012 the Village Board approved various National Fire Protection Association (NFPA) codes and standards listed in Appendix A in the Building Regulations in Chapter 14 of the Village Code. All of the codes in Appendix A were adopted on April 17, 2012 by ordinance 2012-2997 including the 2012 edition of the Life Safety Code.

Staff was under the assumption that the adoption of the Life Safety Code, Section 14-7-2, would also reflect the new 2012 code date upon approval of Appendix A. Once the code was codified, staff noticed that Section 14-7-2 showed a 2009 edition of the NFPA Life Safety Code while our Appendix A showed the 2012 edition date.

Staff conferred with the Village Attorney and explained the circumstance of the date conflict. Their suggestion was to change the edition date in Section 17-7-2 to 2012. This corrected change would reflect the intention of the Board and the Fire Department and keep it consistent with the Appendix A edition date of 2012. An ordinance was drafted to reflect the 2012 edition change of the Life Safety Code.

FINANCIAL IMPACT:
There is no budgetary financial impact.

DOCUMENTS ATTACHED:
1. Proposed Ordinance

RECOMMENDED MOTION:
Move to approve an Ordinance Amending Section 14-7-2 of the Municipal Code of Lincolnwood Regarding the Village's Life Safety Code.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

**AN ORDINANCE AMENDING SECTION 14-7-2
OF THE MUNICIPAL CODE OF LINCOLNWOOD
REGARDING THE VILLAGE'S LIFE SAFETY CODE**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF _____, 2014.

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 _____, 2014

_____
Village Clerk

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING SECTION 14-7-2 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING THE VILLAGE'S LIFE SAFETY CODE

WHEREAS, Chapter 14 of the "Municipal Code of Lincolnwood," as amended ("***Village Code***"), sets forth the building regulations of the Village, which regulations are comprised of specified building, plumbing, fire prevention, electrical, life safety, mechanical, property maintenance, fuel gas, and energy conservation codes, and other related requirements; and

WHEREAS, pursuant to Article 7 and Appendix A of Chapter 14 of the Village Code, the Village has adopted by reference, with various modifications, the National Fire Protection Association Life Safety Code (***"NFPA 101"***); and

WHEREAS, the Village President and Board of Trustees desire to amend Section 14-7-2 of the Village Code to correct an inconsistency with respect to the prior adoption by the Village of NFPA 101; and

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

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

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

SECTION 2. ADOPTION OF LIFE SAFETY CODE. Section 14-7-2 of the Village Code is hereby amended further to read as follows:

"14-7-2: ADOPTION OF LIFE SAFETY CODE.

The ~~2009~~ **2012** edition of the National Fire Protection Association Life Safety Code ("NFPA 101") is hereby adopted by reference as the life safety code for the Village and is hereby made a part of this Article 7 with the same force and effect as if fully set forth herein, except, however, those exceptions, insertions and additions described in Section 14-7-3 of this Code."

SECTION 3. 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 4. 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 _____, 2014.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office the
_____ day of _____, 2014.

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

#30463327_v1

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 5**

ORIGINATING DEPARTMENT: Fire

SUBJECT: Approval of a Resolution to Purchase a 2015 Chevrolet Tahoe through the Northwest Municipal Conference Suburban Purchasing Cooperative Program Contract #147 from Currie Motors Fleet of Frankfort, IL in the amount of $32,801

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
This vehicle is important to the Fire Department's fleet of vehicles. It is one of only two vehicles that have four-wheel drive. Many times the department has used this vehicle as the back-up command vehicle when heavy snow makes it impossible to get down the streets and the Command Van is abandoned to switch over to the Expedition.

The Fire Department also uses this vehicle to get down the streets during high flood water as the vehicle's high profile allows this access. The firefighters have moved patients from their homes to this vehicle and transfer them to the ambulance for treatment and transport as the ambulances sometimes can't get to some of these locations.

The Department also uses this vehicle to transport personnel and gear to outside fire classes at NIPSTA and IFSI in Champaign. It can carry four passengers comfortably and have the space in the back for all of the fire gear and equipment.

Currently the Expedition has over 81,000 miles but because of the rust on the body and frame, the likelihood of replacing the rear end soon and with the vehicle approaching 15 years of service, staff is recommended replacing this vehicle during this budget year. This budget was approved by the Board.

FINANCIAL IMPACT:
The Fire Department staff has budgeted $33,000 for the replacement of the 2000 Ford Expedition. This vehicle is at the end of its useful life and additional repairs are not cost effective considering its age and the amount of body rust on the vehicle.

Following Village Board approval of the new 2015 Chevrolet Tahoe the 2000 Ford Expedition will be auctioned at the Northwest Municipal Conference Fall 2014 Auction.

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Contract #147 Currie Motors

RECOMMENDED MOTION:

Move to approve a Resolution authorizing the purchase of the 2015 Chevrolet Tahoe through the Northwest Municipal Conference Suburban Purchasing Cooperative Program Contract #147 from Currie Motors of Frankfort, IL in the amount of $32,801.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION AUTHORIZING THE PURCHASE OF A 2015 CHEVROLET TAHOE FROM CURRIE MOTORS , OF FRANKFORT, ILLINOIS, IN THE AMOUNT OF $32,801

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

WHEREAS, the Village is a member of the Northwest Municipal Conference (***"NWMC"***), a corporate organization representing municipalities and townships located within the State of Illinois and Counties of Cook, DuPage, Kane, Lake, and McHenry; and

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

WHEREAS, the Village has identified the need to purchase the new Chevrolet Tahoe; and

WHEREAS, the SPC sought bids for the award of a contract for the purchase of 2015 Chevrolet Tahoe (***"Purchase Contract"***); and

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

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the 2015 Chevrolet Tahoe from Currie Motors through the SPC, in the amount of $32,801;

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

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

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees shall, and do hereby, approve the purchase by the Village of the 2015 Chevrolet Tahoe from Currie Motors, in the amount of $32,801, in accordance with the SPC Purchase Contract.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Administrator and the Village Clerk shall be, and are hereby, authorized to execute and attest, on

behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section Two of this Resolution.

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

PASSED this ___ day of _____, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office this
_____ day of _____, 2014

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

SPC
SUBURBAN PURCHASING
COOPERATIVE

2015 Chevrolet Tahoe Police Patrol Package

Contract# 147



Currie Motors Fleet

"Nice People To Do Business With"

Your Full-Line Municipal Dealer
www.CurrieFleet.com

GOOD THRU: 03/2015

find us on Facebook

YouTube

follow us on twitter

Currie Motors Chevrolet
SPC Contract Winner
2015 Chevrolet Tahoe Police
Patrol Package
Contract #147
Call Tom Sullivan (708) 562-4500

Standard Package: $27,608.00

Warranty 3 Years 36, 000 miles Bumper to Bumper/ 5 Years 100,000 Power train

Audio system, AM/FM stereo with CD player and auxiliary input jack, includes 2 USB ports and 1SD card reader
Audio system feature, 6-speaker system
Audio system feature, single-slot CD/MP3 Player
Automatic Occupant Sensing System, sensor indicator inflatable restraint, front passenger
Assist handles, front passenger and second row outboard
Bluetooth for phone, personal cell phone connectivity to vehicle audio system
Climate control, dual-zone automatic
Defogger, rear-window electric
Door locks, power programmable with lockout protection. Auto Lockout is disabled on Driver door
Instrumentation, analog with certified 150 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer
Key, 2-sided
LATCH system (Lower Anchors and Top tethers for Children), for child safety seats, lower anchors and top tethers located in all second row seating positions
Lighting, interior with dome light, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions
Mirror, inside rearview manual day/night
OnStar, 6 months of Directions and Connections plan
1 Visit onstar.com for coverage map, details and system limitations. Services vary by model & conditions.
Power outlets, 3 auxiliary, 12-volt, includes 2 on the instrument panel and 1 in the cargo area
Power outlet, 110-volt, 1.1 Amp, 150 Watt
Rear Vision Camera
Safety belts, 3-point, driver and front passenger in all seating positions
Steering column, Tilt-Wheel
Steering wheel, vinyl
Theft-deterrent system, content, electrical, unauthorized entry
Theft-deterrent system, vehicle, PASS-Key III
Tire Pressure Monitor System, air pressure sensors in each tire with pressure display in Driver Information Center
Warning tones, headlamp on, key-in-ignition, driver and right-front passenger safety belt unfasten and turn signal on
Windows, power, with express down and express up front doors and lockout features
Daytime Running Lamps, with automatic exterior lamp control
Door handles, Black
Exterior ornamentation delete
Glass, deep-tinted (all windows, except light tinted glass on windshield and driver- and front passenger-side glass)
Liftgate, rear manual
Mirrors, outside heated power-adjustable, manual-folding
Mirror caps are Black
Tires, P265/60R17 all-season, police, V-rated
Tire, spare P265/60R17 all-season, police, Vrated
Tire carrier, lockable outside spare, winch-type mounted under frame at rear
Wheels, 17" x 8" (43.2 cm x 20.3 cm) steel, police
Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare
Windshield, solar absorbing, shaded upper

Wiper, rear intermittent with washer
Wipers, front intermittent, Rainsense
Windshield style, acoustic laminated glass
Air cleaner, high capacity
Alternator, 170 amps, high output
Battery, 660 cold cranking amps with 80 amp hour rating
Power supply, 100-amp, auxiliary battery, rear electrical center
Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness
Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring
Cooling, auxiliary transmission oil cooler, heavy-duty air-to-oil
Cooling, external engine oil cooler, auxiliary, heavy-duty air-to-oil integral to driver side of radiator
Engine, 5.3L EcoTec3 V8, with Active Fuel Management, Direct Injection, Variable Valve Timing
and Flex Fuel, includes aluminum block construction
GVWR, 6800 lbs. (3084 kg)
Rear axle, 3.08 ratio
Steering, power, electric Z56
Suspension, heavy-duty, police-rated, front, independent torsion bar, and stabilizer bar and rear, multi-link with coil springs
Trailering equipment, heavy-duty
Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode
Air bags, frontal and side-impact for driver and front passenger and head curtain side-impact for all rows in outboard seating positions Note: Head curtain side-impact included for third row seating positions, even though seat has been deleted.
Requires (AZ3) 40/20/40 split-bench front seat. Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.
SiriusXM Satellite Radio, delete
Cruise control, electronic with set and resume speed
Floor covering, Black rubberized vinyl
Identifier for Police Patrol Vehicle
Remote Keyless Entry, extended-range
Seats, front 40/20/40 split-bench, 3-passenger,

Model-Options

☑	Police Patrol Vehicle 4-Wheel Drive	3790.00
☐	Special Service Package Vehicle 4-Wheel Drive	3180.00

Options – Exterior

☐	Exterior body colored parts-Blue	154.00
☐	Exterior body colored parts-Dark Blue Metallic	154.00
☑	Exterior body colored parts-Victory Red	176.00
☐	Special Paint Solid	264.00
☐	Recovery hooks	105.60
☐	Front and rear splash guards	136.40
☐	Painted body-side moldings	242.00
☐	Push bumpers	695.00
☐	Non Tinted Solar Glass	-259.60

Options – Interior

☐	Driver Alert Package Includes Forward Collision Alert, Lane Departure Warning and Power adjustable pedals (requires front bucket seats)	678.00
☐	Inoperative rear doors	52.00
☐	Inoperative rear window switches	50.16
☐	Red/White Auxiliary dome light	149.60
☐	OnStar delete (Bluetooth delete included)	-74.80
☐	Adjustable power pedals	132.00
☐	Power Front passenger seat	176.00
☐	Carpeted floor covering	237.60
☐	Cargo net	52.80
☐	Cargo shade	171.60
☐	Rear cargo mat	74.80

Options – Mechanical/Electrical

☐	Auxiliary speaker wiring	52.80
☐	Grill lamp/siren speaker wiring	80.96
☐	Horn and siren circuit wiring	36.08
☐	Flasher System	435.60
☐	Daytime running light delete	8.80
☐	Spot Light-left hand	431.20
☐	Spot Light-dual	721.60
☐	City Brake Package- 4x2 PPV only	N/C
☐	Locking Differential	259.60
☑	Block heater	66.00
☐	Ground studs	77.44
☑	Max Trailering Package	572.00

Options – Additional

☐	6- Additional keys	35.20
☐	Key Common- 6E2 (not compatible with previous years)	22.00
☐	Key Common-6E8 (not compatible with previous years)	22.00
☐	Remote Keyless Entry -6 additional unprogrammed transmitters	66.00
☐	Remote vehicle start	167.20
☐	Theft-deterrent system	347.60
☐	Secure Idle Over-ride	285.00
☐	Rustproofing with sound shield	295.00
☐	Delivery-greater than 50 miles	145.00
☑	License and Title Fees	105.00

Exterior Colors

☐	Blue	154.00
☐	Black	N/C
☐	Dark Blue Metallic	264.00
☐	Champagne Silver	N/C
☐	Summit White	N/C
☐	Tungsten Metallic	N/C
☑	Victory Red	264.00

Interior

☐	Ebony 40/20/40 Bench	Standard
☑	Ebony Front high back bucket	220.00

SPC
SUBURBAN PURCHASING
COOPERATIVE

Please enter the following:

Agency Name & Address _____

_____

_____

Contact Name _____

Phone Number _____

Purchase Order Number _____

Total Dollar Amount _____

Total Number of Units _____

Delivery Address _____

Please submit P.O. & tax exempt letter with Vehicle Order:

Currie Motors
8401 W. Roosevelt Rd.
Forest Park, IL 60130
PHONE: (708)562-4500 FAX: (815) 464-7500
CurrieFleet@gmail.com
Contact Person: Tom Sullivan

IF WE HAVE MISSED AN OPTON, PLEASE CONTACT OUR OFFICE.
COMPLETE UNITS IN STOCK FOR IMMEDIATE DELIVERY, CAN BE VIEWED ON OUR WEBSITE WWW.CURRIEFLEET.COM

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 6**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of an Amendment to Chapter 12, Article 2 of the Village Code Pertaining to Connections with Village Owned Water Mains for Potable Water Use

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
In 2014 staff reviewed the section of the Village Code pertaining to water and sewers while researching information on Bryn Mawr Country Club's request to install an irrigation well. While reviewing the Code it was identified that Chapter 12, Article 2, Section 1 of the Village Code requires that any building or structure in which plumbing fixtures are installed must be connected to a public water main. The existing Village Code does not stipulate that the connection must be to a Village owned water main. The current Village Code would legally allow a building to obtain potable water from another community. The proposed amendment would modify the existing Code to require all buildings or structures with plumbing fixtures to obtain potable water from a Village owned main.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Ordinance

RECOMMENDED MOTION:
Move to approve an amendment to Chapter 12, Article 2 of the Village Code pertaining to water main connections.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING SECTION 12-2-1 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING WATER MAIN CONNECTIONS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF _____, 2014.

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 _____, 2014

_____
Village Clerk

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING SECTION 12-2-1 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING WATER MAIN CONNECTIONS

WHEREAS, Section 12-2-1(A) of the "Municipal Code of Lincolnwood," as amended ("***Village Code***"), requires that the water distribution system of every building, structure, or premises in the Village be connected to a public water main; and

WHEREAS, the Village President and Board of Trustees desire to amend Section 12-2-1(A) of the Village Code to clarify that water distribution systems must be connected to a Village-owned water main; and

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

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

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

SECTION 2. WATER MAIN CONNECTION REQUIRED. Section 12-2-1 of the Village Code is hereby re-titled and amended further to read as follows:

"12-2-1: ~~PUBLIC~~ **VILLAGE** WATER MAIN CONNECTION REQUIRED.

(A) The water distribution of any building, structure or premises in which plumbing fixtures are installed shall be connected to a ~~public~~ **Village-owned** water main. The drilling and use of wells for a potable or nonpotable water source, including for irrigation, is prohibited within the Village. The provisions of this Section 12-2-1 shall apply to all persons and entities, including, but not limited to, the Village and all other public, private and governmental entities."

* * *

SECTION 3. 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 4. 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 _____, 2014.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office the
_____ day of _____, 2014.

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

#31267475_v1

Request For Board Action

REFERRED TO BOARD: July 7, 2014 **AGENDA ITEM NO: 7**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution Approving an Intergovernmental Agreement with the City of Chicago and the Village of Skokie Regarding Improvements to the Intersection of Pratt and Central Avenues

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
In September of 2012 staff presented a grant opportunity to the Village Board at a Committee of the Whole (COTW) meeting to apply for funding for an updated signal at Pratt and Central Avenues which would include a dedicated left hand turn lane on Central Avenue going south; turning east onto Pratt Avenue.

Due to the shared jurisdiction nature of the intersection, the Village of Lincolnwood met several times with the City of Chicago, the Village of Skokie and the Illinois Department of Transportation to discuss the project. All parties support the project and agreed to share the 20% local match for each phase.

In January of 2013 the Village was notified by the North shore Council of Mayors (NSCM) that Surface Transportation Program (STP) funding was approved for the design and construction of the dedicated left hand turn lane and new traffic signal at Pratt and Central Avenues. Phase I approval for the project was received in May 2013.

On May 7, 2013 the Village Board approved agreements to authorize Phase II of design of the signal. The attached intergovernmental agreement (IGA) outlines the financial responsibility of each local agency involved, along with the local agencies agreement to utilize Gewalt Hamilton Associates (GHA) to complete the work. In an effort to continue to progress the project, GHA continued to move forward with the design while the local agencies discussed language that should be included within the IGA. GHA has since completed the work and the project has been bid by the Illinois Department of Transportation with work scheduled to start before the end of July 2014. The City of Chicago and the Village of Skokie recently received Council approval for the attached IGA. The total cost for Phase II is $59, 980. The Village's grant funds 80% of the project cost. The remaining 20% will be split equally among the local agencies, with each agency responsible for $4,000. The Village, as the project sponsor has paid the total local match of $12,000. Upon approval of the attached IGA the Village will invoice the City of Chicago and the Village of Skokie for their portion of the local match.

A similar IGA is currently being reviewed among the local agencies for Phase III of the project and will be submitted to the Village Board at an upcoming meeting for approval.

FINANCIAL IMPACT: $12,000 was paid out of the FY 2013/2014 Motor Fuel Tax Fund. $8,000 will be reimbursed to the Village once the City of Chicago and the Village of Skokie are invoiced.

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Proposed Intergovernmental Agreement

RECOMMENDED MOTION:

Move to approve a Resolution approving an intergovernmental agreement with the City of Chicago and the Village of Skokie for the performance of design engineering services for improvements to the intersection of Pratt and Central Avenues.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO AND THE VILLAGE OF SKOKIE FOR THE PERFORMANCE OF DESIGN ENGINEERING SERVICES FOR IMPROVEMENTS TO THE INTERSECTION OF PRATT AND CENTRAL AVENUES

WHEREAS, the intersection of Pratt Avenue and Central Avenue forms the boundary between the Village on the southeast, the Village of Skokie (***"Skokie"***) on the northeast, and the City of Chicago (***"Chicago"***) on the west; and

WHEREAS, the Village has engaged Gewalt Hamilton Associates, Inc. (***"GHA"***) to provide Phase 2 design engineering services for improvements to the intersection of Pratt and Central Avenues (***"Design Services"***); and

WHEREAS, the Village, Skokie, and Chicago desire to enter into an agreement to memorialize their rights and responsibilities with respect to the performance by GHA of the Design Services (***"Agreement"***); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Agreement with Skokie and Chicago will serve and be in the best interest of the Village;

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

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

SECTION 2. APPROVAL OF AGREEMENT. The Agreement between and among the Village, Skokie, and Chicago is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement and all documentation related thereto.

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

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office this
_____ day of _____, 2014

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

#10466964_v2

Exhibit A

Agreement

Intergovernmental Agreement Among the City of Chicago, the Village of Skokie and the Village of Lincolnwood

This intergovernmental agreement (the "Agreement"), made and entered into this ___ day of_____, 2014 by and among the City of Chicago, a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois (the "City"), by and through its Department of Transportation (the "Department"), the Village of Skokie, a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois ("Skokie") and the Village of Lincolnwood, a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois ("Lincolnwood").

RECITALS:

WHEREAS, the City, Skokie and Lincolnwood (each a "Party" and collectively, the "Parties") desire to engage the Consultant, as hereinafter defined, to create a design (the "Project") for the rehabilitation of the Central Avenue and Pratt Avenue intersection (the "Intersection"), which is located partially in the City, partially in Skokie and partially in Lincolnwood as depicted on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Parties wish to procure services relating to the design of the Intersection (the "Design Services"), as more specifically described in Exhibit B attached hereto and incorporated herein; and

WHEREAS, the Parties have identified Gewalt Hamilton Associates, Inc. (the "Consultant") to perform the Design Services; and

WHEREAS, Lincolnwood has received a proposal from the Consultant to perform the Design Services for an amount not to exceed Fifty-Nine Thousand Nine Hundred Eighty Dollars ($59,980) (the "Cost"); and

WHEREAS, the Project has been awarded a grant through the federal Surface Transportation Program (STP) funds (the "STP Funds") for reimbursement of 80% of the Cost of the Project, funded through the Illinois Department of Transportation ("IDOT"); and

WHEREAS, the Parties are collectively responsible for payment of the remaining 20% of the Cost of the Project; and

WHEREAS, Lincolnwood has agreed to serve as the local sponsor for the performance of the Design Services, and each of the Parties have agreed to pay their one-third share of the remaining 20% of the Cost of the Project (the "Shared Cost"), each in an amount not to exceed $4,000; and

WHEREAS, it is beneficial to the Parties to promote transportation efforts that reduce the number of motor vehicles, congestion and traffic at the Intersection and within each of their corporate boundaries; and

WHEREAS, it is desirable for the Project to be undertaken in a coordinated and comprehensive manner; and

NOW, THEREFORE, for and in consideration of the covenants and mutual agreements set forth herein, the Parties hereto agree as follows:

ARTICLE ONE: INCORPORATION OF RECITALS

1.1 The recitals set forth above are incorporated herein by reference and made a part hereof.

ARTICLE TWO: SERVICES AND FUNDING

2.1 The Parties acknowledge and agree that, in order to secure the provision of STP Funds through IDOT for the performance of the Design Services, Lincolnwood and the Consultant have entered into a Preliminary Engineering Services Agreement for Federal Participation ("Services Agreement"), which Services Agreement has been approved by IDOT and by the Federal Highway Administration.

2.2 In furtherance of this Agreement and of the Services Agreement, Lincolnwood shall use its best efforts to cause the Consultant to submit a written acknowledgment (the "Letter") that: (a) the budget set forth in the Services Agreement is the maximum cost per line item that the Consultant may charge for the Design Services, inclusive of all fees and expenses, including labor, overhead, profit and reimbursable expenses for itself and for any consultants retained by it except as otherwise specified on Exhibit B; and (b) the City and Skokie are third party beneficiaries with respect to the Design Services performed pursuant to the Services Agreement. Lincolnwood shall provide the City and Skokie an executed copy of the Letter.

2.3 Lincolnwood shall pay the Consultant the cost of the Design Services, in accordance with the Services Agreement. The City and Skokie shall each reimburse Lincolnwood in an amount equal to one-third of the Shared Cost, upon receipt of an invoice therefor, which one-third share shall not exceed Four Thousand Dollars ($4,000). The Parties acknowledge and agree that the City has appropriated a maximum amount of $4,000 to contribute towards the cost of the Design Services from Fund No. 0C41; the source of the City's payment is from proceeds of the City of Chicago General Obligation Bonds, Project and Refunding Series 2014A.

2.4 If, during the course of performance of the Services Agreement or this Agreement, it is ascertained that the total cost of the Design Services will exceed $59,980, the Parties agree to review the Project to narrow the scope of the Design Services or to ascertain funding alternatives. However, if the Parties cannot reach an agreement on how to narrow the Scope of Services or cannot identify additional funding sources, any Party may terminate this Agreement by providing written notice to the other Parties.

2.5 If the Parties decide to proceed with the Design Services after ascertaining that the aggregate costs for the completion of Agreement will exceed $ 59,980, it is the intent of the Parties to share equally the costs in excess of that amount subject to the appropriation of funds by each Party and subject to a written amendment to this Agreement properly executed by the Parties.

2.6 If, upon completion of the Services Agreement or this Agreement, it is determined by the Parties that the actual cost of the Design Services is less than originally estimated, Lincolnwood will refund to the City and Skokie any amounts paid to Lincolnwood by the City and Skokie in excess of the actual cost of the Design Services.

2.7 Before commencing work on the Intersection, Lincolnwood shall notify, and shall require the Consultant to notify, the authorized representative of each Party for the purpose of gaining authorized access to the portion of the Intersection in each of the municipalities and to comply with said representatives' recommendations relative to the requirements for general safety guidelines. Lincolnwood shall use its best efforts to require the Consultant to (a) provide such insurance as is approved by the Parties; (b) name the City and Skokie as additional insured with respect to the Design Services; and (c) indemnify and hold harmless each Party from and against any and all liability, damages, costs and expenses for loss or damage to any property whatsoever and injury to or death of any persons whomsoever arising or growing, in whole or in part, out of or in connection with the performance of any of the work on the Design Services.

2.8 The City and Skokie acknowledge and agree that the Consultant and the duly authorized representatives and agents of Lincolnwood, subject to the requirements of paragraph 2.7 above, shall have the right to enter the Intersection for the purpose of performing the Design Services.

2.9 During the performance of the Design Services, Lincolnwood shall provide, or cause the Consultant to provide, the City and Skokie with monthly written status reports, or as the Parties may otherwise agree.

2.10 Upon completion of the Design Services, Lincolnwood shall require the Consultant to provide the City and Skokie each with one (1) Design Plan described in Exhibit B for each Party's review and approval.

ARTICLE THREE: TERM

3.1 The term of the Agreement shall commence on the date of its execution and shall expire upon completion of the Design Services or termination of the Agreement according to its terms, whichever occurs first.

ARTICLE FOUR: CONSENT

4.1 Whenever the consent or approval of a Party to this Agreement is required hereunder, such consent or approval shall be given by the authorized representative of each of the Parties and shall not be unreasonably withheld. The authorized representative for the City shall be the Commissioner of its Department of Transportation, or his or her designee.

ARTICLE FIVE: NOTICE OF CLAIM OR SUIT

5.1 Upon receipt of a notice of claim or suit which in any manner results from, arises out of, or is connected with performance by any Party pursuant to this Agreement, each Party shall use its best efforts to provide timely notice of same to the other Parties and shall fully cooperate in the investigation of said claim or suit.

ARTICLE SIX: NOTICE

Notice to Lincolnwood shall be addressed to:	Village of Lincolnwood 6900 North Lincoln Avenue Lincolnwood, Illinois 60712 Attention: Village Manager
With a copy to:	Holland & Knight 131 South Dearborn Street, 30th Floor Chicago, Illinois 60603 Attention: Hart Passman
Notice to Skokie shall be addressed to:	Village of Skokie 5127 Oakton Street Skokie, Illinois 60077 Attention: Director of Public Works
With a copy to:	Village of Skokie 5127 Oakton Street Skokie, Illinois 60077 Attention: Corporation Counsel
Notice to the City shall be addressed to:	Department of Transportation 30 North LaSalle Street, Room 1100 Chicago, Illinois 60602-2570 Attention: Commissioner
With a copy to:	Corporation Counsel City Hall, Room 600 121 North LaSalle Street Chicago, Illinois 60602 Attention: Finance and Economic Development Division

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram, telecopy or facsimile (FAX) machine; (c) overnight courier; (d) registered or certified mail, return receipt requested.

Such addresses may be changed when notice is given to the other party in the same manner as provided above. Provided, any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed

received on the day immediately following deposit with the overnight courier and, if sent pursuant to clause (d) shall be deemed received forty-eight (48) hours following deposit in the mail.

ARTICLE SEVEN: ASSIGNMENT; BINDING EFFECT

7.1 This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

7.2 This Agreement shall inure to the benefit of and shall be binding upon the City, Lincolnwood and Skokie, and their respective successors and assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the Parties hereto and such successors and assigns.

ARTICLE EIGHT: COMPLIANCE WITH LAWS

8.1 The Parties shall comply with all federal, state and municipal laws, ordinances, rules and regulations relating to this Agreement.

ARTICLE NINE: GOVERNING LAW AND SEVERABILITY

9.1 This Agreement shall be governed by the laws of the State of Illinois. If any provisions of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, rule of law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision or provisions contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

ARTICLE TEN: COUNTERPARTS

10.1 This Agreement may be executed in three (3) counterparts, each of which shall be deemed an original.

ARTICLE ELEVEN: ENTIRE AGREEMENT

11.1 This Agreement constitutes the entire agreement between the Parties and cannot be modified or amended except by mutual written agreement executed by all the Parties.

ARTICLE TWELVE: AUTHORITY

12.1 Execution of this Agreement by the City is authorized by an ordinance adopted by the City Council of the City on February 5, 2014. Execution of this Agreement by Lincolnwood is authorized by Resolution No. _____ on _____. Execution of this Agreement by Skokie is authorized by Resolution _____ on _____. Each Party represents and

warrants to the other Parties that it has the authority to enter into this Agreement and perform its obligations hereunder.

ARTICLE THIRTEEN: HEADINGS AND CONSTRUCTION

13.1 The headings and titles of this Agreement are for convenience only and shall not influence the construction or interpretation of this Agreement.

13.2 The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter.

ARTICLE FOURTEEN: DISCLAIMER OF RELATIONSHIP

14.1 Except as provided in Section 2.1 hereof, nothing contained in this Agreement nor any act of any Party shall be deemed or construed by any of the other Parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving any Party.

ARTICLE FIFTEEN: NO PERSONAL LIABILITY

No member, official, employee or agent of any Party shall be individually or personally liable in connection with this Agreement.

ARTICLE SIXTEEN: REPRESENTATIVES

Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement:

For Lincolnwood:

Timothy Wiberg
Village of Lincolnwood
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712
Telephone: 847-745-4717
Email: twiberg@lwd.org

For Skokie:

Max Slankard
Director of Public Works
Village of Skokie
5127 Oakton Street
Skokie, Illinois 60077
Telephone: 847-933-8427
Email: max.slankard@skokie.org

For the City:

Luann Hamilton
Deputy Commissioner
Department of Transportation

30 North LaSalle Street, Room 1100
Chicago, Illinois 60602-2570
Telephone: 312-744-1987
Email: luann.hamilton@cityofchicago.org

Each Party agrees to promptly notify the other Party of any change in its designated representative, which notice shall include the name, address, telephone number, fax number and email address of the representative for such Party for the purpose hereof.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date first above written.

City of Chicago, by and through the Department of Transportation

By:_____
Commissioner
Department of Transportation

Village of Lincolnwood

By:

_____
Village Manager

Village of Skokie

By:

_____
Village Manager

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EXHIBIT A
TO THE INTERGOVERNMENTAL AGREEMENT

The Intersection

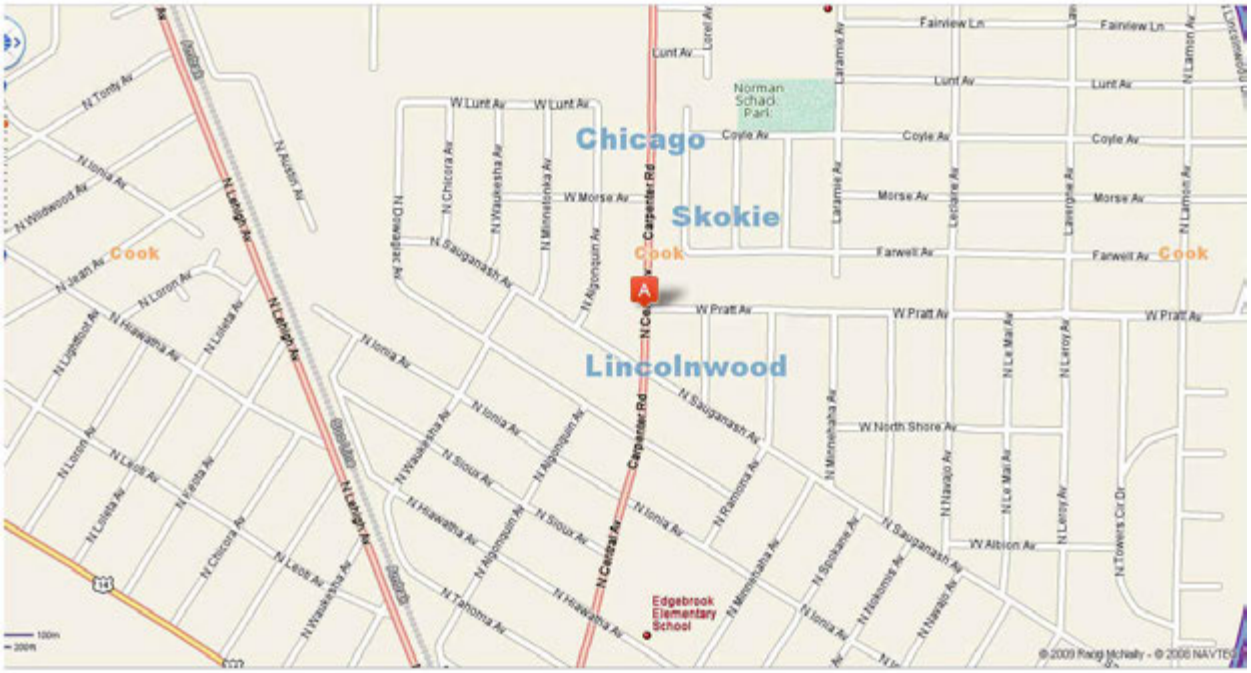


EXHIBIT B
TO THE INTERGOVERNMENTAL AGREEMENT

Scope of Services

-Additional topographic survey as necessary to complete phase II design

-Phase II Engineering design for installation of a new traffic signal at Pratt-Central with pedestrian push- button and pedestrian countdown signals

-Roadway resurfacing, curb and gutter and sidewalk work

- Thermoplastic pavement markings and signage improvements

-Preparation of construction documents, specifications, standards and contract quantities

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 8**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of a Recommendation by the Plan Commission Concerning an Ordinance Amending Section 2.02 and Table 3.10.01 of the Zoning Ordinance Relative to Balconies, Patios, Terraces, and Porches

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Since the 2008 comprehensive Zoning Code update, certain language inconsistencies and omissions within the Zoning Code have been identified. To correct for these inconsistencies, the Village Board, at its December 4, 2012 meeting, referred various proposed Text Amendments to the Plan Commission for review. Based on staff's recommendations as part of this referral, the Village Board directed the Plan Commission to conduct a Public Hearing on improving existing standards and bulk regulations of Accessory Structures as found in the Zoning Code.

Specifically referred by the Village Board for review and Public Hearing included a review of:

- Bulk regulations for Open Balconies;
- Bulk regulations for Open Patios; and
- Bulk regulations for Porches.

Plan Commission Deliberations
The Public Hearing for this matter began on February 6, 2013, although no public comment was received and no Commission discussion took place at this meeting. The matter was continued by the Plan Commission to meetings on March 6, 2013 and May 1, 2013, although, again, no public comment was received and no Commission deliberations took place at these meetings.

The Plan Commission began deliberation of this matter at its June 5, 2013 meeting. The Plan Commission discussed the purpose of the deliberation to provide clarity to certain accessory structure bulk regulations. The Plan Commission directed staff to draft language to provide clarification that open patios and terraces are not the same and, accordingly, are subject to different regulations.

At the January 22, 2014 meeting, the Plan Commission continued deliberation. The Commission discussed the lack of clarity of the Zoning Code as to what constitutes a balcony, patio, terrace, and porch. In response, the Plan Commission directed staff to research nearby communities and provide a summary of how other communities define these various accessory structures. The matter was continued to February 26, 2014.

At its February 26, 2014 meeting, the Plan Commission reviewed the research presented by staff. The Commission focused on the Park Ridge definitions for Balcony and Porch. The Commission generally concluded that adopting the Park Ridge definitions of Balcony and Porch would enhance the Zoning Code to provide clarity on what these accessory structures are. At this meeting, the Commission began minor modifications to the Park Ridge definitions for the purposes of moving toward adoption. At the February 26th meeting, the Plan Commission also began to deliberate on the appropriate location for terraces. The Plan Commission expressed concern that as currently permitted, a terrace would be permitted up to four feet from side and rear lot lines in the rear yard. More specifically, the Plan Commission was concerned that a terrace, permitted to be as much as four feet above ground could be located as close as four feet to an adjoining property. Some Commissioners believed allowing terraces up to four feet from a side and rear lot line to be potentially too intrusive.

The Plan Commission next discussed the treatment of Balconies as a Special Use on front elevations. Staff indicated that Balconies on front elevations are the only accessory structure that requires a Special Use approval. While no such Special Uses have been applied for since the 2008 comprehensive Zoning Code update, staff recommended the Commission review this process. The Plan Commission identified that based on research presented, no other community considers Balconies as a Special Use. The Plan Commission continued the matter to the April 2, 2014 meeting.

At its April 2, 2014 meeting, the Plan Commission generally confirmed the draft language as presented by staff. The language had been developed based on the past Plan Commission discussion and direction. At this meeting, the Plan Commission generally concluded that a Balcony on a front elevation should not require a Special Use. As a result, the Commission focused on developing appropriate bulk regulations for Balconies. There was no consensus on these bulk regulations; however, direction was given to staff to prepare draft language for consideration at the next meeting. The matter was continued to June 11, 2014.

At the June 11, 2014 meeting, the Plan Commission directed staff to separate the language defining the accessory structures from the Table of the Zoning Code containing the bulk regulations. The Plan Commission generally concurred with the language presented. The Commission desired to review the modifications directed at the meeting and continued the matter to the June 25, 2014 meeting.

At its June 25, 2014 meeting, the Commission made minor modifications to the regulations and language as presented. The Plan Commission concluded their deliberations at the June 25th meeting based on draft language presented by staff and the Village attorney.

During deliberation on this matter, the Plan Commission received public comment from one resident. At its January 22, 2014 meeting, Jesal Patel, 6733 North St. Louis Avenue, asked for clarification on the definition of balcony. No other testimony was received.

Commission Recommendation
At the June 25, 2014 meeting, the Plan Commission reviewed final proposed changes and by a unanimous vote of 6-0, recommends the following Zoning Ordinance Text Amendment to Section 2.02: Definitions:

> "**BALCONY: A platform that projects from the exterior wall of a building, located above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.**

PATIO: An impervious surface, or a substantially-similar pervious surface (but excluding grass), located not more than one foot above grade, designed and intended for recreational use and not for vehicular uses.

PORCH: An unenclosed structure that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof.

TERRACE: An impervious surface, or a substantially-similar pervious surface (but excluding grass), located more than one foot above grade, designed and intended for recreational use and not for vehicular uses."

and Table 3.10.01:

"**3.10 Permitted Obstructions in Yards.**

~~(1)~~ Table 3.10.01 below (Permitted Obstructions in Yards) list items which are permitted in yards and the location (e.g. front yard) where they are permitted. A "P" denotes that an obstruction is permitted; ~~an "S" denotes that an obstruction is considered a special use and may be permitted in the subject district only after review and approval in accordance with Article V of this Ordinance;~~ a "-"denotes that the obstruction is prohibited.

Table 3.10.01 Permitted Obstructions in Yards

	Yard			
Item	**Front**	**Rear**	**Side**	**Corner Side**
Balconies, ~~open, not to exceed 4 feet from building~~ **projecting not more than four feet into the required yard, and not more than four feet from the front building elevation or more than four feet from the rear building elevation**	~~S~~ **P**	P	--	--
* *		*		
Patios ~~or terraces~~ in a residential district, ~~provided that they are~~ **located** at least 4 feet from all side and rear property lines~~, not over 4 feet above the average level of the adjoining ground and do not project over 10 feet (excludes covered porches)~~	P	P	P	P
* *		*		
Porches, ~~attached and covered and provided they are~~ **located** at least 4 feet from all side and rear property lines	P	P	P	P
* *		*		
Terraces in a residential district, that are: (i) located at least 4 feet from all side and rear property lines, or 40% of the distance between the principal building to the rear lot line, whichever is	**P**	**P**	**P**	**P**

	Yard			
Item	**Front**	**Rear**	**Side**	**Corner Side**
less; (ii) located not more than four feet above the average level of the ground immediately beneath the terrace; and (iii) not more than 10 feet from the front façade of the principal building				

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:

1. Proposed Ordinance
2. Plan Commission Minutes
    a. June 25, 2014 Excerpt (draft)
    b. June 11, 2014 Excerpt (draft)
    c. April 2, 2014 Excerpt
    d. February 26, 2014 Excerpt
    e. January 22, 2014 Excerpt
    f. December 4, 2013 Excerpt
    g. September 11, 2013 Excerpt
    h. July 10, 2013 Excerpt
    i. June 5, 2013 Excerpt
    j. May 1, 2013 Excerpt
    k. March 6, 2013 Excerpt
    l. February 6, 2013 Excerpt
3. Staff Report to Plan Commission
    a. June 25, 2014
    b. June 11, 2014
    c. April 2, 2014
    d. February 26, 2014
    e. January 22, 2014
    f. June 5, 2013

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission concerning an Ordinance Amending Section 2.02 and Table 3.10.01 of the Zoning Ordinance Relative to Balconies, Patios, Terraces, and Porches.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING ARTICLES II AND III OF THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE REGARDING PERMITTED OBSTRUCTIONS IN YARDS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF JULY, 2014.

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 _____, 2014

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING ARTICLES II AND III OF THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE REGARDING PERMITTED OBSTRUCTIONS IN YARDS

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, Table 3.10.01 of "The Village of Lincolnwood Zoning Ordinance," as amended ("***Zoning Ordinance***"), identifies those structures and improvements that may be located as of right within required yards on lots within the Village; and

WHEREAS, the Village President and Board of Trustees desire to amend Section 3.10 and Table 3.10.01 of the Zoning Ordinance, and to add related definitions in Section 2.02 of the Zoning Ordinance, concerning the placement of balconies, patios, porches, and terraces in required yards (collectively, the "***Proposed Amendments***"); and

WHEREAS, pursuant to notice duly published in the *Lincolnwood Review* on January 17, 2014, the Village Plan Commission conducted a public hearing over twelve dates between February 6, 2013, and June 25, 2014, concerning the Proposed Amendments; and

WHEREAS, following its public hearing on June 25, 2014, the Plan Commission made findings and recommended that the President and Board of Trustees adopt the Proposed Amendments; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that the adoption of the Proposed Amendments, as set forth in this Ordinance, is in the best interests of the Village and its residents;

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. DEFINITIONS. Section 2.02 of Article II of the Zoning Ordinance is hereby amended further to add the following new definitions:

"**BALCONY: A platform that projects from the exterior wall of a building, located above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.**

* * *

PATIO: An impervious surface, or a substantially-similar pervious surface (but excluding grass), located not more than one foot above grade, designed and intended for recreational use and not for vehicular uses.

* * *

PORCH: An unenclosed structure that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof.

* * *

TERRACE: An impervious surface, or a substantially-similar pervious surface (but excluding grass), located more than one foot above grade, designed and intended for recreational use and not for vehicular uses."

* * *

SECTION 3. PERMITTED OBSTRUCTIONS IN YARDS. Section 3.10 and Table 3.10.01 of Article III of the Zoning Ordinance is hereby amended further to read as follows:

"**3.10 Permitted Obstructions in Yards.**

~~(1)~~ Table 3.10.01 below (Permitted Obstructions in Yards) list items which are permitted in yards and the location (e.g. front yard) where they are permitted. A "P" denotes that an obstruction is permitted; ~~an "S" denotes that an obstruction is considered a special use and may be permitted in the subject district only after review and approval in accordance with Article V of this Ordinance;~~ a "-"denotes that the obstruction is prohibited.

Table 3.10.01 Permitted Obstructions in Yards

	Yard			
Item	**Front**	**Rear**	**Side**	**Corner Side**
Balconies, ~~open, not to exceed 4 feet from building~~ **projecting not more than four feet into the required yard, and not more**	~~S~~ **P**	P	--	--

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

Item	Yard			
	Front	**Rear**	**Side**	**Corner Side**
than four feet from the front building elevation or more than four feet from the rear building elevation				
* *		*		
Patios ~~or terraces~~ in a residential district, ~~provided that they are~~ **located** at least 4 feet from all side and rear property lines~~;~~ ~~not over 4 feet above the average level of the adjoining ground and do not project over 10 feet (excludes covered porches)~~	P	P	P	P
* *		*		
Porches, ~~attached and covered and provided they are~~ **located** at least 4 feet from all side and rear property lines	P	P	P	P
* *		*		
Terraces in a residential district, that are: (i) located at least 4 feet from all side and rear property lines, or 40% of the distance between the principal building to the rear lot line, whichever is less; (ii) located not more than four feet above the average level of the ground immediately beneath the terrace; and (iii) not more than 10 feet from the front façade of the principal building	**P**	**P**	**P**	**P**

* * *

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.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of July, 2014.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of July, 2014.

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

ATTESTED and FILED in my office the
_____ day of July, 2014.

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

DRAFT MEETING MINUTES OF THE PLAN COMMISSION WORKSHOP JUNE 25, 2014 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Paul Eisterhold
Suzanne Auerbach
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Don Sampen

MEMBERS ABSENT:
Mark Yohanna

STAFF PRESENT:
Timothy M. Clarke, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Hart Passman, Village Attorney, Holland & Knight

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:05 p.m. Commissioner Jakubowski arrived at 7:18 p.m.

II. PLEDGE OF ALLEGIANCE

DRAFT

III. Public Hearing: Accessory Structures – Zoning Code Text Amendment

The Commissioners discussed the imperviousness of different materials and if the draft definitions for patios and terraces should be revised further to include brick pavers or stones.

The Commissioners next discussed at length whether a balcony should be three or four feet on the front elevation. The draft language currently states that balconies are to be three feet on the front elevation and four feet on the back elevation. After a straw vote, the Commissioners agreed to a four-foot balcony on the front and rear elevations.

Chairman Eisterhold asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend approval to the Village Board to adopt the proposed amendments to the Zoning Ordinance, amended to: (i) add to the definitions of patios and terraces, "after an impervious surface or substantially impervious surface"; (ii) revise the permitted size of a balcony in front yards to extend four feet into a setback; and (iii) strike "eaves" from the definition of porch. Motion made by Commissioner Sampen, and seconded by Commissioner Fishman.

Aye: Sampen, Fishman, Auerbach, Goldfein, Jakubowski, and Eisterhold
Nay: None
Motion Approved: 6-0

IV. Public Hearing: Medical Cannabis Dispensaries and Cultivation Centers – Zoning Code Text Amendment

Village Attorney, Hart Passman, addressed the Plan Commission on the need to have policy decisions in place regarding medical marijuana-related uses. Mr. Passman noted that the state law does not allow the Village to "unreasonably prohibit" such uses, but that the Village can restrict where they can be located within the Village. Mr. Passman noted that, in accordance with state law, there is no place in the Village where a cultivation center can be placed.

Mr. Passman continued that a dispensary could be located in the Village, and that according to the most-recent draft of state regulations, there will be one dispensary in either Evanston Township or Niles Township. The new regulations also prohibit location of dispensaries in exclusive-residential districts, but permit their location in business districts that may allow residential uses on upper floors - such as the Village's B-1 Traditional Business District. Mr. Passman noted that most communities have put restrictions on where dispensaries can be placed and are restricting them to light industrial areas versus retail districts to discourage their use.

The similarities between a drug store and a dispensary were discussed in detail. The Commissioners debated the possible exclusion of a dispensary when drug stores like Walgreens dispense narcotics as well. Commissioner Sampen stated his opinion that both are medical dispensaries. The Commission also discussed concerns related to tax revenue generation and traffic. The fact that marijuana is still illegal makes this a unique situation.

The Commissioners discussed whether a dispensary should be a Permitted Use, a Special Use, or a Prohibited Use. They went through the districts listed below one by one. There was agreement that a Special Use would make the most sense as they would like some oversight as to who would be the dispensary operator. Commissioner Sampen believes that they should have the same restrictions as a drug store. He also believes that people who have a medical need for medical marijuana should have the right to it and have relatively easy access to it.

After discussion, the Commissioners voted as follows with respect to each non-residential zoning district in the Village.

Motion to recommend approval of a Special Use for a New Wireless Communications Facility on an Existing Office Building and Variation to Exceed Maximum Permitted Panel Height was made by Commissioner Yohanna, and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

DRAFT

VI. Public Hearing: Accessory Structures – Zoning Code Text Amendment

Mr. Cook commenced the presentation by noting that the draft language presented does summarize and capture the direction provided by the Plan Commission at the prior hearing, and that Staff recommends that the Commission vote upon the language proposed.

The Commission discussed the proposed text amendments, and noted that, currently, terraces and open patios are defined and regulated together but should be treated differently. There was much discussion as to the definition of a terrace and what should and shouldn't be allowed. It was the Commission's consensus to direct staff to come up with a clearer terrace definition. Front yard patios were also discussed. Currently, front yard patios are allowed. Staff will rework the language for terraces and patios per the Commission's suggestions.

The draft language for balconies was presented. The policy direction for balconies are as follows: 1) balconies shall be permitted on front and rear elevations; 2) they shall not exceed three feet from the front building elevation and four feet from the rear building elevations; 3) balconies shall not extend more than four feet into the required front and rear yards; and 4) the elimination of balconies as a Special Use.

Draft language of porches remains intact. Porch will be defined as an unenclosed structure that projects from the exterior wall of a building, has direct access to the street level, and is covered by a roof or eaves. Currently, porches are allowed at least four feet from a side and rear property lines.

Chairman Eisterhold asked if anyone in the audience would like to speak on this Special Use. He noted that no one came forward.

Motion to continue the public hearing to the Plan Commission meeting scheduled for Wednesday, June 25, 2014 was made by Commissioner Fishman, and seconded by Commissioner Goldfein.

Aye: Fishman, Goldfein, Jakubowski, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Approved: 6-0

VII. Public Hearing: Medical Cannabis Dispensaries and Cultivation Centers – Zoning Code Text Amendment

Motion to Amend the language in Section (5)(b)iii.C.iv. to change the words monetary lenders to secured or unsecured lenders by Commissioner Yohanna, and Seconded by Commissioner Fishman.

A discussion ensued regarding the second motion.

Motion to Withdraw made by Commissioner Yohanna.

Motion to Recommend Approval of the Zoning Code Text Amendment pertaining to Firearms Shooting Ranges was made by Commissioner Yohanna, and Seconded by Commissioner Fishman with the following changes to the language Staff presented:

- Eliminate the requirement for a driver's license number in Section (5)(b)i.;
- Define description of the words ownership and governance in Section (5)(b)ii.;
- Reduce insurance requirement to $5,000,000 from $10,000,000 in Section (5)(d);
- Insert the illegal before the word drugs in Section (5)(h); and
- Exempt from the requirements of Section (5)(i) persons identified under Section (5)(g).

Motion to Amend the parking requirements to 1.5 spaces per shooting range station from 2 spaces per station, plus 2 spaces per 1,000 square feet of floor space not devoted to indoor shooting ranges by Commissioner Yohanna, and Seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Auerbach, and Eisterhold
Nay: Goldfein
Motion Approved: 4-1

V. Public Hearing: Accessory Structures – Zoning Code Text Amendment

(Continued from February 26, 2014, January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 and February 6, 2013)

Staff restated the Plan Commission's previous recommendation that terraces and patios be defined separately and be subject to different requirements. It was concluded that an additional bulk regulation relative to terraces would be to allow them to be forty percent of the depth of the rear yard and from the rear elevation to the rear lot line.

Staff presented the definition for a terrace or open patio as being in excess of one foot above grade in a residential district provided that they are at least four feet from all side and rear property lines, not over four feet above the average level of the adjoining ground, and do not project over ten feet from the front façade, excluding covered porches. Mr. Cook also pointed out that there is a terrace definition in the fencing section of our Ordinance which is in conflict with the existing and new language. Mr. Cook indicated that this conflict can be addressed and cleaned up at a later date.

The next discussion related to the definition and obtrusiveness of balconies. The communities researched included Morton Grove, Park Ridge, and Wilmette whose definitions are nearly identical to Lincolnwood's. Currently, balconies on front elevations require Special Use approval.

This is the only accessory feature that requires Special Use approval. The standards for granting a Special Use are not as harsh as they are for a Variation due to the hardship requirement. The discussion included where balconies can and cannot be placed. Staff recommended that balconies only be allowed in the front and rear yard of the house and not on the side yard.

Commissioner Auerbach proposed that the Village allow a three-foot balcony in the front yard and four-foot balcony in the rear yard, be a fixed dimension from the structure, and not encroach into a required yard.

Staff presented the working definition for porches which is a structure that can be enclosed or unenclosed, projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves. Staff recommended that the definition exclude the word enclosed. An enclosed porch would count toward the floor area ratio (FAR) and may be confusing to include this definition in an accessory section.

The current code allows porches to extend from the rear elevation of a home and not be closer than four feet to side and rear lot lines and comply with the sixty percent lot coverage requirements. Staff sought general consensus that there is no need to change the provision that porches are permitted to be up to four feet from all side and rear property lines. Porches shall not permitted in the required front yard.

Chairman Eisterhold asked in anybody in the audience would like to address the Plan Commission in this matter. Let the record state that no one came forward.

Motion to Continue to May 7, 2014 by Commissioner Fishman, and Seconded by Commissioner Yohanna.

Aye: Fishman, Yohanna, Auerbach, Goldfein, and Eisterhold
Nay: None
Motion Approved: 5-0

Commissioner Yohanna left at approximately 9:30 p.m.

VI. Public Hearing: Definitions – Zoning Code Text Amendment
(Continued from February 26, 2014, January 22, 2014, December 4, 2013, October 2, 2013, August 7, 2013, June 5, 2013, May 1, 2013, March 6, 2013 and February 6, 2013)

Staff reviewed the definitions and off-street parking requirements relative to full-service, carryout, and limited-service restaurants. The one change is the increase to five seats for carryout restaurants.

Commissioner Fishman recommended the word immediate be taken out of the definition for carryout restaurants.

In regards to off-street parking requirements, there are two proposed changes. For carryout restaurants, there will be 1 parking space for each 300-square feet of floor area. For limited-

Commissioner Yohanna made a motion to amend the Code to allow for plastic or synthetic fences of PVC material or Trek. However, as to those materials, they are required to have internal metal reinforcements in the bottom rail and fence posts, and prohibit the use of PVC for solid fences. PVC fencing should have a wall thickness of .120 inches which would not be applicable to Trek as Trek is a solid material where PVC is hollow. PVC should also contain a UV inhibiter to increase its useful life. The fencing should be monoextruded with the color consistent throughout the material.

Motion to Approve Fence Material Regulations was made by Commissioner Yohanna, and Seconded by Commissioner Jakubowski.

Aye: Yohanna, Jakubowski, Auerbach, Goldfein, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

IV. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment

(Continued from January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013, and February 6, 2013)

Commission Chairman Eisterhold presented the next item pertaining to an Amendment to Permitted Obstructions Section: Open Balconies, Porches, and Open Patios/Terraces.

Staff presented the draft definitions of terraces and patios. Previously, they were defined and regulated as one definition. The current definition of a terrace is defined as in excess of one foot (1') above grade in a Residential District provided they are at least four feet (4') from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground, and do not project over ten feet (10') from the front façade (excluding covered porches. The definition of a patio is one foot (1') or less above grade in a Residential District provided that they are at least four feet (4') from all side and rear property lines.

Current opinion reflects that at-grade patios should be regulated differently than terraces as they are different features. Open patios should be subject to lot coverage requirements and not necessarily setback requirements and that terraces be regulated based off of certain setback requirements off of lot lines in addition to maximum lot coverage requirements. The difference between a terrace and a deck is that a terrace is a feature that rests on the ground, whereas a deck is elevated by supports.

Commissioner Yohanna asked for clarification as to the problems with the existing Code. Staff's response was that the existing Ordinance is unclear and asked the Plan Commission to clarify the current regulation's language.

Commissioner Goldfein stated her objection with regards to terraces being allowed to be built so close to the lot lines.

A lengthy discussion ensued regarding whether terraces should be regulated with regards to lot coverage percentages instead of the current lot line Code requirements.

Mr. Cook restated the Plan Commission's suggested language to permit terraces to the rear up to forty percent (40%) of the rear yard depth from the house.

Commissioner Sampen stated that he is fine with the current regulation and does not believe that this is an issue. Commissioner Sampen did ask if the word "impervious" should be added to the definition.

Staff next presented balcony definitions from Morton Grove, Park Ridge, and Wilmette. Of the 14 communities surveyed, therse three communities were the only ones who had balconies defined.

Currently, balconies in the front yard require a Special Use and must not project more than four feet (4') from the building. Is it the intent of the Plan Commission that every balcony on a front elevation require a Special Use or do balconies that only encroach into a required front yard setback require a Special Use and even in that event cannot be more than four feet from the building?

Commissioner Auerbach asked if a Special Use is more onerous than a Variation.

Mr. Cook explained that to meet the standards for a Variation, it is actually more onerous than the hardships for a Special Use. Generally speaking, for a Special Use, the applicant must show a benefit to the community and are rarely used in a residential situation.

Regarding porch definitions, of the same 14 communities survey, only Park Ridge had a defined definition. Currently, porches are allowed to be four feet from side and rear lot lines. Since porches are roofed accessory structures, Staff's belief is that porches have a more detrimental impact than a terrace. A porch should be defined as a roofed over open structure and is not included in the floor area ratio (FAR).

Staff concurred with Park Ridge's porch terminology clearly identifying where they are allowed. Park Ridge's definition of a porch is that they are unenclosed, can extend no more than five feet (5') into the required front and corner side yard, extend no more than five feet (5') into the required rear yard, and not allowed in interior side yards.

Chairman Eisterhold asked if anybody in the audience would like to address the Plan Commission. Let the record state that no one came forward.

Motion to Continue to the April 2, 2014 Plan Commission Meeting was made by Commissioner Yohanna, and Seconded by Commissioner Jakubowski.

Aye: Yohanna, Jakubowski, Auerbach, Goldfein, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

V. PUBLIC HEARING: Definitions – Zoning Code Text Amendment

(Continued from January 22, 2014, December 4, 2013, October 2, 2013, August 7, 2013, June 5, 2013, May 1, 2013, March 6, 2013, and February 6, 2013)

Motion to Continue to the April 2, 2014 Plan Commission Meeting was made by Commissioner Yohanna, and Seconded by Commissioner Jakubowski.

MEETING MINUTES OF THE
PLAN COMMISSION WORKSHOP
JANUARY 22, 2014 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Paul Eisterhold
Sue Auerbach
Irving Fishman
Patricia Goldfein
Don Sampen (arrived at 7:06)
Mark Yohanna

MEMBERS ABSENT:
Steve Jakubowski

STAFF PRESENT:
Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of six members and called the meeting to order at 7:04 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to approve the January 8, 2014 Plan Commission minutes was made by Commissioner Fishman, and Seconded by Commissioner Auerbach.

Aye: Fishman, Auerbach, Goldfein, Sampen, and Eisterhold
Abstained: Yohanna
Motion Approved 5-0.

IV. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment

(Continued from December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013, and February 6, 2013)

Request: Text Amendment to Permitted Obstructions in Required Yards Section of Code to Consider Modifying Regulations Pertaining to and Including But Not Limited to Open Balconies, Porches, and Open Patios or Terraces

Mr. Cook presented the three separate Accessory Structures under discussion. They include Open Balconies, Porches, and Open Patios/Terraces. Mr. Cook showed the Commissioners examples of open patios. The Zoning Code regulation pertaining to open patios is referring to raised open patios; they are not at grade. At-grade patios are not as obtrusive and may not merit the same regulations as raised or elevated patios. That's an important features of the draft language. Open patios or terraces in excess of one foot (1') above grade is defining what feature that Section is going to be regulating. In Residential Districts, this Section parenthetically excludes at-grade patios provided they are at least four feet (4') from all side and rear property lines, not over four feet (4') above average level of the adjoining ground to control the bulk of these features, and do not project over ten feet (10').

Mr. Cook pointed out that a main weakness in the current Code's language is that it doesn't address ten feet from what or to where? In previous Commission meetings, it was determined it is important to regulate how far the projection is in front yards in that it shall not project ten feet (10') from the front façade.

The advantages and aesthetics of adding landscaping beds around patios or terraces, even though bulk is added to these structures, were discussed.

The Commissioners discussed the meaning and/or definition of the current draft language in regards to at-grade patios. At the present time, it is unclear as to size and location of at-grade patios. The Commissioners agreed to delete (excludes at-grade patios) from the draft language proposed. The Commissioners all agreed that removing the at-grade exclusion from the definition constitutes a clearer definition.

After a suggestion by a member of the audience, Mr. Cook concurred that maybe patios and terraces should have separate definitions. A patio can be defined as one foot (1') above ground or at grade and would be regulated as patios should be. A terrace would be defined as an above ground feature and will be regulated as such. Moving forward, a patio will be treated as lot coverage compliance only, the same as driveways and sidewalks.

The Commissioners all agreed with the above-mentioned change in language.

Chairman Eisterhold requested Staff to rework the draft language and bring it back once more before the Plan Commission for approval.

The next item discussed pertained to balconies. Mr. Cook reiterated the requirements in that balconies are permitted in the rear yard only and require Special Use Approval for front yards. A balcony cannot exceed four feet (4') from the building.

There was a discussion as to the exact definition of a balcony and whether rooftop decks could be included in this definition.

Mr. Cook responded that lacking a specific definition, a balcony can be described as a protrusion and does not have supports anchored into the ground.

Mr. Jesal Patel of 6733 North St. Louis asked for a clarification of the balcony definition as well.

Commissioner Fishman inquired as to the four-foot requirement for balconies?

Mr. Cook speculated that, to some extent, it does have to do with aesthetics. If a balcony is built too large, it can become an obstruction that needs regulating. Secondly, that while there are overlapping features between balconies, decks, and porches, a balcony can be defined as intended more for an individual or two people to gather rather than a place for many to gather.

There was a discussion regarding the aesthetics of balconies and why they need Special Use Approval.

Commissioner Sampen asked if the protrusion does not exceed any setback requirements, why do they need Special Use Approval?

Commissioner Fishman doesn't believe it's the job of the Plan Commission to control how things look to satisfy individual aesthetic viewpoints.

Commissioner Goldfein believes that Special Use Approval should be required since it is so hard to define what is permitted or not.

Commissioner Sampen added that there should be a clearer definition of a balcony and then make it a Permitted Use.

Chairman Eisterhold and Commissioner Fishman asked Staff to find out some other definitions used to help clearly define what constitutes a balcony.

The next item Mr. Cook presented dealt with Porches. Porches are permitted in the front, side, corner side, and rear yards. Porches are attached and covered and provided they are at least four feet (4') from all side and rear property lines. These are not at-grade features; these are structures. According to the current standard, covered porches are a Permitted Use. By using this standard, you can build a covered porch over your entire rear yard which cannot be the intention of the regulation.

The Commissioners discussed the differences between patios and covered porches. What merits regulating them differently is the fact that a porch with a roof will create greater obtrusiveness than a patio or terrace.

Chairman Eisterhold brought up the fact that covered porches may turn into an added permanent room of a house without obtaining the required building permits.

Staff will do more research regarding enhancing the definition in regards to how other villages regulate locations and setbacks of covered patios.

Commissioner Goldfein agreed that porches need to be defined differently.

Motion to Continue to February 26, 2014 by Commissioner Goldfein, and Seconded by Commissioner Fishman.
Aye: Goldfein, Fishman, Auerbach, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Carried 6-0

Motion to Continue the matter to the January 8, 2014 regularly scheduled meeting by Commissioner Auerbach and seconded by Commissioner Fishman.

Aye: Auerbach, Fishman, Goldfein, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Carried 6-0.

Chairman Eisterhold requested that two Plan Commission meetings will be held in both January and February. The Commission members concurred with the request .

Chairman Eisterhold asked Staff if they could notify Mrs. Glickman regarding the date of the next Plan Commission meeting where the fencing issue will be discussed.

IV. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment (*Continued from September 11, 2013)*

V. PUBLIC HEARING: Definitions – Zoning Code Text Amendment *(Continued from October 2, 2013)*

VI. PUBLIC HEARING: Lincoln Avenue Plan – Amendment to Comprehensive Plan (*Continued from September 11, 2013)*

Chairman Eisterhold asked for consensus to continue the remaining three agenda items to the January 22, 2014 Plan Commission meeting. The Commission concurred and voted to continue the three matter by one roll call vote.

Motion to Continue the matter to the January 22, 2014 regularly scheduled meeting by Commissioner Fishman and seconded by Commissioner Auerbach.

Aye: Fishman, Auerbach, Goldfein, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Carried 6-0.

IX. NEXT MEETING

Chairman Eisterhold declared the next Plan Commission meeting will be held on Wednesday, January 8, 2014.

X. PUBLIC COMMENT

None.

XI. ADOURNMENT:

Hearing no further business, Motion to adjourn made by Commissioner Auerbach and seconded by Commissioner Fishman. Meeting adjourned at 10:05 p.m.

Chairman Eisterhold thanked Ms. Armstrong for her assistance and for attending the meeting to discuss.
Motion to Continue the matter to the November 6, 2013 regularly scheduled meeting by Commissioner Goldfein and Seconded by Commissioner Sampen.
Aye: Goldfein, Sampen, Fishman, and Eisterhold
Nay: None
Motion Carried 4-0.

VI. PUBLIC HEARING: Health Club or Private Recreation and Firearms Shooting Ranges – Zoning Code Text Amendment (*Continued from July 10, 2013, May 1, 2013, March 6, 2013 and February 6, 2013)*

Motion to Continue the matter to the November 6, 2013 regularly scheduled meeting by Commissioner Sampen and Seconded by Commissioner Goldfein.
Aye: Sampen, Goldfein, Fishman, and Eisterhold
Nay: None
Motion Carried 4-0.

VII. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment (*Continued from July 10, 2013, June, 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013)*

Motion to Continue the matter to the December 4, 2013 regularly scheduled meeting by Commissioner Sampen and Seconded by Commissioner Fishman.
Aye: Sampen, Fishman, Goldfein, and Eisterhold
Nay: None
Motion Carried 4-0.

Commissioner Sampen left the Plan Commission Meeting.

VIII. PUBLIC HEARING: Lincoln Avenue Plan – Amendment to Comprehensive Plan

Chairman Eisterhold stated that the Plan Commission should invite the members of the Lincoln Avenue Task Force who made recommendations in the adopted plan to attend a Plan Commission meeting. Commissioner Goldfein suggested the matter be continued to the October workshop date.

Mr. Cook clarified the staff report relative to the open item of adopting a moratorium on residential development along Lincoln Avenue. Chairman Eisterhold asked if there were any pending residential applications for residential on Lincoln Avenue. Mr. Cook stated that there are no applications in to the Village. Mr. Cook added that moratoriums should not be in place for long periods of time. Commissioner Fishman indicated that he is not in favor of imposing a moratorium. Commissioner Fishman stated a review of the various sites along Lincoln Avenue is appropriate rather than universally prohibiting residential along Lincoln Avenue.

recently. Staff researched nearby communities and seven of the eight surveyed review appeals the same as Lincolnwood.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Motion to make no amendment to this provision of the code made by Commissioner Yohanna. Seconded by Commissioner Auerbach. Vote 6-0 Aye.

VI. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
(*Continued from May 1, 2013, March 6, 2013 & February 6, 2013)*
Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Motion to continue to September 11, 2013 made by Commissioner Yohanna and Seconded by Commissioner Goldfein. Motion approved 6-0.

VII. OTHER BUSINESS:
Public Hearing Procedures will discuss at a future meeting.

VIII. PUBLIC COMMENT: None.

IX. ADOURNMENT:
The next Plan Commission public hearing will be held on August 7, 2013. Hearing no further business, Motion to adjourn made by Commissioner Yohanna. Seconded by Commissioner Fishman. Motion approved unanimously 6-0. Meeting adjourned at 9:52 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator

Motion was made by Commissioner Fishman to recommend the Text Amendment to the three codes relative to A-frame/Portable/Sandwich Board Signs as written by Staff with the exception to changes as follows; proposed 11.04(9) –i. and vii. change tenant to business, 11.04(9) moved to under exempt signs in 11.05(24) , and that the suggestion of the enforcement of these new provisions will not take place until January 1, 2014. Seconded by Commissioner Goldfein. Motion approved 5-0 Aye.

V. PUBLIC HEARING: **Notice Requirements – Zoning Code Text Amendment**
(Continued from May 1, 2013, March 6, 2013, February 6, 2013 & January 9, 2013)
Request: Text Amendment to Review Notice Requirements for Public Hearings

Development Manager Cook explained last meeting this was continued due to a 2-2 vote. Discussion ensued.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Motion to remove and eliminate 5.20 (1)e the Zoning Officer discretionary rule and keep the 250 feet mailing requirement. Seconded by Commissioner Yohanna. Vote 3-1-1 Commissioner Sampen voted No, Commissioner Goldfein Abstained.

VI. PUBLIC HEARING: Definitions – Zoning Code Text Amendment
Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not limited to Banquet Facility, Banquet Hall, Façade, Fence or Semi Private Fence, Restaurant and Restaurants, Fast-Food or Carryout (*Continued from May 1, 2013, March 6, 2013 & February 6, 2013)*

Development Manager Cook indicated to the Commission that Trustee Cope had some concerns relative to this definition Text Amendment. Would like to continue this meeting to allow him to be present.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to August 7, 2013 made by Commissioner Yohanna and Seconded by Commissioner Goldfein. Motion approved 5-0.

VII. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces (*Continued from May 1, 2013, March 6, 2013 & February 6, 2013*)

Development Manager Cook indicated there are three various obstructions are permitted. However a review is necessary at this time. Within those three we should discuss open patios. Currently, a resident is interested in the outcome of this discussion. The Zoning Ordinance has unclear language when discussing open patios when it pertains to the size of patios. Open patios are permitted as follows: Open patios or terraces in a residential

district, provided that they are at least four feet from all side and rear property lines, not over four feet above the average level of the adjoining ground and do no project over ten feet (excludes covered porches). The portion of the regulation that staff seeks consideration by the Plan Commission is the part that states, do not project over ten feet. There is not starting point of that measurement, it can't be interpreted in any number of ways. Staff believes that the requirement is intended to limit patios to not extend more than ten feet into the required rear yard. It would be very restrictive to limit patios to not extend more than ten feet from the principal structure.

Commissioner Yohanna stated that it is all about the obstruction, and the language. A raised patio is an obstruction, the flat patio is not. Commissioner Sampen indicated that should exclude patios at grade and raised patios and terraces that project over 10 feet from principal structure. Need to change o~~pen~~ to raised open patio.

Commissioner Yohanna suggested to not apply this section to apply to driveway or patio coming from the house. Give staff the liberty to re-draft this provision. Suggstions:
-Only raised patio and terraces
-Four foot height to remain
-Allow patios to invade 10 feet in required rear setback and the limitations to how far things can project measured from principal structure.
-Front 10 feet

Staff will revise and come back to future meeting.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Motion to continue to July 10, 2013 by Commissioner Yohanna and Seconded by Commissioner Sampen. Motion approved 5-0 Aye.

VIII. PUBLIC HEARING: **Voting Requirements – Zoning Code Text Amendment Request: Text Amendment to Consider Modifying or Eliminating Voting Deadlines for Plan Commission and Zoning Board of Appeals (*Continued from March 6, 2013 & February 6, 2013)***

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to August 7, 2013 made by Commissioner Yohanna and Seconded by Commissioner Fishman. Motion approved 5-0 Aye.

IX. PUBLIC HEARING: Driveway Requirements – Zoning Code Text Amendment Request: Text Amendment to Consider Residential Driveway Requirements (*Continued from March 6, 2013 & February 6, 2013*)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to August 7, 2013 made by Commissioner Yohanna and Seconded by Commissioner Fishman. Motion approved 5-0 Aye.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to June 5, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 4-0 Aye.

VIII. PUBLIC HEARING: **Accessory Structures – Zoning Code Text Amendment**
Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces (*Continued from March 6, 2013 & February 6, 2013*)
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to June 5, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 4-0 Aye.

IX. PUBLIC HEARING: Compliance Deadlines for Fences – Zoning Code Text Amendment
Request: Text Amendment to Consider Modifying or Eliminating Compliance Deadlines Associated with Fence Violations (*Continued from March 6, 2013 & February 6, 2013*)

Development Manager Cook explained that under no other Zoning Code section is there a stipulation as to how Staff should move forward to take corrective or enforcement action to handle a violation. That is handled at an internal Staff protocol. Typically, warnings are giving with a time frame for compliance. Fences are the only section where there is specific step by step code required compliance. Staff notes this is an oddity and this is not how violations should be handled. Staff recommends elimination in code form the specific steps in fence violations.

Commissioner Sampen indicated that he would like this section to stay. The notice period and compliance period should be kept as a guideline.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to eliminate compliance deadlines for fence violations made by Commissioner Auerbach and Seconded by Commissioner Goldfein. Motion 3-1, Commissioner Sampen Nay.

X. PUBLIC HEARING: Appeals of Administrative Order or Zoning Officer – Zoning Code Text Amendment
Request: Text Amendment to Consider Modification Concerning the Zoning Board of Appeals as the Final Administrative Determination Body for the Village of Lincolnwood (*Continued from March 6, 2013 & February 6, 2013*)
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to July 10, 2013 made by Commissioner Auerbach and Seconded by Commissioner Goldfein. Motion approved 4-0 Aye.

VII. PUBLIC HEARING: Health Club or Private Recreation and Firearms Shooting Ranges – Zoning Code Text Amendment
Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Limited to Health Club or Private Recreation and Firearms Shooting Ranges as a Special Use in M-B District Subject to Certain Restrictions, and the Addition or Modification of Off-Street Parking Requirements for Firearms Shooting Ranges, Commercial Recreation Facility, or Other Similar Uses (*Continued from February 6, 2013*)
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

VIII. PUBLIC HEARING: Definitions – Zoning Code Text Amendment
Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not limited to Banquet Facility, Banquet Hall, Façade, Fence or Semi Private Fence, Restaurant and Restaurants, Fast-Food or Carryout (*Continued from February 6, 2013)*
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

IX. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces (*Continued from February 6, 2013*)
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

X. PUBLIC HEARING: Compliance Deadlines for Fences – Zoning Code Text Amendment
Request: Text Amendment to Consider Modifying or Eliminating Compliance Deadlines Associated with Fence Violations (*Continued from February 6, 2013*)
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XI. PUBLIC HEARING: Land Use Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Massage Therapy as Permitted, Special Use, or Prohibited Use in Certain Zoning Districts (*Continued from February 6, 2013*)

Development Manager Cook stated that Massage Therapy is not found in the land use table. Yet, the more specific reference to a preferred use type in the overlay district includes this as a specific land use type. The matter before the Commission is a consideration of Massage Therapy and identifying that if it is a permitted use, special use or a prohibited use based on the Zoning District. In order to be fairly consistent with the

XIII. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XIV. PUBLIC HEARING: Compliance Deadlines for Fences – Zoning Code Text Amendment
Request: Text Amendment to Consider Modifying or Eliminating Compliance Deadlines Associated with Fence Violations
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XV. PUBLIC HEARING: Land Use Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Massage Therapy as Permitted, Special Use, or Prohibited Use in Certain Zoning Districts
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XVI. PUBLIC HEARING: Appeals of Administrative Order or Zoning Officer – Zoning Code Text Amendment
Request: Text Amendment to Consider Modification Concerning the Zoning Board of Appeals as the Final Administrative Determination Body for the Village of Lincolnwood
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XVII. PUBLIC HEARING: Vote Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Modifying or Eliminating Voting Deadlines for Plan Commission and Zoning Board of Appeals
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XVIII. PUBLIC HEARING: Driveway Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Residential Driveway Requirements
Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

Return to VB Agenda

Agenda Item #3

Staff Report
Plan Commission
June 25, 2014

Continued from June 11, 2014, April 2, 2014, February 26, 2014, January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: N/A (Text Amendment)

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Open Patios – At the June 11th meeting, the Plan Commission continued the discussion in order for staff to clarify the definition/regulation for both "terraces" and "open patios". Please find below, the draft defintions and amendments to Table 3.10.01 consistent with the direction given by the Plan Commission.

DRAFT ZONING ORDINANCE TEXT AMENDMENTS

Balconies, Patios, Porches, and Terraces

Section 2.02 Definitions:

Add the following new definitions:

BALCONY: A platform that projects from the exterior wall of a building, located above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

PATIO: An impervious surface, located not more than one foot above grade, designed and intended for recreational use and not for vehicular uses.

PORCH: An unenclosed structure that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves.

TERRACE: An impervious surface, located more than one foot above grade, designed and intended for recreational use and not for vehicular uses.

Table 3.10.01 Permitted Obstructions in Yards:

Table 3.10.01 below (Permitted Obstructions in Yards) list items which are permitted in yards and the location (e.g. front yard) where they are permitted. A "P" denotes that an obstruction is permitted; ~~an "S" denotes that an obstruction is considered a special use and may be permitted in the subject district only after review and approval in accordance with Article V of this Ordinance~~; a "-"denotes that the obstruction is prohibited.

	Yard			
Item	**Front**	**Rear**	**Side**	**Corner Side**
Balconies, ~~open, not to exceed 4 feet from building~~ **projecting not more than four feet into the required yard, and not more than three feet from the front building elevation or more than four feet from the rear building elevation**	~~S~~ **P**	P	--	--
~~Open p~~ **P**atios ~~or terraces~~ in a residential district, ~~provided that they are~~ **located** at least 4 feet from all side and rear property lines~~, not over 4 feet above the average level of the adjoining ground and do not project over 10 feet (excludes covered porches)~~	P	P	P	P
Porches, ~~attached and covered and provided they are~~ **located** at least 4 feet from all side and rear property lines	P	P	P	P
Terraces in a residential district, that are: (i) located at least 4 feet from all side and rear property lines, or 40% of the rear yard depth from the principal building to the rear lot line, whichever is less; (ii) located not more than four feet above the average level of the adjoining ground (measured from the hardsurface of the terrace to within four feet of the terrace); and (iii) not more than 10 feet from the front façade of the principal building	**P**	**P**	**P**	**P**

Agenda Item #6

Staff Report
Plan Commission
June 11, 2014

Continued from April 2, 2014, February 26, 2014, January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: N/A (Text Amendment)

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Open Patios – At the February 26th meeting, the Plan Commission provided further clarification on regulating patios and terraces. At the April 2nd meeting, the Commission provided clarification on how the height of terraces should be measured. At the April 2nd meeting, the general consensus of the Plan Commission was to recommend the definition below (format modified since April 2nd Plan Commission meeting):

> Terraces **in excess of one foot above grade** in a residential district provided that:
> - at least four feet from all side and rear property lines **or 40% of the rear yard depth from the principal building to the rear lot line, whichever is less**;
> - not over four feet (4') above the average level of the adjoining ground **(measured from the hardsurface of the terrace to within four feet of the terrace)**; and
> - do not project over ten feet (10') **from the front façade** (excludes covered porches).

At the February 26th meeting the Plan Commission generally concluded that terraces may be permitted in the rear yard up to forty percent (40%) of the depth from the house to rear lot line. At the April 2nd meeting, the Commission did not discuss any modification to this direction.

The Commission also concluded that the definition of open patio should be modified as found below:

Open patios, **one foot or less above grade** in a residential district provided that they are at least four feet from all side and rear property lines.

Open Balconies – The Plan Commission continued discussion on the regulations for Open Balconies. The Commission at their April 2nd meeting, as they did at the February 26th meeting, discussed research of nearby communities relative to definitions of balconies. The Commission generally agreed that the definition below (substantially consistent with Morton Grove, Park Ridge, and Wilmette):

Balcony: A platform which projects from the exterior wall of a building above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

The Commission at the April 2nd meeting primarily discussed the intent of the bulk regulations for Open Balconies. More specifically:

1. Do all balconies on the front elevation require Special Use approval?
2. Are all balconies permitted as long as they do not exceed 4 feet from the building? In the event a balcony on the front elevation exceeds 4 feet, is a Special Use required to permit such a balcony?
3. If the Principal Structure is located at the minimum front setback line and a balcony is on the front elevation does this balcony at any distance from the building require a Special Use?

There was some consensus that the Zoning Ordinance should be amended to permit Open Balconies as follows:

- Balconies shall be permitted by right on front and rear elevations.
- Balconies are not to exceed three feet from the front building elevation and four feet from the rear building elevation.
- Balconies shall not extend more than four feet into the required front and rear yards.
- Eliminate Balconies as a Special Use.

Porches – The Plan Commission continued discussion of porches and the research presented by staff of the regulations of porches from nearby communities. The general consensus was to adopt a definition and standard similar to Park Ridge. At the April 2nd meeting the Commission affirmed the desire to adopt a similar definition at Park Ridge with the elimination of enclosed porches. As staff indicated, an enclosed porch is calculated in the total Floor Area Ratio of a home and as a result is no longer an accessory structure per se. The proposed definition consistent with the April 2nd discussion is:

Porch. An unenclosed structure that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves.

Currently, porches are permitted in the front, side, and rear yards but not closer than four feet from all side and rear lot lines. At the April 2nd meeting, the Plan Commission generally concurred with this standard.

Agenda Item #5

Staff Report
Plan Commission
April 2, 2014

Continued from February 26, 2014, January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: **N/A (Text Amendment)**

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Open Patios – At the February 26th meeting, the Plan Commission provided further clarification on regulating patios and terraces. Based on the discussion, below is draft language incorporating the comments made by the Plan Commission.

> Terraces **in excess of one foot above grade** in a residential district provided that they are at least four feet from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground and do not project over ten feet (10') **from the front façade** (excludes covered porches)

At the February 26th meeting the Plan Commission generally concluded that terraces may be permitted in the rear yard up to forty percent (40%) of the depth from the house to rear lot line.

> Open patios, **one foot or less above grade** in a residential district provided that they are at least four feet from all side and rear property lines.

Open Balconies – The Plan Commission discussed the research of nearby communities relative to definitions of balconies at the February 26th meeting. The Commission generally agreed that the definition below (substantially consistent with Morton Grove, Park Ridge, and Wilmette):

> Balcony: A platform which projects from the exterior wall of a building above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Of the communities researched, how balconies are regulated can be grouped into two main categories, the maximum projection into required yards (Morton Grove, Park Ridge, and Wilmette) and maximum projection from the building (Evanston and Glenview). The current Lincolnwood regulation establishes a maximum projection of four feet from the building.

While the Commission generally concluded on an appropriate definition, staff seeks guidance on the intent of the bulk regulations for Open Balconies. More specifically:

1. Do all balconies on the front elevation require Special Use approval?
2. Are all balconies permitted as long as they do not exceed 4 feet from the building? In the event a balcony on the front elevation exceeds 4 feet, is a Special Use required to permit such a balcony?
3. If the Principal Structure is located at the minimum front setback line and a balcony is on the front elevation does this balcony at any distance from the building require a Special Use?

Staff's recommendation is to identify the permitted dimension of a balcony (currently extending 4 feet from the building) and identifying which elevations such a balcony complying with the dimension is permitted. Once this is determined it is staff's recommendation that all other balconies be subject to approval by the variation process and hardship standards.

Porches – The Plan Commission reviewed the research presented by staff and generally concluded that the definition and standards adopted by Park Ridge is most appropriate. Park Ridge includes in their definition enclosed and unenclosed porches. It was the discussed at the last meeting that delineating between enclosed and unenclosed is unnecessary. Below is the draft language based on Park Ridge.

> Porch. A structure, which can be enclosed or unenclosed, that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves.

Park Ridge permits porches in the front, corner side, and rear yards but not more than five feet into the required yard.

Agenda Item #4

Staff Report
Plan Commission
February 26, 2014

Continued from January 22, 2014, December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: **N/A (Text Amendment)**

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Open Patios and Terraces – At the Janaury 22nd meeting, the Plan Commission provided direction to separately define open patios and terraces. Based on the Plan Commission discussion, below is draft language incorporating the comments made by the Plan Commission at the June 5th meeting.

> Terraces **in excess of one foot above grade** in a residential district provided that they are at least four feet from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground and do not project over ten feet (10') **from the front façade** (excludes covered porches).
>
> Open patios, **one foot or less above grade** in a residential district provided that they are at least four feet from all side and rear property lines.

Open Balconies – At the January 22nd meeting, the Plan Commission directed staff to research nearby communities to determine how other communities define balconies. Of the 14 communities, only Morton Grove, Park Ridge, and Wilmette include definitions of balconies. Park Ridge and Wilmette define balconies nearly the same.

Community	Balcony Definition
Morton Grove	An unroofed platform enclosed by a railing or parapet that projects from the wall of a building for the use of the building's occupants and/or for exterior access to living units located above grade.
Park Ridge	A platform which projects from the exterior wall of a building above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.
Wilmette	A platform which projects from the exterior wall of a building above the ground floor of the building, which is exposed to the open air, which has direct access to the interior of the building, and which is not supported by posts or columns extending to the ground.

Attached for reference are the regulations for balconies in Evanston, Glenview, Morton Grove, Park Ridge, and Wilmette. How balconies are regulated can be grouped into two main categories, the maximum projection into required yards (Morton Grove, Park Ridge and Wilmette) and maximum projection from the building (Evanston and Glenview). The current Lincolnwood regulation establishes a maximum projection of four feet from the building.

Staff seeks guidance on the intent of the bulk regulations for Open Balconies. More specifically:

1. Do all balconies on the front elevation require Special Use approval?
2. Are all balconies permitted as long as they do not exceed 4 feet from the building? In the event a balcony on the front elevation exceeds 4 feet, is a Special Use required to permit such a balcony?
3. If the Principal Structure is located at the minimum front setback line and a balcony is on the front elevation does this balcony at any distance from the building require a Special Use?

Staff's recommendation is to identify the permitted dimension of a balcony (currently extending 4 feet from the building) and identifying which elevations such a balcony complying with the dimension is permitted. Once this is determined it is staff's recommendation that all other balconies be subject to approval by the variation process and hardship standards.

Porches – Attached and covered porches are permitted in all yards provided they are at least four feet from all side and rear property lines. This regulation appears to leave it open for a property owner to construct a nearly unlimited covered porch in their front and rear yards. Staff does not believe that this is the intention of the standard.

At the January 22nd meeting, the Plan Commission directed staff to research nearby communities to determine how other communities define porches. Of the 14 communities, only Park Ridge includes a definition of porch

> Porch. A structure, which can be enclosed or unenclosed, that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves. An "Unenclosed Porch" is a porch that is open on two (2) or more sides. An "Enclosed Porch" is a porch that is enclosed by walls,

screens, lattice or other material on two (2) or more sides. A screened-in porch shall be considered an "Enclosed Porch."

Staff does not recommend the adoption of any definition to include "enclosed" as such a feature would be considered part of the principal structure. Accordingly, an enclosed porch is subject to all the required setbacks, would be included in the maximum Floor Area Ratio, etc.

Each of the communities staff has identified with regulations on Porches regulate the location/size by establishing a maximum encroachment into a required yard/setback. The current regulation in Lincolnwood permits porches up to four feet from side and rear lot lines. Staff is generally supportive of the method used in these other communities rather than allowing porches up to four feet from side and rear yards.

Attachments:

1. Balcony Research
2. Porch Research

Agenda Item #4

Staff Report
Plan Commission
January 22, 2014

Continued from December 4, 2013, September 11, 2013, July 10, 2013, June 5, 2013, May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: **N/A (Text Amendment)**

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Note: Below is the summary provided at the December 4, 2013 and September 11, 2013 Plan Commission meeting. This matter was continued.

Open Patios – At the June 5th meeting, the Plan Commission discussed the intent of the Zoning Code regulation of Open patios or terraces. The Plan Commission requested examples of open patios and terraces. Attached are images of elevated patios and terraces as well as at-grade patios.

As discussed, the current language is unclear as to permitted size and location.

Open Patios or terraces are permitted as follows:

> Open patios or terraces in a residential district, provided that they are at least four feet from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground and do not project over ten feet (10') (excludes covered porches)

The Plan Commission deliberated the regulation and provided direction to staff that the requirement is intended to regulate elevated patios and terraces. The Plan Commission discussed that at-grade patios would not be subject to this standard.

Based on the Plan Commission discussion, below is draft language incorporating the comments made by the Plan Commission at the June 5th meeting.

> Open patios or terraces **in excess of one foot above grade** in a residential district (**excludes at-grade patios)**, provided that they are at least four feet from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground and do not project over ten feet (10') **from the front façade** (excludes covered porches)

This draft language provides clarity on the regulation of elevated patios and terraces. Staff raises the question given this clarification on the appropriate regulation, if any, for at-grade patios.

Open Balconies – Table 3.10.01 of the Zoning Ordinance identifies the permitted obstructions in yards, i.e. where items such as electrical generators, detached buildings, decks, and other accessory structures are permitted. Open Balconies are permitted not to exceed 4 feet from the building as per Table 3.10.01 of Zoning Ordinance. Staff notes however, that Open Balconies in the front yard are the only accessory structure which requires a Special Use. Staff seeks guidance on the intent of the bulk regulations for Open Balconies. More specifically:

1. Do all balconies on the front elevation require Special Use approval?
2. Are all balconies permitted as long as they do not exceed 4 feet from the building? In the event a balcony on the front elevation exceeds 4 feet, is a Special Use required to permit such a balcony?
3. If the Principal Structure is located at the minimum front setback line and a balcony is on the front elevation does this balcony at any distance from the building require a Special Use?

Staff's recommendation is to identify the permitted dimension of a balcony (currently extending 4 feet from the building) and identifying which elevations such a balcony complying with the dimension is permitted. Once this is determined it is staff's recommendation that all other balconies be subject to approval by the variation process and hardship standards.

Porches – Attached and covered porches are permitted in all yards provided they are at least four feet from all side and rear property lines. This regulation appears to leave it open for a property owner to construct a nearly unlimited covered porch in their front and rear yards. Staff does not believe that this is the intention of the standard so at the February 6th meeting staff seeks discussion on what the reasonable limitation should be for covered porches. It is likely that staff will then need to draft language for review at a future meeting.

Attachments:

1. Zoning Ordinance Excerpt: Article III Table 3.10.01
2. Pictures of Elevated Patios, Terraces, and At-grade patios

Agenda Item #8

Staff Report
Plan Commission
June 5, 2013
Continued from May 1, 2013, March 6, 2013 & February 6, 2013

Subject Property: **N/A (Text Amendment)**

Requested Action: Text amendment to consider requirements for Balconies, Porches, and Open Patios or Terraces as Found in the Permitted Obstructions in Yards Table 3.10.01 of the Zoning Ordinance.

Nature of Request: A text amendment is proposed to consider modifying or additional bulk requirements for Open Balconies in the Front Yard, Open Patios, and Attached and Covered Porches.

Petitioner: Village Board

Summary

Note: Below is the summary provided at the May 1, 2013, March 6, 2013 & February 6, 2013 Plan Commission meeting. This matter was continued.

Open Balconies – Table 3.10.01 of the Zoning Ordinance identifies the permitted obstructions in yards, i.e. where items such as electrical generators, detached buildings, decks, and other accessory structures are permitted. Open Balconies are permitted not to exceed 4 feet from the building as per Table 3.10.01 of Zoning Ordinance. Staff notes however, that Open Balconies in the front yard are the only accessory structure which requires a Special Use. Staff seeks guidance on the intent of the bulk regulations for Open Balconies. More specifically:

1. Do all balconies on the front elevation require Special Use approval?
2. Are all balconies permitted as long as they do not exceed 4 feet from the building? In the event a balcony on the front elevation exceeds 4 feet, is a Special Use required to permit such a balcony?
3. If the Principal Structure is located at the minimum front setback line and a balcony is on the front elevation does this balcony at any distance from the building require a Special Use?

Staff's recommendation is to identify the permitted dimension of a balcony (currently extending 4 feet from the building) and identifying which elevations such a balcony complying with the dimension is permitted. Once this is determined it is staff's recommendation that all other balconies be subject to approval by the variation process and hardship standards.

Open Patios – The Zoning Ordinance contains unclear language as it pertains to the "size" of patios. Open Patios are permitted as follows:

> Open patios or terraces in a residential district, provided that they are at least four feet from all side and rear property lines, not over four feet (4') above the average level of the adjoining ground and do not project over ten feet (10') (excludes covered porches)

The portion of the regulation that staff seeks consideration by the Plan Commission is the underlined portion which states, "…do not project over ten feet (10')…" The standard does not make reference to what or where the limitation to not project over ten feet is taken from. Is a patio not permitted to project more than ten feet from the house? Is it to not project more than ten feet into the required rear yard?

It is staff's belief that the requirement is intended to limit patios to not extend more than ten feet into the required rear yard. It would be very restrictive to limit patios to not extend more than ten feet from the principal structure. Additionally, staff notes that there are numerous patios in the community which would not comply with the most restrictive of interpretations. Staff seeks an amendment to provide clarification to this section.

Porches – Attached and covered porches are permitted in all yards provided they are at least four feet from all side and rear property lines. This regulation appears to leave it open for a property owner to construct a nearly unlimited covered porch in their front and rear yards. Staff does not believe that this is the intention of the standard so at the February 6th meeting staff seeks discussion on what the reasonable limitation should be for covered porches. It is likely that staff will then need to draft language for review at a future meeting.

Attachments:

1. Zoning Ordinance Excerpt: Article III Table 3.10.01

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 9**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of a Recommendation by the Plan Commission to Adopt an Ordinance Granting a Special Use Permit for a Personal Service Establishment Greater than 2,000-Square Feet in Area and a Variation from Off-Street Parking Requirement at 6700 North Lincoln Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Pearls of Chicago, LLC as petitioner, and Church Estates, LLC as property owner, seek Special Use approval to permit a beauty salon and photograph studio, approximately 3,200-square feet in area, at 6700 North Lincoln Avenue. In order to open the beauty salon and photograph studio, a parking variation is necessary. This property is zoned B-1 General Business District and is within the Mixed Use Hub Overlay District.

The Zoning Code does not include in the Land Use Table a listing for either a Beauty Salon or a Photograph Studio. However, the Zoning Code does establish a category for businesses that provide personal services directly to customers at the site of the business. These business types are considered "Personal Service Establishments". Both a beauty salon and a photograph studio are business types that fall under the Personal Service Establishment category.

Personal Service Establishments greater than 2,000-square feet in area requires Special Use approval. The combined area of the proposed Beauty Salon and Photograph Studio is approximately 3,200-square feet and, therefore, the petitioner is seeking Special Use approval.

Approximately two-thirds of the tenant space is proposed to be used by the Beauty Salon and one-third of the space is proposed to be occupied by a Photograph Studio. The Beauty Salon, with access from Lincoln Avenue, includes styling stations, manicure and pedicure stations, and a reception/waiting area with a of retail display. The petitioner anticipates 5-6 employees at full capacity with approximately 12 clients. Pearls of Chicago expects approximately three years of growth before reaching full capacity. The proposed hours of operation are:

- Tuesday, Wednesday, and Thursday: 12:00 p.m. to 8:00 p.m.
- Friday: 9:00 a.m. to 3:00 p.m.
- Sunday: 10:00 a.m. to 6:00 p.m.
- Closed: Monday and Saturday

The Photo Studio is located at the rear of the tenant space and is accessed through the Beauty Salon. The Studio is proposed to be operated by appointment only with 1-2 employees present during an appointment. Pearls of Chicago expects an overlap of customers between the Photograph Studio and Beauty Salon.

Pearls of Chicago also requests an off-street parking variation in order to operate at the subject property along with the existing business, Forever Young. Below is a table with the Zoning Code requirements and calculation for the proposed business and existing business at 6700 North Lincoln Avenue.

Business	Zoning Code Regulation	Business Size/Characteristics	Total Required
Beauty Salon	4 Spaces/1,000 Square Feet	2,000 Square Feet	**8**
Photo Studio	3.3 Spaces/1,000 Square Feet	1,150 Square Feet	**4**
Forever Young	1 Space/4 Persons Capacity + 1 Space/Employee	15-20 Employees + 100-110 Clients	**48**
Total Off-Street Parking Spaces Required: 6700 North Lincoln Avenue			**60**

The subject property has zero Zoning Code compliant off-street parking spaces. At the south of the existing building and accessed off of Harding Avenue are 10 parking spaces. However, these spaces utilize either partial use or full use of Village right-of-way. Therefore, these spaces cannot be counted as legal off-street parking spaces. The applicant indicates approximately 5-7 vehicles can park to the rear of the building. This area also cannot be considered as legal off-street parking as these spaces utilize either partial or full use of the Village right-of-way.

Public Hearing
On June 11, 2014, the Plan Commission convened the Public Hearing on Pearls of Chicago's request for Special Use approval for a Personal Service Establishment greater than 2,000-square feet in area and an off-street parking variation.

Mr. Michael Kolodny of Hallmark & Johnson Property Management, Ltd. stated that they seek approval of a new tenant within an existing space that has been vacant since 2006. Mr. Kolodny indicated that there is no space on the subject property to add parking. Mr. Kolodny stated that the proposed uses are low intensity uses and that their hours of operation are very compatible with the hours of operation for the existing tenant, Forever Young. Mr. Kolodny added that there are 10 spaces located on Lincoln Avenue that are generally unused.

Mr. Abraham Berkman of Pearls Chicago, LLC, provided the Commission with an overview of the proposed business. Mr. Berkman indicated his strong preference to operate the business within Lincolnwood and that the proposed space and location is a good fit.

The Plan Commission discussed opportunities to add parking to the rear of the building accessed by a public alley. Mr. Kolodny indicated that there are some vehicles that park to the rear. The Plan Commission encouraged the property owner to park more vehicles behind the building as the situation dictates. In order to assist the employees, the Plan Commission recommended the property owner delineate the public alley and the private property by striping the property line. The purpose of the striping is to ensure vehicles parking to the rear do not obstruct the public alley. The Commission continued to discuss ideas to add off-street parking however concluded that there were limited areas of opportunity.

The Plan Commission was divided regarding the total available parking to serve the proposed business and Forever Young. The Commission questioned Mr. Kolodny on the operation of Forever Young. Mr. Kolodny indicated that all of Forever Young's clients are bussed to the site. Mr. Kolodny testified that employees drive to the site and primarily park in the area to the south of the building and on a limited basis to the rear of the building off of the public alleyway.

The Commission deliberated the additional impact the proposed business may have on parking. Mr. Berkman stated that because the overlapping hours of operation between his business and Forever Young he does not anticipate parking will be an issue. Mr. Kolodny added that customers of the beauty salon and photograph studio will most likely use the on-street parking immediately in front of the tenant space on Lincoln Avenue.

The Plan Commission generally concurred with the testimony provided regarding available parking. The Commission noted the different hours of operation, the relatively low intensity of the proposed use, and the on-street parking as the basis for the off-street parking variation. In deliberating the matter, the Commission recommended the property owner review options for increasing available parking in the future.

Mr. Val Ionesco, 6657 North Crawford Avenue, testified that he lives to the west of the alley behind the subject property. Mr. Ionesco indicated that he would welcome another tenant in the building but that there are some issues with parking by the Forever Young employees. Mr. Ionesco stated that there are visibility issues within the alley as well as people speeding through the alley. Mr. Ionesco stated that there was a mirror at the rear of the building to assist with the visibility but that the mirror has not been there for a period of time.

Mrs. Geraldine Kesselman, 3939 West Wallen Avenue, testified that she is opposed to the proposed business as parking is a problem in her neighborhood especially with the construction on Crawford Avenue. Mrs. Kesselman stated that Brickyard Bank and Bryn Mawr Country Club employees use her street for parking.

No other testimony was received.

Plan Commission Recommendation
By a unanimous 6-0 vote, the Plan Commission is recommending approval of the requested Special Use to permit a Personal Service Establishment greater than 2,000-square feet and an off-street parking variation, subject to the following conditions:

- The owner must install a mirror on the rear of the building, of a specific size and at a specific location to be approved by the Village Police Chief, to enhance visibility and sight lines for vehicular traffic in the public alley located to the west of the building;

- The owner must remove the tree currently located along the western property line of the property, in consultation with the Village Forester.

- The owner must stripe the rear of the property to delineate the property from the alley.

Attached is the proposed Ordinance to approve the requested Special Use and Variation, consistent with the unanimous recommendation of the Plan Commission.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Excerpt June 11, 2014 Plan Commission Minutes (Draft)
3. Plan Commission Packet – June 11, 2014
    a. Staff Report to Plan Commission
    b. Public Hearing Special Use and PUD Application
    c. Special Use Standards
    d. Public Hearing Variation Application
    e. Variation Standards
    f. Petitioner Submitted Photographs
    g. Plat of Survey
    h. Leasing Plan

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission and approve an Ordinance granting Special Use approval for a Personal Service Establishment greater than 2,000-square feet in area and an off-street parking variation at 6700 North Lincoln Avenue.

Return to VB Agenda

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND AN OFF-STREET PARKING VARIATION FOR THE OPERATION OF A BEAUTY SALON AND PHOTOGRAPHY STUDIO
(6700 North Lincoln Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF JULY, 2014.

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 July, 2014

_____
Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND AN OFF-STREET PARKING VARIATION FOR THE OPERATION OF A BEAUTY SALON AND PHOTOGRAPHY STUDIO
(6700 North Lincoln Avenue)

WHEREAS, Church Estates, LLC (***"Owner"***) is the record title owner of that certain property located in the B-1 Traditional Business District (***"B-1 District"***), commonly known as 6700 North Lincoln Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Property is improved with a building that is currently used in part for an adult day care service, and is otherwise vacant (***"Building"***); and

WHEREAS, Pearls of Chicago, LLC (***"Applicant"***) desires to operate a beauty salon (***"Salon"***) and a photography studio (***"Studio"***) within an approximately 3,200 square foot retail space (***"Premises"***) in the Building on the Property; and

WHEREAS, pursuant to Section 2.02 of "The Village of Lincolnwood Zoning Ordinance," as amended (***"Zoning Ordinance"***), the Salon and the Studio are each a "personal service establishment"; and

WHEREAS, pursuant to Table 4.01.1 of the Zoning Ordinance, personal service establishments of at least 2,000 square feet may not be operated in the B-1 District except upon issuance of a special use permit by the Board of Trustees; and

WHEREAS, pursuant to Section 7.01 of the Zoning Ordinance, the Owner must provide all off-street parking spaces required pursuant to Article VII of the Zoning Ordinance in connection with the proposed Salon and Studio on the Property; and

WHEREAS, pursuant to Section 7.06(8) and Table 7.10.01 of the Zoning Ordinance, upon commencement of operations of the proposed Salon and Studio, a total of 12 off-street parking spaces must be provided for the Property; and

WHEREAS, as of the date of adoption of this Ordinance, there are no legally-complaint off-street parking spaces provided for the Property; and

WHEREAS, the Applicant, with the consent of the Owner, has filed an application for: (i) a special use permit to allow the operation of the Salon and the Studio within the Premises; and (ii) a variation from the parking space quantity requirements set forth in Article VII of the Zoning Ordinance; (collectively, the ***"Requested Relief"***); and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of the Requested Relief was duly advertised in the *Chicago Sun-Times* on May 22, 2014, and held on June 11, 2014; and

WHEREAS, on June 11, 2014, the Plan Commission made findings and recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Relief meets the required standards for special use permits and variations as set forth in Article V of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES 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. APPROVAL OF SPECIAL USE PERMIT. In accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Village President and Board of Trustees hereby grant a special use permit to the Applicant for a personal service establishment of at least 2,000 square feet to allow the operation of the Salon and the Studio from the Premises on the Property.

SECTION 3. APPROVAL OF REQUESTED VARIATION. In accordance with and pursuant to Article V of the Zoning Ordinance and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Village President and Board of Trustees hereby grant a variation from Section 7.06(8) and Table 7.10.01 of the Zoning Ordinance to decrease the minimum required off-street parking spaces on the Property, from 60 parking spaces to zero parking spaces.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Building and the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Salon, the Studio, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Site Plan. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Salon, the Studio, and the Property must comply with that certain Proposed Tenant Layout Plan prepared by Hallmark & Johnson, consisting of one sheet, with a latest revision date of March 18, 2014, a copy of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (***"Plan"***):

C. Installation of Traffic Mirror. The Owner must install a mirror on the rear of the Building, of a specific size and at a specific location to be approved by the Village Police Chief, to enhance visibility and sight lines for vehicular traffic in the public alley located to the west of the Building (***"Alley"***).

D. Tree Removal. The Owner must remove the tree currently located along the western property line of the Property, in consultation with the Village Forester.

E. Property Striping. The Owner must stripe the rear of the Property to delineate the Property from the Alley.

F. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the owner of the Property, the Applicant, and each of their heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the owner of the Property or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2 and 3 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless they first provide the owner of the Property and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-1 District, and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8. 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 9. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of July, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this ___ day of July, 2014.

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

ATTESTED and FILED in my office this
_____ day of July, 2014.

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

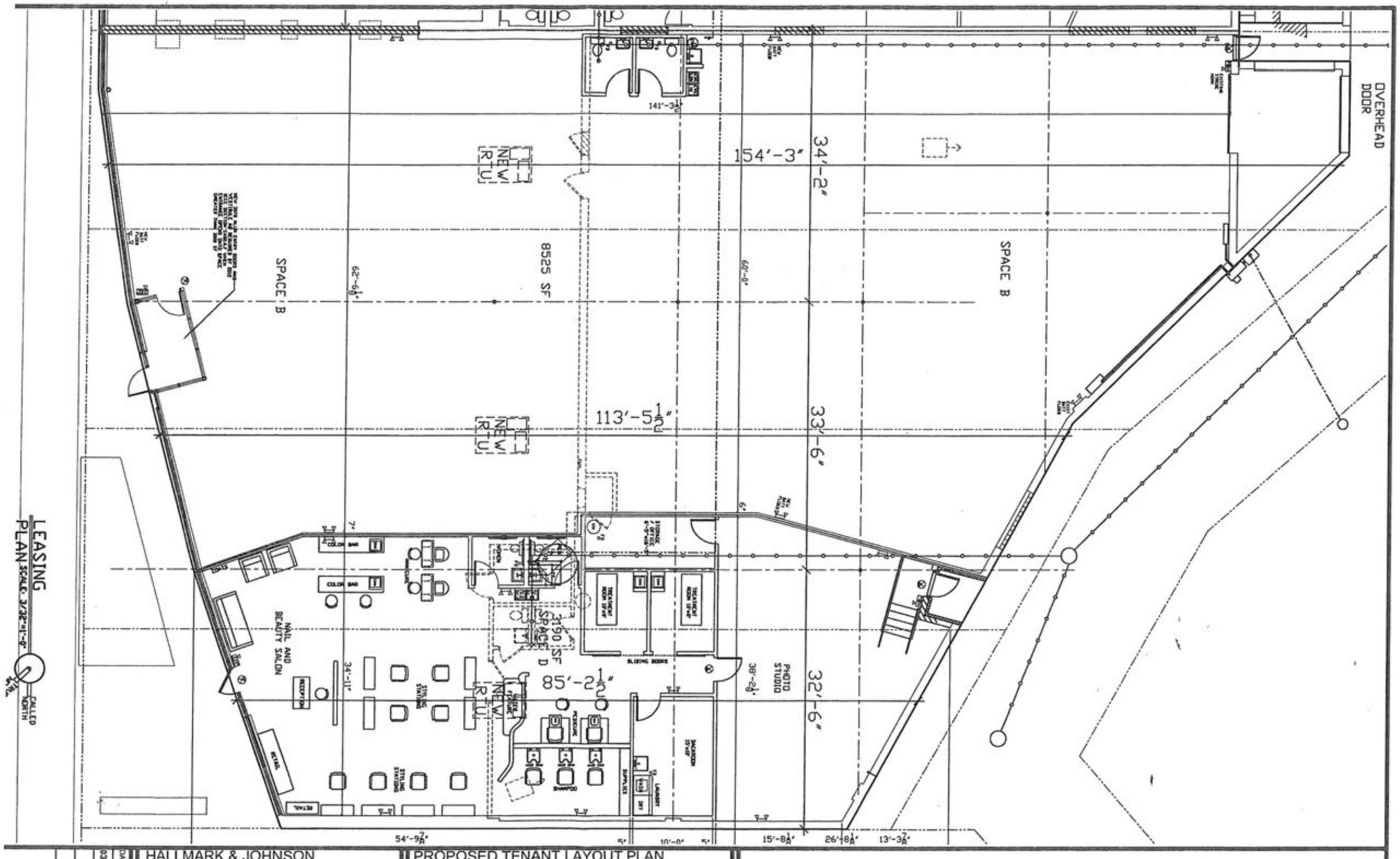
Lots 1 to 9, inclusive, in Block 19, in LINCOLN AVENUE GARDENS, being a Subdivision in the North Half of the Southwest Quarter of Fractional Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly referred to as: 6700 North Lincoln Avenue, Lincolnwood, Illinois.

P.I.N.: 10-35-308-017, 10-35-308-018, 10-35-308-019, 10-35-308-020, 10-35-308-021, 10-35-308-022, 10-35-308-023, 10-35-308-024, 10-35-308-025.

EXHIBIT B

PLAN



1	03-18-2014 DATE	HALLMARK & JOHNSON 6160 N. CICERO AVE, SUITE 620 CHICAGO, IL 60646	PROPOSED TENANT LAYOUT PLAN 6700 N. LINCOLN AVE. - SPACE D LINCONLWOOD, ILLINOIS

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Lincolnwood, Illinois (***"Village"***):

WHEREAS, Church Estates, LLC (***"Owner"***) is the record title owner of that certain property located in the B-1 Traditional Business District, commonly known as 6700 North Lincoln Avenue, in the Village (**"*Property*"**); and

WHEREAS, Ordinance No. 2014-_____, adopted by the Village President and Board of Trustees on _____, 2014 (***"Ordinance"***), grants a special use permit and a variation from "The Village of Lincolnwood Zoning Ordinance" in connection with the operation by Pearls of Chicago, LLC (***"Applicant"***) of a beauty salon and a photography studio on the Property; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant have filed, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and the Applicant do hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of a special use permit and variation for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit and variation for the Property.

[SIGNATURE BLOCK FOLLOWS]

Dated: _____, 2014

CHURCH ESTATES, LLC

By: _____
Its: _____

PEARLS OF CHICAGO, LLC

By: _____
Its: _____

DRAFT MEETING MINUTES OF THE PLAN COMMISSION JUNE 11, 2014 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Don Sampen
Mark Yohanna

MEMBERS ABSENT:
Suzanne Auerbach

STAFF PRESENT:
Aaron N. Cook, AICP, Community Development Manager
Hart Passman, Village Attorney, Holland & Knight

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:05 p.m. Commissioner Jakubowski arrived at 7:10 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to recommend approval of the modified May 7, 2014 meeting minutes was made by Commissioner Fishman, and seconded by Commissioner Goldfein.

Aye: Fishman, Goldfein, Jakubowski, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Approved: 6-0

DRAFT

IV. Public Hearing: 6700 North Lincoln Avenue – Special Use and Variation

Chairman Eisterhold swore in the Petitioners, Mike Kolodny of Hallmark & Johnson Property Management, and Abraham Berkman of Pearls of Chicago.

Mr. Cook began his presentation with slides of the vacant property at 6700 North Lincoln from the north, south, and rear of the property. The current available parking does not meet the minimum requirements for off-street parking spaces. The entirety of the parking spaces

and access aisle must be completely located on private property per the current Code. The plat of survey showed that the lot line runs through the drive aisle and, therefore, cannot be counted as legal off-street parking. At the present time, zero legal off-street parking spaces are provided on the property.

The proposed floor plan was presented and showed the delineation of the two interior spaces. The majority of the use will be utilized by the beauty salon, and the photo studio will occupy the rear of the property. Properties categorized as Personal Service Establishments in the B-1 District greater than 2,000-square feet require Special Use approval. The existing parking calculations for salons and beauty/barber shops or spas require 4 spaces per 1,000-square feet of space. The proposed photo studio will require 3.3 spaces per 1,000-square feet of space.

The proposed new uses would require a total of 12 off-street parking spaces. There are currently 10 on-street parking spaces on Lincoln Avenue. To calculate the correct number of legal parking spaces, staff included all existing uses for the building. The building's other occupant, Forever Young, is an elderly development center requiring 48 off-street parking spaces. The existing and proposed new uses together would require 60 total off-street parking spaces.

Staff indicated two telephone calls were received that were opposed to the proposed zoning relief.

There was discussion if it would be prudent to retroactively look at existing uses and make adjustments to conform with current Village Codes. Staff explained that the off-street parking requirements for this use is specific to Pearls of Chicago and not an existing business.

The Commissioners inquired about parking problems for the existing use. There are general concerns with traffic and parking behind the building in the alley. Chairman Eisterhold asked if the rear of the property could be striped for additional parking. Staff responded that it would add volume, but would not change the required number of spaces from a zoning perspective. The back of the property is considered a loading berth. Even if the loading berths are closed off, they cannot be obstructed by required parking according to the Village Code. If this area was to be considered as legal parking, there are additional design requirements that would be applicable, including perimeter and foundation landscaping, parking islands, minimum stall widths, etc.

Mr. Kolodny told the Commission that this property has been vacant since 2006. The hours for the current tenant, Forever Young, are 9:00 a.m. to 2:00 p.m. Their customers are bussed in so the parking can be used for another use even during the hours that Forever Young is open. There are ten spaces in front of 6700 Lincoln Avenue and five spaces in front of Meatheads that can be used. Mr. Kolodny said that there are usually only two or three cars parked on Lincoln Avenue during the day and after 2:00 p.m., there is usually about a dozen spaces available. He doesn't believe there will be an issue with parking.

Mr. Kolodny indicated that he would be willing to close two of the loading docks for additional parking, with the building owner's approval, to facilitate another tenant. The

loading area now is primarily used for bus parking. There is also the possibility of using the Brickyard Bank parking lot for overflow parking.

The Petitioner, Abraham Berkman of Pearls of Chicago, told the Commission that due to the off-street parking requirements, they feel this is the best space for them due to the fact that there are very few overlapping hours between them and Forever Young. They plan on being open from 12:00 p.m. to 8:00 p.m. most days. They will be closed on Saturday and open all day Sunday which they envision being their busiest day. Forever Young is not open on Sunday. They will be starting out with a four-chair salon with two nail stations. The photography studio is by appointment only. The employees are willing to park a block or two away so as not to use the limited parking that is available.

Chairman Eisterhold asked if anyone in the audience would like to speak on this proposal.

Mr. Ionesco, of 6657 North Crawford, stated he lives off the alley to the west and is glad that there will be another tenant for this building. There are some issues with Forever Young employees parking in the alley. Usually one bus and the minivan are parked behind the building overnight. There are visibility problems as well. They have inquired as to the installation of speed bumps as a way to slow down traffic. Mr. Ionesco indicated that there was a mirror on the back of the building to help with the visibility issue, but it has not been there for some time. A concept of a one-way alley was also introduced.

Mrs. Geraldine Kesselman, of 3939 Wallen Avenue, voiced her objection. With Crawford being closed, the parking situation is even worse. Bank and golf club employees use the street for parking which makes getting in and out of her driveway difficult. Chairman Eisterhold told Mrs. Kesselman that the Crawford Avenue construction is temporary and when it is finished, the parking should be even better than before.

Motion to recommend approval of a Special Use and Variation for a Personal Service Establishment Greater than 2,000-Square Feet in Area and an Off-Street Parking Variation was made by Commissioner Jakubowski, and Seconded by Commissioner Yohanna with the following conditions:

A mirror will be installed and maintained by the property owner, with the location and proper angle of the mirror as directed by the Police Department, and the removal of the tree within a reasonable timeframe. The property manager will additionally stripe the northeast corner of the property to delineate where the alley and private property are divided.

Aye: Jakubowski, Yohanna, Fishman, Goldfein, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

V. Public Hearing: 7366 North Lincoln Avenue – Special Use and Variation for a Wireless Communication Facility

Chairman Eisterhold swore in Ray Shinkle and Shane Hennessy-York, representatives for Sprint, the Petitioner. Staff told the Commissioners that there is no need for a variation for

Staff Report
Plan Commission
June 11, 2014

Subject Property:
6700 North Lincoln Avenue

Zoning District: B-1 General Business District Mixed Use Hub Overlay District

Petitioner: Pearls of Chicago, LLC., Tenant

Nature of Request: The petitioner seeks Special Use approval to permit a Personal Service Establishment greater than 2,000 square feet in area and an off-street parking variation. All to permit a Beauty Salon and Photo Studio.



Notification: Notice of the June 11, 2014 meeting was published in the Chicago Sun-Times on May 22, 2014. One Public Hearing Sign was installed at 6700 North Lincoln Avenue.

Summary of Request

Special Use – The Petitioner, Pearls of Chicago, seeks Special Use authorization to permit a Beauty Salon/Photo Studio to open in a vacant space at 6700 North Lincoln Avenue. The Zoning Ordinance requires Special Use approval for "Personal Service Establishments" greater than 2,000 square feet in area. A "Personal Service Establishment is defined as, "A business that provides personal services directly to customers at the site of the business…" The Zoning Ordinance does not include in the Land Use Table a reference to either a Beauty Salon or a Photo Studio.

Staff interpretation of the proposed uses and the Zoning Ordinance regulations is that both proposed uses, which are located within one tenant space, would be categorized as "Personal Service Establishment" as each provides personal services directly to customers. The total area of the tenant space is slightly less than 3,200 square feet. In accordance with the Zoning Ordinance, the petitioner seeks Special Use authorization prior to opening.

The proposed tenant space at 6700 North Lincoln Avenue is at the north end of the existing multi-tenant building. Adjacent to the south is a vacant tenant space approximately 8,500

square feet in area. The remainder of the building is occupied by Forever Young which is an adult day care service.

To the northwest of the subject property is Meatheads Restaurant, to the west and south are residences (eight total adjoining the alley to the rear of the subject commercial building), and to the southeast across Harding Avenue is Brickyard Bank.

Approximately 2/3rd of the tenant space is proposed to be used by the Beauty Salon and 1/3rd of the space is proposed to be occupied by a Photo Studio. The Beauty Salon, with access from Lincoln Avenue, includes styling stations, manicure and pedicure stations, and a reception/waiting area with a of retail display. The petitioner anticipates 5-6 employees at full capacity with approximately 12 clients. Pearls of Chicago expects approximately three years of growth before reaching full capacity. The proposed hours of operation are:

- Tuesday-Thursday: 12:00 to 8:00PM
- Friday : 9AM to 3PM
- Sunday: 10AM to 6PM
- Closed Monday and Saturday

The Photo Studio is located at the rear of the tenant space and is accessed through the Beauty Salon. There is an exit from the rear of the space to the alleyway however it is not believed that this will be used as an entrance for the Photo Studio. The studio is proposed to be operated by appointment only with 1-2 employees present during an appointment. Information submitted by the petitioner states that there is an expected overlap of customers between the Photo Studio and Beauty Salon.

Variation – The petitioner also seeks approval of an off-street parking variation to permit the Beauty Salon and Photo Studio to operate within the existing vacant tenant space at 6700 North Lincoln Avenue. In accordance with the Zoning Ordinance, the following two off-street parking standards apply:

- Beauty Salon – Salon, beauty, barber shop, or spa: 4/1,00SF
- Photo Studio – General Personal Service Establishment: 3.3/1,000SF

The proposed Beauty Salon is approximately 2,000 square feet in area which according to the Zoning Ordinance the required off-street parking is 8 spaces. The Photo Studio is approximately 1,150 square feet in area which the required off-street parking is 4 spaces. Therefore, the total required off-street parking for the proposed uses is 12 spaces. The adult day care use which occupies approximately 14,000 square feet is also part of the consideration of the overall parking requirements for the property. The Zoning Ordinance requires 1 space/4 persons (based on building capacity) plus 1 space per employee. At the time of this report, staff is unable to calculate the required parking for the adult day care.

Given the size of the existing building and the lack of open land to add wholly compliant off-street parking spaces, the petitioner seeks approval of the requested parking variation. Currently, at the south of the building and accessed off of Harding Avenue are 10 parking spaces. The existing parking utilizes either partial use or full use of Village right-of-way. Such design from a technical Zoning Ordinance perspective results in zero legal off-street

parking spaces. In addition to this existing parking at the south of the building, the applicant indicates approximately 5-7 vehicles can park to the rear of the building. This area also cannot be considered as legal off-street parking. In this same area is a loading berth and is accessed directly off of an alley, also Village right-of-way.

The petitioner states that there are approximately 15 parking spaces to the front of the building on Lincoln Avenue. Staff counts a total of 8 spaces. As part of their application the petitioner provided vehicle parking counts in front of their building at various times. The number of parked vehicles range from 2-4 vehicles. A principal claim made by the petitioner in the variation application is that the existing adult day care use and proposed Beauty Salon/Photo Shop do not have the same hours of operation on the majority of days (Friday excluded). The petitioner indicates that the Beauty Salon/Photo Studio will largely operate after Forever Young closes at 2PM.

Conclusion

Pearls of Chicago seek to operate a Beauty Salon and Photo Shop at 6700 North Lincoln Avenue. The proposed uses are located in a tenant space of approximately 3,200 square feet. The Zoning Ordinance requires Special Use approval for Personal Service Establishments greater than 2,000 square feet. The petitioner also seeks an off-street parking variation for the proposed use.

Staff received one phone call in which the caller was not supportive of the proposal. No other inquiries were received and no written comments were submitted relative to this request

Documents Attached

1. Special Use Public Hearing Application
2. Variation Public Hearing Application
3. Petitioner Submit Photographs (one page)
4. Plat of Survey
5. Leasing Plan

VILLAGE OF LINCOLNWOOD Public Hearing Application

Community Development Department Special Use & PUD

SUBJECT PROPERTY

Property Address: 6700 N. Lincoln Avenue, Lincolnwood, Illinois

Permanent Real Estate Index Number(s): 10-35-308-031-000

Zoning District _____ Lot Area: _____

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

Single Story Building

Are there existing development restrictions affecting the property? ___ Yes XX No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: _____

REQUESTED ACTION

- ☐ Special Use – Non-Residential
- ☐ Special Use – Residential
- ☐ Planned Unit Development (PUD)
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: We would like to lease to a Beauty Salon/Photo Studio for approximately 3,100 q. ft. which their customers would be afternoon users. The adjoining space is occupied by Forever Young who closes at 2:00 p.m., which would make more parking available.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Church Estates, LLC

Address: c/o Hallmark & Johnson Property Management, Ltd., 6160 N. Cicero, Suite 620, Chicago IL 60646

Telephone: (773) 545-6160 Fax: (773) 736-7909 E-mail Address: mikek@hallmarkjohnson.com

Petitioner (*if different from owner*):

Name: Pearls of Chicago, LLC Relationship to Property: Tenant

Address: 6558 N. Richmond, #301

Telephone: (413) 226-8844 Fax: (____) _____ E-mail Address: berkmanphoto@gmail.com

REQUIRED ATTACHMENTS *

Check all documents that are attached:

Plat of Survey	X
Site Plan	X
Proof of Ownership	X
Floor Plans	X
Elevations	
Applicable Zoning Worksheet	
Photos of the property	X
PDF files of all drawings	

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Michael A. Kolodny c/o Hallmark & Johnson Property Management, Ltd.
Address: 6160 N. Cicero, Suite 620
City, State: Chicago, Illinois 60646

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER
Church Estates, LLC

Signature _____ Date 6/5/14

Michael Kolodny
PRINT NAME

PETITIONER *(If different than property owner)*

Signature _____ Date 6/3/14

Abraham Berkman
PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each special use request must meet certain specific standards. These three standards are listed below. After each listed standard, explain how the special use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location, and the subject property is deemed suitable for the use. (Please explain in detail)

The use will provide services to the residents of Lincolnwood and sales tax revenue. The property is easily accessible on Lincoln Avenue or just off of Crawford Avenue.

2. Please explain how the use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.

The salon poses no threat to the public.

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

It would probably increase the value by eliminating a portion of a property that has been vacant for almost 10 years.

4. The special use is consistent with the goals and policies of the Comprehensive Plan.

Correct.

5. The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district.

Correct.

6. Please explain how the special use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

The space will be built out for their use. The use does not require any of the other additional items.

7. Please explain how the special use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

This use should not create congestion. Adequate parking exists..

VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variation

Return to VB A

SUBJECT PROPERTY

Property Address: 6700 N. Lincoln Avenue, Lincolnwood, Illinois

Permanent Real Estate Index Number(s): 10-35-308-031-0000

Zoning District _____ Lot Area: _____

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

Single Story Building

Are there existing development restrictions affecting the property? ___ Yes XX No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: _____

REQUESTED ACTION

- ☐ Variation – Residential
- ☐ Variation – Non-Residential
- ☒ Variation – Off-Street Parking
- ☐ Variation – Design Standards
- ☐ Variation – Signs/Special Signs
- ☐ Minor Variation
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: We would like to lease to a Beauty Salon/Photo Studio for approximately 3,100 sq. ft. which their customers would be afternoon users. The adjoining space is occupied by Forever Young, who closes at 2:00 p.m. which would make more parking available.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Church Estate, LLC

Address: c/o Hallmark & Johnson Property Management, Ltd., 6160 N. Cicero, Suite 620, Chicago, Illinois 60646

Telephone: (773) 545-6160 Fax: (773) 736-7909 E-mail Address: mikek@hallmarkjohnson.com

Petitioner (*if different from owner*):

Name: Pearls of Chicago, LLC Relationship to Property: Tenant

Address: 6558 N. Richmond, #301, Chicago, Illinois 60645

Telephone: (443) 226-8844 Fax: (____) _____ E-mail Address: berkmanphoto@gmail.com

Return to VB A

REQUIRED ATTACHMENTS *

Check all documents that are attached:

Plat of Survey	X
Site Plan	X
Proof of Ownership	X
Floor Plans	X
Elevations	
Applicable Zoning Worksheet	
Photos of the property	X
PDF files of all drawings	

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Michael A. Kolodny c/o Hallmark & Johnson Property Management, Ltd.

Address: 6160 N. Cicero, Suite 620

City, State: Chicago, Illinois 60646

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER
CHURCH ESTATES, LLC

_____ _____
Signature- Member Date

Michael A. Kolodny
PRINT NAME

PETITIONER *(If different than property owner)*

_____ _____
Signature Date

_____
PRINT NAME

Return to VB A

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

A beauty salon with a photo studio are permitted uses. We need th variation because the building was built with the existing parking lot which does not meet current zoning for a building of this size.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

This space has been vacant since the owner moved out in 2005.

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

We have not seen any retail buildings in Lincolnwood that have the same parking ratio.

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

The building would become less of an eyesore if it were occupied. Thereby, reducing the numerous other vacant store-fronts along Lincoln Avenue. We would be creating new jobs and it would add the sales tax collected by Lincolnwood. The business would also provide more services to the residents of Lincolnwood.

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The building was built with the existing parking ratio. The existing parking ratio has prevented us from leasing the current space for almost nine (9) years.

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The variance will not be detrimental in anyway.

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

Correct.

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Correct.

Return to VB A

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests the Applicant shall also complete Questions 9-12.

9. The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

Return to VB A

Executive Summary

Executive Summary

Pearls of Chicago will position itself as the preeminent Salon and Spa in Lincolnwood, Illinois. We will offer a client experience not currently available in the area. With a unique blend of customer service, great salon and spa services, and a curated selection of top-of-the-line retail products. We will be set up as an LLC comprised of Annette Holzberg and Abraham Berkman.

We will offer a varied menu of salon and spa services to pamper our clients, and make them feel their most beautiful. These services will also be conscientious to the health of our clients. Our retail offerings will be comprised of hair care and beauty brands that are not currently being sold within at least a five mile radius of our location.

Our clientele will include both women and men. Our primary clientele will be women ages 25 to 60 with above average incomes.

In addition to our Salon and Spa services we will have a full service portrait studio on site entitled The Studio at Pearls. The studio will be geared towards family and children portraits, and provide a hipper alternative to the larger portrait chains. It will also enable us to package hair and makeup services with portrait sessions.

Our Mission: To make people feel gorgeous in a clean, safe, and stunning environment.

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Return to VB A

Additional Information for
Pearls of Chicago
6700 N. Lincoln
Lincolnwood, Illinois

Pearls is primarily a hair salon and day spa, not a nail salon (which tends to be a higher traffic generator). Pearls will sell and service custom wigs, hair, nail and skin products, which will generate sales tax revenue.

Pearls will have five to six employees once they get up and running. Pearls anticipate it takes approximately three (3) years to generate enough business to be a full capacity which would be 12 clients at the same time. When this occurs Pearls will arrange with the neighboring office building for their employees to park there.

In addition, there will be a photo studio that will be by appointment only and have one (1) or two (2) employees at any one time. If this part of the business grows, Pearls will add employees, as necessary. Late afternoon and evening appointments are anticipated.

Pearls business hours will be from Tuesday – Thursday 12:00 to 8:00 p.m.; Friday 9 – 3; Sunday 10 – 6; Closed Monday & Saturday. Therefore, there will only be two (2) hours of cross over with the adjacent tenant, Forever Young, which closes at 2:00 p.m., which will leave the parking lot empty, providing more spaces for Pearls (except on Fridays).

There are currently 15 parking spaces in front of the building on Lincoln Avenue, 10 spaces in our parking lot and you can park approximately 5 – 7 cars behind the building. I have shown below the number of cars parked in front of the building and at what times as a parking study (so to speak).

April 17 @ 2:00 p.m. – 2 cars
April 21 @ 11:00 a.m. – 3 cars
April 22 @ 10:15 a.m. – 2 cars
April 23 @ 4:55 p.m. – 3 cars
May 1 @ 6:00 p.m. – 4 cars

to VB Agenda



6700 Lincoln Avenue

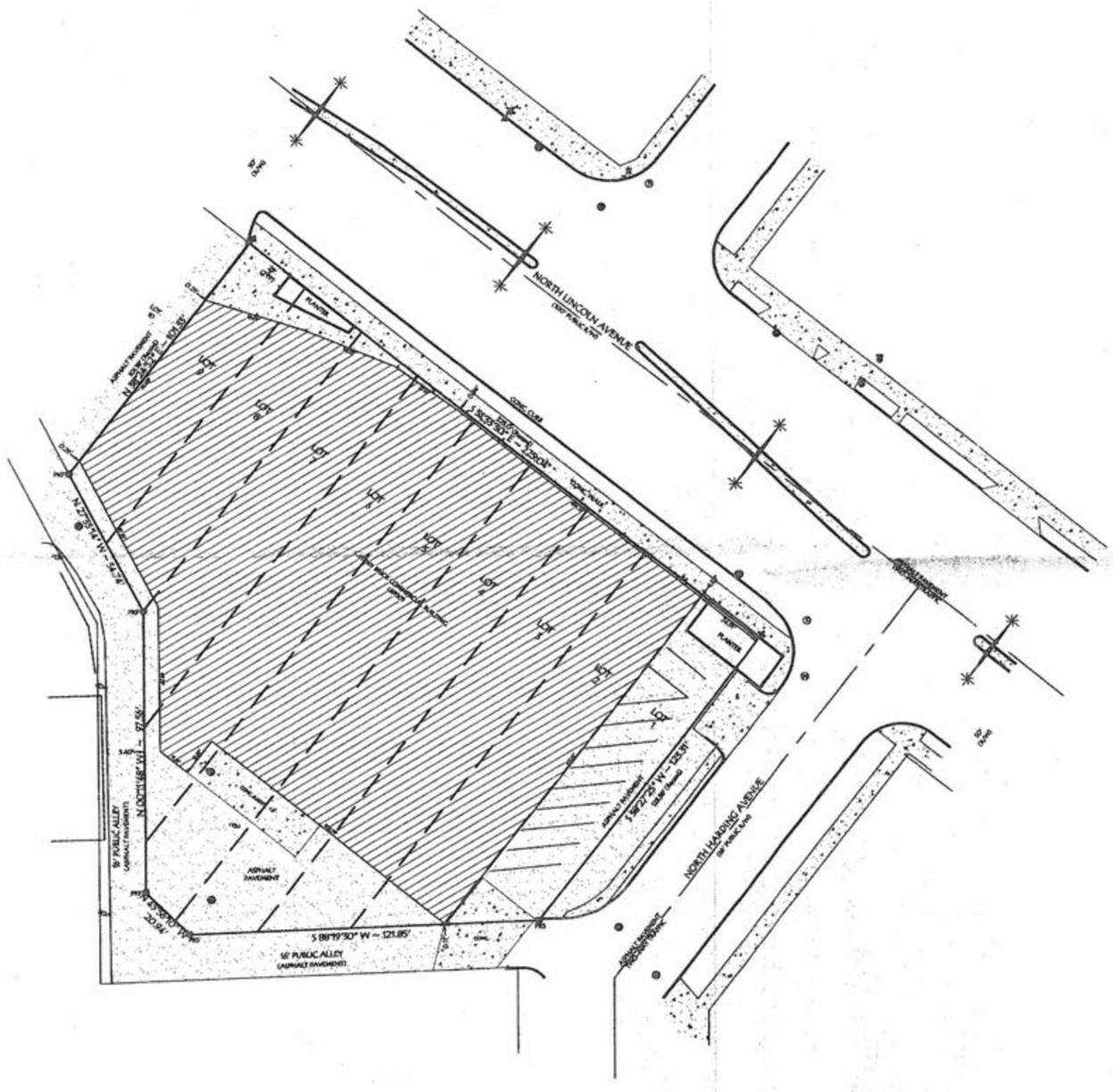
Lincolnwood • Illinois • 60712



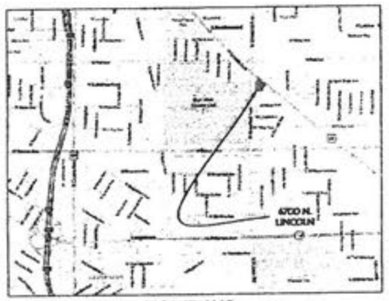
Hallmark & Johnson
Property Management, Ltd.

MICHAEL A. KOLODNY, CPM
(773) 545-6160





VICINITY MAP
no scale



LEGEND

PROPERTY DESCRIPTION

Lots 1 to 9, inclusive, in Block 19, in LINCOLN AVENUE GARDENS, being a Subdivision in the North Half of the Southwest Quarter of Fractional Section 30, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
(Parcel P.I.N.s 10-35-308-017 thru -025)

FLOOD NOTE

According to FEMA Flood Rate Insurance Map Number 17031C panel 0388J dated August 19, 2008, the parcel shown hereon appears to be in Flood Zone "X." Flood Zone "X" is defined as "Areas outside the 0.2% annual chance floodplain." This determination was made by graphical plotting and scaled map measure only, and no field work was performed to determine base flood elevations.

SURVEYOR'S NOTES

1) Parcel area: 34,810.5 sq.ft./0.799 acres±.
2) This survey was performed without the benefit of a current title insurance policy or title document.
3) Notches found within the Lincoln Avenue right-of-way are offset 2.00 feet from the property line/right-of-way.
4) The Southerly line of Lincoln Avenue is assumed to bear S 51°38'50" E.
5) No dimensions should be assumed by scale measurements upon this plat. Contractor should verify and compare all points before beginning any construction and report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.
6) Utility information represented hereon is based on field measurements of above-ground appurtenances only.

SURVEYOR'S CERTIFICATION

TO:
Hallmark & Johnson
Albany Bank & Trust
Church Estates, LLC

This professional service conforms to the current Illinois standards for a Boundary Survey.



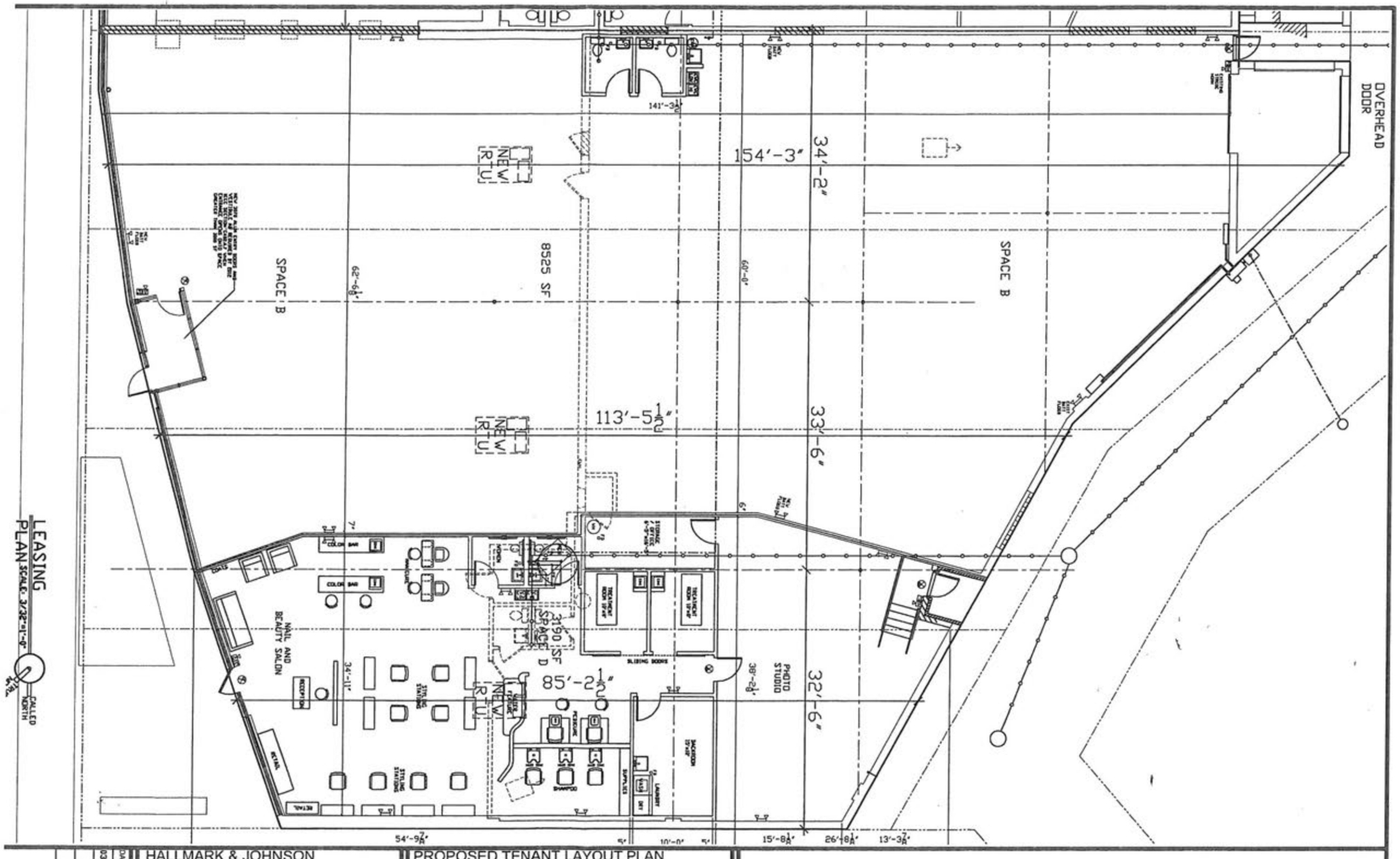
Radu M. S. Ionescu
Professional Land Surveyor No. 035-003619
LICENSE EXPIRATION DATE: November 30, 2016
Date of Survey: July 15, 2015

ZARKO SEKEREZ & ASSOCIATES, INC.
Land Surveyors & Land Planners
DRAWN BY: M
CHECKED BY: M
DATE: July 28, 2015
JOB NO.: 9775

PLAT OF SURVEY
6700 N. Lincoln Avenue
Lincolnwood, Illinois

Hallmark & Johnson
6160 N. Cicero, Ste 620
Chicago, Illinois

SHEET 1 OF 1



1	03-18-2014 DATE	HALLMARK & JOHNSON 6160 N. CICERO AVE, SUITE 620 CHICAGO, IL 60646	PROPOSED TENANT LAYOUT PLAN 6700 N. LINCOLN AVE. - SPACE D LINCONLWOOD, ILLINOIS

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 10**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of a Recommendation by the Plan Commission to Adopt an Ordinance Granting Sprint Wireless a Special Use Permit for the Construction of Personal Wireless Service Facilities on the Rooftop of an Existing Office Building at 7366 North Lincoln Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Insite Re, Inc., as agent for Sprintcom, Inc., is seeking Special Use authorization to install and operate wireless equipment and antennas on the rooftop of the existing office building at 7366 North Lincoln Avenue. The proposed installation is a relocation from the Purple Hotel property. Sprint previously received approval to relocate the wireless facility from the Purple Hotel to the Republic Bank building. Sprint indicated challenges in completing their relocation to Republic Bank and, as a result, now seeks approval at 7366 North Lincoln Avenue.

Three antenna arrays proposed by Sprint would be installed on the rooftop of the four-story office building. Each array includes three antennas along with space for future antenna. In addition to the new antennas proposed on the rooftop, Sprint would install support equipment in the basement of the office building. The subject property is within the O-1 Office District and the Zoning Code requires Special Use authorization for all wireless facilities in the O-1 District.

Public Hearing
A Public Hearing on this matter was held by the Plan Commission on June 11, 2014. Mr. Ray Shinkle of Insite RE, Inc. testified that the new equipment is necessary in order to continue to provide coverage and service their wireless customers in the area. Staff read into the record questions from Commissioner Light of the Telecommunications Advisory Commission. Mr. Shinkle responded to each question to the satisfaction of the Plan Commission.

The Plan Commission discussed the position of the antenna array on the rooftop and asked if the antennas could be moved to a more central location on the rooftop. Mr. Shinkle indicated that if moved to a central location, the building becomes an obstruction to the wireless signal. In order to compensate, the antennas would need to be installed at a greater height and/or made considerably taller. The Plan Commission discussed painting the antenna in an effort to blend into the building.

Mr. Shinkle indicated that Sprint is open to painting the antenna any color the Village desires, but he recommended keeping the antenna a neutral color.

Village Attorney Passman asked the petitioner if he would be willing to agree to the revocation of the previous Special Use approval granted to Sprint for the Republic Bank building. Mr. Shinkle agreed to the revocation of the ordinance.

No public testimony was received on this matter.

Plan Commission Recommendation
In considering this matter, the Plan Commission concurred with the findings submitted by the petitioner and, by a 6-0 vote, recommends approval of the requested Special Use to permit the installation of new wireless antennas on the rooftop of the existing office building.

Attached is the proposed Ordinance to approve the requested Special Use, consistent with the unanimous recommendation of the Plan Commission. The proposed Ordinance also revokes the prior Special Use approval granted to Sprint for the Republic Bank building.

FINANCIAL IMPACT:
N/A

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Excerpt June 11, 2014 Plan Commission Minutes (Draft)
3. June 11, 2014 Plan Commission Packet
    a. Staff Report to Plan Commission
    b. Special Use Application
    c. Photo Simulations of Proposed Antenna
    d. Drawings Prepared by Fullerton Engineering Design dated April 14, 2014

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission and approve an Ordinance granting Special Use approval for the installation of new wireless antennas on the rooftop of an existing office building at 7366 North Lincoln Avenue.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR THE CONSTRUCTION OF PERSONAL WIRELESS SERVICE FACILITIES

(7366 North Lincoln Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS _____ DAY OF _____, 2014.

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 _____, 2014

_____
Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR THE CONSTRUCTION OF PERSONAL WIRELESS SERVICE FACILITIES

(7366 North Lincoln Avenue)

WHEREAS, Tzafon Investments, LLC (***"Owner"***) is the record title owner of that certain property located in the O-1 Office District (***"O-1 District"***), commonly known as 7366 North Lincoln Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Property is currently improved with a four-story office building (***"Building"***); and

WHEREAS, Sprint (***"Applicant"***) currently owns and operates personal wireless service facilities (collectively, the ***"Existing Hotel Facilities"***) on that certain property located to the south of the Property, commonly known as 4500 West Touhy Avenue, and formerly used as a hotel; and

WHEREAS, the Applicant desires to replace the Existing Hotel Facilities with new telecommunications facilities in the general vicinity of the Existing Hotel Facilities; and

WHEREAS, on April 7, 2011, the Village President and Board of Trustees adopted Ordinance No. Z2011-2943 (***"4433 W. Touhy Special Use Ordinance"***), granting a special use permit and a variation to the Applicant for the installation of personal wireless service facilities on that certain property located to the southeast of the Property, commonly known as 4433 West Touhy Avenue (***"4433 W. Touhy Property"***); and

WHEREAS, the Applicant no longer desires to install personal wireless service facilities on the 4433 W. Touhy Property, and now desires to construct and install antennas and related personal wireless service facilities on the top of the Building (collectively, the ***"Proposed Facilities"***), which Proposed Facilities are intended to replace the Existing Hotel Facilities and would be constructed and installed in lieu of the facilities approved pursuant to the 4433 W. Touhy Special Use Ordinance; and

WHEREAS, pursuant to Section 10.04(1) of the "The Village of Lincolnwood Zoning Ordinance," as amended (***"Zoning Ordinance"***), personal wireless service facilities may not be constructed or installed in the O-1 District except upon issuance of a special use permit by the Board of Trustees; and; and

WHEREAS, in order to allow the construction and use of the Proposed Facilities on the Property, the Applicant, with the consent of the Owner, has filed an application for a special use permit to allow the construction of the Proposed Facilities on the Property (***"Requested Special Use Permit"***); and

WHEREAS, the Applicant has consented to the revocation of the 4433 W. Touhy Special Use Ordinance upon the approval by the Village of the relief requested for the construction of the Proposed Facilities on the Property; and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of the Requested Special Use Permit was duly advertised in the *Chicago Sun Times* on May 22, 2014, and held on June 11, 2014; and

WHEREAS, on June 11, 2014, the Plan Commission made findings and recommendations in support of the Requested Special Use Permit, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Special Use Permit meets the required standards for special use permits as set forth in Articles V and X of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Special Use Permit, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES 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. APPROVAL OF SPECIAL USE PERMIT. In accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Village President and Board of Trustees hereby grant a special use permit to the Applicant for the construction and use of the Proposed Facilities on the Property.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Facilities, the Building, and the Property in compliance with each and all of the following conditions:

A. Compliance with Laws. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Facilities, the Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Facilities, the Building, and the Property must comply with these certain plans consisting of 10 sheets and prepared by Fullerton Engineering, with a latest revision date of April 14, 2014, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** ("***Plans***").

C. Removal of Existing Hotel Facilities. The Applicant shall remove all of the Existing Hotel Facilities prior to, or concurrently with, the installation of the Proposed Facilities.

D. Surety Bond. In accordance with Section 10.08(2)(vi) of the Zoning Ordinance, the Applicant must deposit with the Village a surety bond in the amount of $10,000, in a form approved by the Village Attorney, as security for the removal of the Proposed Facilities.

E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4. REVOCATION OF THE 4433 W. TOUHY SPECIAL USE ORDINANCE. In accordance with the home rule powers of the Village, the Village President and Board of Trustees hereby revoke Ordinance No. Z2011-2943 in its entirety. The approvals and authority granted pursuant to that Ordinance are now hereby null and void and of no further force or effect.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner, the Applicant, and each of their heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Owner and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the O-1 District, and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8. 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 9. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. The posting by the Applicant of the surety bond required pursuant to Section 3.D of this Ordinance; and

4. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner or the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.4 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of July, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this ___ day of July, 2014.

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

ATTESTED and FILED in my office this
_____ day of July, 2014

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 3 AND 4 IN LINCOLN-TOUHY ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY, ILLINOIS.

Commonly known as: 7366 North Lincoln Avenue, Lincolnwood.

P.I.N.: 10-27-317-047-0000

EXHIBIT B

PLANS

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
ZD-1	SITE PLAN
ZD-1A	ENLARGED SITE PLAN
ZD-2	EQUIPMENT LAYOUT
ZD-2A	EQUIPMENT LAYOUT
ZD-3	SITE ELEVATION
ZD-3A	SITE ELEVATION
ZD-3B	SITE ELEVATION
ZD-3C	SITE ELEVATION
ZD-4	ANTENNA LAYOUT

DRIVING DIRECTIONS

DEPART FROM SPRINT OFFICE:
400 W. GRAND AVE, ELMHURST, IL 60126
KEEP STRAIGHT ONTO CR-20
KEEP STRAIGHT ONTO CR-20
ROAD NAME CHANGES TO W GRAND AVE
KEEP STRAIGHT ONTO (W) GRAND AVE
KEEP STRAIGHT ONTO (W) GRAND AVE
TURN LEFT (NORTH) ONTO US-12
TAKE LOCAL ROAD(S) (RIGHT) ONTO SR-19
TURN RIGHT ONTO RAMP
STAY ON I-90 KENNEDY EXPY
AT EXIT 84, TURN RIGHT ONTO RAMP
BEAR LEFT (EAST) ONTO W LAWRENCE AVE
TURN RIGHT (SOUTH) ONTO SR-50
TURN LEFT (EAST) ONTO W WILSON AVE
TAKE RAMP (LEFT) ONTO I-94
AT EXIT 39B, TURN RIGHT ONTO RAMP
KEEP LEFT TO STAY ON RAMP
TURN LEFT (NORTH) ONTO SR-50 N CICERO AVE
TURN RIGHT (SOUTH-EAST) ONTO US-41
ARRIVE 7366 N LINCOLN AVE, LINCOLNWOOD, IL 60712

Sprint

SITE NAME

N LINCOLN AVE

SITE NUMBER

CH25XC234

SITE ADDRESS

7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

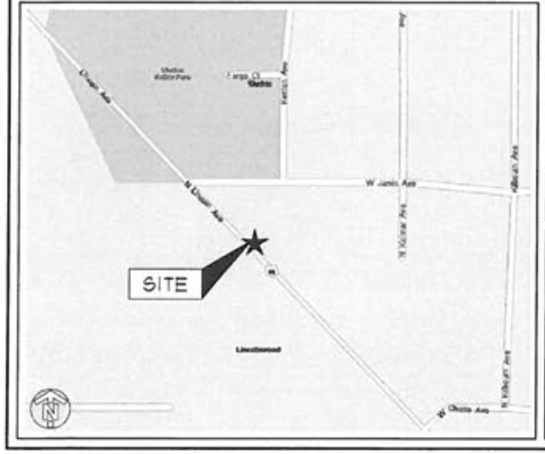
MARKET NAME

CHICAGO

PROJECT TYPE

NETWORK VISION

VICINITY MAP



PROJECT TEAM

ALCATEL•LUCENT
323 GWYNEDD COURT
EXTON, PENNSYLVANIA 19341
PROJECT MANAGER

FULLERTON ENGINEERING · DESIGN
9600 W. BRYN MAWR AVE., SUITE 200
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0206
www.FullertonEngineering.com
ENGINEER

Insite, inc.
Real Estate Consulting Services
2210 MIDWEST RD., SUITE 213
OAK BROOK IL 60523
TEL: (773) 960-8781
SITE ACQUISITION

SCOPE OF WORK:

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
- FACILITY HAS NO PLUMBING OR REFRIGERANTS
- THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS
- ALL NEW MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. CABINETS, ANTENNAS/RRU AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
- INSTALL (3) NEW ANTENNAS ON (3) NEW SLED MOUNTS
- INSTALL (6) NEW RRUS ON (3) NEW SLED MOUNTS
- INSTALL NEW CABINETS IN EXISTING BASEMENT
- INSTALL NEW 200A ELECTRICAL SERVICE

PROJECT SUMMARY

SITE NAME:	N LINCOLN AVE
SITE NO:	CH25XC234
SITE ADDRESS:	7366 N LINCOLN AVE LINCOLNWOOD, IL 60712
COUNTY:	COOK COUNTY
SITE COORDINATES LATITUDE: LONGITUDE: GROUND ELEVATION:	 N. 42.013818° (NAD 83) W. -87.743055° (NAD 83) 610' (AMSL)
JURISDICTION:	THE VILLAGE OF LINCOLNWOOD
ZONING:	O
APPLICANT:	SPRINT 400 W. GRAND AVE. ELMHURST, ILLINOIS 60126
LANDLORD:	WEISS PROPERTIES, INC
BUILDING CODE:	INTERNATIONAL BUILDING CODE 2009 EDITION
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2011 EDITION

ENGINEER'S LICENSE

CERTIFICATION STATEMENT:

I CERTIFY THAT THESE DRAWING WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE: 2009 EDITION

LICENSED ENGINEER - STATE OF ILLINOIS

SIGNED DATE: 04/14/14
EXPIRES: 11/30/2015 LICENSE#: 062-063291

APPROVALS

SPRINT CONST.		DATE
SPRINT RF		DATE
SPRINT OPS		DATE
LANDLORD		DATE

DRAWING SCALED TO 11"x17"

ALCATEL•LUCENT
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FAX: (630) 379-5701

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ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0206
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com

CHECKED BY:	KF
APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1

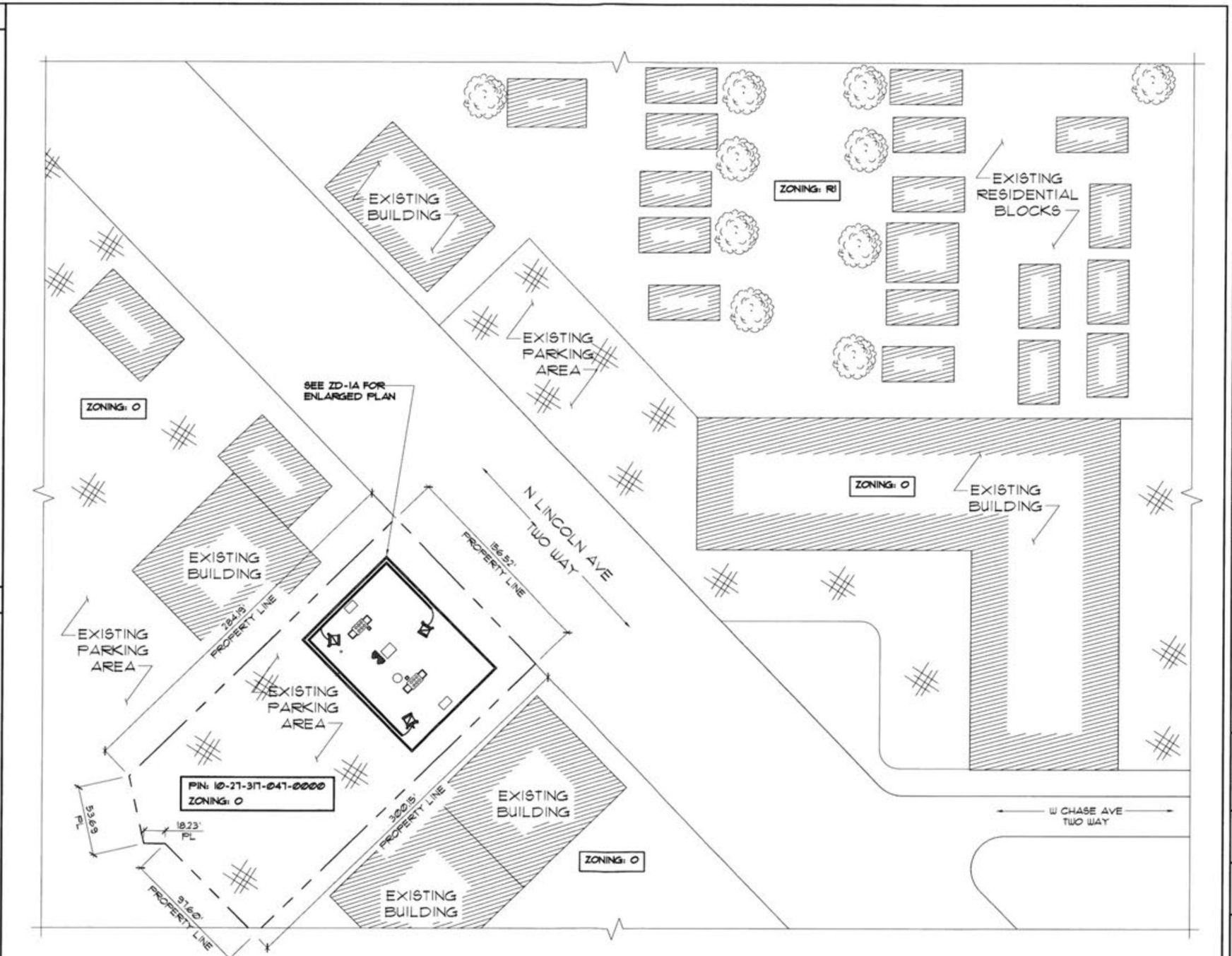
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ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BTS	BASE TRANSMISSION STATION
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
E	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MMBS	MULTI MODAL BASE STATION
NTS	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
RFDS	RF DATA SHEET
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S)	POUND(S)
RRU	REMOTE RADIO UNIT
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER
Ø	PLATE

SYMBOLS

- CENTERLINE
- REVISION
- WORK POINT
- UTILITY POLE
- BRICK
- COMPRESSED STONE
- CONCRETE
- EARTH
- GRAVEL
- MASONRY
- STEEL
- CENTERLINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOOD FENCE
- UE — BELOW GRADE ELECTRIC
- UT — BELOW GRADE TELEPHONE
- OE/OT — OVERHEAD ELECTRIC/TELEPHONE
- SECTION REFERENCE (A / S-1)



SITE PLAN

SCALE: 1" = 80'-0" | 1

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ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0206
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CHECKED BY:	KF	
APPROVED BY:	JP	
#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

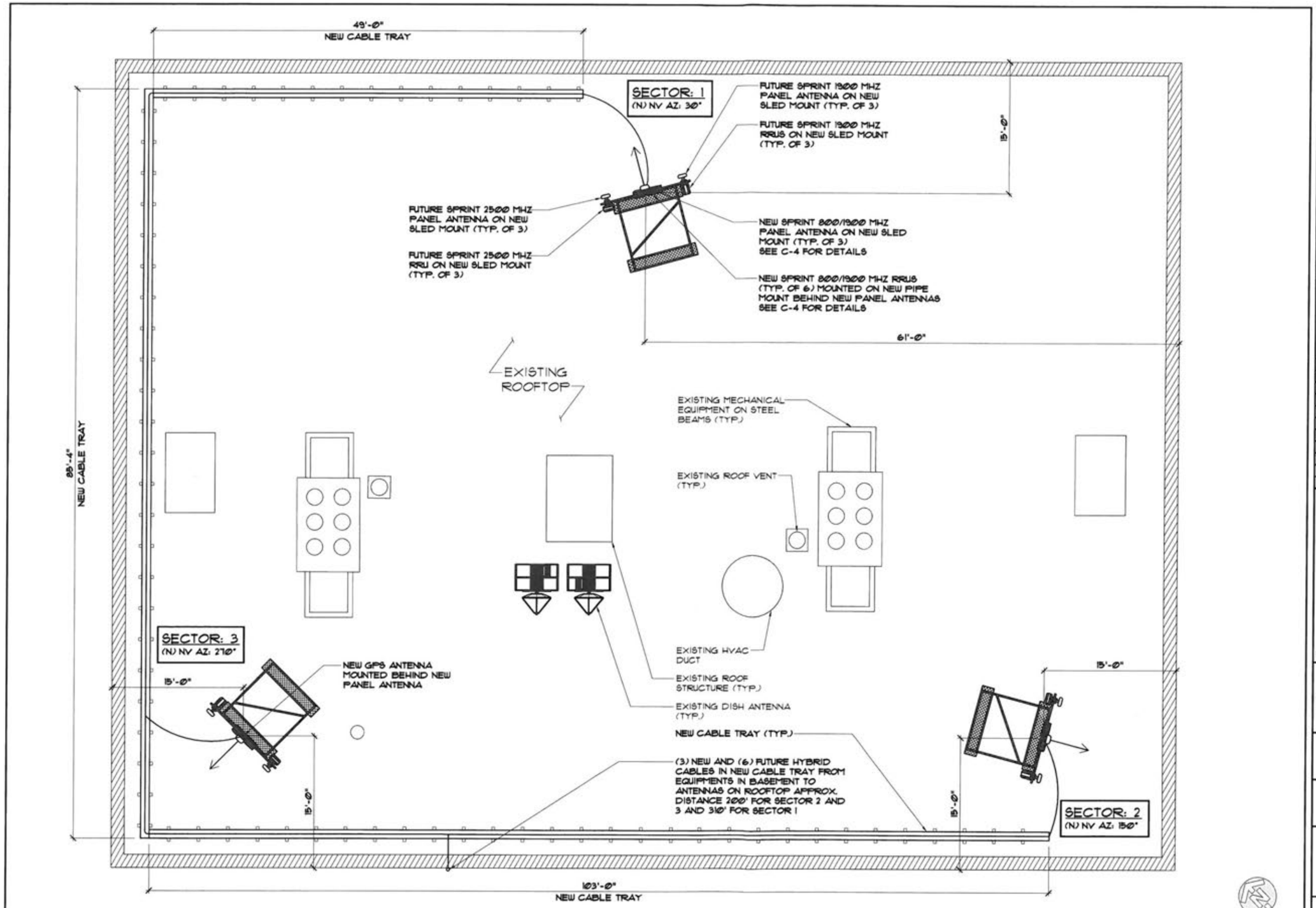
SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
SITE PLAN

SHEET NUMBER
ZD-1

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ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0" | 1

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	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

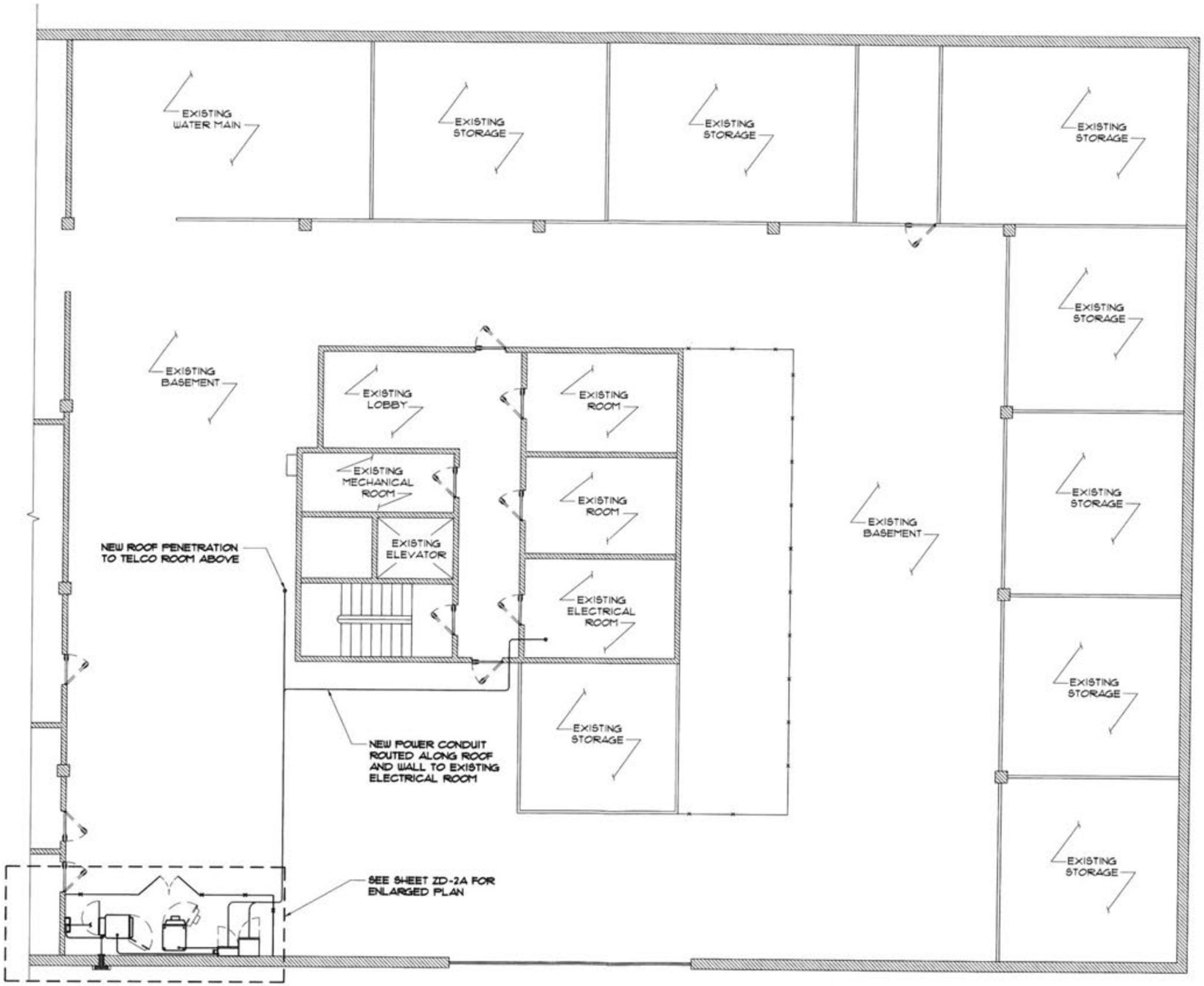
SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
ENLARGED SITE PLAN

SHEET NUMBER
ZD-1A

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EQUIPMENT LAYOUT

SCALE: 3/32" = 1'-0" | 3

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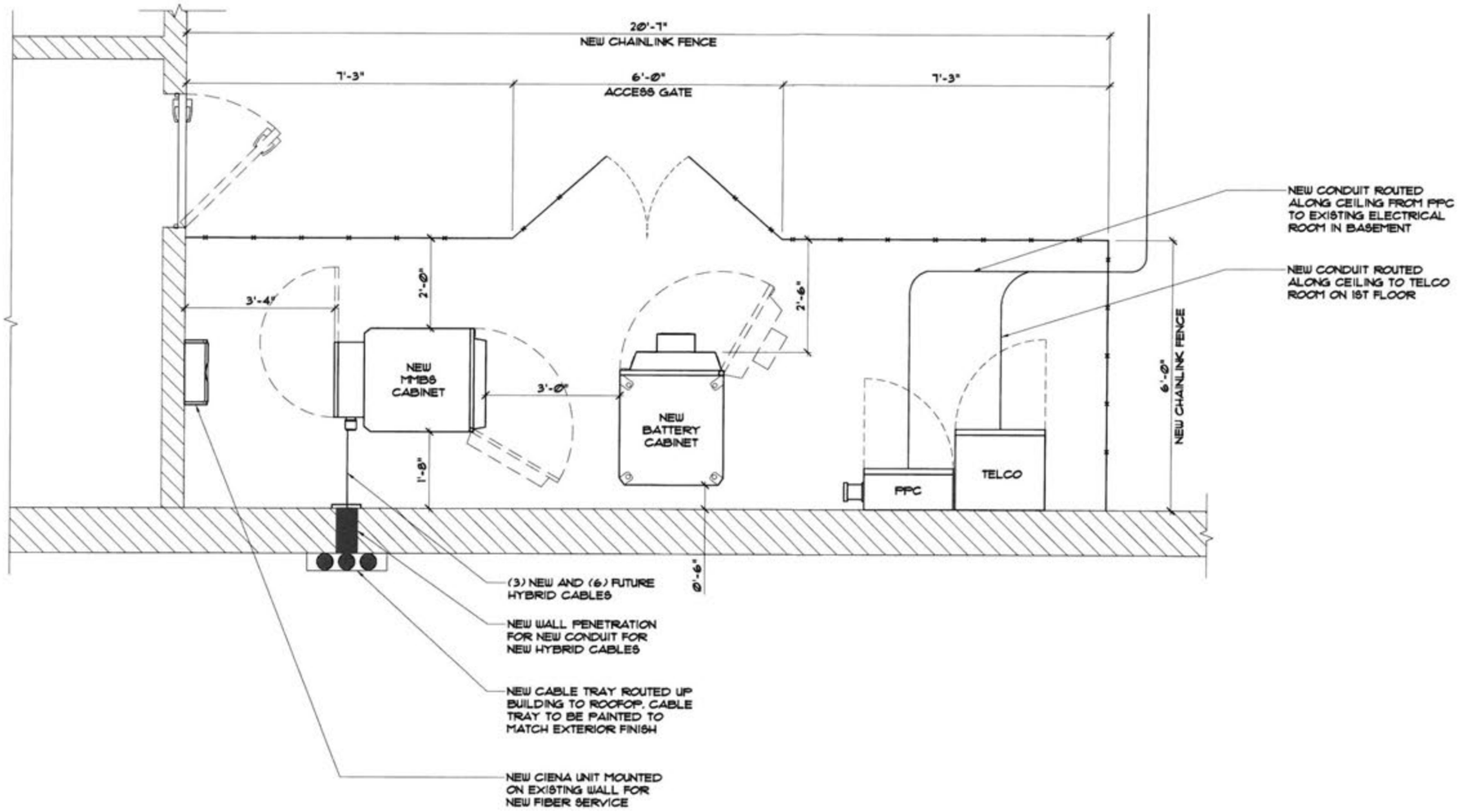
SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
EQUIPMENT LAYOUT

SHEET NUMBER
ZD-2

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EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0" | 3

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DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

SITE NO.
CH25XC234

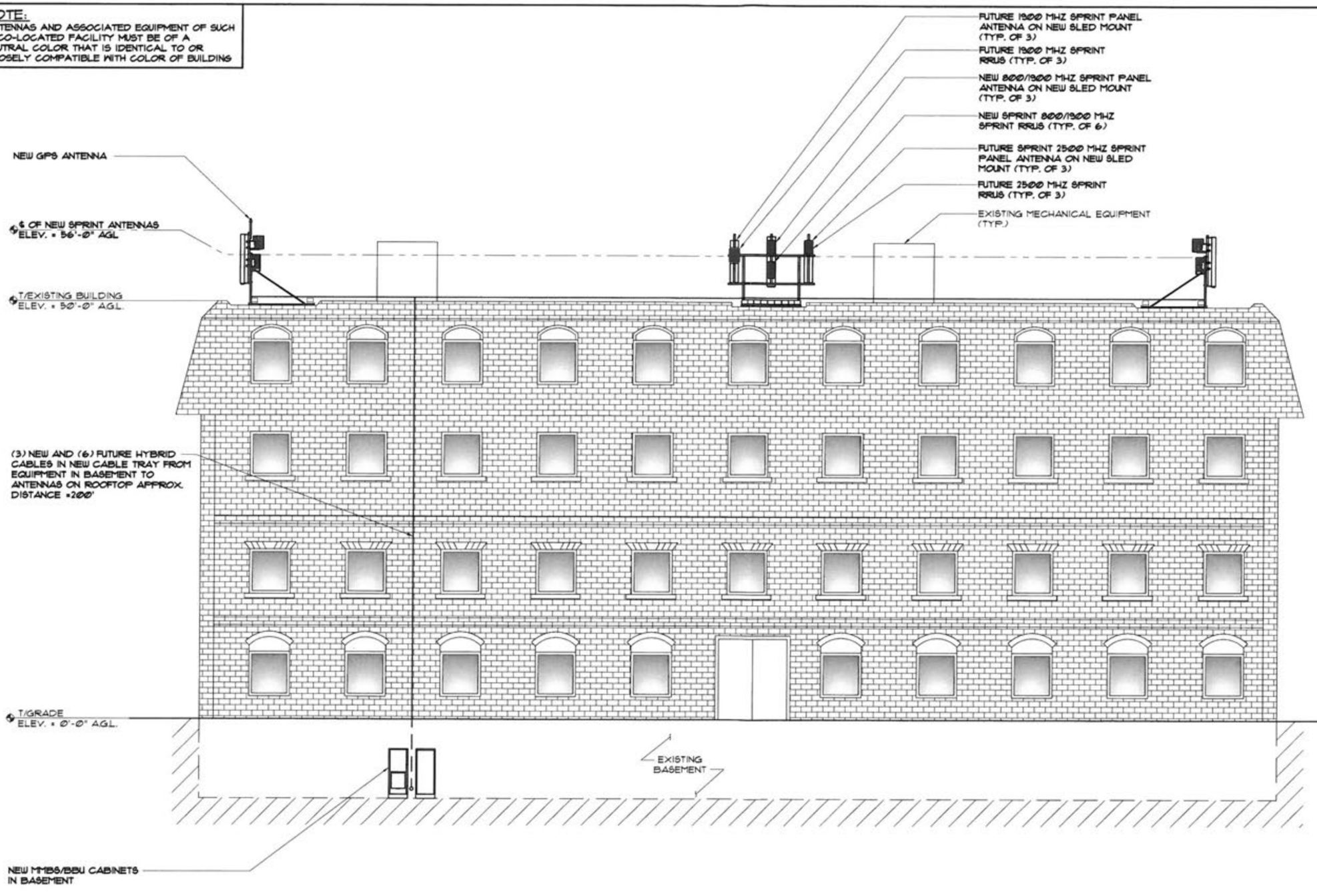
SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
EQUIPMENT LAYOUT

SHEET NUMBER
ZD-2A

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NOTE:
ANTENNAS AND ASSOCIATED EQUIPMENT OF SUCH A CO-LOCATED FACILITY MUST BE OF A NEUTRAL COLOR THAT IS IDENTICAL TO OR CLOSELY COMPATIBLE WITH COLOR OF BUILDINGS



NORTH ELEVATION

SCALE: N.T.S. | 1

ALCATEL•LUCENT
323 GWYNEDD COURT
EXTON, PENNSYLVANIA 19341

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CHECKED BY:	KF
APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

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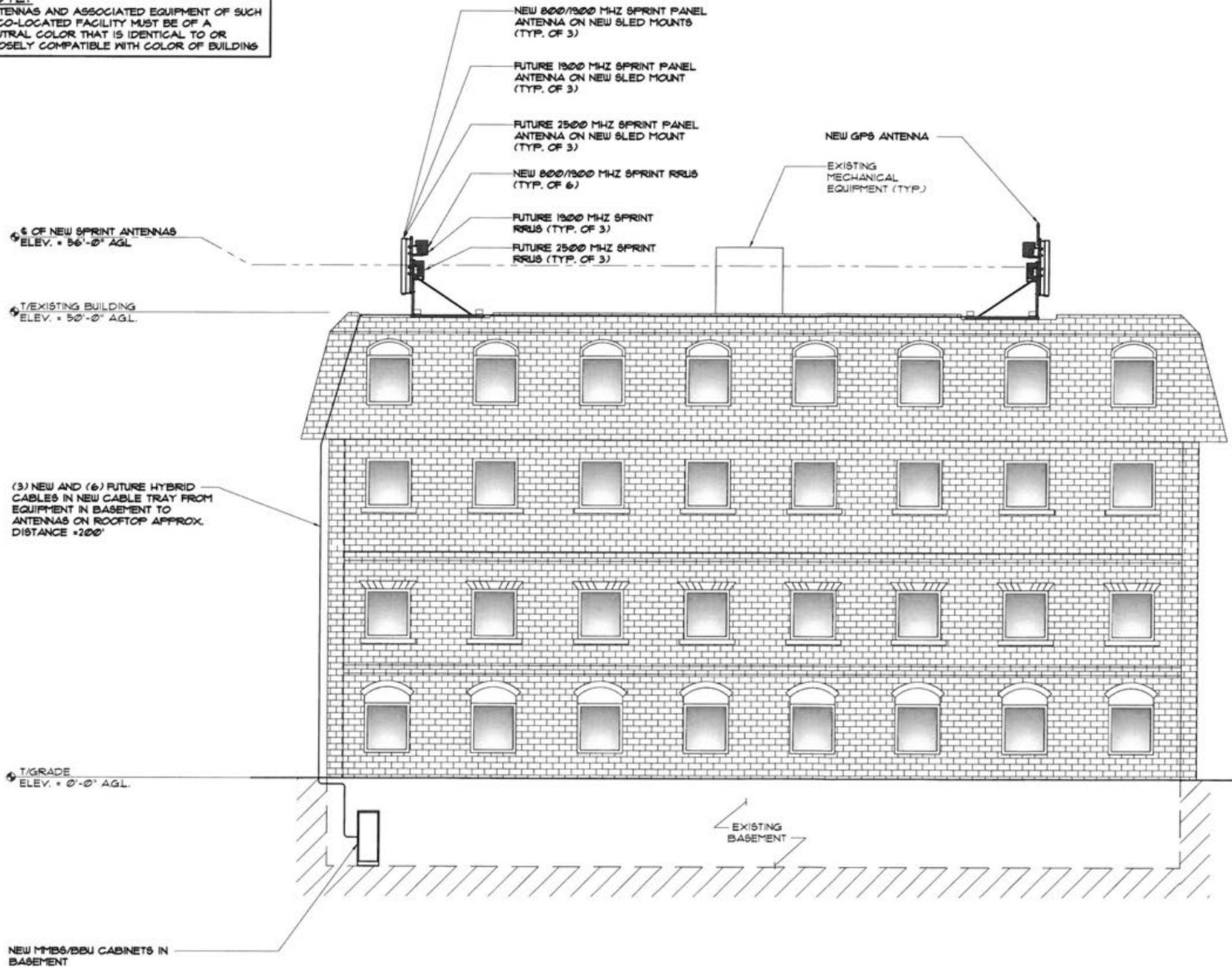
SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3

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WEST ELEVATION

SCALE: N.T.S. | 1

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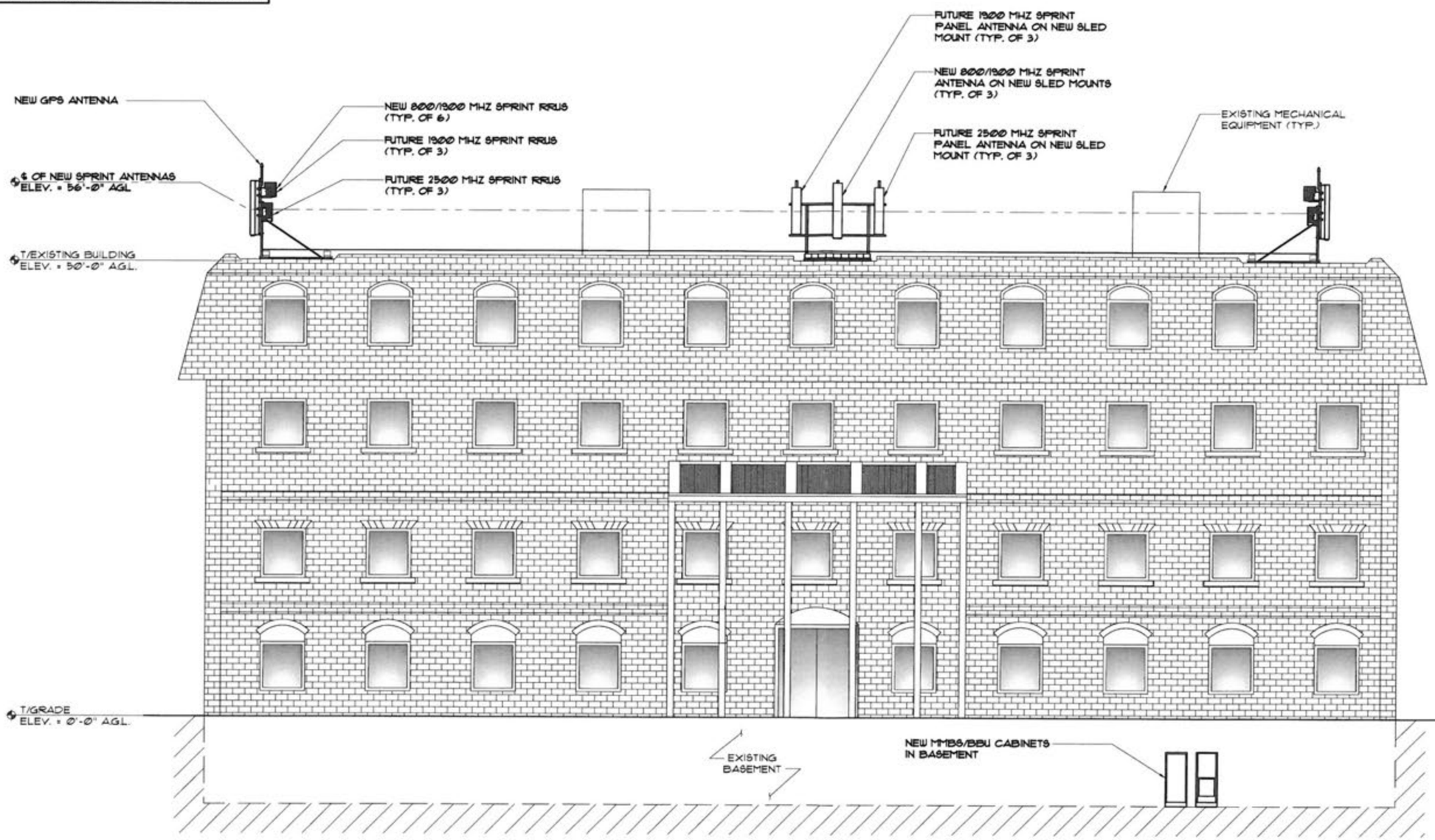
SITE ADDRESS
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LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3A

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SOUTH ELEVATION

SCALE: N.T.S. | 1

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EXTON, PENNSYLVANIA 19341

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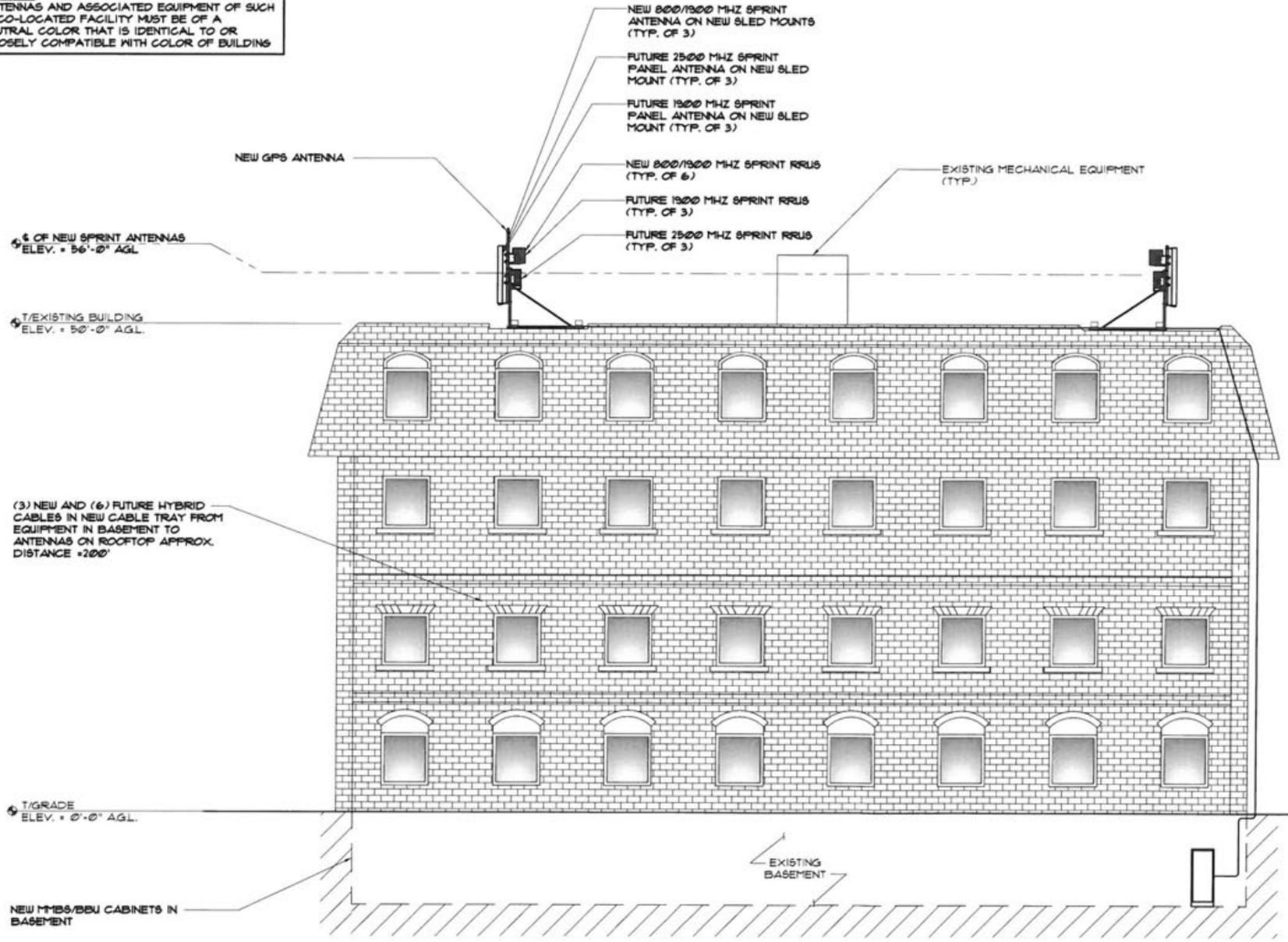
SITE ADDRESS
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LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3B

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EAST ELEVATION

SCALE: N.T.S. | 1

ALCATEL•LUCENT
323 GWYNEDD COURT
EXTON, PENNSYLVANIA 19341

Sprint
400 W. GRAND AVE.
ELMHURST, ILLINOIS 60126
TEL: (630) 378-5700
FAX: (630) 378-5701

FULLERTON ENGINEERING · DESIGN
9600 W. BRYN MAWR AVE., SUITE 200
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0206
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com

CHECKED BY:	KF
APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

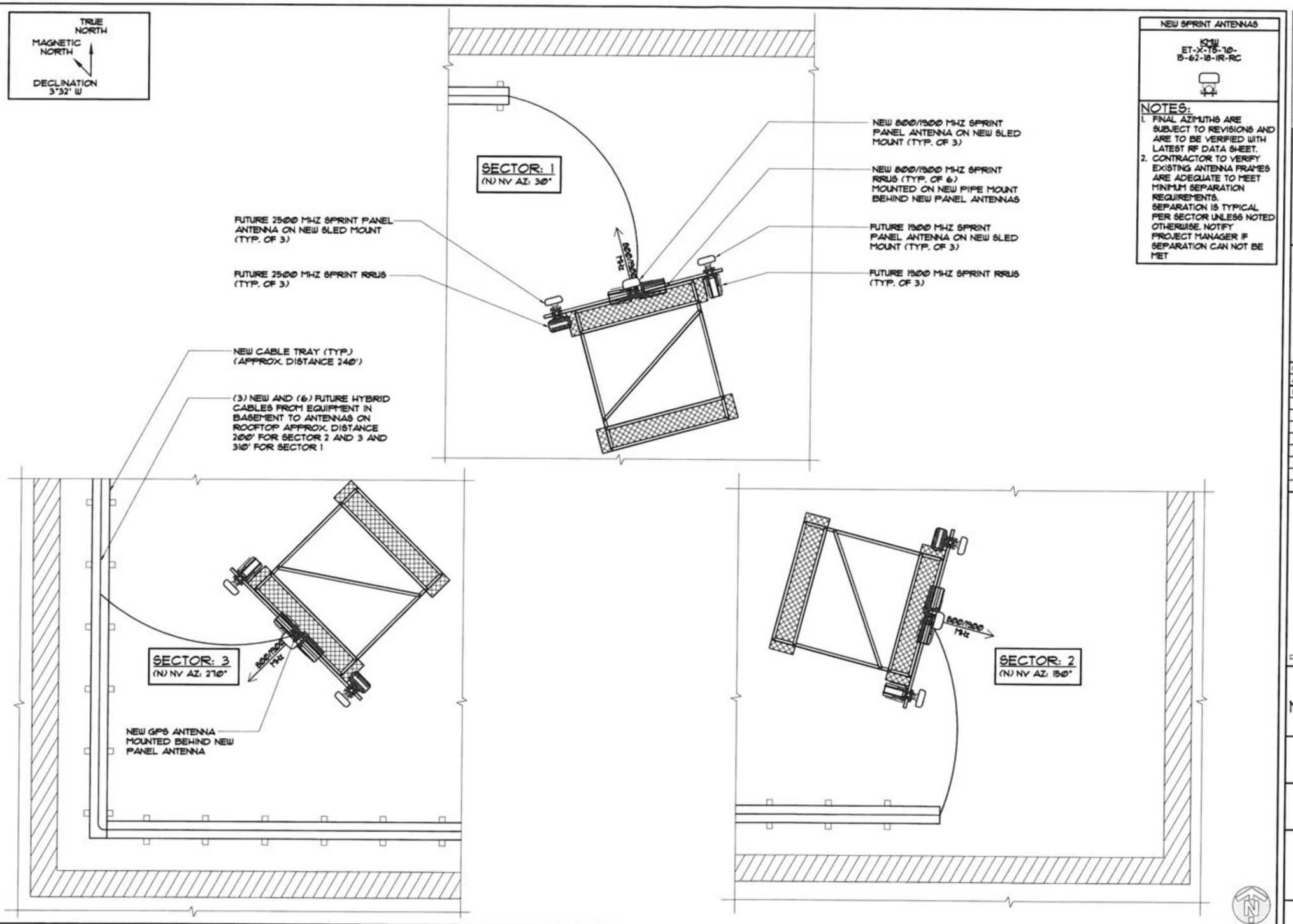
SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3C

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NEW SPRINT ANTENNAS

KMW ET-X-TS-70-15-62-18-IR-RC

NOTES:
1. FINAL AZIMUTHS ARE SUBJECT TO REVISIONS AND ARE TO BE VERIFIED WITH LATEST RF DATA SHEET.
2. CONTRACTOR TO VERIFY EXISTING ANTENNA FRAMES ARE ADEQUATE TO MEET MINIMUM SEPARATION REQUIREMENTS. SEPARATION IS TYPICAL PER SECTOR UNLESS NOTED OTHERWISE. NOTIFY PROJECT MANAGER IF SEPARATION CAN NOT BE MET

FINAL ANTENNA LAYOUT

SCALE: 1/4" = 1'-0" | 3

ALCATEL•LUCENT
323 GWYNEDD COURT
EXTON, PENNSYLVANIA 19341

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CHECKED BY:	KF
APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
ANTENNA LAYOUT

SHEET NUMBER
ZD-4

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EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Lincolnwood, Illinois (***"Village"***):

WHEREAS, Tzafon Investments, LLC (***"Owner"***) is the record title owner of that certain property commonly known as 7366 North Lincoln Avenue, in the Village (**"*Property*"**); and

WHEREAS, Ordinance No. _____, adopted by the Village President and Board of Trustees on _____, 2014 (***"Ordinance"***), grants a special use permit to Sprint (***"Applicant"***) for the construction and use of personal wireless service facilities on the Property; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant shall have filed, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and Applicant do hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of a special use permit for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2014

ATTEST:

By: _____
Its: _____

TZAFON INVESTMENTS, LLC

By: _____
Its: _____

ATTEST:

By: _____
Its: _____

SPRINT

By: _____
Its: _____

loading area now is primarily used for bus parking. There is also the possibility of using the Brickyard Bank parking lot for overflow parking.

The Petitioner, Abraham Berkman of Pearls of Chicago, told the Commission that due to the off-street parking requirements, they feel this is the best space for them due to the fact that there are very few overlapping hours between them and Forever Young. They plan on being open from 12:00 p.m. to 8:00 p.m. most days. They will be closed on Saturday and open all day Sunday which they envision being their busiest day. Forever Young is not open on Sunday. They will be starting out with a four-chair salon with two nail stations. The photography studio is by appointment only. The employees are willing to park a block or two away so as not to use the limited parking that is available.

Chairman Eisterhold asked if anyone in the audience would like to speak on this proposal.

Mr. Ionesco, of 6657 North Crawford, stated he lives off the alley to the west and is glad that there will be another tenant for this building. There are some issues with Forever Young employees parking in the alley. Usually one bus and the minivan are parked behind the building overnight. There are visibility problems as well. They have inquired as to the installation of speed bumps as a way to slow down traffic. Mr. Ionesco indicated that there was a mirror on the back of the building to help with the visibility issue, but it has not been there for some time. A concept of a one-way alley was also introduced.

Mrs. Geraldine Kesselman, of 3939 Wallen Avenue, voiced her objection. With Crawford being closed, the parking situation is even worse. Bank and golf club employees use the street for parking which makes getting in and out of her driveway difficult. Chairman Eisterhold told Mrs. Kesselman that the Crawford Avenue construction is temporary and when it is finished, the parking should be even better than before.

Motion to recommend approval of a Special Use and Variation for a Personal Service Establishment Greater than 2,000-Square Feet in Area and an Off-Street Parking Variation was made by Commissioner Jakubowski, and Seconded by Commissioner Yohanna with the following conditions:

A mirror will be installed and maintained by the property owner, with the location and proper angle of the mirror as directed by the Police Department, and the removal of the tree within a reasonable timeframe. The property manager will additionally stripe the northeast corner of the property to delineate where the alley and private property are divided.

Aye: Jakubowski, Yohanna, Fishman, Goldfein, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

DRAFT

V. Public Hearing: 7366 North Lincoln Avenue – Special Use and Variation for a Wireless Communication Facility

Chairman Eisterhold swore in Ray Shinkle and Shane Hennessy-York, representatives for Sprint, the Petitioner. Staff told the Commissioners that there is no need for a variation for

panel height so only the proposed Special Use will be discussed. All new wireless sites require Special Use approval. A rooftop plan was presented and three raised panels are proposed. The building elevations and renderings have been submitted, and the antennas are on slide mounts which are affixed to the roof. They are set back 15 feet from the building's edge. Mr. Cook noted that he received questions from Commissioner Light, who is a member of the Telecommunications Commission, and that the Telecommunications Commission has recently begun reviewing these applications and would like the applicants to provide comments to their questions.

1) *What is the coverage area for this wireless communication site?* Mr. Shinkle stated that in 2011, they were unable to relocate the facilities previously located atop the Purple Hotel to the Republic Bank building. They have been using a temporary facility ever since. The current proposal is the best and only option to cover the area.

2) *How are these areas currently served?* Mr. Shinkle explained that they have been operating a temporary facility when they relocated off the Purple Hotel. It is currently located in the back parking lot of the hotel property.

3) *Has the applicant taken into consideration that the Purple Hotel development plans indicate a high rise hotel to the south of this location which would impact their southern coverage area?* Mr. Shinkle explained that there will be no disruption or interference and that they have a signed lease with Neal Stein of North Capital Group, owner of the development site for the new hotel.

4) *Has the applicant considered locating the facility within the ComEd right-of-way?* Mr. Shinkle said that ComEd will not grant the consents required by the Village, and therefore, that the right-of-way has not been considered.

5) *What other alternate sites were considered by the applicant and why are those other sites not viable?* Mr. Shinkle explained that this is the closest spot to their previous tower that is not residentially zoned, and that he believes this site to be their best and only option.

Mr. Shinkle was asked if it is aesthetically possible to position the antenna farther back on the roof. Mr. Shinkle responded that the farther back you go, the higher the antenna has to be. The placement of the antenna is very important. Mr. Shinkle responded to Commissioner Yohanna's question about whether the antennas could be painted to make them less noticeable. Mr. Shinkle stated that Sprint would be willing to paint them any color that the Village wanted but noted that neutral colors work best and would be less obtrusive.

Chairman Eisterhold asked if anyone in the audience would like to speak on this Special Use. He noted that no one came forward.

Mr. Passman, the Village attorney, asked Mr. Shinkle if Sprint's proposal includes the repeal of their Special Use permit for the Republic Bank site. Mr. Shinkle confirmed that Sprint intends that the previously-issued approval for the Republic Bank site be repealed as part of the approval of the Special Use permit for the current proposal.

Motion to recommend approval of a Special Use for a New Wireless Communications Facility on an Existing Office Building and Variation to Exceed Maximum Permitted Panel Height was made by Commissioner Yohanna, and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Sampen, and Eisterhold
Nay: None
Motion Approved: 6-0

VI. Public Hearing: Accessory Structures – Zoning Code Text Amendment

Mr. Cook commenced the presentation by noting that the draft language presented does summarize and capture the direction provided by the Plan Commission at the prior hearing, and that Staff recommends that the Commission vote upon the language proposed.

The Commission discussed the proposed text amendments, and noted that, currently, terraces and open patios are defined and regulated together but should be treated differently. There was much discussion as to the definition of a terrace and what should and shouldn't be allowed. It was the Commission's consensus to direct staff to come up with a clearer terrace definition. Front yard patios were also discussed. Currently, front yard patios are allowed. Staff will rework the language for terraces and patios per the Commission's suggestions.

The draft language for balconies was presented. The policy direction for balconies are as follows: 1) balconies shall be permitted on front and rear elevations; 2) they shall not exceed three feet from the front building elevation and four feet from the rear building elevations; 3) balconies shall not extend more than four feet into the required front and rear yards; and 4) the elimination of balconies as a Special Use.

Draft language of porches remains intact. Porch will be defined as an unenclosed structure that projects from the exterior wall of a building, has direct access to the street level, and is covered by a roof or eaves. Currently, porches are allowed at least four feet from a side and rear property lines.

Chairman Eisterhold asked if anyone in the audience would like to speak on this Special Use. He noted that no one came forward.

Motion to continue the public hearing to the Plan Commission meeting scheduled for Wednesday, June 25, 2014 was made by Commissioner Fishman, and seconded by Commissioner Goldfein.

Aye: Fishman, Goldfein, Jakubowski, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Approved: 6-0

VII. Public Hearing: Medical Cannabis Dispensaries and Cultivation Centers – Zoning Code Text Amendment

Return to VB Agenda

Agenda Item #5

Staff Report
Plan Commission
June 11, 2014

Subject Property:
7366 North Lincoln Avenue

Zoning District: O-1 Office District

Petitioner: Insite RE, Inc. on Behalf of Sprint, Tenant

Nature of Request: The petitioner seeks Special Use approval to install wireless equipment on the rooftop of the existing office building.



Notification: Notice of the June 11, 2014 meeting was published in the Chicago Sun-Times on May 22, 2014. One Public Hearing Sign was installed at 7366 North Lincoln Avenue.

Summary of Request

Sprint is seeking Special Use authorization in order to erect wireless communication antennas on the rooftop of the existing office building at 7366 North Lincoln Avenue. The proposed installation includes support equipment to be located in the basement of the office building. Currently, there are no other wireless communication facilities on the office building rooftop or at the subject property. The Zoning Code requires Special Use approval for wireless facilities.

The proposed installation includes antennas to be mounted on three separate sled mounts generally facing south, west, and northeast. The sled mounts will be set back 15 feet from the building edge and contain three antennas each (Shown on Sheet ZD-1A). The top of the existing building is approximately 50 feet above grade. The top of the antenna will be approximately 59 feet above grade.

Related Village Action

In June 2009, the Village considered and approved a rooftop collocation for Verizon Wireless at the Republic Bank building at 4433 West Touhy Avenue. The specific installation method differed in that Verizon requested an equipment shelter on the rooftop and to install the

wireless antenna on the parapet of the existing building rather than on a rooftop sled mount. In 2010, Cricket Wireless received approval for a rooftop collocation at 4601 West Touhy Avenue with antennas mounted on three tripods. This site was not constructed.

In 2011, two rooftop collocation sites were approved at the Republic Bank building. Both Sprint and US Cellular filed a Special Use application for the purpose of moving their existing sites from the Purple Hotel building. The US Cellular equipment was never installed and they sought approval to relocate to the Commonwealth Edison high tension tower. As a result, the US Cellular site was not constructed at the Republic Bank. Similarly, Sprint has indicated in their application that they did not construct the site at Republic Bank. Sprint is seeking approval at 7366 North Lincoln Avenue as a permanent replacement location for their previous site at the former Purple Hotel.

The applicant has stated that the new equipment is needed in order to continue coverage and the quality of service to their customers in the area.

Documents Attached

1. Special Use Public Hearing Application
2. Photo Simulations of Proposed Antenna
3. Drawings Prepared by Fullerton Engineering Design dated April 14, 2014

VILLAGE OF LINCOLNWOOD Public Hearing Application

Community Development Department — Special Use & PUD

SUBJECT PROPERTY

Property Address: 7366 N. Lincoln Avenue, Lincolnwood, IL 60712

Permanent Real Estate Index Number(s): 10 - 27 - 317 - 047 - 0000

Zoning District O - 1 (Office) Lot Area: _____

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

Existing four-story commercial structure operating as a office building with various commercial tenants.

Are there existing development restrictions affecting the property? ___ Yes X No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: _____

REQUESTED ACTION

- ☒ Special Use – Non-Residential
- ☐ Special Use – Residential
- ☐ Planned Unit Development (PUD)
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project:

Request by Sprint to install wireless communications equipment in the basement and antennas on the rooftop of the existing building.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Tzafon Investments, LLC.

Address: 8170 McCormick Blvd., Suite 100, Skokie, Illinois 60076
Neal Stein - point of contact

Telephone: (847) 868-4106 Fax: (____) _____ E-mail Address: neal@northcapitalgroup.com

Petitioner (*if different from owner*):

Name: Sprint; represented by Insite RE, Inc. Relationship to Property: Lessor / Tenant

Address: 1S660 Midwest Road, Suite 140, Oakbrook Terrace, IL 60181
Shane Hennessy-York - point of contact

Telephone: (312) 442-2202 Fax: (____) _____ E-mail Address: shanehy@insite-inc.com

REQUIRED ATTACHMENTS *

Check all documents that are attached:

Plat of Survey _____

Site Plan _____

Proof of Ownership _____

Floor Plans _____

Elevations _____

Applicable Zoning Worksheet _____

Photos of the property _____

PDF files of all drawings _____

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Sprint / Insite RE Inc. / Shane Hennessy-York

Address: 1S660 Midwest Road, Suite 140

City, State: Oakbrook Terrace, IL 60181

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Signature 4-11-14 Date

Neal Stein

PRINT NAME

PETITIONER *(if different than property owner)*

Signature 5/5/2014 Date

Sprint / Insite RE Inc. / Shane Hennessy-York

PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each special use request must meet certain specific standards. These three standards are listed below. After each listed standard, explain how the special use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location, and the subject property is deemed suitable for the use. (Please explain in detail)

PLEASE SEE ATTACHED

2. Please explain how the use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.

PLEASE SEE ATTACHED

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

PLEASE SEE ATTACHED

4. The special use is consistent with the goals and policies of the Comprehensive Plan.

PLEASE SEE ATTACHED

5. The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district.

PLEASE SEE ATTACHED

6. Please explain how the special use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

PLEASE SEE ATTACHED

7. Please explain how the special use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

PLEASE SEE ATTACHED

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
Special Use Permit Application
Wireless Telecommunications Facility

Project Location:
7366 N. Lincoln Avenue
Lincolnwood, Illinois 60712
PIN 10-27-317-047-0000

Applicant / Tenant:
Sprint
5600 N. River Road
Des Plaines, Illinois 60018

Site: Sprint CH25XC234 – Purple Hotel Relo

Agent for Sprint:
Insite inc.
Real Estate Consulting Services
Shane Hennessy-York
1S660 Midwest Road, Suite 140
Oakbrook Terrace, Illinois 60181
(312) 442 – 2202
shanehy@insite-inc.com

Property Owner:
Tzafon Investments, LLC.
8170 McCormick Blvd., Suite 100
Skokie, Illinois 60076

SPECIAL USE STANDARDS

Sprint respectfully requests the consideration and approval of a Special Use Permit application in the Village of Lincolnwood. Therefore, please accept the following justification statement petition below addressing the items listed in the Special Use application:

1. **Please explain how the use is necessary for the public convenience at this location, and the subject property is deemed suitable for the use.**

   Sprint is seeking approval for a wireless communications facility at 7366 N. Lincoln Avenue to satisfy coverage, capacity and user demand brought on by the constant evolution of wireless handsets and data-rich application uses. Since the demolition of the Purple Hotel – where Sprint had an operational facility – Sprint has been working to secure another long-term, facility in the area. Sprint is excited to have established a professional relationship with Tzafon Investments LLC and to pursue a new use permit application for a communications facility on the rooftop of the existing building.

2. **Please explain how the use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

   The proposed facility will be designed and constructed to meet applicable government and industry regulatory compliance standards. Specifically, Sprint will comply with all FCC and FAA rules governing construction requirements, technical standards, radio frequency interference protection and power limitations.

   Wireless technology does not have an adverse effect on matters relating to public health, safety and welfare. In fact, wireless technology supports vital communications in emergency situations and will be used by local residents and emergency personnel to protect the general public's health, safety and welfare. These emergency services include e911 support, the ability to transmit vital data and a backup system to traditional landline telephone communications.

3. **Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.**

   The Sprint installation will not deteriorate or impair the value of other property in the vicinity, but rather, the presence of the proposed facility will improve the neighborhood by providing a more reliable and stable wireless communications service to the residents and visitors of the Village of Lincolnwood. Enhanced wireless communication will have a positive influence on the economic development of this area and all Sprint subscribers will benefit from improved service.

4. **The special use is consistent with the goals and policies of the Comprehensive Plan.**

   Sprint's wireless technology is heavily regulated and routinely maintained so as not to interfere with any other form of communication network or utility. In addition, enhanced wireless communication capabilities will have a positive influence on the economic development of the Village of Lincolnwood which improves the overall experience for both commercial and residential interests resulting in a product that is consistent with the Comprehensive Plan.

5. **The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district.**

   Sprint has been sensitive in the selection and design of the proposed facility and by granting the special use permit application, the project will not impede, hinder or discourage the development and use of adjacent land uses since the proposed installation is a slight alteration to the roofline of the existing structure. Only the antennas and associated radios will be visible on the roofline – all large cabinetry and equipment will be housed out of sight, in the basement of the building which minimizes the aesthetic impact of the installation.

6. **Please explain how the special use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.**

   Similar to other reliable utilities such as power, gas & water, wireless networks are essential to the development of any community. The primary access route to the proposed facility will be on existing, paved driveways and parking lots that other tenants in the building utilize. The small scope of this project involving 126 square feet in the basement of the existing building with associated panel antennas on the roof will have no impact on access roads or drainage.

7. **Please explain how the special use is so designed to provide ingress and egress to minimize traffic congestion on public streets.**

   The proposed facility will be an unmanned installation and, upon completion, will require infrequent maintenance visits (approximately one or two times per month) by a service technician. The facility is entirely self-monitored by complex computer systems which connect to a central office and alert personnel in the event of an equipment malfunction or breach of security. No noise, glare, smoke, debris or byproduct will be created by the proposed project and as designed, the facility will not have an impact on traffic, parking or storm water control systems. Thus, the proposed facility will not cause an adverse effect on traffic congestion.

Thank you in advance for your consideration of the Sprint Special Use application. We respectfully request a favorable recommendation for approval and look forward to expanding the Sprint network with the intent of providing substantial, reliable and efficient wireless telecommunications services in the Village of Lincolnwood. Please do not hesitate to contact me at (312) 442-2202 or shanehy@insite-inc.com with any concern.

Sincerely,

Shane Hennessy-York

Insite inc.
Real Estate Consulting Services
1s660 Midwest Road, Suite 140
Oakbrook Terrace, Illinois 60181
ShaneHY@insite-inc.com
(312) 442-2202

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN



Vicinity Area

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda



View 1-Before [Looking Southwest on N. Lincoln Avenue-Distance from the building 100 ft]

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Attachment to VB Agenda



View 1-After [Looking Southwest on N. Lincoln Avenue-Distance from the building 100 ft]

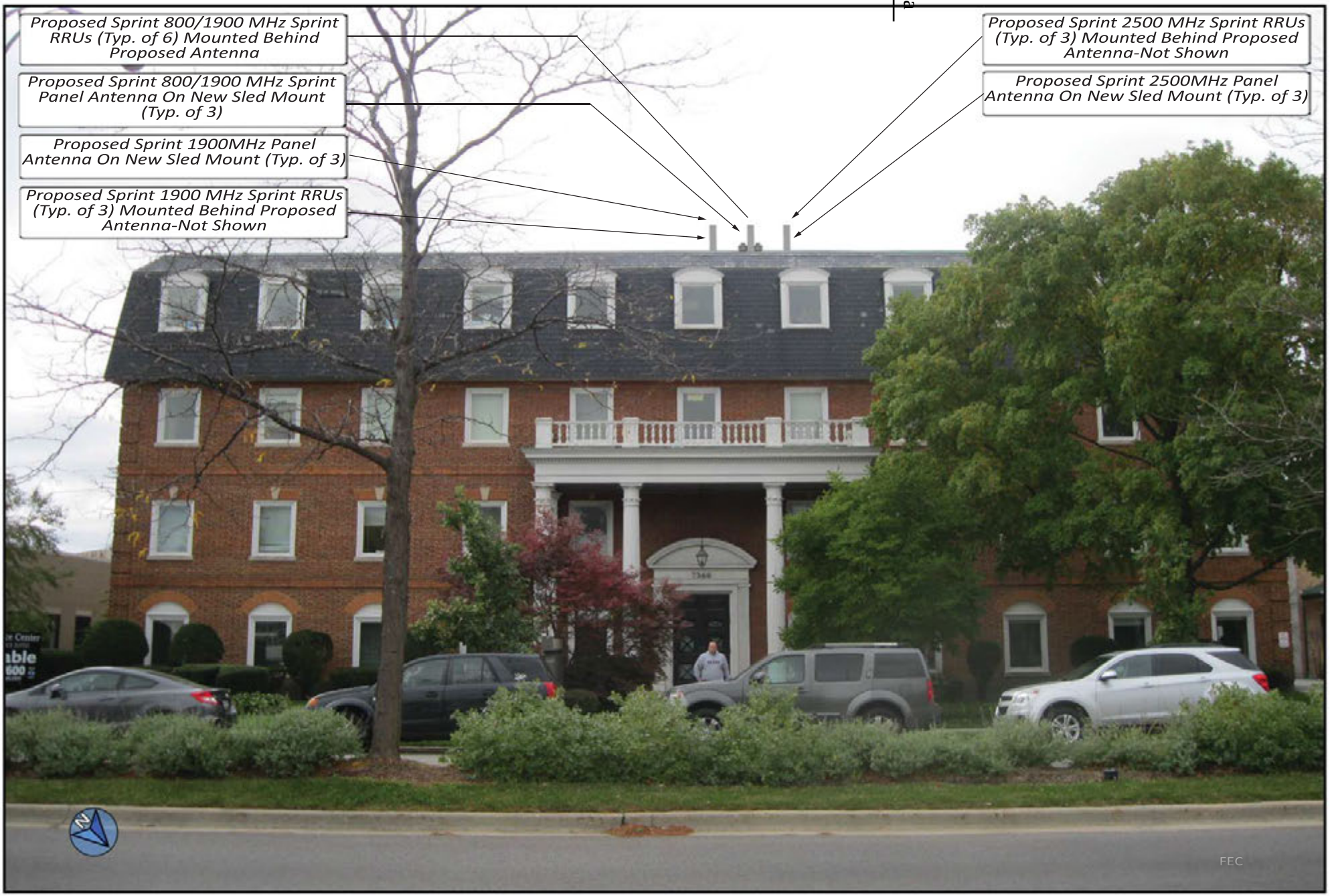
These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN



View 1-After [Looking Southwest on N. Lincoln Avenue-Distance from the building 100 ft]

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Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda



View 2-Before [Looking Northeast in Parking Lot Behind Building-Distance from the building 100 ft]

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda



View 2-After [Looking Northeast in Parking Lot Behind Building-Distance from the building 100 ft]

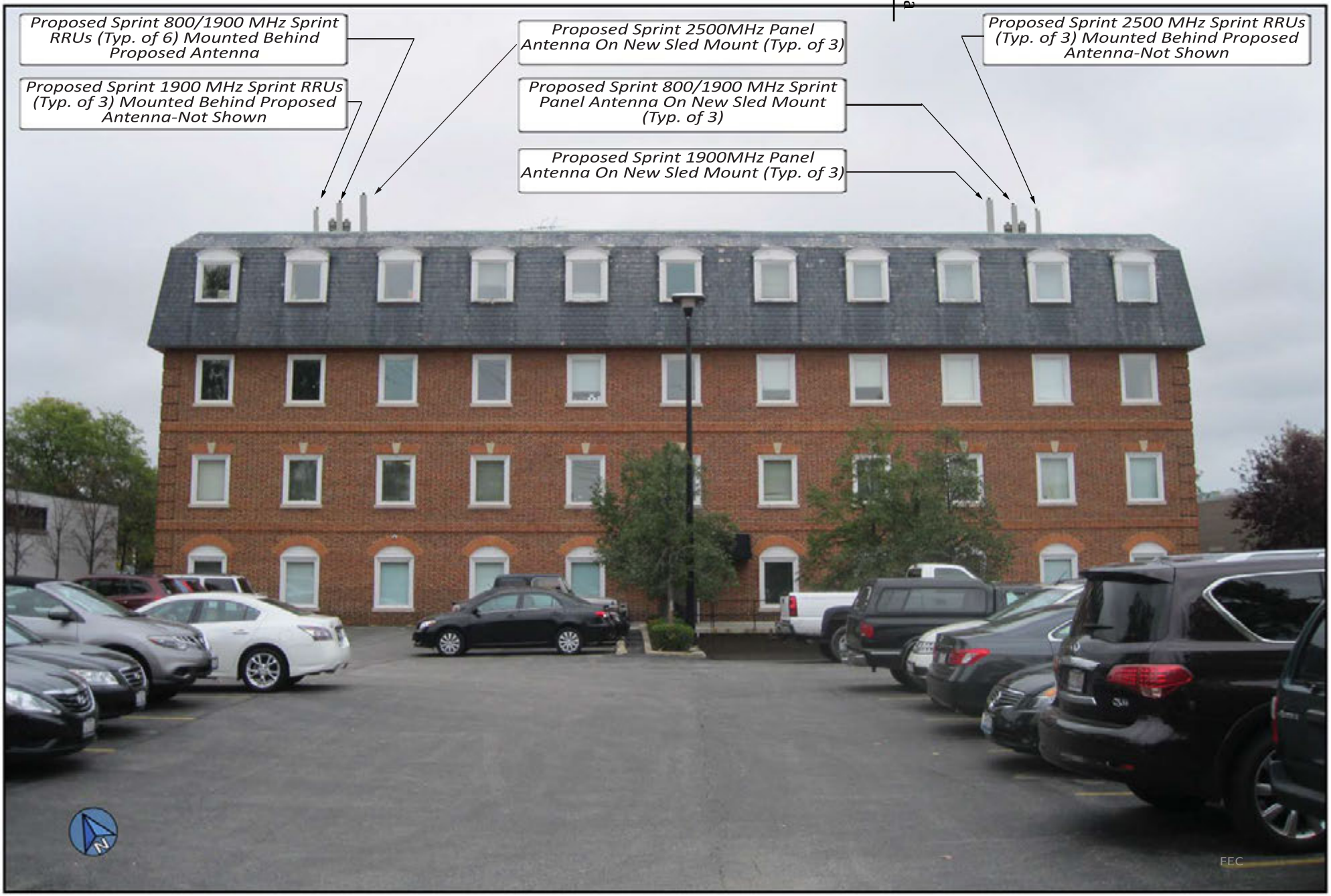
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Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN



View 2-After [Looking Northeast in Parking Lot Behind Building-Distance from the building 100 ft]

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda 6/3/2013



View 3-Before [Looking Southeast on N. Lincoln Avenue-Distance from the building 100 ft]

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

Sprint

Site Name: N. LINCOLN AVE.
Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda



View 3-After [Looking Southeast on N. Lincoln Avenue-Distance from the building 100 ft]

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site. ©2013 Fullerton Engineering

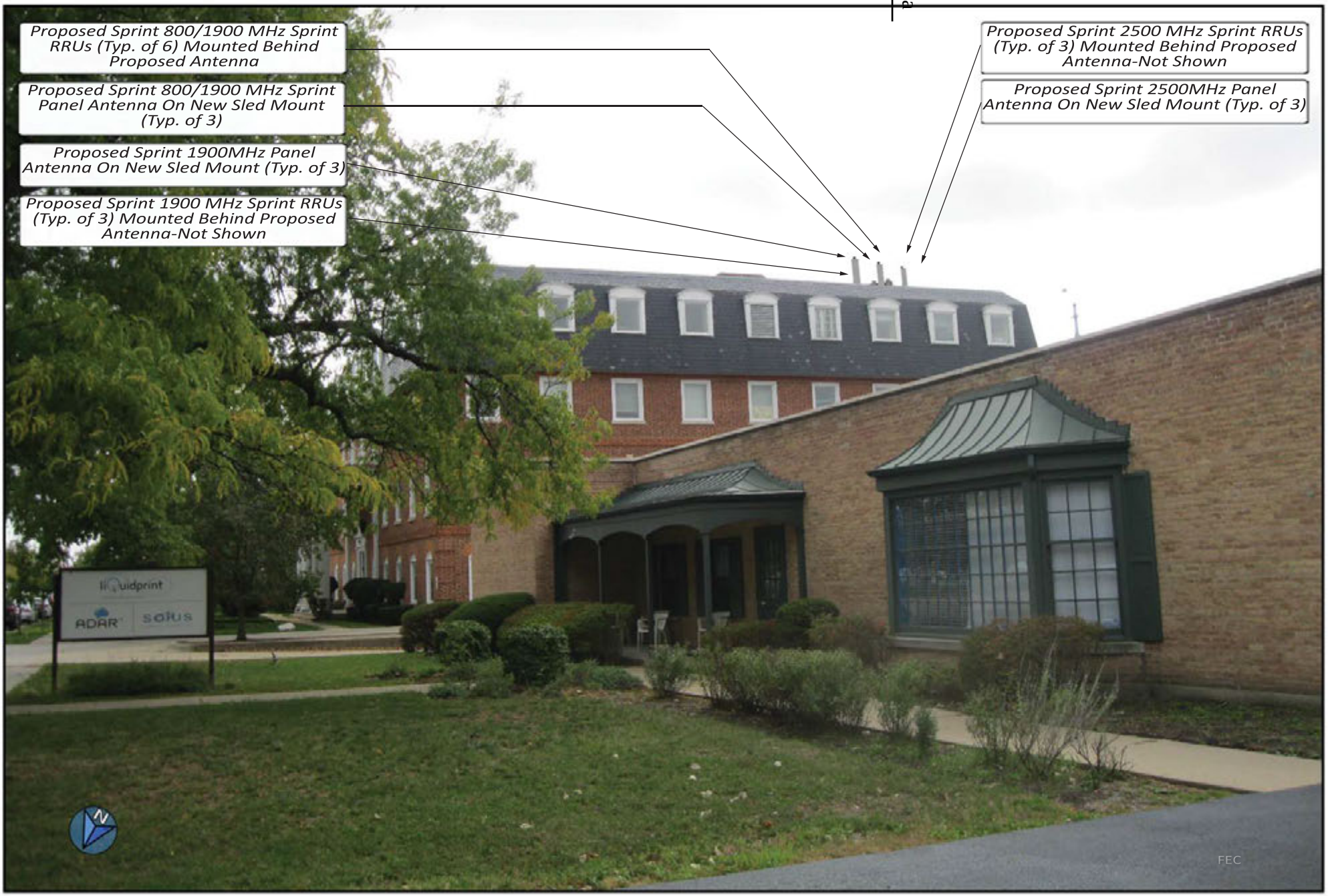
Sprint

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Site Number: CH25XC234

Address: 7366 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

FULLERTON ENGINEERING · DESIGN

Item 6 to VB Agenda 6/2



View 3-After [Looking Southeast on N. Lincoln Avenue-Distance from the building 100 ft]

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SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
ZD-1	SITE PLAN
ZD-1A	ENLARGED SITE PLAN
ZD-2	EQUIPMENT LAYOUT
ZD-2A	EQUIPMENT LAYOUT
ZD-3	SITE ELEVATION
ZD-3A	SITE ELEVATION
ZD-3B	SITE ELEVATION
ZD-3C	SITE ELEVATION
ZD-4	ANTENNA LAYOUT

DRIVING DIRECTIONS

DEPART FROM SPRINT OFFICE:
400 W. GRAND AVE, ELMHURST, IL 60126
KEEP STRAIGHT ONTO CR-20
KEEP STRAIGHT ONTO CR-20
ROAD NAME CHANGES TO W GRAND AVE
KEEP STRAIGHT ONTO (W) GRAND AVE
KEEP STRAIGHT ONTO (W) GRAND AVE
TURN LEFT (NORTH) ONTO US-12
TAKE LOCAL ROAD(S) (RIGHT) ONTO SR-19
TURN RIGHT ONTO RAMP
STAY ON I-90 KENNEDY EXPY
AT EXIT 84, TURN RIGHT ONTO RAMP
BEAR LEFT (EAST) ONTO W LAWRENCE AVE
TURN RIGHT (SOUTH) ONTO SR-50
TURN LEFT (EAST) ONTO W WILSON AVE
TAKE RAMP (LEFT) ONTO I-94
AT EXIT 39B, TURN RIGHT ONTO RAMP
KEEP LEFT TO STAY ON RAMP
TURN LEFT (NORTH) ONTO SR-50 N CICERO AVE
TURN RIGHT (SOUTH-EAST) ONTO US-41
ARRIVE 7366 N LINCOLN AVE, LINCOLNWOOD, IL 60712

Sprint

SITE NAME

N LINCOLN AVE

SITE NUMBER

CH25XC234

SITE ADDRESS

7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

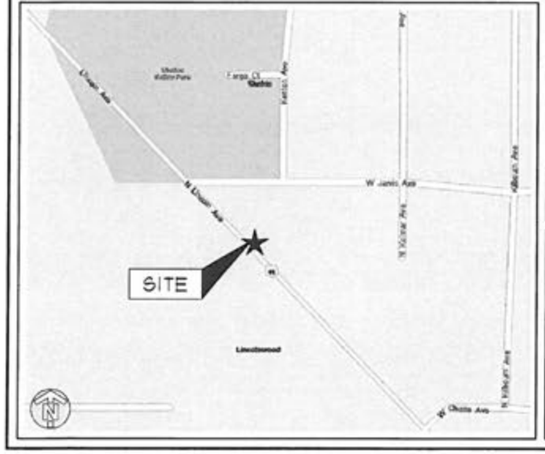
MARKET NAME

CHICAGO

PROJECT TYPE

NETWORK VISION

VICINITY MAP



PROJECT TEAM

ALCATEL•LUCENT
323 GWYNEDD COURT
EXTON, PENNSYLVANIA 19341
PROJECT MANAGER

FULLERTON ENGINEERING · DESIGN
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TEL: 847-292-0200
FAX: 847-292-0206
www.FullertonEngineering.com
ENGINEER

Insite, inc.
Real Estate Consulting Services
2210 MIDWEST RD., SUITE 213
OAK BROOK IL 60523
TEL: (773) 960-8781
SITE ACQUISITION

SCOPE OF WORK:

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
- FACILITY HAS NO PLUMBING OR REFRIGERANTS
- THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS
- ALL NEW MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. CABINETS, ANTENNAS/RRU AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
- INSTALL (3) NEW ANTENNAS ON (3) NEW SLED MOUNTS
- INSTALL (6) NEW RRUS ON (3) NEW SLED MOUNTS
- INSTALL NEW CABINETS IN EXISTING BASEMENT
- INSTALL NEW 200A ELECTRICAL SERVICE

PROJECT SUMMARY

SITE NAME:	N LINCOLN AVE
SITE NO:	CH25XC234
SITE ADDRESS:	7366 N LINCOLN AVE LINCOLNWOOD, IL 60712
COUNTY:	COOK COUNTY
SITE COORDINATES LATITUDE: LONGITUDE: GROUND ELEVATION:	 N. 42.013818° (NAD 83) W. -87.743055° (NAD 83) 610' (AMSL)
JURISDICTION:	THE VILLAGE OF LINCOLNWOOD
ZONING:	O
APPLICANT:	SPRINT 400 W. GRAND AVE. ELMHURST, ILLINOIS 60126
LANDLORD:	WEISS PROPERTIES, INC
BUILDING CODE:	INTERNATIONAL BUILDING CODE 2009 EDITION
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2011 EDITION

ENGINEER'S LICENSE

CERTIFICATION STATEMENT:

I CERTIFY THAT THESE DRAWING WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE: 2009 EDITION

LICENSED ENGINEER - STATE OF ILLINOIS

SIGNED DATE: 04/14/14
EXPIRES: 11/30/2015 LICENSE#: 062-063291

APPROVALS

SPRINT CONST.		DATE
SPRINT RF		DATE
SPRINT OPS		DATE
LANDLORD		DATE

DRAWING SCALED TO 11"x17"

ALCATEL•LUCENT
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FAX: 847-292-0206
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www.FullertonEngineering.com

CHECKED BY:	KF
APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1

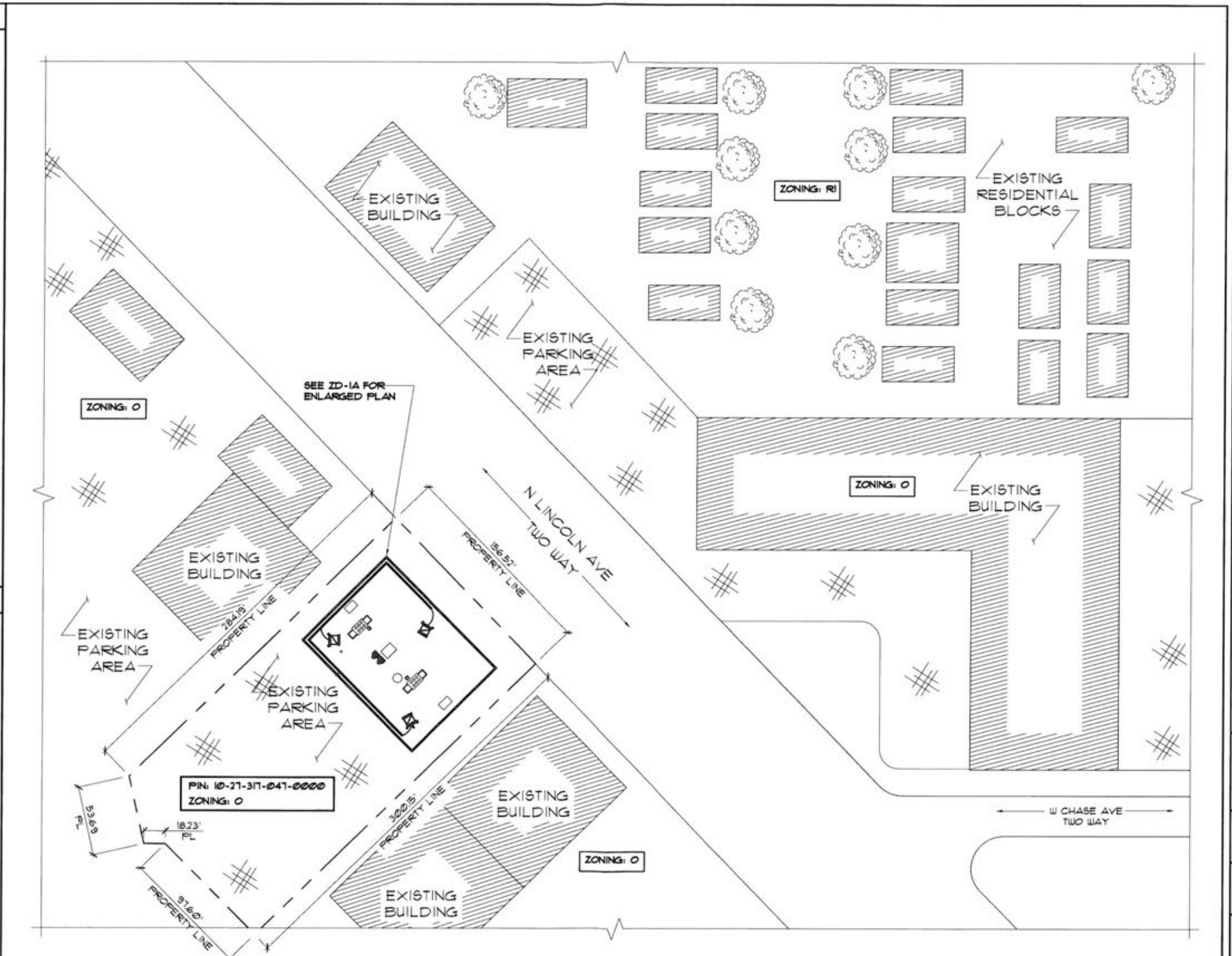
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ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BTS	BASE TRANSMISSION STATION
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
E	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MMBS	MULTI MODAL BASE STATION
NTS	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
RFDS	RF DATA SHEET
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S)	POUND(S)
RRU	REMOTE RADIO UNIT
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER
Ø	PLATE

SYMBOLS

- CENTERLINE
- REVISION
- WORK POINT
- UTILITY POLE
- BRICK
- COMPRESSED STONE
- CONCRETE
- EARTH
- GRAVEL
- MASONRY
- STEEL
- CENTERLINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOOD FENCE
- UE — BELOW GRADE ELECTRIC
- UT — BELOW GRADE TELEPHONE
- OE/OT — OVERHEAD ELECTRIC/TELEPHONE
- SECTION REFERENCE (A / S-1)



SITE PLAN

SCALE: 1" = 80'-0" | 1

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DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

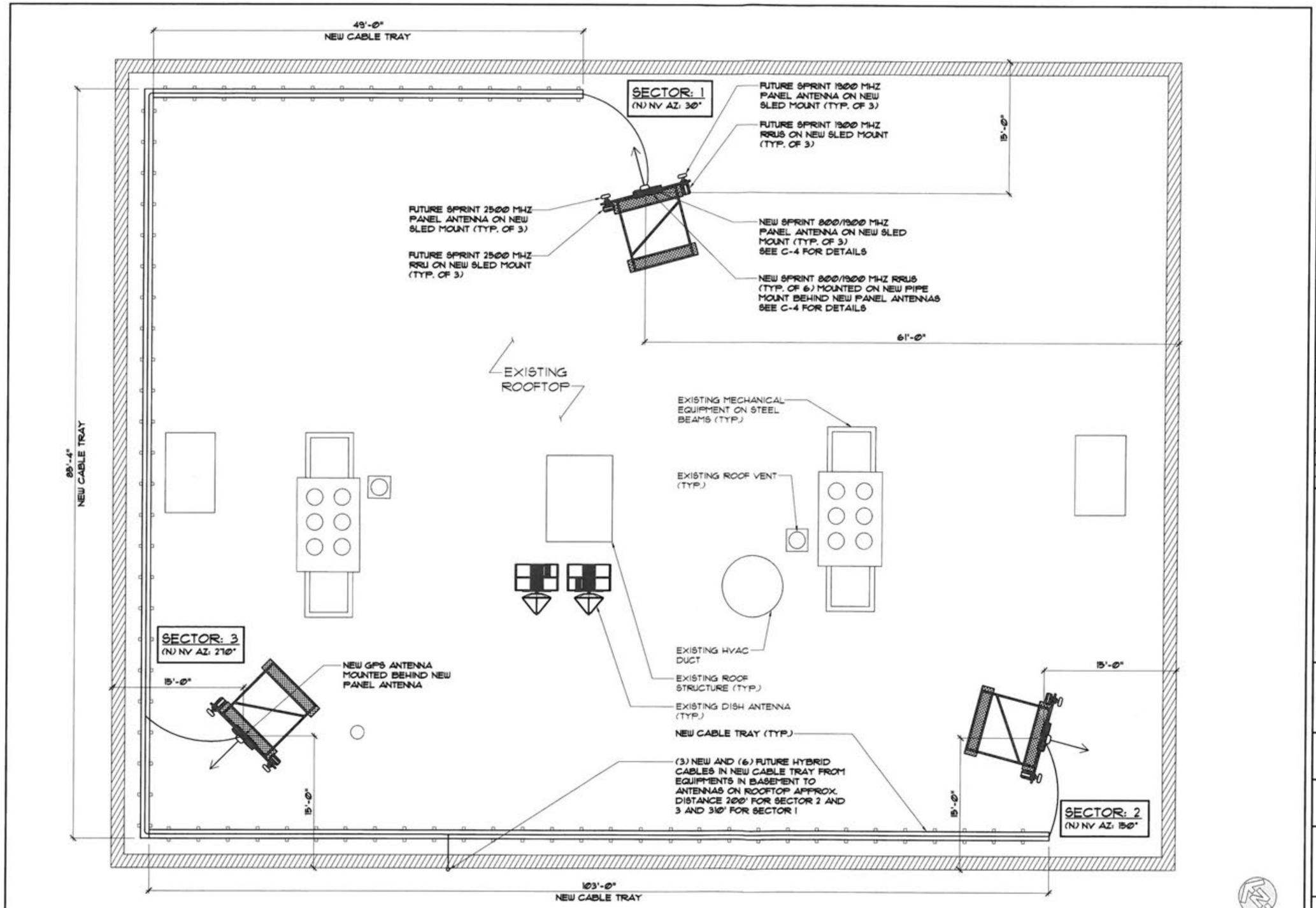
SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
SITE PLAN

SHEET NUMBER
ZD-1

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ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0" | 1

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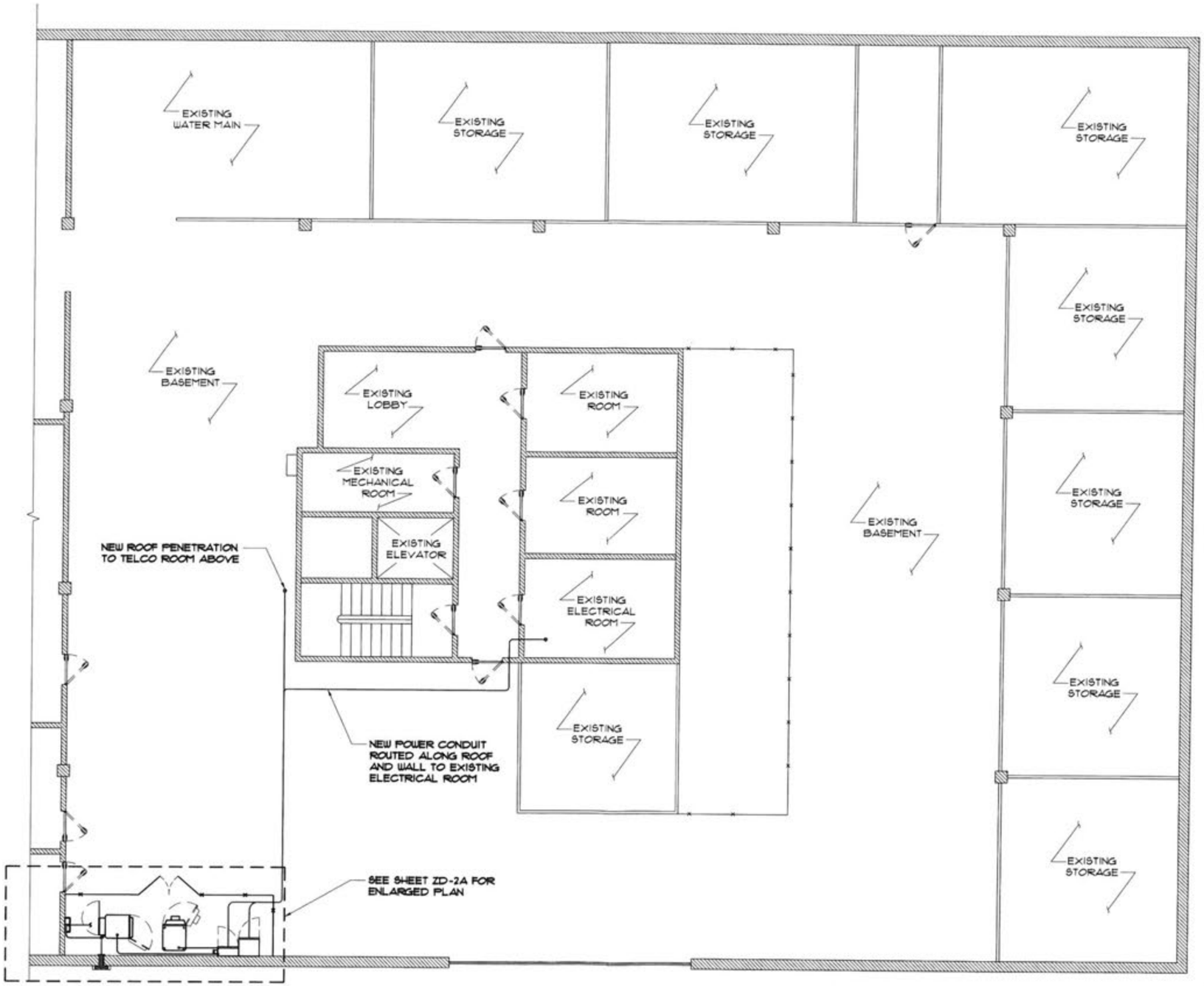
SITE NO.
CH25XC234

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SHEET NAME
ENLARGED SITE PLAN

SHEET NUMBER
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EQUIPMENT LAYOUT

SCALE: 3/32" = 1'-0" | 3

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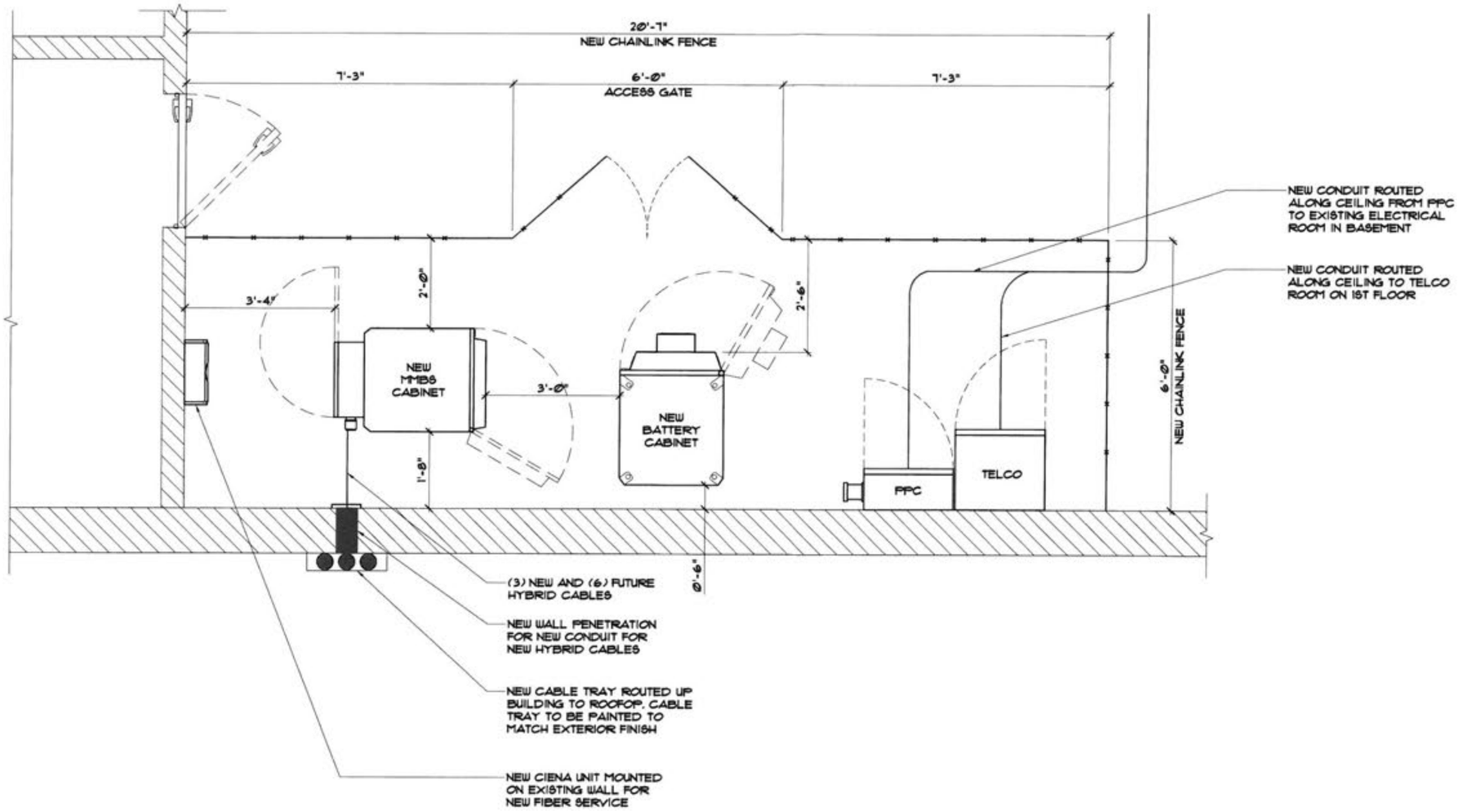
SITE NO.
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SHEET NAME
EQUIPMENT LAYOUT

SHEET NUMBER
ZD-2

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EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0" | 3

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DATE SIGNED: 04/14/14

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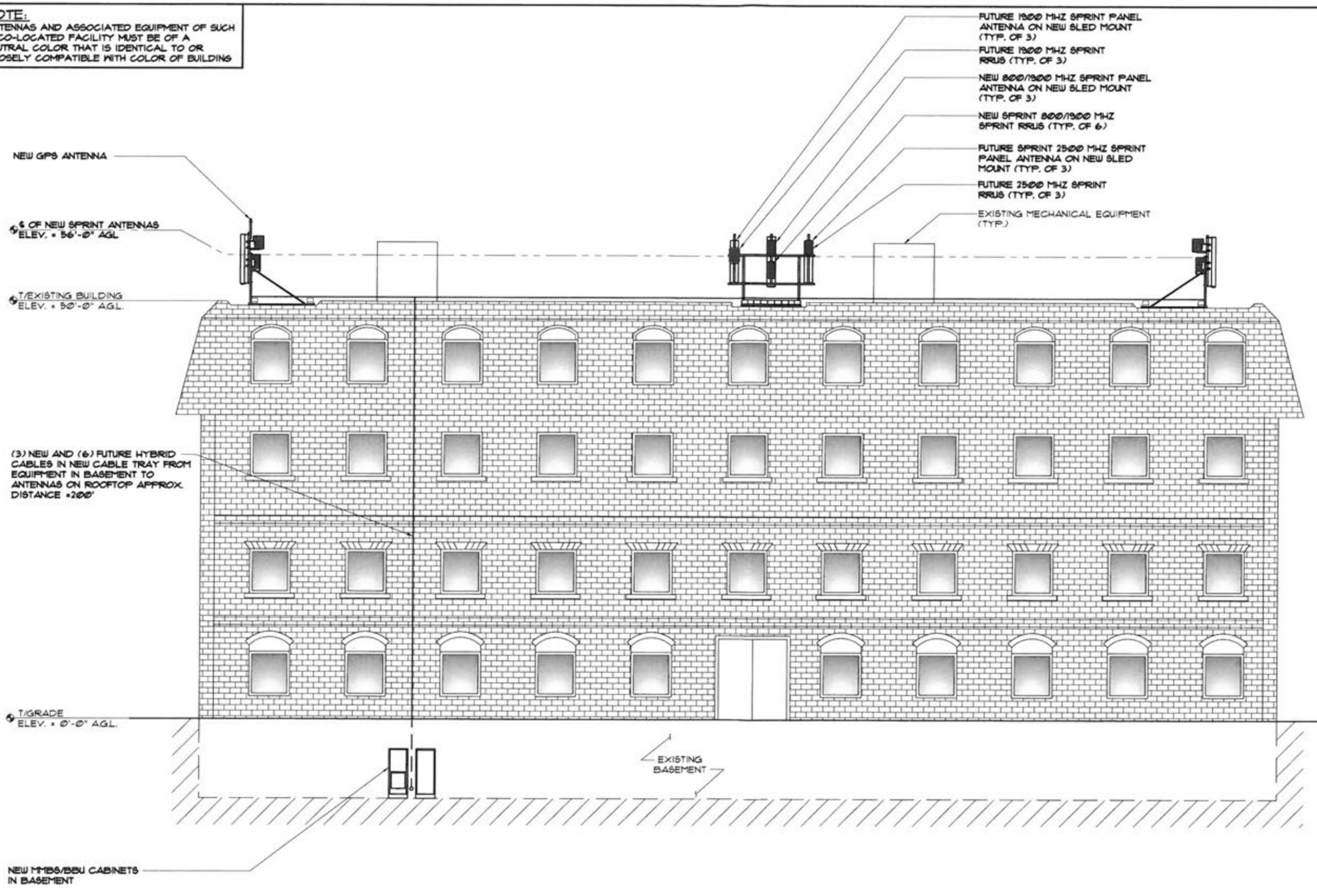
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SHEET NAME
EQUIPMENT LAYOUT

SHEET NUMBER
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NOTE:
ANTENNAS AND ASSOCIATED EQUIPMENT OF SUCH A CO-LOCATED FACILITY MUST BE OF A NEUTRAL COLOR THAT IS IDENTICAL TO OR CLOSELY COMPATIBLE WITH COLOR OF BUILDINGS



NORTH ELEVATION

SCALE: N.T.S. | 1

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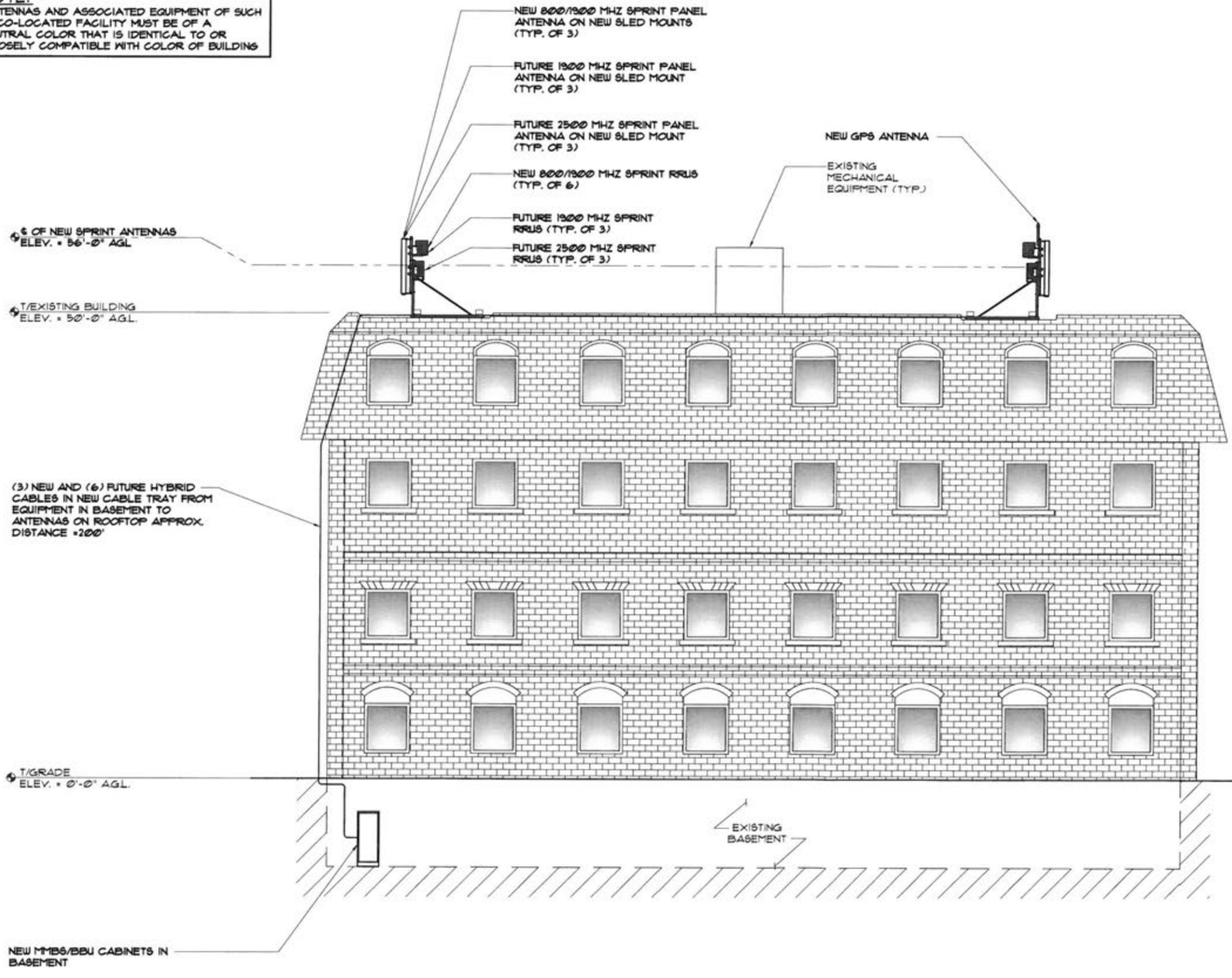
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LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3

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WEST ELEVATION

SCALE: N.T.S. | 1

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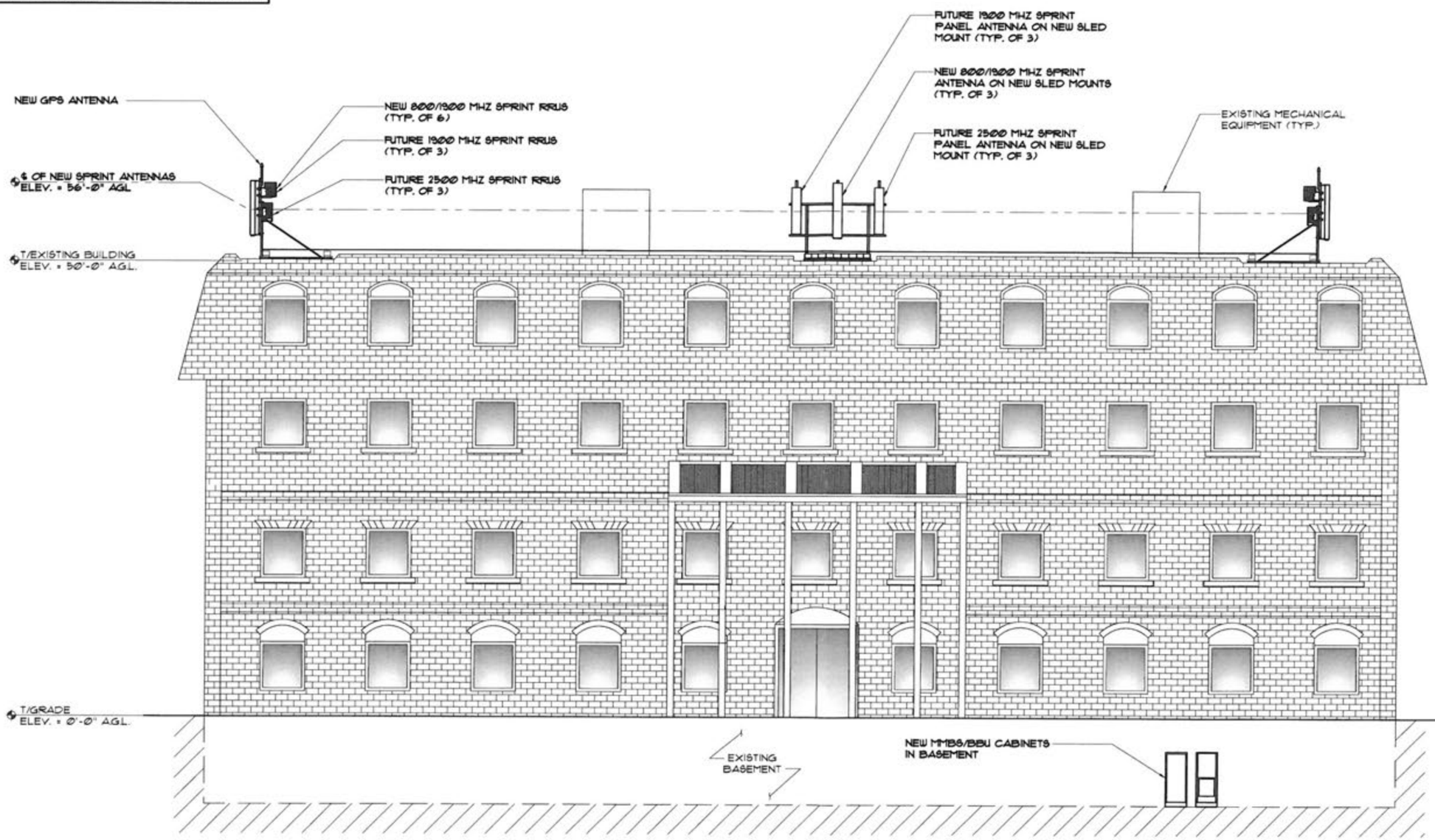
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SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3A

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SOUTH ELEVATION

SCALE: N.T.S. | 1

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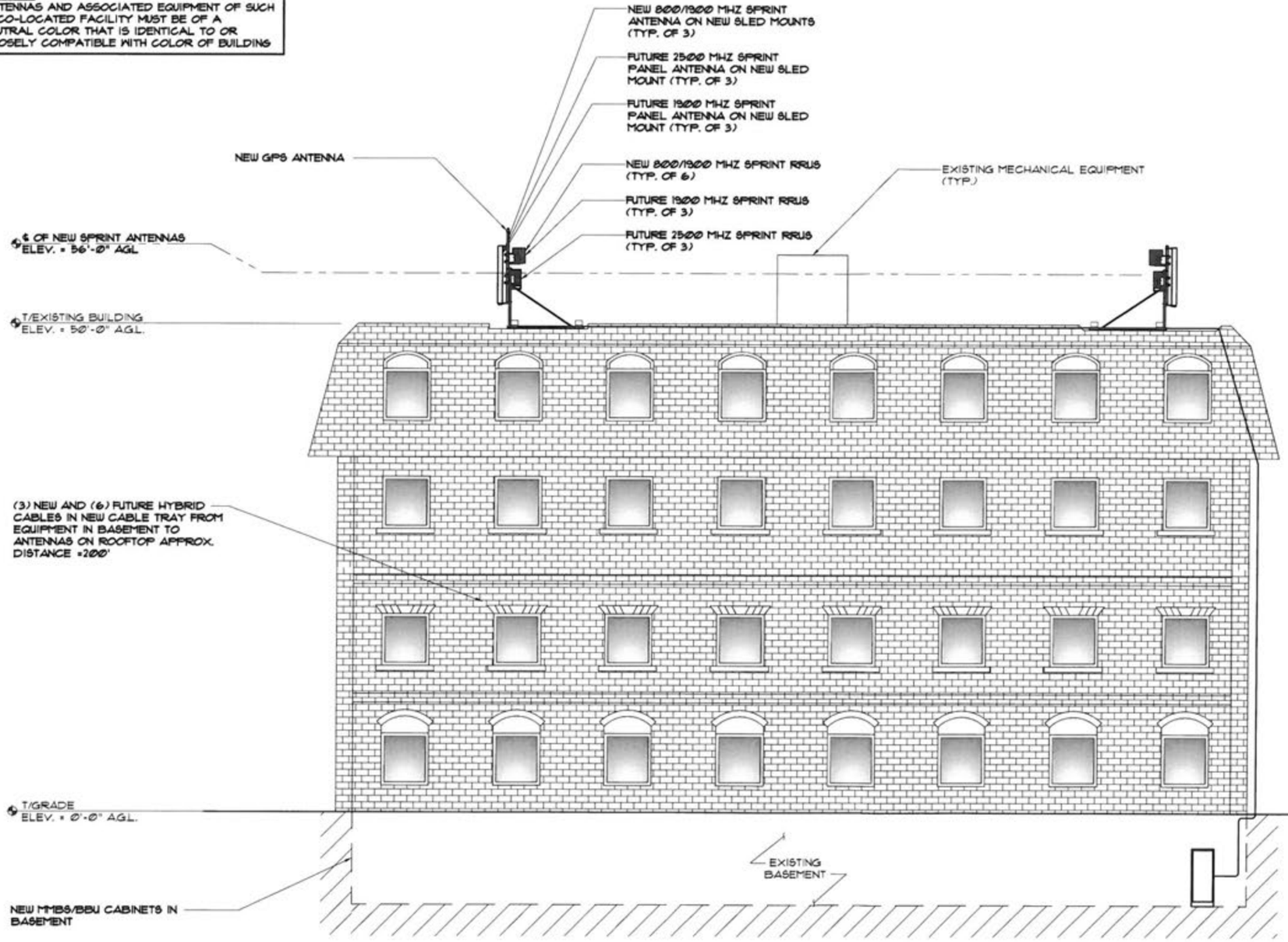
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LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3B

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EAST ELEVATION

SCALE: N.T.S. | 1

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SITE NAME
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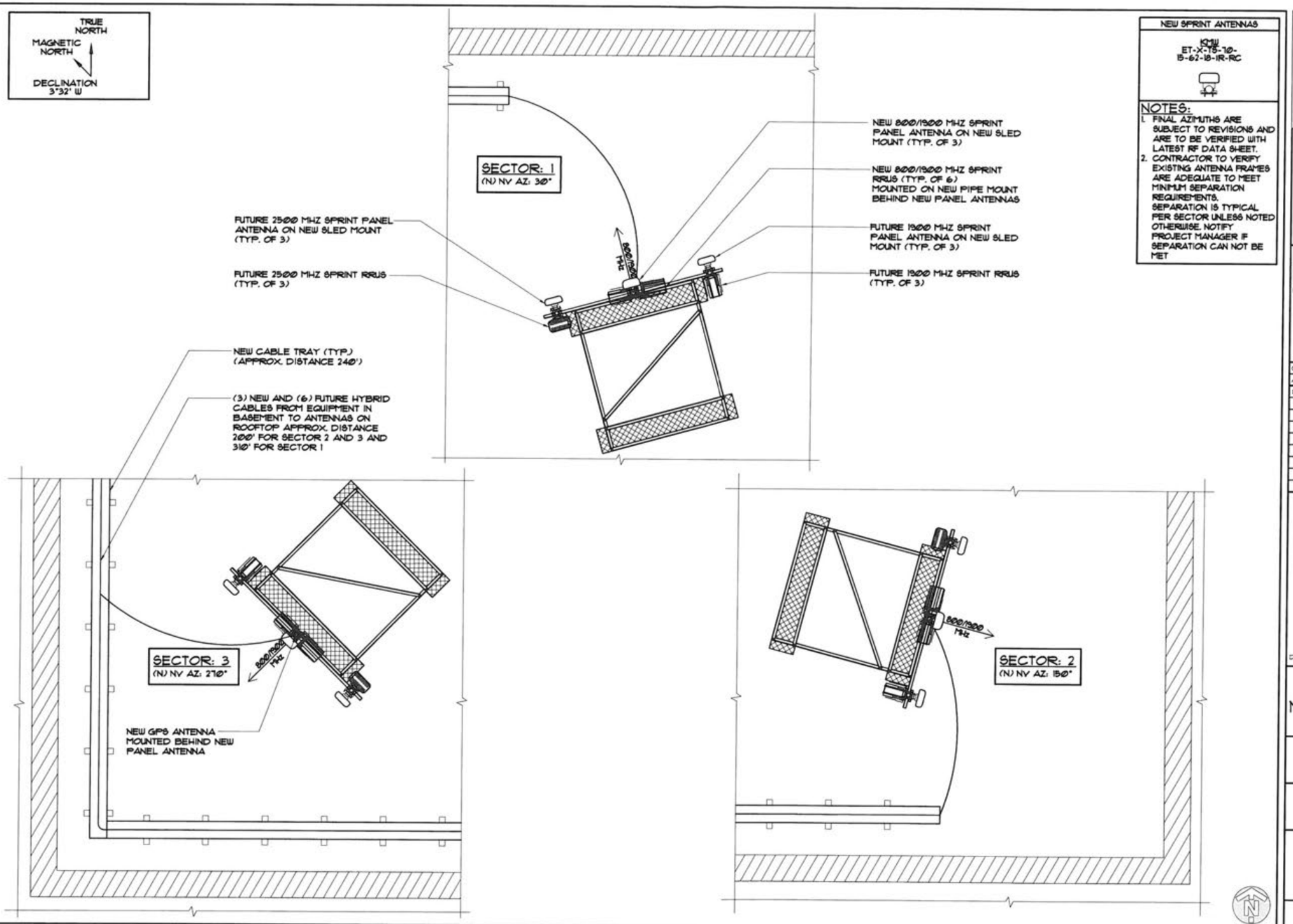
SITE NO.
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LINCOLNWOOD, IL 60712

SHEET NAME
SITE ELEVATION

SHEET NUMBER
ZD-3C

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NEW SPRINT ANTENNAS

KMW ET-X-TS-70-15-62-18-IR-RC

NOTES:
1. FINAL AZIMUTHS ARE SUBJECT TO REVISIONS AND ARE TO BE VERIFIED WITH LATEST RF DATA SHEET.
2. CONTRACTOR TO VERIFY EXISTING ANTENNA FRAMES ARE ADEQUATE TO MEET MINIMUM SEPARATION REQUIREMENTS. SEPARATION IS TYPICAL PER SECTOR UNLESS NOTED OTHERWISE. NOTIFY PROJECT MANAGER IF SEPARATION CAN NOT BE MET

FINAL ANTENNA LAYOUT

SCALE: 1/4" = 1'-0" | 3

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APPROVED BY:	JP

#	DATE	DESCRIPTION	INT.
	04/14/14	ZONING DRAWING	JB

DATE SIGNED: 04/14/14

SITE NAME
N LINCOLN AVE

SITE NO.
CH25XC234

SITE ADDRESS
7366 N LINCOLN AVE
LINCOLNWOOD, IL 60712

SHEET NAME
ANTENNA LAYOUT

SHEET NUMBER
ZD-4

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EDTA (Electrical Down Tilt Antenna)

Return to VB Agenda

Field Replaceable Internal RET

806~869MHz, X-pol., H70º/ V12º, ET0~10º
1850~1995MHz, XX-pol., H62º/ V5.5º, ET0~10º

● Electrical Specification

Product Number		ET-X-TS-70-15-62-18-iR-RC	
Frequency Range		806~869MHz	1850~1995MHz
3dB Beam-Width	Horizontal	70˚	62˚
	Vertical	12.0˚	5.5˚
Gain (dBi /dBd)		15.2 / 13.1	18.0/ 15.9
Electrical Down Tilt Range		0˚ ~ 10˚	0˚ ~ 10˚
1st Upper Sidelobe Suppression		> 18dB (up to 15˚ EL)	> 18dB (up to 10˚ EL)
Front-to-Back Ratio @180±15°		> 30dB	≥ 28dB
Polarization Type		Dual, Slant ±45˚	Quad, Slant ±45˚
Cross –Polar Discrimination(XPD)	0°, Boresight	> 20dB	> 15dB
	±60°	> 10dB	> 10dB
Input Maximum CW Power		250W	250W
Impedance		50Ω	50Ω
Return Loss		> 15dB	> 15dB
Isolation Between Ports		> 28dB	> 28dB
HBW Squint across the same ports		±2˚	±5˚
Passive Intermodulation, IM3		≤ -110dBm (@2x43dBm, @ 2 minute duration)	
Antenna Control Interface		Field Replaceable Internal RET, AISG2.0	



● Mechanical Specification

Dimension (Length x Width x Depth)	1829mm x 300mm x 150mm (72.0” x 12” x 5.9”)
Weight without Clamp	18.0kg (39.68lbs)
Max. Wind Speed	67m/s (150mph)
Wind Load (@100mph), Front / Side / Rear	842N / 421.0N / 842N (189.4lbf / 94.7lbf / 189.4lbf)
Connector (Type / Position)	6 x 7/16” DIN(Female) / Bottom

• Specifications are subject to change without notice. 05 September. 2011

65 Youngchun-ri, Dongtan-myun, Hwasung-si, Kyungki-do, Republic of Korea, 445-813
http://www.kmw.co.kr / http://www.kmwcomm.com

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 11**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Economic Incentive Request from the North Capital Group for the Proposed Shoppes at Lincoln Pointe Development

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The developer for the proposed Shoppes at Lincoln Pointe, North Capital Group (NCG), is requesting an economic incentive from the Village. On May 28, 2014, they presented to the Economic Development Commission this incentive request for this development.

As proposed, the Shoppes at Lincoln Pointe would include a 160-room Springhill Suites Hotel, approximately 126,000-square feet of retail, restaurant and entertainment space, 30,000-square feet for a grocery store, 23,000-square feet for a health club, and 30,000-square feet for office use. The health club and office components are proposed for the 2nd floor of the development. Collectively, together, these uses represent the proposed North Capital Group project for which an incentive is requested.

The proposed Shoppes at Lincoln Pointe project is consistent with the Village's adopted plans for the area, and the Village Board has previously approved the Preliminary PUD plans for this project. A significant feature and cost element of this project is both underground parking, located below the development, as well as construction of an above ground parking deck, located above the proposed grocery store. The developer is also proposing $4 million in area public road and traffic signal improvements, including signal improvements at Touhy/Cicero and Touhy/Lincoln intersections.

Incentive Request
For this project, NCG has requested an economic incentive in the amount of $33.5 Million in Net Present Value (NPV), payable through various public funds (e.g. TIF, Business District tax rebates and Sales tax rebates) over a 20-year time period. Net Present Value is a financial term referring to today's dollar value. Since inflation reduces the value of the dollar over time, the actual payback amount over time, would be higher than the stated NPV amount.

As requested, NCG is not seeking the issuance of any type of bond for this project. Nor is it seeking any upfront Village payment. Rather, the proposal is that at the completion of project construction the Village would issue notes that would then be repayable only from certain revenues which are created by the project and received by the Village. The notes would not be guaranteed by the Village's general fund or by the full faith and credit of the Village. As proposed, the developer would, therefore, shoulder all the economic risk, with the Village's obligation to pay limited to only a portion of revenue actually

received by the Village through certain specific revenue sources from the development over the 20-year period.

In making its request of the Village, NCG has cited certain extraordinary development costs associated with the project. These include the additional costs of constructing underground infrastructure such as the underground parking, an above ground parking deck, and off-site traffic and roadway improvements. Further, as part of this request, NCG has provided a"Gap Analysis "which asserts that without Village economic assistance, the rate of return on the project is insufficient to attract external private financing for the project and, therefore, the project is not financially feasible to accomplish.

Requested Incentive Revenue Sources
To fund the incentive request, NCG's initial proposal is that the Village utilize the following three revenue sources directly produced by the proposed project.

1) **TIF:** 100% of the property tax increment (TIF) created by the project. This has been projected to be $21 NPV.
2) **Sales Tax:** 50% of the Village's 1% standard sales tax AND 50% of the Village Home Rule tax, created by the project. Together, this has been projected to be $6.5 million NPV.
3) **Business District Taxes:** 100% of a *new* additional 1% sales tax AND 100% of a *new* 1% hotel tax, projected to be $7 Million NPV. Imposition of these new taxes would be created by the Village through establishing a "Business District" over the property. As proposed, only the subject property would be subject to these new taxes.

While the above revenue sources would be dedicated to the project for a 20-year period, NCG has projected that during this 20-year period, the proposed development would also produce new additional taxes for the Village (above the revenues needed to pay the incentive) of $29 million, or approximately $1.4 million annually in new revenue.

Economic Development Commission Recommendation
On June 6, 2014, the Economic Development Commission convened in special session to consider the requested incentive. Commissioners noted the public benefits of the proposed project, the new tax revenues that would flow to the Village, and, that as proposed, there would be very little fiscal risk to the Village. In considering this request and the analysis by Kane McKenna and Associates, the Commission concluded that the project did involve extraordinary costs and that there was a financial gap making the project not feasible to go forward without Village assistance.

In considering the establishment of a Business District and the imposition of a new additional 1% sales tax and new 1% hotel tax that would only affect this development, the Commission was supportive. In formulating its recommendation, the Commission acknowledged the difficulty in determining an exact incentive amount based on current project cost estimates and forecasts of required rates of return for the project. To address these matters, the Commission discussed incorporating a "true-up" provision whereby the actual incentive amount would be determined at the completion of construction and further that the rate of return and other economic factors identified by Kane McKenna and Associates as impacting the incentive request would be addressed and determined by further negotiation and included in the Redevelopment Agreement.

In concluding its consideration, by a 7-0-1 vote (with Commissioner Strauch abstaining but later requesting to change to affirmative) the Commission is recommending an economic incentive package for the Shoppes at Lincoln Pointe, subject to a redevelopment agreement, which provides a maximum incentive amount capped at $33.5 million in Net Present Value, to be reimbursed over a period of up to 20 years on a pay-as-you-go manner, through:

1) 100% of the property tax increment created by the project;
2) 50% of the 1% State Sales Tax generated by the project;
3) 50% of the Village's Home Rule Sales Tax generated by the project;
4) 100% of a new 1% Sales Tax placed on the project pursuant to a new Business District; and
5) 100% of a new 1% Hotel Tax placed on the project pursuant to a new Business District

subject further to a "true-up" claw-back provision related to actual construction costs, as well as a true-up claw back provision at the time of any transfer or sale of the property. This Commission motion also specifically contemplates that the Village Board will provide further review, refinement, and direction with respect to those certain assumptions set forth in exhibit 13 of Kane McKenna and Associates' report (page 20) dated June 3, 2014; and further that the Village Board begin the steps necessary to establish a Business District for the subject project.

At the June 17, 2014 COTW meeting, the Village Board was briefed on this Commission recommendation and authorized staff to proceed with the engagement of Kane McKenna and Associates to begin work on creating the Business District necessary to establish the contemplated Business District taxes.

Alternate Incentive Recommendation
Since the Commission recommendation was rendered, the previously created sub-group of Village Trustees Leftakes and Patel, along with staff and consultants, reviewed the Commission's recommendation in an attempt to remove uncertainty related to the ultimate incentive amount and to improve the positive fiscal position for the Village.

After negotiations and discussions, the Village negotiating team was able to get the developer to modify its incentive request in several significant respects:

- First, the total incentive amount would be reduced from $33.5 million NPV to approximately $27 million NPV (the exact amount is being calculated by our consultants), without any "true-up" or other clawback provision and without any further potentially lengthy negotiation concerning rates of return or other matters.

- Second, the incentive package no longer includes a rebate of any portion of the Village's portion of the state sales tax or of the Village's Home Rule sales tax.

The modified incentive package involves only the following three sources of reimbursement:

1) 100% of TIF revenue directly created by the project and only;
2) 100% of a new 1% Business District sales tax generated by the project; and
3) 100% of a new 1% Business District hotel tax generated by the project.

Other features of the incentive request, that it be pay-as-you-go over a maximum 20-year period, with no risk to the Village would be maintained.

On June 26, the sub-group and NCG met to discuss this alternate incentive structure. Subsequent to the meeting, NCG informed the Village that it accepts the alternative incentive structure.

Summary and Village Board Action
The Economic Development Commission has unanimously found that an economic incentive is warranted for this project and that the proposed development will have substantial public benefit, including new revenue to the Village, above that needed for the incentive, with virtually no economic risk to the Village. The Commission is recommending an incentive at a maximum $33.5 million NPV,

subject to further final construction cost review and further negotiation on rates of return and other related matters.

To reduce uncertainty and further delays in proceeding with the project, as an alternative, the Village Board appointed sub-group is recommending a reduction in the maximum incentive amount to an amount between $26 and $28 million NPV (subject to further determination/discussion concerning potential computational errors), without any "true-up" or clawback provision or further negotiation on rates of return or other financial matters.

In addition to a known reduction in the maximum incentive amount and removal of uncertainty, this alternate incentive recommendation also removes any use of the 1% sales tax and home rule sales tax from funding the incentive, as initially recommended and contained in the recommendation by the Commission.

The alternate incentive recommendation provides greater certainty, reduces potential project delays, reduces the maximum incentive amount and removes from use to fund the incentive any of the state sales tax or home rule sales tax, and has been agreed to by the developer. As such, action on the alternate recommendation is recommended and direction provided to the Village Attorney to move forward to draft a Development Agreement incorporating the proposed economic incentive package.

FINANCIAL IMPACT:

DOCUMENTS ATTACHED:

1. NCG Incentive Application
2. KMA Report
3. May 28, 2014 EDC Minutes (Draft)
4. June 6, 2014 EDC Minutes (Draft)

RECOMMENDED MOTION:

Move to approve a motion directing the Village Attorney to draft a Redevelopment Agreement that incorporates the business points which would provide for an economic incentive for NCG up to a maximum of up to $28 million NPV (final total amount to be between $26 to $28 million after final calculations are agreed upon) consisting of the Village rebating to NCG the following:

A) 100% of the property tax increment (TIF) generated by the project; and
B) 100% of the revenue generated from a new 1% sales tax and new 1% hotel tax generated from the creation of a Business District encompassing the project area

for the proposed Shoppes at Lincoln Pointe development, with the understanding that the Redevelopment Agreement will be considered for final action by the Village Board only when the final PUD plan is presented to the Village Board for final action.

Village of Lincolnwood
Application for Economic Incentive

Applicant's Information

Legal Name of Applicant: North Capital Group LLC and Tzafon Investments LLC
Illinois Business Tax Number: 27-3869764 (NCG); 46-2837254 (Tzafon)
Contact Person: Neal Stein Title: Principal
Current Address: 8170 McCormick Blvd; Suite 100, Skokie, IL 60076
Office Phone Number: 847-868-4106 Fax Number: 630-689-1288
Alternate Phone Number (identify such as cell): 630-399-3990 (cell)
E-mail address: Neal@northcapgroup.com

If represented by Counsel or otherwise, identify by completing the following:
Name: Gerald P. Callaghan
Firm: Freeborn & Peters, LLC
Address: 311 S. Wacker Drive, Suite 3000, Chicago, IL 60606
Office Phone Number: 312-360-6000 Fax Number: 312-360-6574
Alternate Phone number (identify such as cell): 312-360-6555 (Callaghan direct)
E-mail address: jcallaghan@freeborn.com

Subject Property

Identify the location of the property in the Village which is the subject of this application

Address: 4500 & 4560 W. Touhy, 7350, 7358 & 7366 Lincoln
Property Identification Number(s) [(PIN(s)]: 10-27-317-047,048,049,050,051,052,055
Total Size of Property: 10.712 acres
Current Use: Predominantly vacant; one office building to remain
Total Annual Property Taxes Paid (most recent) Amount $: 463,201.51
Is the Subject property currently owned by the Applicant Yes [X] No [ ]
If yes, give date of purchase: May 24, 2013 (047,048); 2012 (remaining parcels).
If not, identify the current property owner:
Name: N/A
Address:

Summary of Request

Summarize below the incentive amount requested, proposed terms of an agreement, such as the structure of payments and length. Identify proposed Village revenue sources for payment of the requested incentive and any sharing percentage. Attach further detail and revenue projections as necessary.

This request is for (mark one): Business District Tax
Sales Tax Rebate [X] Property Tax Increment (TIF) [X] Other [X] (Identify)
Total Dollar Amount of Assistance Requested: $ 33.5 million
Proposed Village Revenue Source: (1) incremental property taxes; (2) sales taxes; and (3)
Proposed Period of Incentive: 20 years Business District taxes.
Proposed Structure/Terms of Incentive (detail in space below):

See attached Request for Economic Incentive.

Project Summary

Identify and explain below, *ONLY in the space provided*, short answers. Provide additional/supplemental information and supporting documentation as an attachment to detail the request and support the applicant's claim.

Describe the Proposed Project and Nature of Request.

- 160-room Marriott Springhill Suites Hotel
- 126,000 square feet of retail, restaurants and entertainment
- 30,000 square feet of grocery
- 23,000 square feet of health club
- 30,000 square feet of new office

What is the total private investment proposed for this project? $ 91.26 million
Identify and provide a breakdown by major category of this investment amount.

Debt - $63.88 million
Equity - $27.38 million

Are there extraordinary cost(s) involved in the proposed project? Yes [X] No [ ]
If yes, list and identify amounts and why they are considered extraordinary project costs.

• Offsite road work -	$4,050,000
• Underground parking -	$12,727,541
• Building A w/structured parking	$16,809,200
	$33,586,741

The offsite road improvements are necessary to address existing roadway deficiencies. Structured and underground parking are necessary to provide the type of development envisioned in the Villages Lincoln Avenue Corridor Plan.

Has the applicant requested or received any other governmental assistance related to this proposed project? If yes, identify and explain below. Yes [ ] No [X]

Has the applicant ever requested or received an economic incentive from the Village? Yes [ ] No [X]
If yes, identify below.

Is zoning approval required for this project? Yes [X] No [ ]
If yes, identify and provide status.

The applicant has received preliminary approval of a PUD in the B3 (Village Center PD) District.

Project Summary (continued)

Identify and explain below, *ONLY in the space provided*, short answers. Provide additional/supplemental information and supporting documentation as an attachment to detail the request and support the applicant's claim.

Indicate/explain how the requested incentive structure and amount was determined.

The incentive structure and amount were determined by performing a gap analysis to achieve a rate of return that is somewhat less than market. See the attached Request for Economic Incentive and supporting spreadsheets.

Explain why Village economic assistance is necessary and requested for this project.

The project cannot be financed without the Village's economic assistance, due to the unacceptable rate of return. The amount requested will enable the applicant to achieve a rate of return that will make the project financeable. See the attached Request for Economic Incentive.

Will this project proceed without the assistance requested being granted? Yes ☐ No ☒
Explain in the space below.

Without assistance, the applicant will not be able to obtain private financing for the project, in which case the project will not proceed.

Identify the benefits that will accrue to the Village as a result of this proposed project.

See the attached Request for Economic Incentive.

Additional Information

In the space provided below, highlight and summarize any other pertinent information you believe is important in the consideration of this request.

- A pedestrian-oriented mixed use development containing retail, restaurants, office and hotel
- Offsite roadway improvements to improve public safety.
- Creation of a downtown center for the Village with the highest development intensity in the Lincoln Avenue Corridor.
- Underground parking, parking decks or a combination of both.
- See attached Request for Economic Incentive.

Note to Applicant: This application form is intended only to highlight and summarize your request for an economic incentive. Attach additional explanation or detail regarding the proposal and request as necessary. Depending on the nature of the request, documentation such as revenue projections, site plans, experience of the applicant, project timetable, pro forma, etc. will be necessary.

Acknowledgement by Applicant

Pursuant to Ordinance 2003-2625, an applicant for an economic incentive is required to reimburse the Village at a rate of 115% of any and all actual out-of-pocket costs incurred by the Village in the review of this application. Generally these costs are for Village fiscal and legal review of the request and any miscellaneous expenses. Applicant understands that after initial consideration of this application by the Economic Development Commission, an Application Deposit in the amount of $3,000 shall be due and must be tendered to the Village for further consideration of this application. This initial deposit shall be held in a non-interest bearing account to reimburse the Village, pursuant to this Ordinance, its out-of-pocket costs in the review of this application. Subsequent deposits by the applicant may be required depending on the nature, length and complexity of the review. A complete accounting of all out-of pocket review costs shall be provided to the applicant. The applicant is further advised that should the Village Board authorize the preparation of an incentive agreement with the applicant, an additional deposit of $10,000 or 1% of the incentive amount, whichever is greater, shall be required prior to development of such an agreement. **THE FILING OF THIS APPLICATION FORM WITH THE VILLAGE AND THE PAYMENT OF ANY FEES REQUIRED HEREUNDER DOES NOT CONSTITUTE A RECOMMENDATION IN FAVOR OF THE INCENTIVE PROPOSAL HEREIN NOR VILLAGE BOARD APPROVAL OF APPLICANT'S REQUEST FOR AN INCENTIVE, NOR DOES IT GUARANTEE RECOMMENDATION OR APPROVAL OF THE SAME BY EITHER PUBLIC BODY.**

Applicant's Name Neal Stein Title Principal

Signature Neal Stein Date 5-19-2014

THE SHOPPES AT LINCOLN POINTE

REQUEST FOR ECONOMIC INCENTIVE

North Capital Group, LLC (NCG) is requesting economic assistance from the Village of Lincolnwood in connection with the development known as The Shoppes at Lincoln Pointe. The request contains three sections. In the first section, the amount of the request and the funding sources are described. The second section explains the extraordinary costs of the development that create the need for the amount requested. The third section describes the benefits that will accrue to the Village and the public if the development is constructed.

Proposed Economic Incentive

NCG performed a financial gap analysis to determine the amount of incentive that will be required to make the project feasible. A financial gap analysis consists of measuring the rate of return on investment based on estimated project revenues and costs. The financial gap is defined as the amount of money needed to achieve market rates of return, adjusted for the risk on this project, on both an unleveraged cash return and a leveraged return on equity.

To attract debt and equity financing for the project, the minimum unleveraged return needs to be in the 13% - 15% range and the market rate leveraged return on equity needs to be 20% - 25%. Without any incentive from the Village, the unleveraged return would be 7% and the leveraged return on equity would be 9%. NCG cannot attract debt and equity financing at these rates of return. However, with an economic incentive of $33.5 million, the unleveraged return would be approximately 12% and the leveraged return would be 20%. While these levels are at the low end of market, NCG believes it will be able to attract debt and equity financing at these rates of return. More than 10% of the funding gap ($4 million) is attributable to the offsite road improvements that are necessary even if the project is not developed.

Under NCG's proposal, the economic incentive would be funded from the following sources generated by the project site:

- 100% of the property tax increment (approximately $21 million NPV)
- 50% of the Village's share of the State of Illinois sales tax and the home rule sales tax (approximately $6.5 million NPV)
- 100% of the Business District 1% sales tax and 1% hotel tax (approximately $7 million NPV)

NCG proposes that the Village would pay the $33.5 million incentive through the issuance of three notes: (1) a senior tax-exempt note in the amount of $17.6 million payable from the property tax increment and 50% of the sales taxes generated on the property; (2) a subordinate taxable note in the amount of $8.8 million payable from the property tax increment and 50% of the sales taxes generated on the property; and (3) a subordinate taxable note in the amount of $7 million payable from the Business District taxes. The Business District taxes, if approved by the Village, would only be levied on the project site and not against any other property within the Village.

Under the proposed three-note structure, NCG is not requesting payment of the incentive upfront; rather, it is requesting payment annually as taxes are received by the Village after the project is completed. In other words, NCG's funds would be applied first. And there would be no recourse against the Village if incentive revenues fall short. All of that risk would be assumed by NCG.

The Extraordinary Project Costs

The project presents extraordinary development costs, which are attributable largely to the recommendations set forth in the Lincoln Avenue Corridor Plan and the design guidelines in the Zoning Ordinance. The Corridor Plan envisions that "the highest development intensity in the corridor" will occur on the property. In fact, the Corridor Plan recognizes that the recommended development intensity "would require either underground parking, parking decks or a combination of both." The proposed development will provide the development intensity envisioned in the Corridor Plan, resulting in the recognized need for structured and underground parking. The costs of underground parking and the parking deck are extraordinary, contributing to the funding gap.

The design guidelines in Section 6.04 of the Zoning Ordinance implement many of the recommendations in the Corridor Plan. The guidelines include: creative layout and design of buildings; architectural quality expressed on all four sides of each building; utilization of a campus-style layout; the use of high-quality building materials; recesses, projections, windows and other architectural features; common open space and outdoor seating areas; and prominent cornices along the building roof lines. The proposed development contains each of these features, producing extraordinary costs and contributing to the funding gap.

The Corridor Plan also calls for "enhancements to the public right-of-way to improve public safety." The development plan includes over $4 million of off-site roadway, traffic signal and intersection improvements. The need for these improvements does not result from the proposed development. The traffic problems in the area have existed for decades and are existing roadway deficiencies. The offsite work proposed by NCG will improve significantly traffic flows in the area, even after the proposed development is fully occupied.

Finally, the Corridor Plan recommends parkway restoration, improvement of pedestrian crosswalks and the reduction of parkway curb cuts. The development plan addresses each of these recommendations. The Lincoln Avenue and Touhy Avenue frontages will be improved with high-quality landscaping and design features. All sidewalks will be replaced with a combination of materials. The new traffic signals will include pedestrian countdown timers to improve the safety of pedestrian crossings. Onsite, the development is designed to facilitate safe pedestrian circulation. And the development plan eliminates two existing curb cuts.

All of the above features contribute to the overall design and quality of the project so as to meet the vision of the Lincoln Avenue Corridor Plan and the design guidelines in the Zoning Ordinance. The features also add extraordinary costs to the project, resulting in a funding gap and the need for the development incentive requested by NCG.

Public Benefits of the Project

One of the primary public benefits of the project will be a development that fulfills the vision articulated in the Lincoln Avenue Corridor Plan. The proposed development includes virtually every feature recommended in the Corridor Plan, including the following:

- A downtown center for the Village
- The highest development density in the Lincoln Avenue Corridor
- Parking decks and underground parking
- A mixed-use development of retail, hotel, family entertainment and office
- Architectural features consistent with the Village's design guidelines
- Community gathering spaces with sculptures, fountains and plazas
- Enhancement of public rights-of-way
- Parkway restoration and landscaping
- Improvement of pedestrian crosswalks
- Reduction of curb cuts

At the request of the Village Manager, NCG will add the following features to the development plan:

- Decorative pedestrian lighting along Touhy and Lincoln
- Seasonal banners on light poles along Touhy and Lincoln
- Bicycle parking facilities
- Rent-free office and activity space for the Village's Park and Recreation Programs as shown on the attached floor plan (common area and utility expenses only)

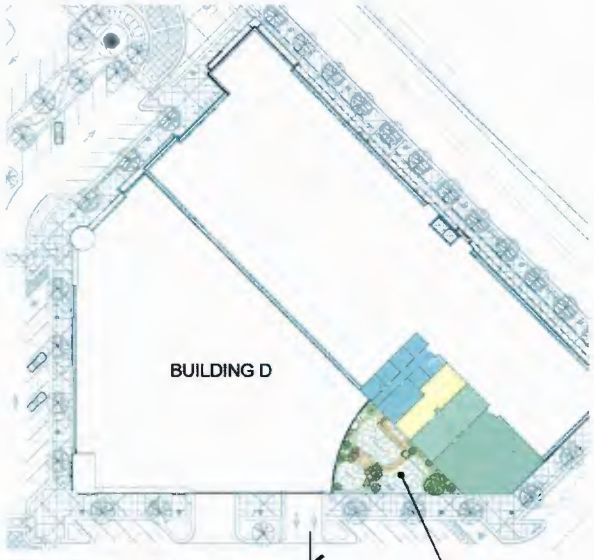
During the 20-year incentive period, the Village is expected to receive more than $29 million (an average of more than $1.4 million annually) in additional taxes that it is not receiving today. The attachment to this request is a table of the additional taxes. The additional amount of taxes: is over and above the taxes that will be necessary to pay the debt service on the incentive; is equal to about 4% of the Village's current revenue budget; and does not include the permit and impact fees that will be paid by NCG.

By the end of the TIF District, the equalized assessed value of the property is projected to increase to approximately $40 million, almost a tenfold increase over the current EAV, yielding a substantial financial benefit to the Village and other taxing districts.

The project will also create jobs. Temporary construction jobs are expected to number between 750 and 850. And approximately 400 to 500 permanent full-time and part-time jobs will be created by the hotel, retailers, restaurants and other tenants.

The $125 million project will result in the redevelopment of a derelict site that has remained vacant for almost ten years. The high-quality development will serve as a catalyst for other development and will invigorate the entire area. And the project is precisely what the Village envisioned in its Corridor Plan.

3108103v3





lnwood Parks & Recreation

oup Developers | **Antunovich Associates** Architects, Planners

Conceptual Space Plan -

Lincolnwood, Illinois

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Net Taxes to Village

Assuming 100% TIF Increment, 50% Sales Taxes and Business District for Developer

	50% of Municipal Retailers Occupation Taxes	Hotel Taxes	Municipal Food and Beverage Taxes	Municipal Telecommunications Taxes	Municipal Electricity Use Tax	Municipal Gas Use Tax	Annual Total
Year 1	$ 414,406	$ 454,020	$ 157,500	$ 7,384	$ 18,719	$ 10,533	$ 1,062,562
Year 2	$ 561,823	$ 482,790	$ 160,760	$ 7,537	$ 19,106	$ 10,751	$ 1,242,767
Year 3	$ 574,405	$ 492,783	$ 164,088	$ 7,693	$ 19,502	$ 10,974	$ 1,269,444
Year 4	$ 587,270	$ 502,983	$ 167,484	$ 7,852	$ 19,905	$ 11,201	$ 1,296,695
Year 5	$ 600,423	$ 513,394	$ 170,951	$ 8,014	$ 20,317	$ 11,433	$ 1,324,532
Year 6	$ 613,870	$ 524,020	$ 174,489	$ 8,180	$ 20,738	$ 11,670	$ 1,352,967
Year 7	$ 627,618	$ 534,867	$ 178,101	$ 8,350	$ 21,167	$ 11,911	$ 1,382,013
Year 8	$ 641,674	$ 545,938	$ 181,787	$ 8,522	$ 21,605	$ 12,158	$ 1,411,685
Year 9	$ 656,045	$ 557,238	$ 185,550	$ 8,699	$ 22,052	$ 12,409	$ 1,441,994
Year 10	$ 670,738	$ 568,772	$ 189,390	$ 8,879	$ 22,509	$ 12,666	$ 1,472,955
Year 11	$ 685,760	$ 580,545	$ 193,310	$ 9,063	$ 22,975	$ 12,928	$ 1,504,581
Year 12	$ 701,119	$ 592,561	$ 197,312	$ 9,250	$ 23,450	$ 13,196	$ 1,536,888
Year 13	$ 716,821	$ 604,826	$ 201,396	$ 9,442	$ 23,936	$ 13,469	$ 1,569,889
Year 14	$ 732,875	$ 617,345	$ 205,564	$ 9,637	$ 24,431	$ 13,748	$ 1,603,601
Year 15	$ 749,289	$ 630,123	$ 209,819	$ 9,837	$ 24,937	$ 14,032	$ 1,638,037
Year 16	$ 766,070	$ 643,166	$ 214,162	$ 10,040	$ 25,453	$ 14,323	$ 1,673,214
Year 17	$ 783,227	$ 656,478	$ 218,595	$ 10,248	$ 25,980	$ 14,619	$ 1,709,148
Year 18	$ 800,768	$ 670,067	$ 223,120	$ 10,460	$ 26,518	$ 14,922	$ 1,745,854
Year 19	$ 818,702	$ 683,936	$ 227,738	$ 10,677	$ 27,066	$ 15,231	$ 1,783,350
Year 20	$ 837,038	$ 698,092	$ 232,452	$ 10,898	$ 27,627	$ 15,546	$ 1,821,653
Total	$ 13,539,940	$ 11,553,944	$ 3,853,567	$ 180,661	$ 457,994	$ 257,723	$ 29,843,828
Average Annual	$ 644,759	$ 550,188	$ 183,503	$ 8,603	$ 21,809	$ 12,273	$ 1,421,135

North Capital Group
Purple Hotel
Financial Gap Analysis
Executive Summary

	Project Summary	Reference
Unleveraged Return to Project (No TIF)	7.24%	Table 12
Unleveraged Return to Project (With TIF)	11.75%	Table 13
Market Rate Unleveraged Return on Project	13 - 15%	
Leveraged Return to Equity (No TIF)	9.17%	Table 14
Leveraged Return to Equity (With TIF)	20.10%	Table 15
Market Rate Leveraged Return to Equity	20% - 25%	
TIF Request	$ 33,500,000	

North Capital Group
Purple Hotel
Financial Gap Analysis
Cost Assumptions

Development Costs	**Total Cost**	**2014**	**2015**	**2016**
Land Acquisition and Assembly	$ 11,989,640	$ 11,989,640		
Total Land Acquisition	$ 11,989,640	$ 11,989,640	$ -	$ -
Hard Construction Costs				
Demolition	$ 1,833,246	$ 1,833,246		
Building A Grocery and Parking	$ 16,809,200	$ 8,404,600	$ 8,404,600	
Building B Retail and Fitness	$ 5,982,512	$ 2,991,256	$ 2,991,256	
Building C Retail/Restaurant	$ 7,247,819	$ 3,623,910	$ 3,623,910	
Building D Retail and Office	$ 10,984,192	$ 5,492,096	$ 5,492,096	
Below Grade Parking	$ 12,727,541	$ 6,363,771	$ 6,363,771	
Site Work	$ 8,698,458	$ 8,698,458		
Site Signage	$ 200,000	$ 200,000		
General Condistions	$ 1,817,821	$ 908,911	$ 908,911	
Off Site Work	$ 4,050,000	$ 2,025,000	$ 2,025,000	
Construction of Hotel	$ 15,981,090	$ 15,981,090		
Banquet Space	$ 1,600,000	$ 1,600,000		
Landscapting	$ 200,000	$ 200,000		
Commercial Furnishings	$ 1,498,500	$ 1,498,500		
Bathrooms	$ 15,000	$ 15,000		
Signage	$ 70,000	$ 70,000		
Hotel Restaurant and Meeting Rooms	$ 195,000	$ 195,000		
Office Equipment and Life Safety	$ 348,750	$ 348,750		
Warehouse	$ 482,106	$ 482,106		
Contingency	$ 500,000	$ 500,000		
				$ -
Total Hard Construction Costs of Building	$ 91,241,235	$ 61,431,693	$ 29,809,543	$ -
Soft Costs				

North Capital Group
Purple Hotel
Financial Gap Analysis
Cost Assumptions

A&E	$	4,383,631	$	4,383,631			
Marketing	$	507,284			$	507,284	
Pre-Opening Expenses	$	250,000			$	250,000	
Leasing and Zoning	$	889,938	$	889,938			
Accounting	$	60,000	$	60,000			
Utilities	$	119,272	$	119,272			
Insurance	$	240,000	$	240,000			
General and Administrative	$	669,753	$	669,753			
Permits	$	100,000	$	100,000			
Greenbridge Fee	$	883,500	$	883,500			
Real Estate Taxes During Construction	$	740,000	$	740,000			
T/I Allowance	$	9,209,270			$	9,209,270	
Development Fee	$	1,407,016	$	703,508	$	703,508	
Contingency	$	735,023	$	367,512	$	367,512	
Documentation	$	32,000	$	32,000			
Hotel Building Permit	$	118,260	$	118,260			
Hotel Franchise Fee	$	50,000	$	50,000			
Title and Closing	$	60,000	$	60,000			
Marketing	$	65,000	$	65,000			
Operating Expenses Before Opening	$	996,000	$	996,000			
Liscence and Permit	$	10,000	$	10,000			
Total Soft Costs	$	21,525,947	$	10,488,374	$	11,037,574	$ -
Total Project Costs	**$**	**124,756,822**	**$**	**83,909,706**	**$**	**40,847,116**	**$ -**

North Capital Group
Purple Hotel
Financial Gap Analysis
Retail and Office Revenue Assumptions

Leased Space	Square Footage	Lease Price PSF	Total Annual Lease Revenues
Inline Retail	89,292	$ 35.00	$ 3,125,220
Grocery	30,309	$ 35.00	$ 1,060,815
Restaurants	35,000	$ 40.00	$ 1,400,000
Gym	22,730	$ 25.00	$ 568,250
Medical Office	31,252	$ 30.00	$ 937,560
Total	208,583		**$ 7,091,845**

Annual Lease Escalation Factor	2%
Estiamted Non-Recoverable Expenses	
CAM	1.50%
Management Fee	2.5%
Vacancy Factor	5%
Total Non-Recoverables	9.00%
Capitalization Rate	7.00%

North Capital Group
Purple Hotel
Financial Gap Analysis
Hotel Revenue
Spring Hill

	Year 1	Year 2
Rooms	160	160
Revenues		
Rooms	$ 4,837,000	$ 5,269,000
Food and Beverage	$ -	
Other	$ 282,000	$ 290,000
Total Revenue	$ 5,119,000	$ 5,559,000
Expenses		
Rooms	$ 1,161,000	$ 1,212,000
Food and Beverage	$ -	$ -
Other	$ 22,000	$ 24,000
Admin and General	$ 441,000	$ 455,000
Management Fee	$ 154,000	$ 166,000
Marketing	$ 270,000	$ 280,000
Franchise Fee	$ 242,000	$ 368,000
PO&M	$ 245,000	$ 253,000
Energy	$ 197,000	$ 203,000
Property Tax and Insurance	$ 546,000	$ 558,000
Capital Reserve	$ 102,000	$ 166,000
Total Expenses	$ 3,380,000	$ 3,685,000
Net Operating Income	$ 1,739,000	$ 1,874,000
Hotel Capitalization Rate	8.00%	
Annual Growth Rate After 1st Stabalized Year	2.50%	

North Capital Group
Purple Hotel
Financial Gap Analysis
Capital Structure

Debt Ratio	70%
Equity Ratio	30%

Without TIF

	Total Cash Needs	Senior Debt Draws	Equity
2014	$ 83,909,706	$ 58,736,794	$ 25,172,912
2015	$ 40,847,116	$ 28,592,981	$ 12,254,135
2016	$ -	$ -	$ -
	$ 124,756,822	$ 87,329,775	$ 37,427,047

With TIF

	Total Cash Needs	Senior Debt Draws	Equity	Par Value of TIF Notes
2014	$ 83,909,706	$ 58,736,794	$ 25,172,912	
2015	$ 40,847,116	$ 5,142,981	$ 2,204,135	$ 33,500,000
2016	$ -	$ -	$ -	
	$ 124,756,822	$ 63,879,775	$ 27,377,047	$ 33,500,000

North Capital Group
Purple Hotel
Financial Gap Analysis
Unleveraged Return on Total Project
Without TIF

	2014	2015	2016	2017	2018	2019
Total Revenues of the Retail and Office			$ 7,091,845	$ 7,233,682	$ 7,378,356	$ 7,525,923
Less: Non-Recoverable Expenses	$ -	$ -	$ 638,266	$ 651,031	$ 664,052	$ 677,333
Estimated Net Operating Income	**$ -**	**$ -**	**$ 6,453,579**	**$ 6,582,651**	**$ 6,714,304**	**$ 6,848,590**
Assumed Sale of Retail and Office (End of Year 10)						
Hotel NOI						
Net Operating Income of Hotels	$ -	$ 1,739,000	$ 1,874,000	$ 1,920,850	$ 1,968,871	$ 2,018,093
Assumed Sale of Hotel (End of Year 10)						
Construction Costs	**$ (83,909,706)**	**$ (40,847,116)**	**$ -**			
Net Cash From Project	**$ (83,909,706)**	**$ (39,108,116)**	**$ 8,327,579**	**$ 8,503,501**	**$ 8,683,175**	**$ 8,866,683**

Unleveraged Return on the Project (No TIF) 7.24%

North Capital Group
Purple Hotel
Financial Gap Analysis
Unleveraged Return on Total Project
Without TIF

	2020	2021	2022	2023
Total Revenues of the Retail and Office	$ 7,676,441	$ 7,829,970	$ 7,986,569	$ 8,146,301
Less: Non-Recoverable Expenses	$ 690,880	$ 704,697	$ 718,791	$ 733,167
Estimated Net Operating Income	**$ 6,985,561**	**$ 7,125,273**	**$ 7,267,778**	**$ 7,413,134**
Assumed Sale of Retail and Office (End of Year 10)				**$ 105,901,909**
Hotel NOI				
Net Operating Income of Hotels	$ 2,068,545	$ 2,120,259	$ 2,173,265	$ 2,227,597
Assumed Sale of Hotel (End of Year 10)				**$ 27,844,964**
Construction Costs				
Net Cash From Project	**$ 9,054,107**	**$ 9,245,532**	**$ 9,441,044**	**$ 143,387,604**

North Capital Group
Purple Hotel
Financial Gap Analysis
Unleveraged Return on Total Project
With TIF

	2014	2015	2016	2017	2018	2019	2020	2021
Total Revenues of the Retail and Office			$ 7,091,845	$ 7,233,682	$ 7,378,356	$ 7,525,923	$ 7,676,441	$ 7,829,970
Less: Non-Recoverable Expenses	$ -	$ -	$ 638,266	$ 651,031	$ 664,052	$ 677,333	$ 690,880	$ 704,697
Estimated Net Operating Income	**$ -**	**$ -**	**$ 6,453,579**	**$ 6,582,651**	**$ 6,714,304**	**$ 6,848,590**	**$ 6,985,561**	**$ 7,125,273**
Assumed Sale of Retail and Office (End of Year 10)								
Hotel NOI								
Net Operating Income of Hotels	$ -	$ 1,739,000	$ 1,874,000	$ 1,920,850	$ 1,968,871	$ 2,018,093	$ 2,068,545	$ 2,120,259
Assumed Sale of Hotel (End of Year 10)								
Par Value of TIF Notes		$ 33,500,000						
Construction Costs	$ (83,909,706)	$ (40,847,116)	$ -					
Net Cash From Project	**$ (83,909,706)**	**$ (5,608,116)**	**$ 8,327,579**	**$ 8,503,501**	**$ 8,683,175**	**$ 8,866,683**	**$ 9,054,107**	**$ 9,245,532**

Unleveraged Return on the Project (With TIF) 11.75%

North Capital Group
Purple Hotel
Financial Gap Analysis
Unleveraged Return on Total Project
With TIF

	2022	2023
Total Revenues of the Retail and Office	$ 7,986,569	$ 8,146,301
Less: Non-Recoverable Expenses	$ 718,791	$ 733,167
Estimated Net Operating Income	**$ 7,267,778**	**$ 7,413,134**
Assumed Sale of Retail and Office (End of Year 10)		**$ 105,901,909**
Hotel NOI		
Net Operating Income of Hotels	$ 2,173,265	$ 2,227,597
Assumed Sale of Hotel (End of Year 10)		**$ 27,844,964**
Par Value of TIF Notes		
Construction Costs		
Net Cash From Project	**$ 9,441,044**	**$ 143,387,604**

North Capital Group
Purple Hotel
Financial Gap Analysis
Leveraged Return to Equity
No TIF

	2014	2015	2016	2017	2018	2019	2020	2021
Total Revenues of the Retail and Office			$ 7,091,845	$ 7,233,682	$ 7,378,356	$ 7,525,923	$ 7,676,441	$ 7,829,970
Less: Non-Recoverable Expenses	$ -	$ -	$ 638,266	$ 651,031	$ 664,052	$ 677,333	$ 690,880	$ 704,697
Estimated Net Operating Income	**$ -**	**$ -**	**$ 6,453,579**	**$ 6,582,651**	**$ 6,714,304**	**$ 6,848,590**	**$ 6,985,561**	**$ 7,125,273**
Assumed Sale of Retail and Office (End of Year 10)								
Hotel NOI								
Net Operating Income of Hotels	$ -	$ 1,739,000	$ 1,874,000	$ 1,920,850	$ 1,968,871	$ 2,018,093	$ 2,068,545	$ 2,120,259
Assumed Sale of Hotel (End of Year 10)								
Less Debt Service Payments			$ (7,751,451)	$ (7,751,451)	$ (7,751,451)	$ (7,751,451)	$ (7,751,451)	$ (7,751,451)
Payment of Remaining Debt								
Equity Requirements	**$ (25,172,912)**	**$ (12,254,135)**	**$ -**					
Net Cash From Project	**$ (25,172,912)**	**$ (10,515,135)**	**$ 576,128**	**$ 752,050**	**$ 931,724**	**$ 1,115,232**	**$ 1,302,656**	**$ 1,494,081**

Leveraged Return to Equity (Without TIF) 9.17%

North Capital Group
Purple Hotel
Financial Gap Analysis
Leveraged Return to Equity
No TIF

	2022	2023
Total Revenues of the Retail and Office	$ 7,986,569	$ 8,146,301
Less: Non-Recoverable Expenses	$ 718,791	$ 733,167
Estimated Net Operating Income	**$ 7,267,778**	**$ 7,413,134**
Assumed Sale of Retail and Office (End of Year 10)		**$ 105,901,909**
Hotel NOI		
Net Operating Income of Hotels	$ 2,173,265	$ 2,227,597
Assumed Sale of Hotel (End of Year 10)		**$ 27,844,964**
Less Debt Service Payments	$ (7,751,451)	$ (7,751,451)
Payment of Remaining Debt		$ (69,682,107)
Equity Requirements		
Net Cash From Project	**$ 1,689,593**	**$ 65,954,046**

North Capital Group
Purple Hotel
Financial Gap Analysis
Leveraged Return to Equity
With TIF

	2014	2015	2016	2017	2018	2019	2020	2021
Total Revenues of the Retail and Office			$ 7,091,845	$ 7,233,682	$ 7,378,356	$ 7,525,923	$ 7,676,441	$ 7,829,970
Less: Non-Recoverable Expenses	$ -	$ -	$ 638,266	$ 651,031	$ 664,052	$ 677,333	$ 690,880	$ 704,697
Estimated Net Operating Income	$ -	$ -	$ 6,453,579	$ 6,582,651	$ 6,714,304	$ 6,848,590	$ 6,985,561	$ 7,125,273
Assumed Sale of Retail and Office (End of Year 10)								
Hotel NOI								
Net Operating Income of Hotels	$ -	$ 1,739,000	$ 1,874,000	$ 1,920,850	$ 1,968,871	$ 2,018,093	$ 2,068,545	$ 2,120,259
Assumed Sale of Hotel (End of Year 10)								
Less Debt Service Payments			$ (5,734,451)	$ (5,734,451)	$ (5,734,451)	$ (5,734,451)	$ (5,734,451)	$ (5,734,451)
Payment of Remaining Debt								
Equity Requirements	$ (25,172,912)	$ (2,204,135)	$ -					
Net Cash From Project	$ (25,172,912)	$ (465,135)	$ 2,593,128	$ 2,769,049	$ 2,948,723	$ 3,132,231	$ 3,319,655	$ 3,511,080

Leveraged Return to Equity (With TIF) 20.10%

North Capital Group
Purple Hotel
Financial Gap Analysis
Leveraged Return to Equity
With TIF

	2022	2023
Total Revenues of the Retail and Office	$ 7,986,569	$ 8,146,301
Less: Non-Recoverable Expenses	$ 718,791	$ 733,167
Estimated Net Operating Income	**$ 7,267,778**	**$ 7,413,134**
Assumed Sale of Retail and Office (End of Year 10)		**$ 105,901,909**
Hotel NOI		
Net Operating Income of Hotels	$ 2,173,265	$ 2,227,597
Assumed Sale of Hotel (End of Year 10)		**$ 27,844,964**
Less Debt Service Payments	$ (5,734,451)	$ (5,734,451)
Payment of Remaining Debt		$ (51,550,177)
Equity Requirements		
Net Cash From Project	**$ 3,706,592**	**$ 86,102,975**

North Capital Group
Purple Hotel
Financial Gap Analysis
Debt Service
Without TIF

Draws - 2014	$	58,736,794
2015	$	28,592,981
2016	$	-
Total Construction Loan	$	87,329,775

Interest Rate	4.75%
Interest Accruing During Construction	
Amort Period Upon Refinance	20
Interest Rate	4.75%
Term of Loan Upon Refinance	Amortizing Permanent
Refinance Period (In Years)	20

	Principal Balance	Construction Draws	Payment	Interest	Principal
Initial Balance - 2014	$ 58,736,794	$ 58,736,794		$ 2,789,998	$ (2,789,998)
2014	$ 90,119,773	$ 28,592,981		$ 4,280,689	$ (4,280,689)
2015	$ 94,400,462	$ -		$ 4,280,689	$ (4,280,689)
Refinance Balance	$ 98,681,152				
2016	$ 95,617,056		$ 7,751,451	$ 4,687,355	$ 3,064,096
2017	$ 92,407,415		$ 7,751,451	$ 4,541,810	$ 3,209,640
2018	$ 89,045,317		$ 7,751,451	$ 4,389,352	$ 3,362,098
2019	$ 85,523,519		$ 7,751,451	$ 4,229,653	$ 3,521,798
2020	$ 81,834,436		$ 7,751,451	$ 4,062,367	$ 3,689,083
2021	$ 77,970,121		$ 7,751,451	$ 3,887,136	$ 3,864,315
2022	$ 73,922,251		$ 7,751,451	$ 3,703,581	$ 4,047,870
2023	$ 69,682,107		$ 7,751,451	$ 3,511,307	$ 4,240,144
2024	$ 65,240,557		$ 7,751,451	$ 3,309,900	$ 4,441,550
2025	$ 60,588,033		$ 7,751,451	$ 3,098,926	$ 4,652,524
2026	$ 55,714,514		$ 7,751,451	$ 2,877,932	$ 4,873,519
2027	$ 50,609,502		$ 7,751,451	$ 2,646,439	$ 5,105,011
2028	$ 45,262,003		$ 7,751,451	$ 2,403,951	$ 5,347,499
2029	$ 39,660,498		$ 7,751,451	$ 2,149,945	$ 5,601,505
2030	$ 33,792,921		$ 7,751,451	$ 1,883,874	$ 5,867,577
2031	$ 27,646,634		$ 7,751,451	$ 1,605,164	$ 6,146,287
2032	$ 21,208,399		$ 7,751,451	$ 1,313,215	$ 6,438,235
2033	$ 14,464,347		$ 7,751,451	$ 1,007,399	$ 6,744,052
2034	$ 7,399,953		$ 7,751,451	$ 687,056	$ 7,064,394
2035	$ (0)		$ 7,751,451	$ 351,498	$ 7,399,953

North Capital Group
Purple Hotel
Financial Gap Analysis
Debt Service
With TIF

Draws - 2014	$	58,736,794
2015	$	5,142,981
2016	$	-
Total Construction Loan	$	63,879,775

Interest Rate	4.75%
Interest Accruing During Construction	
Amort Period Upon Refinance	20
Interest Rate	4.75%
Term of Loan Upon Refinance	Amortizing Permanent
Refinance Period (In Years)	20

	Principal Balance	Construction Draws	Payment	Interest	Principal
Initial Balance - 2014	$ 58,736,794	$ 58,736,794		$ 2,789,998	$ (2,789,998)
2015	$ 66,669,773	$ 5,142,981		$ 3,166,814	$ (3,166,814)
2016	$ 69,836,587	$ -		$ 3,166,814	$ (3,166,814)
Refinance Balance	$ 73,003,402				
2017	$ 70,736,612		$ 5,734,451	$ 3,467,662	$ 2,266,790
2018	$ 68,362,150		$ 5,734,451	$ 3,359,989	$ 2,374,462
2019	$ 65,874,900		$ 5,734,451	$ 3,247,202	$ 2,487,249
2020	$ 63,269,507		$ 5,734,451	$ 3,129,058	$ 2,605,394
2021	$ 60,540,357		$ 5,734,451	$ 3,005,302	$ 2,729,150
2022	$ 57,681,573		$ 5,734,451	$ 2,875,667	$ 2,858,784
2023	$ 54,686,996		$ 5,734,451	$ 2,739,875	$ 2,994,577
2024	$ 51,550,177		$ 5,734,451	$ 2,597,632	$ 3,136,819
2025	$ 48,264,359		$ 5,734,451	$ 2,448,633	$ 3,285,818
2026	$ 44,822,465		$ 5,734,451	$ 2,292,557	$ 3,441,894
2027	$ 41,217,081		$ 5,734,451	$ 2,129,067	$ 3,605,384
2028	$ 37,440,441		$ 5,734,451	$ 1,957,811	$ 3,776,640
2029	$ 33,484,411		$ 5,734,451	$ 1,778,421	$ 3,956,030
2030	$ 29,340,469		$ 5,734,451	$ 1,590,510	$ 4,143,942
2031	$ 24,999,690		$ 5,734,451	$ 1,393,672	$ 4,340,779
2032	$ 20,452,724		$ 5,734,451	$ 1,187,485	$ 4,546,966
2033	$ 15,689,777		$ 5,734,451	$ 971,504	$ 4,762,947
2034	$ 10,700,590		$ 5,734,451	$ 745,264	$ 4,989,187
2035	$ 5,474,417		$ 5,734,451	$ 508,278	$ 5,226,173
2036	$ 0		$ 5,734,451	$ 260,035	$ 5,474,417

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes
Developer Note Summary

Tax-Exempt Developer Note/Subordiante Note Series
Issued Upon Certificate of Completion
Amortized Through 2033

Net Present Value (7%) Incrmental Taxes (2016 - 2033)	$	26,419,972
Coverage		1.50
Par Value of Senior Note	$	17,613,315
Reserve Fund (10%)	$	1,761,331
Closing Costs	$	528,399
Net Proceeds of Sale	$	15,323,584
Subordiante Note	$	8,806,657

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes
Summary of Cash Flow

Collection Year	TIF Cash Flow Projections - Retail (See Table 2 for Detail)	(Table 9) Local Distributive Share Pledged	(Table 10) Home Rule Sales Taxes Pledged	Total Pledged
2013	$ -			
2014	$ 0			
2015	$ 0	$ 232,208	$ 182,198	$ 414,406
2016	$ 1,624,676	$ 314,811	$ 247,011	$ 2,186,499
2017	$ 1,671,901	$ 321,862	$ 252,544	$ 2,246,307
2018	$ 1,671,901	$ 329,070	$ 258,200	$ 2,259,171
2019	$ 1,835,317	$ 336,440	$ 263,982	$ 2,435,739
2020	$ 1,835,317	$ 343,975	$ 269,894	$ 2,449,186
2021	$ 1,835,317	$ 351,679	$ 275,939	$ 2,462,935
2022	$ 2,011,298	$ 359,555	$ 282,119	$ 2,652,972
2023	$ 2,011,298	$ 367,608	$ 288,437	$ 2,667,343
2024	$ 2,011,298	$ 375,841	$ 294,897	$ 2,682,036
2025	$ 2,200,810	$ 384,258	$ 301,502	$ 2,886,570
2026	$ 2,200,810	$ 392,864	$ 308,254	$ 2,901,928
2027	$ 2,200,810	$ 401,663	$ 315,158	$ 2,917,631
2028	$ 2,404,894	$ 410,659	$ 322,216	$ 3,137,769
2029	$ 2,404,894	$ 419,856	$ 329,433	$ 3,154,182
2030	$ 2,404,894	$ 429,259	$ 336,811	$ 3,170,963
2031	$ 2,624,670	$ 438,873	$ 344,354	$ 3,407,896
2032	$ 2,624,670	$ 448,702	$ 352,066	$ 3,425,438
2033	$ 2,624,670	$ 458,751	$ 359,951	$ 3,443,372
2034	$ 2,861,344	$ 469,025	$ 368,013	$ 3,698,382
Total	$ 38,199,440	$ 7,117,934	$ 5,584,969	$ 50,902,343

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes

	2013	2014	2015	2016	2017
Total Estimated FMV					
Retail and Office	$ 0		$ 23,108,132	$ 23,108,132	$ 23,108,132
Spring Hill Hotel			$ 9,564,500	$ 10,307,000	$ 10,307,000
Total Estimated FMV of the Project	$ 0	$ -	$ 32,672,632	$ 33,415,132	$ 33,415,132
Commercial Assessment Rate	25%	25%	25%	25%	25%
Estimated Assessed Value of Commercial	$ 0	$ -	$ 8,168,158	$ 8,353,783	$ 8,353,783
Equalization Factor	2.8056	2.8056	2.8056	2.8056	2.8056
Estimated Total EAV of Project Improvements	$ -	$ -	$ 22,916,584	$ 23,437,374	$ 23,437,374
Less: Base EAV	$ 5,000,000	$ 5,000,000	$ 5,000,000	$ 5,000,000	$ 5,000,000
Incremental EAV	$ (5,000,000)	$ (5,000,000)	$ 17,916,584	$ 18,437,374	$ 18,437,374
Property Tax Rate	9.068%	9.068%	9.068%	9.068%	9.068%
Estimated Incremental Property Taxes (1)	$ -	$ 0	$ 0	$ 1,624,676	$ 1,671,901

(1) A one-year lag from assessment to collection is assumed.

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes

	2018	2019	2020	2021	2022
Total Estimated FMV					
Retail and Office	$ 24,884,931	$ 24,884,931	$ 24,884,931	$ 26,798,349	$ 26,798,349
Spring Hill Hotel	$ 11,099,512	$ 11,099,512	$ 11,099,512	$ 11,952,960	$ 11,952,960
Total Estimated FMV of the Project	$ 35,984,443	$ 35,984,443	$ 35,984,443	$ 38,751,309	$ 38,751,309
Commercial Assessment Rate	25%	25%	25%	25%	25%
Estimated Assessed Value of Commercial	$ 8,996,111	$ 8,996,111	$ 8,996,111	$ 9,687,827	$ 9,687,827
Equalization Factor	2.8056	2.8056	2.8056	2.8056	2.8056
Estimated Total EAV of Project Improvements	$ 25,239,488	$ 25,239,488	$ 25,239,488	$ 27,180,168	$ 27,180,168
Less: Base EAV	$ 5,000,000	$ 5,000,000	$ 5,000,000	$ 5,000,000	$ 5,000,000
Incremental EAV	$ 20,239,488	$ 20,239,488	$ 20,239,488	$ 22,180,168	$ 22,180,168
Property Tax Rate	9.068%	9.068%	9.068%	9.068%	9.068%
Estimated Incremental Property Taxes (1)	$ 1,671,901	$ 1,835,317	$ 1,835,317	$ 1,835,317	$ 2,011,298

(1) A one-year lag from assessment to collection is assumed.

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes

	2023	2024	2025
Total Estimated FMV			
Retail and Office	$ 26,798,349	$ 28,858,891	$ 28,858,891
Spring Hill Hotel	$ 11,952,960	$ 12,872,031	$ 12,872,031
Total Estimated FMV of the Project	$ 38,751,309	$ 41,730,921	$ 41,730,921
Commercial Assessment Rate	25%	25%	25%
Estimated Assessed Value of Commercial	$ 9,687,827	$ 10,432,730	$ 10,432,730
Equalization Factor	2.8056	2.8056	2.8056
Estimated Total EAV of Project Improvements	$ 27,180,168	$ 29,270,068	$ 29,270,068
Less: Base EAV	$ 5,000,000	$ 5,000,000	$ 5,000,000
Incremental EAV	$ 22,180,168	$ 24,270,068	$ 24,270,068
Property Tax Rate	9.068%	9.068%	9.068%
Estimated Incremental Property Taxes (1)	$ 2,011,298	$ 2,011,298	$ 2,200,810

(1) A one-year lag from assessment to collection is assumed.

North Capital Group
Purple Hotel
Mixed Use Development
Assumptions

Base EAV of PINs

PIN	Base EAV			
10-27-317-055	$ 5,000,000	Estimated		
INSERT OTHER PROJECT PINS				
Total Base EAV for Site	$ 5,000,000			
Assessment Ratio - Commercial Property			25%	
Cook County Equalization Factor			2.8056	
Property Tax Rate (2)			2012	9.068%
Annual Reassessment Growth Factor			2.50%	
Compounded for Triennial Reassessment Cycle - Cook County (City of Chicago Assessed 2012 and again in 2015)			7.69%	

North Capital Group
Purple Hotel
TIF Projections
FMV Assumptions
Spring Hill

	Year 1	Year 2
Rooms	160	160
Revenues		
Rooms	$ 4,837,000	$ 5,269,000
Food and Beverage	$ -	
Other	$ 282,000	$ 290,000
Total Revenue	$ 5,119,000	$ 5,559,000
Expenses		
Rooms	$ 1,161,000	$ 1,212,000
Food and Beverage	$ -	$ -
Other	$ 22,000	$ 24,000
Admin and General	$ 441,000	$ 455,000
Management Fee	$ 154,000	$ 166,000
Marketing	$ 270,000	$ 280,000
Franchise Fee	$ 242,000	$ 368,000
PO&M	$ 245,000	$ 253,000
Energy	$ 197,000	$ 203,000
Property Tax and Insurance	$ 546,000	$ 558,000
Capital Reserve	$ 102,000	$ 166,000
Total Expenses	$ 3,380,000	$ 3,685,000
Net Operating Income	$ 1,739,000	$ 1,874,000
Capitalization Rate	10%	10%
Capitalized Value	$ 17,390,000	$ 18,740,000
Discount Factor	45%	45%
Estimated FMV for Purposes of Cook County Assessor	$ 9,564,500	$ 10,307,000
Estimated Taxes Per Room	$ 3,802	$ 4,097

North Capital Group
Purple Hotel
Mixed Use Development
Retail and Office FMV Assumptions

Estiamted Fair Market Value ("FMV")					
Inline Retail	89,292	$	35.00	$	3,125,220
Grocery	30,309	$	35.00	$	1,060,815
Restaurants	35,000	$	40.00	$	1,400,000
Gym	22,730	$	25.00	$	568,250
Medical Office	31,252	$	30.00	$	937,560
Total	208,583			$	7,091,845
Less: Estimated Non-Recoverable Expenses					
CAM (2%)				$	141,837
Vacancy Factor (7%)				$	496,429
Management Fee (2.5%)				$	177,296
Estimated Net Operating Income of Retail and Office				$	6,276,283
Capitalization Rate					11.00%
Capitalized Value				$	57,057,117
Less: Discount Factor					59.5%
Estimated FMV for Purposes of Cook County Assessor				$	23,108,132
Estimated Average Taxes Per Square Foot				$	7.05

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Assumptions

Retail Development Program

Pad	Square Footage	Estimated Sales Per Square Foot	Total Estiamted Sales	Percentage of Food and Drug	Sales of Non-Food and Drug Items
Inline Retail	89,292	$ 350	$ 31,252,200	0%	$ 31,252,200
Grocery	30,309	$ 550	$ 16,669,950	80%	$ 3,333,990
Restaurants	35,000	$ 400	$ 14,000,000	0%	$ 14,000,000
Gym	22,730	$ -	$ -	0%	$ -
Medical Office	31,252	$ -	$ -	0%	$ -
Total	208,583		$ 61,922,150		$ 48,586,190

Lincolnwood Municipal Sales Tax Rate	1%
Lincolnwood Home Rule Sales Tax Rate	1.00%
Total	2.00%

Annual Inflationary Growth Rate

2005	195.30	
2006	201.60	3.23%
2007	207.34	2.85%
2008	215.30	3.84%
2009	214.54	-0.36%
2010	218.06	1.64%
Five-Year Average		2.24%

North Capital Group
Purple Hotel
Municipal Sales Tax Projections

	2015	2016	2017	2018
Estiamted Annual Taxable Sales	$ 61,922,150	$ 63,308,968	$ 64,726,846	$ 66,176,479
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Annual Municipal Sales Tax Collections	$ 464,416	$ 629,623	$ 643,724	$ 658,141
Percentage Pledged	50%	50%	50%	50%
Amount Pledged	$ 232,208	$ 314,811	$ 321,862	$ 329,070

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

Total Current Municipal Sales Taxes **$ 15,173,917**
(Year 1 - Year 20)

North Capital Group
Purple Hotel
Municipal Sales Tax Projections

	2019	2020	2021	2022	2023
Estiamted Annual Taxable Sales	$ 67,658,578	$ 69,173,870	$ 70,723,099	$ 72,307,024	$ 73,926,424
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Municipal Sales Tax Collections	$ 672,881	$ 687,950	$ 703,358	$ 719,110	$ 735,216
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 336,440	$ 343,975	$ 351,679	$ 359,555	$ 367,608

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections

	2024	2025	2026	2027	2028
Estiamted Annual Taxable Sales	$ 75,582,092	$ 77,274,841	$ 79,005,500	$ 80,774,920	$ 82,583,968
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Municipal Sales Tax Collections	$ 751,682	$ 768,517	$ 785,728	$ 803,326	$ 821,317
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 375,841	$ 384,258	$ 392,864	$ 401,663	$ 410,659

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections

	2029	2030	2031	2032	2033
Estiamted Annual Taxable Sales	$ 84,433,531	$ 86,324,518	$ 88,257,856	$ 90,234,493	$ 92,255,399
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Municipal Sales Tax Collections	$ 839,711	$ 858,518	$ 877,745	$ 897,403	$ 917,502
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 419,856	$ 429,259	$ 438,873	$ 448,702	$ 458,751

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections

		2034
Estiamted Annual Taxable Sales	$	94,321,565
Municipal Sales Tax Rate		1.00%
Total Annual Municipal Sales Tax Collections	$	938,050
Percentage Pledged		50%
Amount Pledged	$	469,025

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Home Rule Sales Taxes

	Year 1	Year 2	Year 3	Year 4
Estiamted Annual Taxable Sales	$ 48,586,190	$ 49,674,334	$ 50,786,848	$ 51,924,279
Home Rule Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Annual Home Rule Municipal Sales Tax Collections	$ 364,396	$ 494,023	$ 505,087	$ 516,399
Percentage Pledged	50%	50%	50%	50%
Amount Pledged	$ 182,198	$ 247,011	$ 252,544	$ 258,200

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

Total Home Rule Municipal Sales Taxes
(Year 1 - Year 20) **$ 11,905,963**

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Home Rule Sales Taxes

	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Annual Taxable Sales	$ 53,087,183	$ 54,276,132	$ 55,491,709	$ 56,734,510	$ 58,005,145
Home Rule Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Home Rule Municipal Sales Tax Collections	$ 527,965	$ 539,789	$ 551,878	$ 564,238	$ 576,875
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 263,982	$ 269,894	$ 275,939	$ 282,119	$ 288,437

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Home Rule Sales Taxes

	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Annual Taxable Sales	$ 59,304,237	$ 60,632,424	$ 61,990,358	$ 63,378,704	$ 64,798,143
Home Rule Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Home Rule Municipal Sales Tax Collections	$ 589,795	$ 603,004	$ 616,509	$ 630,316	$ 644,433
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 294,897	$ 301,502	$ 308,254	$ 315,158	$ 322,216

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Home Rule Sales Taxes

	Year 15	Year 16	Year 17	Year 18	Year 19
Estiamted Annual Taxable Sales	$ 66,249,373	$ 67,733,104	$ 69,250,066	$ 70,801,001	$ 72,386,671
Home Rule Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Home Rule Municipal Sales Tax Collections	$ 658,866	$ 673,622	$ 688,708	$ 704,133	$ 719,903
Percentage Pledged	50%	50%	50%	50%	50%
Amount Pledged	$ 329,433	$ 336,811	$ 344,354	$ 352,066	$ 359,951

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Home Rule Sales Taxes

		Year 20
Estiamted Annual Taxable Sales	$	74,007,855
Home Rule Municipal Sales Tax Rate		1.00%
Total Annual Home Rule Municipal Sales Tax Collections	$	736,026
Percentage Pledged		50%
Amount Pledged	$	368,013

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
TIF Eligible Costs

Development Costs	Total Cost	Percentage Eligible	TIF Eligible
Land Acquisition and Assembly	**$ 11,989,640**	**100%**	**$ 11,989,640**
Hard Construction Costs			
Demolition	$ 1,833,246	100%	$ 1,833,246
Building A Grocery and Parking	$ 16,809,200	0%	$ -
Building B Retail and Fitness	$ 5,982,512	0%	$ -
Building C Retail/Restaurant	$ 7,247,819	0%	$ -
Building D Retail and Office	$ 10,984,192	0%	$ -
Below Grade Parking	$ 12,727,541		
Site Work	$ 8,698,458	See Table 3	$ 4,444,437
Site Signage	$ 200,000	100%	$ 200,000
General Condistions	$ 1,817,821	11.4%	$ 207,232
Off Site Work (See Table 2)	$ 4,050,000	See Table 2	$ 4,050,000
Construction of Hotel	$ 15,981,090	0%	$ -
Banquet Space	$ 1,600,000	0%	$ -
Landscapting	$ 200,000	0%	$ -
Commercial Furnishings	$ 1,498,500	0%	$ -
Bathrooms	$ 15,000	0%	$ -
Signage	$ 70,000	0%	$ -
Hotel Restaurant and Meeting Rooms	$ 195,000	0%	$ -
Office Equipment and Life Safety	$ 348,750	0%	$ -
Warehouse	$ 482,106	0%	$ -
Contingency	$ 500,000	11.4%	$ 57,000
Total Hard Construction Costs of Building	**$ 91,241,235**		**$ 10,791,915**
Soft Costs			
A&E	$ 4,383,631	100%	$ 4,383,631
Marketing	$ 507,284	0%	$ -
Pre-Opening Expenses	$ 250,000	0%	$ -
Leasing and Zoning	$ 889,938	100%	$ 889,938
Accounting	$ 60,000	100%	$ 60,000
Utilities	$ 119,272	100%	$ 119,272
Insurance	$ 240,000	100%	$ 240,000
General and Administrative	$ 669,753	100%	$ 669,753
Permits	$ 100,000	100%	$ 100,000
Greenbridge Fee	$ 883,500	0%	$ -
Real Estate Taxes During Construction	$ 740,000	0%	$ -
T/I Allowance	$ 9,209,270	0%	$ -
Development Fee	$ 1,407,016	100%	$ 1,407,016
Contingency	$ 735,023	100%	$ 735,023
Documentation	$ 32,000	0%	$ -
Hotel Building Permit	$ 118,260	0%	$ -
Hotel Franchise Fee	$ 50,000	0%	$ -
Title and Closing	$ 60,000	100%	$ 60,000
Marketing	$ 65,000	0%	$ -
Operating Expenses Before Opening	$ 996,000	0%	$ -
Liscence and Permit	$ 10,000	100%	$ 10,000
Total Soft Costs	**$ 21,525,947**		**$ 8,674,633**
Total Project Costs	**$ 124,756,822**		**$ 31,456,188**

North Capital Group
Purple Hotel
TIF Eligible Costs
Offsite Work Detail

Development Costs	Total Cost	Percentage Eligible	TIF Eligible
Improvement to Touhy	$ 1,500,000	100%	$ 1,500,000
Improvements to Lincoln	$ 2,500,000	100%	$ 2,500,000
Tank Removal Allowance	$ 50,000	100%	$ 50,000
Total Cost in Public Right of Way	**$ 4,050,000**		**$ 4,050,000**

North Capital Group
Purple Hotel
TIF Eligible Costs
Site Preparation Work Detail

Development Costs		Total Cost	Percentage Eligible		TIF Eligible
Excavation					
Site Clearning	$	304,920	100%	$	304,920
On site cut and fill	$	903,467	100%	$	903,467
Tree removal	$	40,000	100%	$	40,000
Street cleaning	$	30,000	100%	$	30,000
Excavation layout	$	45,000	100%	$	45,000
Sheeting and shoring	$	150,000	100%	$	150,000
Preconstruction surveys	$	20,000	100%	$	20,000
Casual dewatering and pumping	$	40,000	100%	$	40,000
Subtotal - Excavation	$	1,533,387		$	1,533,387
Installation of Public Utilities					
Storm Sewers	$	544,760	100%	$	544,760
Sanitary sewers	$	105,220	100%	$	105,220
Waterlines	$	395,000	100%	$	395,000
Sub-Total - Public Utilities	$	1,044,980		$	1,044,980
Stormwater Retention - Site Preparation	$	948,777	100%	$	948,777
On-Site Work					
Water Feature	$	150,000	0%	$	-
Concrete Paving	$	181,489	0%	$	-
Concrete Paving - Loading Docks	$	31,815	0%	$	-
Asphalt Paving	$	462,854	0%	$	-
Asphalt Patching	$	20,000	0%	$	-
Parking/Street Signage	$	20,000	0%	$	-
Striping	$	30,000	0%	$	-
Concrete Curbs	$	186,240	0%	$	-
Concrete Walks - Private	$	292,851	0%	$	-
Concrete Walks - Public	$	200,772	100%	$	200,772
Unit Pavers	$	64,770	0%	$	-
Unit Pavers at Curbs	$	244,998	0%	$	-
Unit Pavers in Public Streets	$	405,414	0%	$	-
Temporary fences	$	10,000	0%	$	-
Temporary gates	$	52,500	0%	$	-
Permanent fencing	$	10,000	0%	$	-
Playground surface	$	17,500	0%	$	-
Com Ed Screen	$	125,000	0%	$	-
Misc site enhancements	$	150,000	0%	$	-
Incoming electrical services	$	50,000	0%	$	-
Site furniture	$	30,000	0%	$	-
Bike racks	$	10,000	0%	$	-
Parking lot and street lighting	$	418,596	50%	$	209,298
Landscape lighting	$	50,000	0%	$	-
Green space	$	68,834	0%	$	-
Plantings	$	50,000	0%	$	-
Tree grates	$	12,600	0%	$	-
Plantar and curb fence	$	164,040	0%	$	-
Sprinkler systems	$	150,000	0%	$	-
Trees	$	179,200	0%	$	-
Playground	$	20,000	0%	$	-
Misc plantings	$	20,000	0%	$	-
Topsoil	$	75,000	0%	$	-
Sub-Total - Landscaping	$	3,954,473		$	410,070
Sub-total - Site Preparation Hard Costs	$	7,481,617	53%	$	3,937,214
Contingency	$	580,096	53%	$	305,277
Insurance	$	192,336	53%	$	101,217
GC Fee	$	191,409	53%	$	100,729
Total Costs	$	8,445,458		$	4,444,437

North Capital Group
Purple Hotel
Mixed Use Development
Incremental Property Taxes
Business District Note

Taxable Business District Note
Issued Upon Certificate of Completion
Amortized Through 2035

Net Present Value (7%) Incrmental Taxes (2016 - 2035)	$ 5,954,409

North Capital Group
Purple Hotel
Mixed Use Development
Businsess District Projections
Summary of Cash Flow

(Table 4)

Collection Year	Business District Projections	Total Pledged
2014		
2015		
2016	$ 364,396	$ 364,396
2017	$ 494,023	$ 494,023
2018	$ 505,087	$ 505,087
2019	$ 516,399	$ 516,399
2020	$ 527,965	$ 527,965
2021	$ 539,789	$ 539,789
2022	$ 551,878	$ 551,878
2023	$ 564,238	$ 564,238
2024	$ 576,875	$ 576,875
2025	$ 589,795	$ 589,795
2026	$ 603,004	$ 603,004
2027	$ 616,509	$ 616,509
2028	$ 630,316	$ 630,316
2029	$ 644,433	$ 644,433
2030	$ 658,866	$ 658,866
2031	$ 673,622	$ 673,622
2032	$ 688,708	$ 688,708
2033	$ 704,133	$ 704,133
2034	$ 719,903	$ 719,903
2035	$ 736,026	$ 736,026
Total	$ 11,169,937	$ 11,169,937

North Capital Group
Purple Hotel
Business District Assumptions
Assumptions

Retail Development Program

Pad	Square Footage	Estimated Sales Per Square Foot	Total Estiamted Sales	Percentage of Food and Drug	Sales of Non-Food and Drug Items
Inline Retail	89,292	$ 350	$ 31,252,200	0%	$ 31,252,200
Grocery	30,309	$ 550	$ 16,669,950	80%	$ 3,333,990
Restaurants	35,000	$ 400	$ 14,000,000	0%	$ 14,000,000
Gym	22,730	$ -	$ -	0%	$ -
Medical Office	31,252	$ -	$ -	0%	$ -
Total	208,583		$ 61,922,150		$ 48,586,190

Business District Rate	1.00%

Annual Inflationary Growth Rate

2005	195.30	
2006	201.60	3.23%
2007	207.34	2.85%
2008	215.30	3.84%
2009	214.54	-0.36%
2010	218.06	1.64%
Five-Year Average		2.24%

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Business District Taxes

	2016	2017	2018	2019
Estiamted Annual Taxable Sales	$ 48,586,190	$ 49,674,334	$ 50,786,848	$ 51,924,279
Business District Rate	1.00%	1.00%	1.00%	1.00%
Total Annual Business District Sales Tax Collections	$ 364,396	$ 494,023	$ 505,087	$ 516,399
Percentage Pledged	100%	100%	100%	100%
Amount Pledged	$ 364,396	$ 494,023	$ 505,087	$ 516,399

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

Total Home Rule Municipal Sales Taxes **$ 11,905,963**
(Year 1 - Year 20)

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Business District Taxes

	2020	2021	2022	2023	2024
Estiamted Annual Taxable Sales	$ 53,087,183	$ 54,276,132	$ 55,491,709	$ 56,734,510	$ 58,005,145
Business District Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Business District Sales Tax Collections	$ 527,965	$ 539,789	$ 551,878	$ 564,238	$ 576,875
Percentage Pledged	100%	100%	100%	100%	100%
Amount Pledged	$ 527,965	$ 539,789	$ 551,878	$ 564,238	$ 576,875

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Business District Taxes

	2025	2026	2027	2028	2029
Estiamted Annual Taxable Sales	$ 59,304,237	$ 60,632,424	$ 61,990,358	$ 63,378,704	$ 64,798,143
Business District Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Business District Sales Tax Collections	$ 589,795	$ 603,004	$ 616,509	$ 630,316	$ 644,433
Percentage Pledged	100%	100%	100%	100%	100%
Amount Pledged	$ 589,795	$ 603,004	$ 616,509	$ 630,316	$ 644,433

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Business District Taxes

	2030	2031	2032	2033	2034
Estiamted Annual Taxable Sales	$ 66,249,373	$ 67,733,104	$ 69,250,066	$ 70,801,001	$ 72,386,671
Business District Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Annual Business District Sales Tax Collections	$ 658,866	$ 673,622	$ 688,708	$ 704,133	$ 719,903
Percentage Pledged	100%	100%	100%	100%	100%
Amount Pledged	$ 658,866	$ 673,622	$ 688,708	$ 704,133	$ 719,903

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Sales Tax Projections
Business District Taxes

		2035
Estiamted Annual Taxable Sales	$	74,007,855
Business District Rate		1.00%
Total Annual Business District Sales Tax Collections	$	736,026
Percentage Pledged		100%
Amount Pledged	$	736,026

(1) A 3-month lag from sale to tax collection by municipality is assumed pursuant to IDOR allocation timeline.

North Capital Group
Purple Hotel
Municipal Hotel Taxes
Note Estimate

Business District Hotel Tax Note
Issued Upon Completion
Full Life Amortization

Net Present Value (7%) (2016 - 2035)	$ 834,489

North Capital Group
Purple Hotel
Municipal Hotel Taxes
Assumptions

	Year 1	Year 2
Revenues		
Spring Hill	$ 3,649,000	$ 3,881,000
Extended Stay Hotel	$ 2,837,000	$ 3,016,000
Total Hotel Revenue	$ 6,486,000	$ 6,897,000

Lincolnwood Hotel Tax Rate	1%	
2007	207.34	
2008	215.30	3.84%
2009	214.54	-0.36%
2010	218.06	1.64%
2011	224.94	3.16%
2012	229.59	2.07%
Five-Year Average		2.07%

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	2014	2015	2016	2017
Estimated Room Revenues			$ 6,486,000	$ 6,897,000
Municipal Hotel Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Municipal Hotel Taxes	$ -	$ -	$ 64,860	$ 68,970

Total Hotel Taxes $ **1,453,131**
(Year 1 - Year 23)

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	2018	2019	2020	2021	2022
Estimated Room Revenues	$ 7,039,758	$ 7,185,470	$ 7,334,199	$ 7,486,006	$ 7,640,955
Municipal Hotel Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Hotel Taxes	$ 70,398	$ 71,855	$ 73,342	$ 74,860	$ 76,410

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	2023	2024	2025	2026	2027
Estimated Room Revenues	$ 7,799,111	$ 7,960,541	$ 8,125,313	$ 8,293,494	$ 8,465,157
Municipal Hotel Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Hotel Taxes	$ 77,991	$ 79,605	$ 81,253	$ 82,935	$ 84,652

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	2028	2029	2030	2031	2032
Estimated Room Revenues	$ 8,640,374	$ 8,819,216	$ 9,001,761	$ 9,188,084	$ 9,378,264
Municipal Hotel Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Hotel Taxes	$ 86,404	$ 88,192	$ 90,018	$ 91,881	$ 93,783

North Capital Group
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	2033	2034	2035
Estimated Room Revenues	$ 9,572,380	$ 9,770,514	$ 9,972,749
Municipal Hotel Tax Rate	1.00%	1.00%	1.00%
Total Municipal Hotel Taxes	$ 95,724	$ 97,705	$ 99,727

Return to VB Agenda

Introduction
to
U.S. Equities Realty

March 2013

U.S. Equities Realty

COMMERCIAL REAL ESTATE SERVICES

20 North Michigan Avenue Chicago, Illinois 60602
312.456.7000 | www.usequities.com

U.S. Equities Realty

U.S. Equities Realty is one of the most stable and highly respected privately-held, full-service real estate firms in the country. U.S. Equities is recognized for its highly skilled professional staff, broad-based capabilities and commitment to client service. While headquartered in Chicago, the firm provides services to clients in nearly 100 cities throughout the United States and Latin America.

U.S. Equities Realty offers a comprehensive set of commercial real estate services, including:

- Complete development program management and owner's representative services;
- Strategic advisory services and transaction execution for corporate, institutional, governmental and non-profit property owners and users;
- Asset management, including leasing, property and facility management for owners and developers of commercial and residential properties and student housing facilities;
- Tenant representation, consulting and analysis services to office space users and owners nationwide;
- Investment representation for investors and owners in commercial real estate sales, acquisitions and financing.

Founded over 35 years ago by Robert A. Wislow and Camille P. Julmy, who serve as chairman and vice-chairman respectively, U.S. Equities now includes three additional members of the management team: Nancy A. Pacher, president and chief operating officer; Katherine K. Scott, managing director and executive vice president; and Martin Stern, managing director and executive vice president. Each of these executives is actively involved in client work with a "hands-on" approach that has become a hallmark of the level of professionalism and attention that U.S. Equities brings to every assignment.

U.S. Equities is known for the capabilities and technical diversity of its more than 500 employees, many of them longtime, twenty-years plus, colleagues. In addition to their professional responsibilities, U.S. Equities' staff takes an active role in many civic affairs, serving in leadership roles on a variety of government-appointed committees, as well as business, civic, cultural and community organizations.



Compuware Headquarter Building
Detroit, Michigan



95th & Old Town Square
Chicago, Illinois

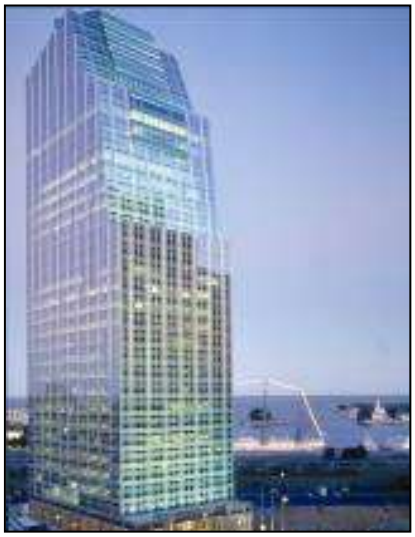


One Financial Place
Chicago Stock Exchange
Chicago, Illinois

U.S. EQUITIES DEVELOPMENT AND PROGRAM MANAGEMENT

U.S. Equities' development and program management group has been responsible for numerous high-visibility projects totaling more than 12.7 million square feet. The group offers a broad range of services and in-house expertise, including:

- Real Estate, Park and Plaza Development, Program Management and Owner's Representative Strategies and Services
- Financial Services and Entitlement, and Incentive Negotiations
- Land Development
- Building Renovation and Adaptive Reuse Management
- Services Provided Include:
  - Facilities review and construction consultation
  - Design and project specification, coordination and oversight
  - Plan, schedule and budget development
    - Negotiation and procurement for all required services
    - Complete architect, contractor, and consultant coordination
  - Construction monitoring
  - Draw management
  - Change order negotiations and oversight
  - LEED and sustainability consulting
  - Facility commissioning coordination
  - Punch list and post occupancy



Torre BankBoston
Buenos Aires, Argentina

Development and program management services are tailored to the client's needs and project requirements, and can range from general oversight services to intense involvement and coordination of the preliminary design specifications, pre-development services, entitlement negotiation, development, construction oversight and commissioning of projects.

The Development and Program Management Group is the primary division within U.S. Equities that provides services for clients undertaking the design, construction or major renovation of a building, park, plaza or public space. The services provided often incorporate all disciplines within the company. The group provides the full range of development, program management and owner's representative services, including:



People's Gas Building
Chicago, Illinois

Consulting and Master Planning	Research, needs analysis, comprehensive reporting and recommendations
Budget and Schedule Development	Creation of line item budget and timeline schedule for all phases
Design and Construction Team Solicitation Services	Development of RFQ and RFP solicitations and the oversight and company of the ensuing, analysis, interviews, price and scope negotiations, contract award recommendations and contract negotiations
Team Coordination	Management of the Architect during the programming effort to ensure all programming remains on schedule and stays consistent with the client's vision, goals, schedule and budget
Design Oversight Phase and Administration	Value engineering and analysis of construction estimates and advice on logistics, phasing, pricing, LEED and sustainability implementation
Budget Systems Analysis and Peer Review Studies	Review of HVAC, electrical, vertical transportation, life-safety and other building systems from both design/construction and on-going operating and maintenance efficiency perspectives
Regulatory	Coordination of permitting, zoning, relations with authorities having jurisdiction, and other entitlement issues
Sustainability	Cost-benefit analyses and, oversight and implementation of a comprehensive set of green building initiatives, including LEED and energy star certification by the firm's accredited professionals
Construction Administration	Budget, schedule and quality oversight, change order management, pay request processing, punchlist oversight, and closeout
Project Consultant Coordination Tenant Design/Costing/TI Coordination/Marketing Assistance	Synchronization of multiple consultants including survey, testing, special equipment specification and procurement, security planning and design, commissioning agent, LEED, others
Move Coordination	Planning and implementation oversight
Pre-Opening and Initial Facility Management	Logistics planning, commissioning, occupancy certifications, close-out processing and operational procedures and planning



Spertus Institute for Jewish Learning and Leadership
Chicago, Illinois



Crate & Barrel Headquarters
Northbrook, Illinois



20 North Michigan
Illinois State Medical Society Headquarters
Chicago, Illinois

The Development and Program Management group provides its clients with a broad range of services and in-house expertise, delivering only the highest level of results tailored to individual needs. The team has been involved in 12.7 million square feet and $3 billion of project management, owner's representative, development and tenant improvement projects. The group has just recently completed the 1.2 million square foot, Rafael Viñoly designed, Center for Care and Discovery for the University of Chicago Medicine; the 22,000 square foot, John Ronan designed Poetry Foundation headquarters and the Gensler designed 80,000 square foot expansion of Fourth Presbyterian Church. In the last four years, the group successfully completed closeout procedures for the redevelopment of the retail pavilion at Presidential Towers; the development of the Jeanne Gang designed Media Production Center for Columbia College; The Centene Headquarters Building in Clayton, Missouri; and the Goody Clancy designed, 810-bed dormitory for the University of Chicago, where the group also just completed the pre-development work for the Tod Williams Billie Tsien designed David Logan Arts Center, all in Chicago.

Additionally, the company's property and facilities management groups bring considerable operating and maintaining expertise to the design process, providing critical in-house design overview and insight to operating systems, material selections and on-going maintainability analysis. With its Owner's perspective involving diverse development background and extensive building management and operations experience, U.S. Equities is in a unique position to provide enhanced value to our clients.

The Development and Program Management Services group is headed by Bob Wislow, Chairman and CEO.



BankBoston
São Paulo, Brazil



YMCA of the USA
Headquarters
Chicago, Illinois



Harold Washington Library Center
Chicago, Illinois

U.S. EQUITIES ASSET MANAGEMENT SERVICES

- Currently manage and lease over 26 million square feet
- Portfolio includes more than 1,100 properties for nearly 60 clients
- Project range from office, mixed-use commercial, retail, student housing, multi-family and receivership
- Provides a full range of property and facility management

Facilities Management	Oversight of daily building operations, budget, maintenance, contracts, staffing and tenant retention programs
Leasing	Development and implementation of strategic leasing plans
Marketing	Creation and execution of unified marketing campaign by in-house marketing and leasing groups
Repositioning	Reestablishment of building image in the marketplace to create awareness and increase tenant demand
Capital Improvements	Identification, analysis, and implementation of value-added opportunities
LEED Consulting	Evaluation and advisory of sustainability initiatives and programs
Tenant Relations	Creation of tenant retention programs and residence life programming

Our firm's office-based, mixed-use property assignments include Willis Tower (formerly the Sears Tower and the largest office building in the western hemisphere), 737 North Michigan Ave., 676 North Michigan Avenue, 515 North State, 20 North Michigan Avenue, 550 West Van Buren Street, 939 North Avenue Collection, Old Town Square, 840 N. Michigan Avenue, the Poetry Foundation, and Stony Island Plaza in Chicago. Over the past several years, we have managed, leased, renovated and/or sold other major office properties such as John Hancock Center, 150 North Michigan Avenue, 55 West Monroe, the Peoples Gas Building, 300 North Michigan Avenue, Old Orchard Towers and Woodfield Corporate Center. Several of these assignments required repositioning of the property through partial or complete redevelopment projects, which included major parking, mechanical, as well as technological modernization and sustainability improvement projects essential for attracting and retaining high-quality, long-term office tenants moving forward.



150 North Michigan
Chicago, Illinois



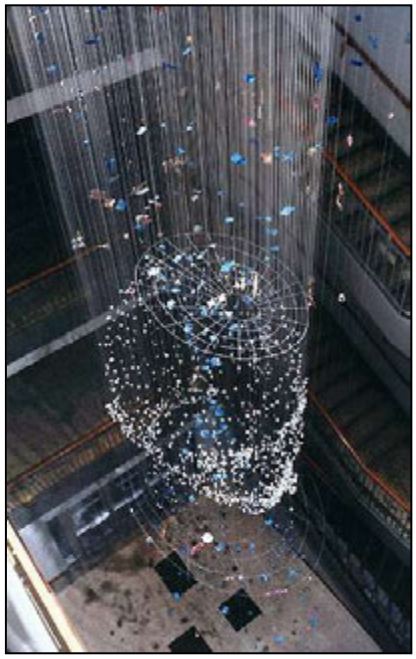
737 North Michigan Avenue
Chicago, Illinois

In December 1989, U.S. Equities was selected as the development consultant and remains the property manager for 555 West Adams Street, one of the country's most security-sensitive, mechanically and technologically sophisticated buildings. We also were the developers of One Financial Place, a one million square foot mixed-use office and trading facility and the world's largest interconnected financial center at the time of development. Our experiences with these properties and our other renovation and repositioning projects help U.S. Equities understand how to deliver and maintain super-functional, efficient, high-tech and secure office, retail, and residential environments.



Over our firm's history, we have used our building and facilities management expertise as a base from which to develop a broad range of property management successes. We have experience managing mixed-use transit-oriented properties, which include office and retail spaces such as the LaSalle Street Station in Chicago's South Loop, 30th Street Station and the Suburban Station complexes in Philadelphia, Pennsylvania, the Amtrak Midwest Reservation Sales Office in Chicago, Chicago Union Station, and the historic Denver Union Station in Denver, Colorado. We manage corporate facilities for financial institutions and multi-national firms, office properties for county and city governments, park district property, and office, educational, and residential facilities for elementary, secondary, and college institutions.

Direct responsibility for asset management programs lies with an elite group of senior-level executives, working together to provide sophisticated, cost-effective operations and maintenance programs, strategic capital improvement programs, financial plans and leasing programs to enhance a property's value. We work closely with our clients to create both long-range and situation specific strategic positioning plans for each facility.



The Asset Management Services group is headed by Camille Julmy, Vice Chairman and Katherine K. Scott, Managing Director and Executive Vice President.

REAL ESTATE CONSULTING SERVICES

- Over 30 million square feet of office tenant representation assignments over the last 20 years
- More than 18 million square feet of assignments over the last 10 years
- 40% of assignments represent national work outside of Chicago
- Strategic advisory services for medical, office, retail, institutional, not-for-profit and governmental real estate users and owners
- Provides full range of consulting and brokerage services, including:

TRANSACTION SERVICES

Needs Assessment	Understanding of space, location, image & concerns
Market Research	Marketplace trends, availabilities and characteristics
Financial Analysis	Thorough cost comparison analysis of various financial structures and property alternatives
Building Evaluations	Review of building systems and amenities
Program Management Services	Ensuring quality delivery of facility on time and on budget
Incentives Procurement	Solicitation/negotiation of municipal incentives
Ongoing Administrative Services	Continual monitoring and review of annual escalations, rights and options

STRATEGIC SERVICES

Portfolio Strategy	Assessment and alignment of impact of real estate on long-term objective of the organization
Data Management	Development of formats to centralize, gather and organize data, institute appropriate administrative controls
Workplace Studies	Conduct studies to assess space utilization and costs
Expense Reviews	Analysis and review of capital operating expense schedule and budgets
Services Deployment	Management and anticipation of space acquisition and dispositions

Decision Control	Assessment of administrative tools and responsibilities on an ongoing basis

The Real Estate Consulting Services group is led by Nancy Pacher, President; the Advisory Services sub-group is headed by Martin Stern, Managing Director and Executive Vice President.



University Center
Chicago, Illinois



University of Chicago Gleacher Center
Chicago, Illinois



John Hancock Center
Chicago, Illinois

FINANCIAL AND INVESTMENT SERVICES

- $1.7 billion in sales and finance transactions
- Successfully executed assignments totaling over 17 million square feet of commercial space and land
- Provides a complete spectrum of financial services for both owners and users of real estate, including:

Finance/Refinance	Consulting, solicitation and provision of mortgage broker representation
Financial Analysis	Analysis and valuation of investment sales, development projects, occupier purchases and leases on GAAP, non-GAAP, pre- and post-tax basis
Hold/Sell Analysis	Determination of market value and best course of action
Sale/Leaseback	Assist in analysis and delivery of sale/leaseback transaction for either occupier or purchaser
Sales Brochures	Preparation and execution of professional placement offerings and marketing materials
Qualification of Investors	Research, interviews and validation of interested parties
Closings	Coordination of due diligence and closing procedures

The Financial Services and Investment division is headed by Camille Julmy, Vice Chairman.



Former
Chicago Sun-Times HQ
Chicago, Illinois



Trump Tower
Chicago, Illinois



Brown Shoe Development
Clayton, Missouri



Crate&Barrel
Northbrook, Illinois

U.S. EQUITIES EXPERIENCE

U.S. Equities Realty has been pleased to work as Developer and Program Manager with many world-renowned design architects and artists including:

Millennium Park – Various Architects and Artists

In the spring of 1999, U.S. Equities was retained by Millennium Park, Inc., a non-profit donor group, to act as owner's representative for the more than $140 million donor-funded enhancements to Chicago's new world-class park, located within Grant Park between Michigan Avenue and Columbus Drive along Lake Michigan.

Designed by some of the most important architects and artists in the world, the enhancements include the Frank Gehry designed music pavilion, trellis and pedestrian bridge, the McCormick Tribune ice skating rink and plaza, Jaume Plensa's Crown Fountain, Cloud Gate, a monumental public sculpture by Anish Kapoor, recreation of the original 1917 Grant Park peristyle, and the two-acre Kathryn Gustafson-designed Lurie Gardens.

Since completion of this successful development, Millennium Park has received numerous accolades, including the 2005 international FIABCI Prix d'Excellence Award, as well as the first ULI Global Award for Excellence for special achievement.

<u>Frank Gehry, Gehry Partners, LLP – Jay Pritzker Pavilion</u>

Frank Gehry was commissioned to design the music pavilion, trellis and pedestrian bridge. Today, the Jay Pritzker Pavilion is one of the world's most state-of-the-art outdoor music pavilions featuring a proscenium surrounded by billowing curves of stainless steel and a steel trellis that spans the audience.

<u>Frank Gehry, Gehry Partners, LLP – Pedestrian Bridge</u>

The BP Bridge is the first-ever Gehry designed bridge in the world spanning Columbus Drive, linking Millennium Park to the Daley Bicentennial Plaza and the entire lakefront park system. This is a prominent piece due to the history of Chicago and the waterfront.

<u>Anish Kapoor – Cloud Gate</u>
Cloud Gate is a monumental public sculpture by Anish Kapoor, a 110-ton stainless steel sculpture with a mirror finish. Viewers are able to walk beneath the sculpture and look up into the navel above them.



Millennium Park
Chicago, Illinois



Jay Prtizker Pavilion
Chicago, Illinois



Pedestrian Bridge
Chicago, Illinois



Cloud Gate
Chicago, Illinois

Crown Fountain
Ron Krueck and Mark Sexton, Krueck & Sexton
Jaume Plensa

U.S. Equities acted as the development manager orchestrating the artist, architectural and general contractor selection, and during the complicated design and construction processes, serving as the Crown family advocate in requiring schedule conformance, analyzing and negotiating change orders and monitoring overall quality control. Krueck & Sexton, a local award-winning, architectural firm, was hired to work with acclaimed artist Jaume Plensa to realize his dream.



Crown Fountain
Chicago, Illinois

In 1991, Mark Sexton partnered with Ron Krueck to establish Krueck & Sexton Architects, the firms responsible for the Art Institute of Chicago's Joseph Cornell Galleries, the Herman Miller showroom, the Shure Technology Center and the renovation of Mies van der Rohe's S.R. Crown Hall and 860-880 Lake Shore Drive cooperative, as well as the Chicago Children's Museum. Mark Sexton lectures worldwide, is a member of the College of Fellows of the American Institute of Architects and, with Krueck, was named Chicagoan of the Year by the Chicago Tribune in 2005.

Gyo Obata, HOK – Base Building Architect
Centene Plaza – Clayton, Missouri

The Centene Plaza development is a 17-story office tower with 485,000 square feet of office and retail space, a 972-space parking garage, and a public plaza destined to become central to Clayton's active downtown. The Architect on the Centene Plaza building was St. Louis-based, internationally known HOK, with the personal involvement of Founding Partner Gyo Obata.



Centene Plaza
Clayton, Missouri

Obata's design philosophy is "to provide spaces which are not only functional, but also enhance the quality of life for those who work and live in them." Due in part to Obata's prowess and growing reputation, the firm achieved global renown, and Obata himself has won numerous awards for his designs.

Liam Gillick – Centene Plaza Entry Canopy Artist – Clayton, Missouri

The building and pedestrian entertainment plaza features a striking artwork by Liam Gillick, in the form of an illuminating colored glass canopy connecting the 12-story garage to the Centene Plaza Headquarters office tower.



Centene Entry Canopy
Clayton, Missouri

Ned Kahn – Centene Garage Wind Wall – Clayton, Missouri

The City of Clayton required an artistic wall to enclose Centene's proposed 972 car garage in the heart of downtown Clayton. U.S. Equities commissioned the nationally famous artist Ned Kahn to create a sculpture wind wall to successfully disguise the Centene garage.



Ned Kahn Wind Wall
Clayton, Missouri

Adriaan Geuze, West 8 Landscape Architects
Miami Beach – SoundScape Park

West 8 is an award-winning international office for urban design and landscape architecture, founded in 1987. West 8, based at the port of Rotterdam, Holland was seeking to expand into work in the United States. Miami Beach Soundscape Park was one of their first projects.

The site is a small – slightly larger than 1 hectare in size – urban site that strives to establish a new precedent for parks in the City of Miami Beach. West 8 firmly positioned to deliver its mission of a green park, not a plaza, that feels intimate, shady and soft; a park that will support the world-class attraction of the New World Symphony Building. In the summer of 2011, shortly after its completion, the Miami SoundScape Park is listed as one of the top ten "Best Outdoor Movie Theaters" by 'Travel+Leisure Magazine', in America.



SoundScape Park
Miami Beach, Florida

Fernando Botero, Artist
Sculpture Chicago – Chicago, Illinois

U.S. Equities, together with Sculpture Chicago, organized one of the first major outdoor exhibits of a large number of Fernando Botero's massive sculptures. Seventeen sculptures by Botero were installed in Chicago in 1994 in a summer exhibition in Grant Park, complementing a show of the artist's drawings at the Chicago Cultural Center.

A massive undertaking, helicopters were required to place each piece of work for this display.



Sculpture Chicago
Chicago, Illinois

Rafael Viñoly, Rafael Viñoly Architects PC
University of Chicago Medicine Center for Care and Discovery
Chicago, Illinois

Rafael Viñoly Architects PC's design was selected for the Center for Care and Discovery at the University of Chicago Medicine. The project was originally awarded to the firm when the university responded to its suggestion that revised siting incorporating a new building would better



University of Chicago Medicine
Center for Care and Discovery
Chicago, Illinois

position the medical center for future growth, bearing in mind its master plan. The resulting design occupies two development sites, ridging Maryland Avenue, effectively doubling the available program area. Various functions are located contiguously, maximizing staff efficiency by reducing the need to circulate between floors. This new hospital pavilion opened in February 2013 and is devoted to complex specialty care, with a focus on cancer and advanced surgical programs.

During the course of his forty-plus year career, Viñoly has practiced in the United States, Latin America, Europe, Asia, Africa, and the Middle East. His first major project in New York was the John Jay College of Criminal Justice, which was completed in 1988. In 1989, he won an international competition to design the Tokyo International Forum. Completed in 1996, many people consider this building to be the most important cultural complex in Japan. His firm's design was one of the finalists in the World Trade Center design competition.



University of Chicago Medicine
Center for Care and Discovery
Chicago, Illinois

Adrian Smith, Skidmore Owings & Merrill
Edificio BankBoston – São Paulo, Brazil

Adrian Smith served as the lead designer on Edificio BankBoston in São Paulo Brazil. Edificio BankBoston includes a 400,000 square foot, 30-story office tower, 440,000 square feet of below-grade parking and a roof-top helipad. The building has a larger, precedent-setting, column-free floor plate (larger than any other building in the São Paulo market), a 264-seat auditorium, a 500-seat cafeteria, a data center, a bank branch and parking for 1,100 vehicles.



Edificio BankBoston
São Paulo Brazil

Other projects that Adrian Smith designed have won 5 international awards, 8 National AIA awards, 22 Chicago AIA awards, and 2 ULI Awards for Excellence. Smith's work at SOM has been featured in museums in the United States, South America, Europe, Asia and the Middle East. He is a Senior Fellow of the Design Futures Council.

Adrian Smith is an award winning landscape architect whose appreciation for landscape started while working on his family's dairy farm. He brought his expertise to the BankBoston Brazil project and created a 3.5 acre horticultural park and reflecting pool.

Cesar Pelli, Cesar Pelli & Associates Architects
Torre BankBoston – Buenos Aires, Argentina

Designed by international award-winning architect Cesar Pelli, BankBoston in Buenos Aires, Argentina consolidated five different bank locations, and has commanding views of the Rio de la Plata. U.S. Equities



Torre BankBoston
Buenos Aires, Argentina

opened a branch office in Buenos Aires and oversaw the total development process as it moved through all design and construction phases.

César Pelli is an Argentine-American architect known for designing some of the world's tallest buildings and other major urban landmarks. In 1991, the American Institute of Architects (AIA) listed Pelli among the ten most influential living American architects. His many awards include the 1995 AIA Gold Medal which recognizes a body of work of lasting influence on the theory and practice of architecture.

The project includes an award-winning plaza and garden designed by renowned landscape architect and urban designer, Diana Balmori, who later went onto found Balmori Associates, headquartered in New York City.



Reva and David Logan Center for the Arts
University of Chicago
Chicago, Illinois

Tod Williams Billie Tsien Architects
Reva and David Logan Center for the Arts – University of Chicago

The architectural firm of Tod Williams Billie Tsien Architects was retained to execute the design for the University of Chicago David Logan Art Center. The new $114 million, 150,000 square foot building is home to two performance theaters, a 450-seat auditorium, film screening room, shops for theater set construction and art making, café, and a variety of smaller performance venues, classrooms, music practice rooms, and individual artists' studios.

For over 30 years, Tod Williams and Billie Tsien have worked together in New York City and in 1986 they founded Tod Williams Billie Tsien Architects. They are known for residential and institutional projects, which pay careful attention to context, detail, and the subtleties of materials. Their body of work includes The American Folk Art Museum in New York, Neurosciences Institute in La Jolla, California, Cranbrook Natatorium in Michigan, and Skirkanich Hall at the University of Pennsylvania.



Reva and David Logan Center for the Arts
University of Chicago
Chicago, Illinois

Jeanne Gang, Studio Gang Architects
Media Production Center – Columbia College Chicago

Studio Gang Architects designed Columbia College Chicago's Media Production Center. The learning center for film and interactive media arts programs is one of the most advanced of any arts school in the nation. The building includes two film production sound stages, a motion capture studio, a specialized directing studio, an on-site fabrication shop, and



Media Production Center
Columbia College Chicago
Chicago, Illinois

camera, lighting and wardrobe facilities, as well as, state-of-the-art classroom teaching spaces.

The Media Production Center was selected for the Best of 2010 Awards from Midwest Construction in the category of Higher Education.

Other recent Studio Gang projects include the Aqua Tower, SOS Children's Village Community Center, Brick Weave House, and Lincoln Park Zoo South Pond. The work of Studio Gang has received national and international recognition and has been published and exhibited widely. The Aqua Tower was named the 2009 International Skyscraper of the Year, and the firm has exhibited at the International Venice Biennale, the National Building Museum, and the Art Institute of Chicago.



Media Production Center
Columbia College Chicago
Chicago, Illinois

John Ronan, John Ronan Architects
Poetry Foundation – Chicago, Illinois

John Ronan Architects was selected from eighteen firms that applied to design the new home for poetry in Chicago. This would be the Poetry Foundation's permanent home and is Chicago's first building dedicated solely to poetry. The public functions — the poetry reading room, a gallery, and a 35,000-volume non-circulating collection library — are located on the building's ground floor, while offices space are located on the second level, organized into three areas each for the administration, magazine, and website, and programs staff. The building's internal arrangement is configured so all spaces have views of the garden.

John Ronan founded John Ronan Architects in 1999. He is an assistant professor of architecture at the Illinois Institute of Technology in Chicago. His work has appeared in numerous publications and his projects have been featured in several exhibitions. John Ronan Architects was awarded the 2009 National Honor Award by the American Institute of Architecture for the Gary Comer Youth Center project in Chicago, Illinois.



Poetry Foundation
Chicago, Illinois

Bruce Graham, Skidmore Owings & Merrill
One Financial Place – Chicago, Illinois

Bruce Graham (known most notably for being the lead designer of the Sears Tower, now known as Willis Tower and Chicago's John Hancock Center) was the lead designer on the national award-winning One Financial Place for U.S. Equities.

One Financial Place, called the "Rolls-Royce of Office Towers" by the Chicago Tribune, was named by the Chicago Sun-Times as the 1984 Downtown Development of the Year. In 1983, the building received the Best Structure Award from the Consulting Engineers Council of Illinois.



One Financial Place
Chicago, Illinois

Financial Place Plaza received a 1987 urban design award as the Best New Open Space in Chicago from Friends of Downtown, a civic organization dedicated to excellence in planning and development within the downtown area. Financial Place Plaza was cited both as an outstanding public space and as a pioneering corporate gesture. In 1988 the Plaza received the prestigious President's Award from the American Institute of Landscape Architects.

Lucien Lagrange, Lucien Lagrange Architects

Lucien Lagrange Architects has achieved critical acclaim and commercial success for designs that respect their setting and resonate with their audience. With a collaborative team of top architectural talent, his firm gained recognition for an extensive body of international work. The firm has been recognized for its work and won awards such as the Greater Chicago Food Depository Award, Commercial Real Estate Award, Architecture Firm of the Year, Architect of the Year Finalist, and Midwest Construction's Best Project of the Year Renovation/Rehabilitation for The Blackstone Hotel.



840 North Michigan Avenue
Chicago, Illinois

<u>840 N. Michigan Avenue – Plaza Escada</u>
Originally conceived as the retail base for a 40-story hotel, the project was reconfigured as an intimate five-level retail complex. Sharing Michigan Avenue with its more massive neighbors Water Tower Place and John Hancock Center, Plaza Escada is noteworthy for its modest, personal scale.

<u>John Hancock Renovation</u>
Since completion of the successful redevelopment, the building has received numerous accolades, including two AIA 25 Year Awards, one in 1995 and another in 1998; 1998 Regional BOMA "TOBY" Renovated Building Award; 1998 international FIABCI Office/Industrial Special Recognition Award; 1998 finalist for the Urban Land Institute Award for Excellence; and, in 1999, recipient of the ULI Award for Excellence for its renovation and successful repositioning.



John Hancock Building
Chicago, Illinois

The John Hancock renovation included the rejuvenation of the Plaza which includes a lower level plaza with a touchable water wall, a grand staircase which provides ample seating, café tables with moveable chairs, restaurant service and a continuously changing garden display. The lower level plaza is especially popular and regularly packed with people.

Tom Beeby, Hammond, Beeby & Babka
Harold Washington Library Center – Chicago, Illinois

The Harold Washington Library Center is a ten-story, 760,000 square foot main library facility for the Chicago Public Library. It is the country's largest municipal circulating library and the largest design/build architectural project ever undertaken in Chicago. It continues to be recognized as a model for the planning and design of major public libraries.

The design received several awards for architectural excellence, including a Citation of Merit from Progressive Architecture magazine and the 1998 ULI Award for Excellence for Public Projects. The M/WBE program implemented for the Library received the 1990 "Impact Award" from the Chicago Purchasing Council for the greatest positive impact on minority hiring of any project in Chicago. Upon the building's completion, Paul Goldberger, architecture critic for the New York Times, wrote that "...no building erected in our time has demonstrated more clearly a total commitment to the notion of the public realm. This building is of the city and for the city."
The graceful, light-filled Winter Garden at the Library Center is one of the city's great interior spaces. The space is accessible from a separate escalator and set of elevators.



Harold Washington Library Center
Chicago, Illinois

Gensler
Genevieve and Wayne Gratz Center at Fourth Presbyterian Church
Chicago, Illinois

The Genevieve and Wayne Gratz Center is a five-story, 80,000 square-foot addition built immediately to the west of the Sanctuary and Parish House of Fourth Presbyterian Church. This building, designed by Gensler complements the 1914 buildings and is a realization of the congregation's vision for the future. The five-story addition houses classrooms, a day school, library, dining facility, multi-function spaces, a 350-person chapel, and a double-height gallery that connects the center to the original building.



Genevieve and Wayne Gratz Center
Fourth Presbyterian Church
Chicago, Illinois

Laurence O. Booth, Booth Hansen
MB Financial – Chicago, Illinois

The new branch, crowned by MB Financial's red cube logo, features a two-story atrium that creates a strong street-level presence. While the bank occupies the first two floors, U.S. Equities serves as exclusive leasing agent for the building's remaining office space, totaling 20,000 square feet.



MB Financial
Chicago, Illinois

Additional Signature Designer Experience and Projects:

Designer/ Artist	Firm	Project
Gerald Horne Pablo Picasso	Holabird & Root	The Meadow Club; The Gould Center Formerly in Rolling Meadows, Illinois
Gino Rossetti	Rossetti & Associates	Compuware Headquarters Detroit, Michigan
John Vinci	Vinci / Hamp	The Arts Club Chicago, Illinois
Laurence O. Booth	Booth Hansen	University of Chicago Press Chicago, Illinois
Ludwig Mies van der Rohe		Arts Club-Floating Staircase Chicago, Illinois
Gene Kohn	Kohn Pedersen Fox	White Flint Design White Flint, Maryland



Floating Staircase
The Arts Club
Chicago, Illinois



"The Bather"
Pablo Picasso
Formerly at Rolling Meadows, Illinois



Compuware Headquarter Building
Detroit, Michigan

U.S. Equities Realty

Centene Corporation Headquarters and Plaza
Clayton, Missouri

Anchoring the central business district of Clayton, Missouri, the development of Centene Plaza included a significant new landscaped plaza that changed the character of the downtown of the county seat of St. Louis County. The design of the outdoor space included decorative landscaping features, incorporating outdoor seating sheltered by a bosque of ornamental trees, backed by a waterwall and a restful fire pit area. More than 1,000 parking spaces are located in the 8-story parking garage which includes underground executive parking spaces beneath the facility. Major public art pieces are elegantly inserted into this outdoor space, with a Liam Gillick designed colored glass canopy connecting the headquarters office building to the parking structured enclosed by a Ned Kahn Wind Veil.

Centene Corporation selected U.S. Equities Realty and Clayco Realty Group to join it in forming a development partnership to plan and construct this major mixed-use project on land that Centene had acquired over a period of years. Centene Corporation, a public managed and multi-line healthcare company, experienced rapid growth and desired to both consolidate existing operations and plan for its continued expansion. The development includes a new headquarters building for Centene Corporation, as well as retail, parking and additional office space.

U.S. Equities led the effort to negotiate incentives with the city, county and state; was responsible for obtaining financing for the project; oversaw the design, engineering and construction of the project; created the marketing program for the commercial and retail leasing of the project; assisted Centene and its space planner with the programming and lay-out of the Centene headquarters; developed the phasing strategy for the project development; and worked closely with the governmental agencies and stake-holding community groups.

With a commitment to incorporate public art into the development, U.S. Equities recommended two world-renowned artists for commissioned pieces. Liam Gillick, known for his glass artworks, was selected to design the entry canopy, and Ned Khan was chosen to create a unique Wind Veil that brings the building to life with its 7-story, 300-foot wide kinetic art installation. When the wind blows upon this glorious piece of artwork it is as if the clouds are gracefully floating across the whole wall. Clayton, Missouri locals explain that the artwork of Centene is “part of Centene’s gift to Clayton, to bring huge art piece here – it’s the biggest piece of art in the Midwest.”.

The project incorporates sustainable design principles and is LEED Gold certified. The office tower is sheathed in a floor-to-ceiling glass Wind Veil. The building systems take advantage of forward-thinking and energy efficient technologies. Completed in 2010, it is the most technologically advanced office building in the market.







U.S. Equities Realty

Torre BankBoston
Buenos Aires, Argentina

BankBoston, a long-standing client, retained U.S. Equities to assist them in developing a new headquarters facility in Buenos Aires, Argentina. Through the assessment of current space utilization, U.S. Equities made recommendations on available solutions to accommodate the bank's growing needs. Over a one-year period, twelve different sites were analyzed in detail, utilizing in-house personnel to develop financing alternatives and feasibility studies.

The selection was narrowed to three locations within Puerto Madero/Catalinas Norte, the international business district of Buenos Aires. Negotiations were conducted on each site to achieve the most advantageous position for the bank in terms of land acquisition and construction approach. The final selection included a land acquisition agreement, as well as a build-to-suit agreement for a 45,000 square foot site. Simultaneously, U.S. Equities negotiated professional consultant agreements with the design architect, MEP Engineering, structural engineer, interior designer, elevator consultant, and lighting and landscape consultants. This group was further expanded to include telecommunications, curtainwall, food services and building code consultants.

In addition to negotiating professional consultant agreements, U.S. Equities and Cesar Pelli agreed to commission Guillermo Roux; a well-known artist who stunned us all and created “Homenaje a Buenos Aires” which hangs in this brilliant piece of architecture that masters the Buenos Aires skyline.

The new, 450,000 square foot Torre BankBoston, which consolidated five different bank locations, was designed by international award-winning architect Cesar Pelli and has commanding views of the Rio de la Plata. Groundbreaking for Torre BankBoston occurred in February 1998, and the inaugural grand opening celebration was held November 30, 2000.

U.S. Equities opened a branch office in Buenos Aires and oversaw the total development process as it moved through all design and construction phases. By involving our highly experienced property management group in these phases, the project was afforded valuable input and efficiencies. U.S. Equities also coordinated the transition from the construction phase, including project closeout and start-up of equipment, to move-in and owner-occupancy.

U.S. Equities was awarded the property manager assignment for Torre BankBoston in conjunction with the tower's opening in November 2000.









U.S. Equities Realty

John Hancock Building and Plaza
Chicago, Illinois

When John Hancock Center opened in 1970, it was an imposing sight on North Michigan Avenue. "Big John", with its 2.8 million square feet of premier office, retail and residential space, was Chicago's tallest building and remains today the world's largest mixed-use property. John Hancock Center, with 819,000 square feet of office space spanning 29 floors, indoor parking for 750 cars and 171,000 square feet of retail and restaurant facilities, topped by 703 condominium apartments from floors 44 to 92, is still the consummate mixed-use facility with its 16,000 square foot Observatory and 31,000 square feet of broadcast studios. Even the roof at the tower was designed for multiple purposes: eight television channels, 12 FM stations, 30 satellites and 100 two-way cellular communications operations transmit from the building's broadcast facilities.

With the building suffering from a declining image in a down market and to maintain its leadership position on North Michigan Avenue well into the 21st century, then-owner, John Hancock Mutual Life Insurance Co. researched and commissioned several failed redevelopment concepts between 1989-1992. In late 1992, U.S. Equities was chosen to serve as the building's new redevelopment, management and leasing agent.

Working closely with the architect and ownership, U.S. Equities recommended significant changes to the re-development plan including the creation of dedicated office and retail entrances with ground-level elevator access, as well as increased emphasis on Michigan Avenue retail visibility. U.S. Equities also realized the value of working with area residents, community groups and public officials to ensure their support for the redevelopment of one of Chicago's favorite icons, John Hancock Center. The new plan and changes were formally approved, publicly announced and enthusiastically received in May 1993. A 14-month, $22.5 million redevelopment of the building's indoor and outdoor public spaces began in August 1993 and was completed in the summer of 1995.

When U.S. Equities first assumed the marketing and leasing responsibility for John Hancock Center, the building was 49% occupied and the retail space was virtually vacant. Within two years, office occupancy had dramatically risen to 81% and in 1998, the building was 97% occupied. In addition, the highly successful retail repositioning of John Hancock Center resulted in achieving 99% occupancy, and, through efficient management of the redevelopment process as well as the highly successful leasing and property management, net operating income increased by more than 3,000% during U.S. Equities' tenure.

During the major redevelopment, U.S. Equities' management and leasing team implemented a targeted marketing and public relations campaign centered around the new theme, The World's Most Recognized Building, which was designed to reinforce John Hancock Center's architectural significance and attract new, high caliber office and retail tenants.

Before the plan was made public, the U.S. Equities team met with each tenant to explain the changes and answer individual questions; during construction, tenants received monthly written updates and had immediate access to the







management staff. A month-long series of promotions, including discounts and service incentives, heralded the temporary relocation of the building's concourse-level retailers to the 14th floor, and a number of special events, such as ice cream socials, were held for the office tenant population. A breakfast buffet for the entire building population marked the completion of the new office lobby, and tenants were invited to the gala opening of the first major new retailer to open in John Hancock Center's newly redeveloped space.



The revitalized retail space quickly attracted Paul Stuart, one of the nation's most respected clothiers, which opened a 27,000-square-foot store, its first location beyond its Madison Avenue store in New York. The Cheesecake Factory, based in California, opened a 15,500-square-foot, 450-seat dining facility on the Garden Plaza level in September of 1995. The restaurant offers seasonal outdoor dining in the newly reconfigured garden plaza, which is highlighted by a waterwall, lush landscaping and a fountain waterfall. During the summer of 1995, the well-known Italian gourmet deli, grocery and wine shop, L'Appetito, as well as natural beauty product purveyor, Aveda, opened on the Garden Plaza level, and in October of 1995, The North Face, a high-end outdoor outfitter, opened its new 15,000-square-foot flagship store fronting Michigan Avenue. The Garden Plaza retail space was completed by The Chicago Architectural Foundation Store, The Sunglass Source, gift shops Accent Chicago and Elephants Etc., Inc. and several tenant amenity shops.



U.S. Equities completed the repositioning of the John Hancock Center with the multi-million dollar renovation of the Hancock Observatory. The Observatory, which re-opened in May 1997, was transformed into an educational and entertainment facility emphasizing Chicago's history and its cultural, sporting and entertainment attractions. One of the major highlights of this transformation included the structural feat of adding a unique, screened "skywalk" where visitors can experience outdoor Chicago all year long.

Since completion of the successful redevelopment, the building has received numerous accolades, including two AIA 25 Year Awards, one in 1995 and another in 1998; 1998 Regional BOMA "TOBY" Renovated Building Award; 1998 international FIABCI Office/Industrial Special Recognition Award; 1998 finalist for the Urban Land Institute Award for Excellence; and, in 1999, recipient of the ULI Award for Excellence for its renovation and successful repositioning.



The phenomenal financial success and revitalization of John Hancock Center culminated in the owner's highly profitable sale of the property.

U.S. Equities Realty

BankBoston Headquarters and Horticultural Garden
São Paulo, Brazil

Situated along the Rio Pinheiros, this project was part of one of the largest remaining sites in São Paulo. The land parcel is composed of four separate sites, one of which U.S. Equities developed for BankBoston for its headquarters in Brazil. Prominently located on Avenida Nacoes Unidas (the Marginal), the building's site is adjacent to the Grand Hyatt Hotel and just north of the Avenida Morumbi shopping district and Morumbi Bridge. As part of the development, U.S Equities also oversaw the design and construction of, a 3-acre horticultural garden, designed by award-winning landscape architect, Isabel Duprat, featuring a running stream stocked with a variety of fish species, a waterfall, three reflecting pools, sculptures, a fountain, special lighting features and thousands of native Brazilian plants.

BankBoston selected U.S. Equities to fully administer all development activities, including proposing and assembling the architect and team for both the United States and Brazil, selecting and negotiating all design contracts, securing governmental approvals and assisting with the contractor selection process.

Skidmore, Owings & Merrill was chosen as the architect for Edificio BankBoston, which included a 400,000 square foot, 30-story office tower, 440,000 square feet of below-grade parking and a roof-top helipad. Edificio BankBoston was the first office building constructed to international standards in Brazil. The building has a larger, precedent-setting, column-free floor plate (larger than other buildings in the São Paulo market), a 264-seat auditorium, a 500-seat cafeteria, a data center, a bank branch and parking for 1,100 vehicles.

The building features artwork from Cândido Portinari, one of the most important Brazilian painters, and also a prominent and influential practioner of the Neo-Realism style in painting.

Edificio BankBoston officially opened in April 2002.









U.S. Equities Realty

Presidential Towers
Chicago, Illinois

Presidential Towers is a four-tower 2,346 unit high-rise apartment complex located in Chicago's West Loop. Covering two full city blocks, Presidential Towers is situated in one of the fastest-growing submarkets in the Chicago metropolitan area, with enormous condominium and office density in the immediate area.

As part of an overall renovation of the public areas of Presidential Towers, a comprehensive redevelopment of the retail component began in 2008. After the disbanding of Northern Realty Group, Ltd., U.S. Equities Realty was retained to provide program management services.

U.S. Equities is oversaw the $18 million renovation for the eastern block on the ground floor and third/terrace level, of the existing Presidential Towers buildings. Existing retail and restaurant spaces were reconfigured and the existing operating fitness facility of 20,000 square feet (approximately 2,000 active members) was expanded by enclosing an existing Clinton street dock and third floor exterior patio space to create a 6,000 square foot street-level entry with direct access to the 58,500 square foot club level.







U.S. Equities Realty

University Center
Chicago, Illinois

In the fall of 2003, U.S. Equities was among two dozen of the nation's leading property and campus facility management companies competing to manage University Center Chicago, the largest multi-institutional student residence in the country. The Educational Advancement Fund (EAF), a non-profit partnership made up of Columbia College Chicago, DePaul University and Roosevelt University, awarded U.S. Equities management of University Center, which officially opened in August 2004. The 725,000 square foot, $151 million multi-functional facility serves as an effective marketing and retention tool for the three member schools.

Housing over 1,700 student residents each year, University Center is one of the largest and most complex urban student housing projects ever undertaken. The 18-story, fully sprinklered facility provides state-of-the-art student housing design and includes 31,000 square feet of street-level retail space, a fitness center with adjoining dance studio, a multi-media room, music practice rooms, social and study lounges, laundry facilities, a dining center, a 20,000 square foot landscaped garden terrace, and a 15,000 square foot Conference Center consisting of eight meeting rooms.

Throughout the years, U.S. Equities has continually implemented and executed highly regarded programs and initiatives, including: a broad array of residence life programs aimed at strengthen residents' sense of community; a highly-efficient downtown Chicago move-in and move-out process for the building's residents and parents; and the resources and industry knowledge to negotiate master leases to non-member institutions during years that member schools do not reserve 100% of the beds.

Balancing the needs of three distinct member institutions, each with its own culture and student policies, has proven to be one of the project's unique challenges. University Center's residence life team, which includes over 40 resident advisors employed by U.S. Equities, has established exceptional relationships with each member school allowing for open communication channels. For its accomplishments, U.S Equities' program was awarded the Illinois State Resident Assistant Association (ISRAA) Top Ten Program Award in 2007 and 2008, and also received the ISRAA Outstanding Leaders award in 2007.

In addition to successful management of the facility and student-related operations, the U.S. Equities team has been instrumental in creating and establishing University Center's meeting and summer housing operations known as Conference Chicago. Since opening its doors, Conference Chicago has generated nearly $10 million in meeting, housing and catering revenue, surpassing sales goals each year. The Conference Chicago team has worked diligently to create local and national awareness of its meetings and accommodations facilities. Their efforts have been recognized with awards from readers of Illinois Meetings & Events in 2006 and 2007 for "Best Conference Center & Meeting Facility," "Best On-siteCaterer," "Best Conference Center" and "Best Meeting Venue."











Equally as important to the marketing and operating of University Center is U.S. Equities' ability to establish revenue generating initiatives, including:

- Opening the dining center to member school students who do not reside in University Center.
- Creating an outside catering business that provides services to nearby institutions and businesses.
- Transforming two student studios into fully-furnished guest suites, which are utilized by guests of residents, as well as conference coordinators, business travelers and educational professionals.

In 2008, U.S. Equities went through another competitive bidding process in which the company's experience and dedication paid off with a contract renewal for an additional five years. The same year, University Center received Energy Star certification as a result of U.S. Equities' implementation of sustainable initiatives, the building received Energy Star certification.

U.S. Equities Realty

The Majestic Building
Chicago, Illinois

- 100,000 square feet
- 135 room Hotel and 2,000 seat live theater venue
- Originally built in 1906, renovated in 2006
- City of Chicago Historic Landmark

The Majestic Building in Chicago was constructed in 1906 and was, at the time, the tallest building in the world. Throughout its history, the building has always been the home to one of Chicago's premier legitimate theaters, first as the Majestic Theatre and for the last 70 years, the Shubert Theatre. The tower above the theatre was originally built as office space, but by the end of the last century this space was no longer suitable for modern office use, and had experienced a severe decline in occupancy. In 1999, the owner of the building, the Nederlander Organization, needed to renovate the theatre to remain competitive, and desired to utilize the tower floors in a way that could produce an acceptable economic return.

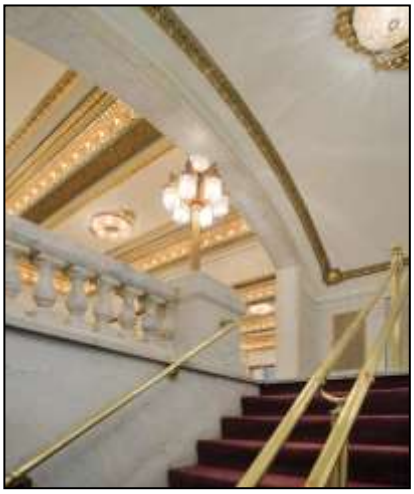
Nederlander formed a partnership with one of the individuals who is now a senior executive with US Equities, to own, redevelop and manage the former office portion of the building and to renovate and restore the existing theater. Nederlander retained ownership of the theatre and the underlying land, utilizing an air-rights sub-division to transfer ownership of the tower floors to the new partnership. Under this new ownership structure, Nederlander became a limited partner in the owner of the tower portion, and an entity controlled by the individual became the managing partner, and developer for the entire project. After review of market conditions, it was decided that he highest and best use for the tower portion of the building was a limited service, mid-priced hotel, and the Hampton Inn flag was secured for the project.

Since the cost to redevelop the building and renovate the theater, given the age of the property, was significantly greater than could be economically justified, the challenge of this new partnership was to fund the project using capital sources that would reduce the net development cost to an acceptable level. As a result of complex structuring of funding sources, the project was successfully completed using a combination of:

- The sale of Historic Preservation Tax Credits
- The sale of a Conservation Easement on the Façade
- TIF Economic Assistance from the City of Chicago
- Conventional Construction Financing
- Private Equity

Upon the completion of the project, permanent financing was secured that repaid the Construction Financing, 100% of the Private Equity, and provided for additional cash distribution to the owner.







U.S. Equities Realty

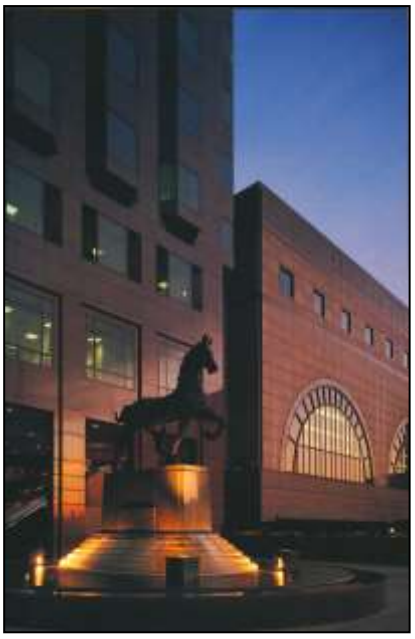
One Financial Place
Chicago, Illinois

U.S. Equities was responsible for the development of One Financial Place, a $200 million project that resurrected a land assemblage of desolate, under-utilized property which included the LaSalle Street train station, for a unique mixed-use complex, in Chicago's South Loop. Totaling in excess of 1.4 million square feet of mixed-use commercial space, and including two of the world's then largest exchange trading floors (one spanning Congress Parkway), One Financial Place includes a 40-story office tower that houses the headquarters of the Chicago Stock Exchange, a new commuter rail station, a pedestrian bridge over the Van Buren Street elevated tracks, a 22-room luxury penthouse hotel, an exclusive full-service health club, three restaurants, including the five-star Everest Room and meeting facilities, and a 52,000 square foot outdoor plaza located on top of an underground, 350-car parking garage.

One of the most exciting features of One Financial Place is the building's award-winning landscaped plaza and sculpture garden. After gathering ideas from William White of the Conservation Foundation, the firm worked closely with architects Skidmore, Owings & Merrill to create a lively outdoor plaza. One Financial Place Plaza received a 1987 urban design award as the Best New Open Space in Chicago from Friends of Downtown, a civic organization dedicated to excellence in planning and development. The Plaza was cited both as an outstanding public space and as a pioneering corporate gesture and in 1988 it received the prestigious President's Award from the American Institute of Landscape Architects

Completed in 1984, One Financial Place was called the "Rolls-Royce of Office Towers" by the *Chicago Tribune* and named Downtown Development of the Year by *Chicago Sun-Times*. The building also received the Best Structure Award from the Consulting Engineers Council of Illinois. Nicknamed "One Fine Place" by its tenants, the development received international recognition as an industry leader among intelligent buildings. One Financial Place was the first office development in Chicago to offer such luxury amenities as the five-star Everest Room and the LaSalle Club, featuring a penthouse, full service hotel and private fitness center with exercise, racquetball, handball, squash, swimming pool, steam room, massage facilities, and restaurant.

One Financial Place focused international real estate attention on Chicago because of its positioning as the world's first fully integrated "intelligent" building, promoted through hundreds of tours, lectures and symposiums for foreign VIPs, dignitaries and press, as well as domestic real estate, architectural, communications and construction-related professional organizations. Among its foreign press and television coverage, the building was the subject of a lead feature on the television news magazine "The World and Japan Tomorrow."







U.S. Equities Realty

Willis Tower (formerly Sears Tower)
Chicago, Illinois

In the spring of 2007, U.S. Equities Asset Management was selected by the ownership team of Sears Tower, now known as Willis Tower, to manage and lease the world-renowned property. After an extensive interview process, ownership felt U.S. Equities was a perfect fit for the job due to its record of success at repositioning numerous Chicago mixed-use properties, especially those with high vacancies.

The 4.5 million square foot, mixed-use tower includes 4.5 million square feet of rentable office, retail and restaurant space as well as antenna/broadcasting facilities, a parking garage, and Skydeck Chicago observatory – one of Chicago's top tourist attractions drawing 1.3 million visitors per year. The beginning months of the assignment were heavily focused on strategic planning to re-energize this 110-story, iconic property – many of which are in full swing and highlighted in the following sections.

U.S. Equities led the design and construction of a multi-million dollar renovation of Skydeck Chicago, including the development of The Ledge, a series of glass bays that extend from the building providing visitors with unobstructed views of Chicago – 1,353 feet straight down. In addition to The Ledge, the new Skydeck visitor center features museum-quality interactive exhibits. The opening of The Ledge has provided the Skydeck with record-breaking visitor counts consistently since its debut in July 2009 and received the 2010 Chicago Commercial Real Estate Award for Special Achievement of the Year.

Leasing

Amenities/Improvements
The team has also energized and enhanced the amenities within the building, bringing in a plethora of new restaurants and retail, including Market Creations, Dunkin Donuts, Argo Tea and French Accent among others. The beautiful Wacker Drive Lobby now features rotating art exhibits – an ongoing program that provides new exhibitions quarterly. Additionally, streamlined tenant and visitor security procedures have dramatically improved property access.

Sustainability Initiatives
U.S. Equities has established significant sustainability programs and future plans for the building. Within less than a year, the management team at Willis Tower developed a thriving recycling program that resulted in a 370% increase in recycled paper waste. Building on this success, plastic, aluminum, tin and glass recyclables are now accepted in common area bins. Other green initiatives currently in place include a bike rental program, car sharing program, and hybrid vehicle incentives offering a discounted monthly parking rate to hybrid vehicle drivers.









U.S. Equities Realty

MetraMarket of Chicago
Chicago, Illinois

Square Footage:	200,000
Total Stories:	1
Original Budget:	$42M
Final/Actual Budget/Cost:	$34M (Phase I)
Start Date:	2008
Completion Date:	2009
Total Project Timeframe:	1
Engaged Timeframe:	9
Architect:	OWP/P
Engineer(s):	OWP/P
Contractor:	W.E. O'Neil Construction







After an extensive bidding process, U.S. Equities was selected by Metra, Chicago's metropolitan area commuter rail agency, to develop the ground level of the Ogilvie Transportation Center into a retail marketplace. Metra's goal in pursuing this redevelopment is to enhance the station as an amenity to Metra commuters and to generate additional revenue for Metra operations. The Ogilvie Transportation Center (formerly known as the Chicago Northwestern Station) serves approximately 110,000 passengers daily and is located directly north of CitiGroup Center, covering two full city blocks between Washington, Clinton, Lake and Canal Streets.

In the city's explosive West Loop residential and commercial neighborhoods, MetraMarket is home to a specialty food market, and will feature a variety of restaurants, retail stores, boutique shops and service providers. In addition to MetraMarket's excellent commuter base, the development is a hub of activity for the area's ever-expanding residential population, Central Business District (CBD) employees, suburban visitors and tourists.

With over 50% of Phase I leased and opened, MetraMarket includes the city's first and only year-round, indoor European inspired market, Chicago French Market, CVS/Pharmacy and Espression by Lavazza, an Italian café (all opened in 2009). Its anchor tenant, Chicago French Market, was co-developed by U.S. Equities and the Bensidoun Family, the largest market operators in and around Paris, and features 30 individual vendors offering an array of local and certified organic produce, meats, breads, pastries, small batch cheese and wine, chocolates and sweets, artisan-made goods, flowers, plus distinctive prepared meals and snacks for busy customers. Unlike seasonal markets, Chicago French Market is open Monday thru Saturday all year long.

The $42 million development is a collaboration between U. S. Equities, Metra and the City of Chicago. Metra is investing $6 million in infrastructure improvements, the City of Chicago is investing $12 million from TIF assistance, and U.S. Equities is funding the remaining costs through equity and debt financing which U.S. Equities successfully brokered during the difficult credit market in September 2008.

U.S. Equities Realty

Stony Island Plaza
Chicago, Illinois



Stony Island Plaza is an innovative urban community shopping center. Anchored by a Jewel/Osco grocery store, the center contains 175,000 square feet of retail space.

U.S. Equities led a development team to achieve what several other developers had failed to do over a ten year period: develop a full-service, high quality community shopping center in an inner-city, chronically underserved neighborhood. U.S. Equities worked closely with the City of Chicago, the Department of Planning and Development, the local Alderman and various community groups to design the center. The City also provided partial project financing through a TIF grant and a Community Development Block Grant (CDBG) loan.



U.S. Equities assembled the land, financed the project by providing equity and obtained private loans as well as City financing. In addition to obtaining the anchor tenant, Jewel/Osco, U.S. Equities convinced several other retailers that despite lower income demographics, Stony Island Plaza would be an exceptionally successful location. Results have exceeded tenant expectations.

The first phase of Stony Island Plaza was completed and opened in November, 1999, anchored by Jewel/Osco. The second phase of the project, contained approximately 75,000 square feet in 2003 and 15,000 square feet in 2004. The third phase was 7,000 square feet in 2007 and included a Starbucks with drive through and America's Best Vision Center. U.S. Equities oversaw all construction projects and addressed schedule, budget, redesign and TIF requirements. Only one out-parcel remains for development.

In early 2004, with the project substantially completed and cap rates at historically low levels, ownership decided to sell the property. On ownership's behalf, U.S. Equities financial and investment services group conducted a full marketing campaign, solicited multiple offers, and negotiated a sale which was completed in December 2004. Upon the completion of the sale, the building's new owners retained U.S. Equities to provide management and leasing services.

Stony Island Plaza is a model for inner-city revitalization and proof of the existing untapped markets in under-served, urban neighborhoods.

U.S. Equities Realty

95th & Old Town Square
Chicago, Illinois



In 2001 U.S. Equities was awarded the management and leasing assignment for old town square, a one-story retail center located in the heart of old town, a lively, city neighborhood with a strong residential and business base that continues to grow and prosper. This striking property offers a prime location, bordering Clybourn, Sedgwick and Division streets in a rapidly developing area.

The property consists of approximately 87,123 square feet of retail space, with its largest tenant, Dominick's, occupying 76.67% of the center. One amenity of the shopping center is its abundance of surface parking with approximately 300 spaces. Another unique feature of old town square is the variety of the tenant base. The tenant base is comprised of retail stores featuring Starbuck's, GNC, UPS Store, Pearle Vision, AT&T and Radio Shack.

U.S. Equities Realty

Deerfield Village Centre
Deerfield, Illinois





- The Project was new ground-up mixed-use development containing 56 unit luxury apartments, 20,000 SF of Class A office space and 45,000 SF of retail. Michael Tobin served as Partner in Charge of the project, and was the executive responsible for the selection and direction of the design team, the marketing and advertising consultants, and the sales and leasing agent. He directed all decisions regarding the design, marketing, budgets and pricing for the project.

- Zoning, Marketing and Leasing for the project began in June 1998, construction commenced in September 1999 and was completed in December 2000. The project was fully leased when it was completed, and was sold to RREEF in January 2006.

- The project, known as Deerfield Village Centre, 775 Waukegan Road, Deerfield, Illinois was a Northern Realty Group, Ltd. development in partnership with Mesirow Financial, and private investors.

- The project site was a 6 acre, blighted site in the center of the upscale Chicago suburban community of Deerfield. Located approximately 25 miles north of the Chicago, the Village of Deerfield desired to redevelop its downtown into a new urban town center, and charged Northern Realty and its partners with the task of creating a vibrant core, rather than a traditional strip retail center. The project, designed by Antunovich Associates, and constructed by W.E. O'Neil, was designed as a collection of three buildings organized around a half acre landscaped plaza used for outdoor dining and surrounded an existing bank building that was incorporated into the project. The buildings were of varying heights and massing to give the feel of a downtown that had evolved over time.

- The site was challenging in that it was surrounded by heavily trafficked regional collector streets, and sloped more than 10 feet along its 600 foot length. The goal to create a serene, pedestrian-friendly environment was achieved by including the landscaped plaza, covered arcades and generous landscaping throughout the project site. The apartments, although rental, were designed and constructed to condominium standards and have enjoyed rents equal to luxury buildings along the lakefront in Chicago, and have consistently commanded prices far in excess of any competing apartment communities in the sub-market in which they are located.

U.S. Equities Realty

669 North Michigan Avenue
Chicago, Illinois



Formerly home to Saks Fifth Avenue, this site was acquired in 1991 and converted into street side retail space in the heart of the Magnificent Mile. Consisting of three buildings that vary from three to nine stories, the property is collectively known as 669 North Michigan.

U.S. Equities was awarded the assignment in July 2003 when the building's current owners were seeking a management and leasing team with expertise in the high-profile Michigan Avenue area. Though at the time U.S. Equities was hired, the property was filled with top-tier retailers, Niketown, Cole-Haan and Sony, all three had leases expiring within the next two year period.

U.S. Equities successfully negotiated and renewed Niketown and Cole-Haan's leases as long-term tenants. Sony, however, made a business decision to vacate its 15,000 square foot space on the corner of Michigan Avenue and Erie Street before their lease expired. Immediately upon Sony's exit, U.S. Equities created and executed a wide array of marketing initiatives to promote the available space.

In 2006, U.S. Equities secured Garmin International to lease the old Sony space as its flagship store. As a result of the successful tenant search and lease negotiations, ownership experienced no economic loss during this time.

Garmin, a pioneer and worldwide leader in GPS navigation equipment is anticipated to be a great complement to the property's other retailers and a great draw upon its opening in the winter of 2006. This prime retail spot was chosen from among numerous other cities and properties for Garmin's first retail store.

Since managing 669 North Michigan, U.S. Equities has overseen the completion of substantial external and internal improvements. Significant structural repairs, a critical facade exam and building cleaning were all completed in 2004 and 2005.

In the summer of 2006, based on U.S. Equities' recommendation, the building converted its asphalt roof to an energy-saving, soy-based roof. This new rooftop boasts a highly reflective soybean-derived white coating that stays cool, unlike the most commonly used, traditional black asphalt roof that gets sweltering hot during the summer months. The soybean roof is non-toxic, flame resistant, 100 percent waterproof and so reflective that it dramatically lowers exterior and interior temperature levels.

In 2008, The Greater North Michigan Avenue Association recognized 669 North Michigan Avenue for demonstrating a commitment to landscape design, property caretaking and enhancing North Michigan Avenue's international reputation by presenting it with the prestigious Honor Award.

U.S. Equities Realty

840 North Michigan Avenue
Chicago, Illinois



When U.S. Equities Realty purchased 840 North Michigan Avenue in 1979, the property housed Colby's Home Furnishings, Crate & Barrel and 50,000 square feet of office space with 25 percent vacancy. Within one year, U.S. Equities had repositioned the building, renovated the lobbies and increased office occupancy to 98 percent. In the mid-1980s, the firm launched a plan to totally redevelop the site upon expiration of the existing retail leases. After working with Crate & Barrel to develop its new flagship store at 646 North Michigan Avenue, U.S. Equities announced plans for a mixed-use complex at 840 North Michigan which would include four stories of retail space and a five-star, 280-room hotel. When the real estate market faltered, the firm acted quickly to preserve commitments already secured from retail tenants for the mixed-use plan.

Within 6 months, U.S. Equities redesigned the project from the caissons up. After working closely with Chicago's Department of Planning as well as neighborhood organizations such as the Greater North Michigan Avenue Association and Fourth Presbyterian Church, all necessary city approvals were regained, both construction and permanent financing were secured from two foreign bank consortiums, all development and project management activities were performed. When it opened in the fall of 1992, the four-story, 86,000 square foot building was 100% leased.

While the $35 million complex was under fast-track construction, U.S. Equities preleased the entire building to three European-based retail tenants: FAO Schwarz, second only in size to the Dutch-owned retailer's New York store; Plaza Escada, the first store to offer all divisions of the German-owned women's clothier; and Waterstone's Booksellers, owned by a subsidiary of Great Britain's largest bookstore.

A full six months prior to 840 North Michigan's grand opening, the U.S. Equities Asset Management Group was brought into the fold. Drawings were reviewed; customized operating procedures developed and the bidding process for various service contracts began. This "pre-opening" involvement greatly contributed to the seamless transition from development and construction to ongoing operation of this high-end retail property.

U.S. Equities continues to manage and lease this successful retail complex through its Asset Management Group. In late 2002, U.S. Equities took a pro-active role in negotiating a new lease with H&M in the combined 46,000 square foot spaces previously occupied by FAO Schwarz and Structure. Through a series of complex lease terminations and negotiations, U.S. Equities provided ownership the same revenues for the balance of the term.

In 2008, The Greater North Michigan Avenue Association recognized 840 North Michigan Avenue for demonstrating a commitment to landscape design, property

caretaking and enhancing North Michigan Avenue's international reputation by presenting it with its prestigious Merit Award.

U.S. Equities Realty

939 North Avenue Collection
Chicago, Illinois



939 North Avenue Collection is a 200,000 square foot mixed-use office, retail and parking development in Chicago's Lincoln Park neighborhood. In 2000, the owner and developer retained U.S. Equities to handle the marketing and leasing of the planned 103,000 square foot office portion of the complex. As the first Class A office product to be delivered to the Lincoln Park area, this was a highly risky speculative development, further complicated by a depressed office leasing market.

One of the challenges of this particular mixed-use development was to successfully integrate office space, retail space and a health club into a cohesive, complementary package, while also allowing each component to retain its separate identity and accessibility for visitors and tenants.

Prior to and during construction, U.S. Equities assisted ownership in refining the design of the building's shell and core to better suit the office tenants, as well as developing tenant standard finishes, tenant construction specifications, multi-tenant corridor schemes, and restroom designs and finishes. In addition, U.S. Equities evaluated the logistics of common area access from the building's parking garage and retail areas and developed a directional signage program to manage traffic flow throughout the building.

Service providers were also interviewed and retained to provide legal, marketing, interior design and tenant construction services. A highly targeted marketing campaign was launched early in the construction process. The campaign was designed to create high visibility for the property and to reach specific users that would be attracted to a higher quality office product not typically found in a non-CBD location.

Upon its opening in November 2002, the office component of 939 North Avenue was 59% pre-leased and occupancy rose to 75% with nine months of opening. The complex, which is located in a previously unproven submarket for Class A office space, is leased to a mix of entrepreneurial and national credit tenants at rental rates that exceed pro-forma and are 15% to 25% above current market rates for comparable CBD buildings.

In late 2004, 939 North Avenue Collection was sold with 74% of office space leased and 93% of retail space leased. During the sale process, U.S. Equities also provided financial and consulting support for the new owner. Upon the completion of the sale, the building's new owner retained U.S. Equities to provide office leasing services and expanded the scope of work to include retail leasing and management of the entire 200,000 square foot complex. In 2006, the U.S. Equities leasing team successfully brought the office area to 99% leased and occupied and it has remained well leased since.

U.S. Equities Realty



Robert Wislow
Chairman and Chief Executive Officer

Education
North Central College – Naperville, Illinois

Civic Affiliations
After School Matters – Board Member
The Chicago Public Library Foundation – Chairman
Civic Consulting Alliance - Board Member
Michigan Avenue Streetscape Association – Co-Chairman
Green Ribbon Committee – Board Member
Rush University Medical Center – Trustee`
Burnham Park Planning Board – Former Chairman
Chicago Architectural Foundation – Former Executive Committee Member

Business Affiliations
Commercial Club of Chicago
Economic Club of Chicago
Hyde Park S&L – Former Board Member
Avondale S&L – Former Board Member
MB Financial – Former Board Member
Chicagoland Chamber of Commerce – Former Chairman
Chicago Development Council – Former Chairman

Educational Affiliations
Rush Medical College – Vice Chairman, Board of Governors
Columbia College Chicago – Executive Committee/Chairman Campus Environment
The Graham Architectural Foundation – Finance Committee Member
North Central College – Former Chairman, Board of Trustees
Francis Parker School – Former Board Member

Art Affiliations
Chicago Symphony Orchestra – Board Member
Marwen Foundation for the Arts – Founding Board Member
Museum of Contemporary Photography – Board Member
Sculpture Chicago – Founding Chairman
Mies van der Rohe Society – Former Vice Chairman
Museum of Contemporary Art – Former Board Member
The Arts Club of Chicago – Former Vice President

Awards
Friends of Downtown – Mary Wolkonsky Lifetime Achievement Award, 2012
NAIOP Commercial Real Estate Development Association – Award for Excellence, 2011
North Central College – Gael D. Swing Award for Meritorious Service, 2009
Urban Land Institute of Chicago's – Lifetime Achievement Award, 2006
Chicago Friends of the Park – Jen Jensen Award, 2004
North Central College Outstanding Alumni Award, 1992
The Wall Street Journal – Business Student of the Year Award, 1968

Summary of Experience

In 1978, Robert Wislow, with Camille Julmy, founded U.S. Equities Realty, a commercial real estate firm providing a full range of services to property owners, government, lenders and tenants. The Chicago-based firm is composed of four service groups: Real Estate Consulting (advisory, brokerage and tenant representation), Asset Management (property and facility management and landlord leasing representation), Financial and Investment (acquisition, disposition and financing of real estate assets) and Development (development and program management). U.S. Equities has represented clients and worked on projects throughout the U.S. and Latin America. As chairman, Wislow spearheads U.S. Equities' ongoing development and expansion, oversees strategic planning for continued growth, plays an active role in significant consulting engagements and serves on the oversight committee for major assignments.

With a perspective developed as an IBM Corp. marketing executive, Wislow pioneered the replacement of traditional brokerage services with a sophisticated tenant representation approach that extends from a comprehensive needs analysis through lease negotiations. He has participated in real estate transactions valued at more than $4.0 billion, including more than five million square feet of office leases and more than eight million square feet of developments.

Wislow's real estate career began in 1971, when he joined Texas-based IDC Real Estate (later renamed LaSalle Partners, Inc., now Jones Lang LaSalle). As one of the seven original founders, Wislow managed office property marketing and corporate relocation activities. Additionally, he was involved in all stages of office building development, leasing and management for prestigious suburban Chicago office complexes. As an executive vice president and managing partner, he also served on the boards of directors.

In 1976 Wislow, along with Julmy, established U.S. operations for Fidinam (U.S.A.) Inc., a Swiss real estate investment and development organization with 24 offices in 15 countries. As executive vice president, he directed all U.S. management, leasing, marketing and development activities, working closely with Julmy. In 1978, Wislow and Julmy formed U.S. Equities Realty.

In addition to his business interests, Wislow is a community and civic leader. He was the first real estate entrepreneur to serve as the Chairman of the Chicagoland Chamber of Commerce, term ending June 2007, and he chaired the Chamber's Economic Development Committee for six years. As a member of the Chicago Development Council for over two decades, and former chairman for 16 years, Wislow helped repeal a lease tax on office tenants, introduced a progressive new income tax formula to the Illinois legislature and twice testified on behalf of the City of Chicago before the U.S. Congress on a proposed downtown light-rail transit system. Mayor Harold Washington appointed Wislow to serve on the Mayors Fellows Program and Mayor Richard M. Daley appointed him to serve on and the board of Metra, Chicago's metropolitan commuter rail authority and the Civic Consulting Alliance and as co-chair of the Transportation Initiative of the Chicago Climate Action Plan.

Mr. Wislow is immediate past chairman of the board of trustees of North Central College in Naperville; is currently the Chairman of The Chicago Public Library Foundation and Vice Chairman of the Rush Medical University board of Overseers; and board member of both Rush Medical University and Columbia College Chicago. In 2006, Wislow was honored with the Urban Land Institute of Chicago's prestigious *Lifetime Achievement Award.* Wislow was also honored with the 2011 NAIOP Chicago Awards for Excellence presented to an individual who exhibits the highest standards of professionalism and integrity, has shown dedicated service to the community, and has achieved longevity and success within the commercial real estate industry later this year.

An avid supporter, Wislow is a board member of the Museum of Contemporary Photography and was a board member of the Museum of Contemporary Art, Director and Vice President of the Arts Club of Chicago; Vice Chairman of the Mies van der Rohe Society; Founding Chairman of Sculpture Chicago for 11 years; Founding Board Member of Marwen Foundation for the Arts; and is an enthusiastic collector of contemporary art and sculpture focusing on Chicago based artists and working with cultural affairs department of the City of Chicago co-chair major outdoor sculpture exhibits of Botero, Debra Butterfield, and Barry Flanagan.

U.S. Equities Realty



Camille P. Julmy
Vice Chairman

Education
College of St. Michel – Fribourg, Switzerland
Business Administration Degree
University of Fribourg – Fribourg, Switzerland
Economic Degree

Registration
Licensed Real Estate Broker

Affiliations
Greater North Michigan Avenue Association – Former Chairman
Chicago – Lucerne Sister Cities – Co-chairman
UNICEF
Swiss-American Business Council
Executives' Club of Chicago – Co-chairman of the Real Estate Commission
AFIRE (Association of Foreign Investors in Real Estate)

Summary of Experience
Camille Julmy, who co-founded U.S. Equities with Bob Wislow in 1978, has played a leading role in the real estate industry for over three decades in three countries.

As vice chairman, he is responsible for investment and financing services and oversees the firm's asset management division. He also is directly involved with major urban retail leasing in Chicago, where he has completed more than 700,000 square feet of retail transactions.

Before co-founding U.S. Equities, Julmy spent five years with Fidinam, joining its head office in Lugano, Switzerland, in 1973. He moved to the firm's Toronto office in 1974 as the senior analyst for all of its Canadian and U.S. acquisitions. In 1976, he transferred to the firm's new Chicago office, where he served as vice president in charge of real estate acquisition analysis.

U.S. Equities Realty



Katherine Scott
Managing Director and Executive Vice President

Education
Stanford University
Bachelor of Arts – English Literature
Bachelor of Arts – Creative Writing

Affiliations
Building Owners and Managers Association
Board of Directors, Executive Committee
Past President
Chair, Industry Affairs Oversight Committee
Chair, Audit Committee
The Economic Club of Chicago – Member
Executive's Club of Chicago – Mentor
Children's Memorial Hospital
Founder's Board
Executive Board Member
Marwen Foundation – Board Member, Buildings Committee, Program Committee
Urban Land Institute – Member
Commercial Real Estate Organization – Member
Commercial Real Estate Executive Women of Chicago – Member
Greater North Michigan Avenue Association – Member

Summary of Experience
Katherine Scott is responsible for the overall direction of U.S. Equities' asset, property and facility management group. She oversees leasing, management, operations and accounting for the firm's portfolio, which includes office, retail, and industrial projects; corporate and government facilities; multi-family and student housing developments; and transportation centers. U.S. Equities' asset management portfolio has grown more than 400%, broadened its scope and widened its areas of expertise during her tenure.

During her more than 30-year real estate career, Scott has become widely known for her ability to reposition real estate assets through creative marketing, leasing and cost controls. Her expertise includes financial, lease and sales transactions for office, retail, multi-family, mixed-use and industrial properties nationally and internationally, including iconic mix-used buildings such as John Hancock Center and Willis Tower (formerly known as Sears Tower) in Chicago. Since 2007, Scott has lead the team at Willis Tower, the Western Hemisphere's tallest building, transforming the tower's leasing, retail and consumer offerings. The team has revitalized the icon through marketing initiatives, stakeholder engagement, and smart building management, and is responsible for more than 2.5 million square feet of leasing transactions in less than six years, increasing the 4.5 million square foot building's office space from less than 75% leased to more than 90% leased.

Scott joined U.S. Equities in 1992. In a multi-faceted role as chief executive officer of the John Hancock Center – representing ownership as well as U.S. Equities' asset management, leasing and marketing teams – she directed the successful $22.5 million redevelopment and repositioning of the world-recognized building. Under her direction, a total marketing program succeeded in increasing the building's 819,000 square-feet of

office space from 47% to 97% leased. The redevelopment also created an additional 68,000 square feet of valuable Michigan Avenue retail space, which was brought from 25% to 98% leased. Net operating income also increased exponentially during her tenure. As a result of this successful team effort, the client was able to sell its revitalized building for a substantial profit. U.S. Equities has won awards from the Urban Land Institute, BOMA, and the American Institute of Architects for the redevelopment.

In 1995, Scott assumed leadership of U.S. Equities' entire asset management portfolio, pursuing profitable expansion and diversification of the client base and business lines served by the firm's leasing, property and facility management practices. Previously, Scott was a partner and vice president with Winthrop Financial Associates, where she had responsibility for the asset management of more than 8.0 million square feet of office and retail space, including high-profile properties such as the 1.8-million-square-foot Park Place in Irvine, California; National Place in Washington; the 485,000-square-foot Pacific Gateway office building in downtown San Francisco; and One Financial Place, Presidential Towers, River City and Ontario Place in Chicago, as well as a national portfolio of 25,000 apartment units. In addition, she provided sales and marketing consulting services for the entire Winthrop commercial portfolio, totaling 16.0 million square feet.

Earlier, Scott was in charge of the Property Management and Leasing Division at Hawthorn Realty Group, as well as participating in office, retail and industrial property sales. She began her real estate career as a property supervisor with Lehndorff U.S.A. Management Ltd. in Houston and Chicago.

U.S. Equities Realty



Roark Frankel, LEED AP
Senior Vice President

Education
Boston University – Boston, Massachusetts
Bachelor Degree – Urban Planning

Registration
LEED Accredited Professional

Summary of Experience
Roark Frankel has worked for U.S. Equities for twenty years and has been involved in the construction and real estate development field for more than thirty years. He currently manages the Development and Project Management practice group at U.S. Equity. Along with his administrative duties, Frankel remains actively involved in the day-to-day management of some of U.S. Equities' most challenging projects. His experience stretches across the full spectrum of development, design and construction activities with particular strengths in communication, project organization and management, project reporting and cost analysis.

Currently, Frankel is providing consulting services for the County of Cook real estate asset strategic realignment plan. U.S. Equities is completing a comprehensive plan for efficient space use and long-range capital improvements for all 19 million square feet of real estate owned or leased by Cook County. The project combines three assessment projects: capital space utilization and facility condition assessment, court systems and corrections space utilization and facility condition assessment, and health and hospitals system space utilization and facility condition assessment. The goal and objective is to develop strategies and procedures for control; management and allocation of real estate assets; developing data and accountability for real estate uses and cost-savings; prioritizing capital improvements; and develop a plan to reduce the real estate portfolio.

Frankel recently completed project executive for a major addition to Fourth Presbyterian Church in Chicago, a new 5-story; 78,000 square foot building that includes a chapel, administrative offices, classrooms, and the connection of the new building to the existing historic church buildings. Frankel also led the development management of the new award-winning building for the Poetry Foundation in Chicago, which was completed in 2011 and includes new headquarters space, editorial offices, library/archives, a large multi-purpose room with optimal acoustics for the human voice and a large garden at the building entry. Both projects balance the desire for innovative design with the realities of their sponsors' limited budgets. Both buildings are LEED Silver certified.

Frankel also acted as the Project Manager for such innovative new projects such as the LEED Gold Media Production Center at Columbia College Chicago; the $59M Spertus Institute for Jewish Learning and Leadership; Jaume Plensa's Crown Fountain, Anish Kapoor's Cloudgate sculpture and the Frank Gehry-designed BP Pedestrian Bridge in Millennium Park; and the Cesar Pelli - designed Torre BankBoston in Buenos Aires, Argentina. Frankel also worked with landscape artists such as Isabel Duprat who created the 3-acre horticultural garden at São Paulo BankBoston Headquarters as well as John Ronan and Reed Hilderbrand for the Poetry Foundation's outdoor urban hardscape and Diana Balmori for the gardens at Torre BankBoston in Buenos Aires, Argentina

Prior to joining U.S. Equities in 1994, Frankel was an assistant vice-president for the former Miglin-Beitler Company, a Chicago-based office building developer, where he oversaw construction of an ABN-LaSalle Bank major data processing facility and the headquarters for the Chicago Bar Association. He was also a member of the project team that developed, designed and constructed 181 West Madison Street, a 50-story, 1.1 million square foot office tower in downtown Chicago.

U.S. Equities Realty



Michael Tobin, AIA, LEED Green Assoc.
Senior Vice President

Education
University of Michigan – Ann Arbor, Michigan
Bachelor of Science in Architectural Studies
Masters of Architecture – summa cum laude

Registration
Registered Architect: State of Illinois #001.009025
Licensed Real Estate Broker: State of Illinois #475.107188
LEED Green Associate

Affiliations
American Institute of Architects
Alfred Taubman College of Architecture and Urban Planning Real Estate Advisory Board-University of Michigan
Chicago Development Council – Past Board Director
Chicago Alliance (formerly Greater State Street Council) – Past Vice President
Lambda Alpha International
Near South Planning Board – Vice Chairman and current Board Director
University of Michigan Alumni Association - Alumni Leadership Committee
Wacker Drive Streetscape Association –Founding Board Member and Vice President
Michigan Avenue Streetscape Association – Founding Board Member and Treasurer

Summary of Experience
A 38-year veteran of Chicago's commercial real estate industry, Mike Tobin joined U.S. Equities in 2008 as a key member of the development group. Charged with creating new development opportunities and directing current U.S. Equities projects, Tobin's project management of MetraMarket, a 200,000 square foot retail and restaurant development in Chicago's West Loop. Additionally, Tobin directed the 150,000 SF redevelopment of the retail pavilion at Presidential Towers, a two-block 2,400 unit apartment and retail property constructed in the mid-1980's.

Tobin's work as the project manager for Centene Plaza in Clayton, Missouri was pivotal; Tobin assisted in the commissioning of many famous artists, some in particular is Ned Khan who created the Wind Veil at Centene Plaza; Liam Gillick who is known for his architectural glass canopies.

Before joining U.S. Equities, Tobin was the partner in charge of all acquisition and development efforts of Northern Realty Group, Ltd. In his ten year tenure, Tobin generated more than $325 million in development projects including State Place in Chicago's South Loop, the conversion of the Chicago's historic Shubert Theatre Building into the Bank of America Theatre and the Hampton Majestic Theater District Hotel as well as the Deerfield Village Center in Deerfield, Illinois.

Tobin previously served for six years as President and Chief Operating Officer of Central Station Development Corporation, responsible for directing the development of a 100-acre residential and commercial mixed-use community on Chicago's lakefront. During his time at Central Station, more than $100 million worth of residential projects were completed.

Earlier, Tobin enjoyed eight years as Vice President of Development for Metropolitan Structures, Inc., responsible for directing over $650 million in development. Tobin's projects included such buildings as Chicago's Mercantile Exchange Center, 205 North Michigan Avenue and The Fairmont Hotel, as well as the Los Angeles Intercontinental Hotel.

His experience also includes his position as Director of Property Services for Harris Bank, overseeing two million square feet of bank-owned and leased space throughout the United States. In 1975, he began his career as Senior Architect in the Chicago office of Skidmore, Owings and Merrill.

U.S. Equities Realty



Arnie Tupuritis, LEED Green Associate
Senior Vice President

Education
University of Wisconsin – Madison, Wisconsin
Bachelor of Science – Construction Administration

Summary of Experience
Arnie Tupuritis has successfully led U.S. Equities efforts in the development of multiple national and international headquarters buildings.

Currently, Tupuritis leads U.S. Equities' project management team for the construction management administration of the new Cook County Residential Treatment Unit building inside the Cook County Jail campus in Chicago. The $100M facility opened in the summer of 2013.

Tupuritis recently completed the University of Chicago Medicine's Center for Care and Discovery, a 1.2 million square foot, new adult cancer and complex care facility. Tupuritis also completed the redevelopment of 150,000 square feet of retail space at Presidential Towers, a 2,400-unit apartment and retail property in downtown Chicago. Additionally, Tupuritis managed the development of the University of Chicago's South Campus 811-bed residence hall and dining facility, completed in the fall of 2009.

Tupuritis' international experience includes a four-year assignment on the development management of BankBoston's two new headquarters facilities in South America. In São Paulo, Brazil, the work included site analysis, due diligence studies, land purchase studies, design team retention, construction manager selection and construction phase oversight. The Bank's 400,000 square foot headquarters facility and 440,000 square foot below-grade parking facility opened in April 2002. Tupuritis oversaw the design and construction of, a 3-acre horticultural garden, designed by award-winning landscape architect, Isabel Duprat, featuring a running stream stocked with a variety of fish species, a waterfall, three reflecting pools, sculptures, a fountain, special lighting features and thousands of native Brazilian plants. Additional work in São Paulo, on behalf of the Bank, included scheduling input, change order management and construction phase monitoring for the renovated Mitsubishi Building in the Centro district.

In Buenos Aires, Argentina, Tupuritis assisted the Bank in the analysis and purchase of land sites, negotiation of the construction management agreement, and management of the development of the Bank's 500,000 square foot headquarters tower, completed in November 2000.

Other high-profile projects include, his work as project executive for the new Compuware Headquarters, a 1.1 million square foot facility occupying a two-block area in the Campus Martius section of downtown Detroit, Michigan. Tupuritis served on the design and construction oversight team for the University of Chicago's Comer Children's Emergency Department project and the renovation of the American School Building. He managed the design and construction effort on the hospital's 1,000 space parking structure and 75,000 square foot office building at 61st and Drexel. Tupuritis also served as project manager for the University of Chicago Press facility, a 90,000 square foot building located on the University's Hyde Park campus.

Tupuritis joined U.S. Equities in 1992 as a construction manager for the Evanston Public Library project and the John Hancock Center redevelopment. He also served as a member of the oversight team for the renovation and construction of the new Hancock Observatory. In addition, Tupuritis has been responsible for numerous construction oversight projects including the new electrical service and elevator modernization at the Cook County Building, the 4th District Courthouse renovation, new WBEZ facilities at Navy Pier, the Near North Insurance expansion at the John Hancock Center and the upgrading of the historic Chicago Theatre to meet the requirements of Disney stage productions.

Prior experience has included a five-year project at the American Airlines Terminal 3 Expansion at O'Hare International Airport. The work included the complete renovation of existing hold-rooms and the main concourse areas, as well as the addition of new gates. Formerly, Tupuritis served as project manager for W.E. O'Neil Construction Company, completing projects such as the Orleans Court high-rise apartment b building, Continental Bank's main computer facility and extensive renovations and additions to Lake Forest Hospital.

U.S. Equities Realty



Suzanne Kahle, LEED AP BD+C
Vice President

Education
Tufts University – Medford, Massachusetts
Bachelor of Arts – History
University of Illinois at Chicago – Chicago, Illinois
Master of Urban Planning and Policy

Affiliations
American Institute of Certified Planners (AICP)
American Planning Association
Urban Land Institute
Women in Planning and Development

Summary of Experience
Suzanne Kahle combines her urban planning and development background and perspective to each of the projects she works on. Kahle is currently providing consulting services for the County of Cook real estate asset strategic realignment plan. U.S. Equities is completing a comprehensive plan for efficient space use and long-range capital improvements for all real estate owned by Cook County. The project combines three assessment projects and the goal and objective is to develop strategies and procedures for control; management and allocation of real estate assets; developing data and accountability for real estate uses and cost-savings; prioritizing capital improvements; and develop a plan to reduce the real estate portfolio.

Kahle previously worked on Fourth Presbyterian Church's new five-story, 80,000 square foot addition which is opened fall 2012. The project includes a chapel, administrative offices, classrooms and connection to the existing, historical church building. The project achieved LEED Silver. Additionally, Kahle worked on the University of Chicago's Logan Center for Creative and Performing Arts, spearheading preconstruction activities including permitting and enabling work as well moving forward the University's sustainability goals by assisting in procuring a contract for photovoltaic installation for the project's perfectly saw-toothed roof.

Kahle recently finished up her role as part of the owner's representative team overseeing the development of University of Chicago's $168 million, 350,000 square foot New Residence Hall and Dining Facility. The new residence hall, which opened in the fall of 2009, is home to 810 students. The new dining facility connects to the historic Burton Judson Dormitory, which housed the old cafeteria. The new dining hall combines facilities and seats 525 people. The project also included a new loading dock connected by a tunnel to the new facilities.

Additionally, Kahle has been involved in a number of other owner's representative assignments and tenant build-out projects. She managed the updates and modernization of MB Financial Bank's 150,000 square feet, new business center in Rosemont as well as oversaw the development of the Bank's 40,000 square foot downtown headquarters in the West Loop. Kahle was also actively involved in the build-out of the 52,000 square foot space for the Illinois Housing Development Authority and the 120,000 square foot office rehabilitation for the Chicago Park District's new headquarters. The latter was a finalist for the 2002 Chicago Building Congress Merit Awards.

Kahle joined U.S. Equities' Development Group in 1997 to assist with the City of Chicago Brownfield Redevelopment Program. In this capacity, Kahle was responsible for the management of acquisition, environmental remediation, demolition, rezoning and other predevelopment activities, as well as the creation and administration of schedules and budgets for approximately 50 sites, creation and evaluation of requests for proposals on behalf of the City, negotiation with industrial end-users and development oversight. Kahle was also responsible for coordinating and tracking the progress of identification, environmental remediation, and development of parcels for new or expanding industrial end-users. She was active in the City's legislative approval process, TIF district implementation and land acquisition through

the City's eminent domain powers, lien foreclosure, and land disposition in the Central Loop as well as numerous Chicago neighborhoods.

Prior to joining U.S. Equities, Kahle was an urban transportation planner with ICF Kaiser Engineers in Chicago, where she managed transportation projects for Metra, Chicago Transit Authority and Illinois Department of Transportation.

U.S. Equities Realty



John Becker, LEED Green Associate
Vice President

Education
Rochester Institute of Technology – Rochester, New York
Bachelor of Science – Mechanical Engineering Technology

Summary of Experience
John Becker has been acting in the role of Program Manager and Owner's Representative on U.S. Equities projects since joining the firm in 1993. Becker has 15 years of direct experience in the health care industry, working on such notable projects as the new Center for Care and Discovery at the University of Chicago Medicine, the Comer Children's Hospital at the University of Chicago Medicine and the John H. Stroger, Jr. Hospital of Cook County, IL.

Becker recently completed Program Management for the University of Chicago Medicine's 1.2 million square foot, $700 million University of Chicago Center for Medicine Care and Discovery's largest new construction undertaking. Assisting with overall project management, Becker's responsibilities included project management process development, design review and coordination assistance, Owner consultant procurement, sub-consultant coordination, development of the project CPM Master Schedule and monitoring of progress, IDPH review and response coordination, value management/value engineering review and all aspects of dealings with City authorities having jurisdiction for permitting, grants of privilege in the public way, street vacations, variances and special approvals. Becker's responsibilities also included the oversight and coordination of early enabling projects including utility relocations, tunnel and storm detention vault construction and fuel storage tank installations. Enabling project construction began in summer 2008; construction of the University of Chicago Medicine Center for Care and Discovery began in May 2009. Completion occurred late 2012.

Becker previously served on the U.S. Equities team preparing a master plan study for the John H. Stroger, Jr. Hospital of Cook County campus, which was completed in December 2005. Working with and overseeing a diverse team of architects, engineers and planners, Becker's main duties included existing building condition analysis, master plan campus layout development and schedule/cost model development.

As an Owner's Representative for the seven-story, 242,000 square foot, $145 million Comer Children's Hospital, Becker assisted with overall project management and coordination, including input on project schedule, quality and cost management. His role included site inspections for conformance to contract requirements and schedule; monitoring large-scale corrective actions; project management processes development and implementation; issues resolution; equipment vendor procurement; assistance in the development and maintenance of equipment logs and coordination of equipment procurement, installation, start-up and testing; witnessing testing performed by the CM and coordination of Illinois Department of Public Health inspections and inspection report response. Becker also worked with other members of the Hospitals and U.S. Equities team on the commissioning of building systems.

As Program Manager for the new $612 million John H. Stroger, Jr. Hospital of Cook County, one of U.S. Equities' most important development assignments, Becker was responsible for overall contract management; coordination of pre-construction activities; coordination between the architect/engineer team and Construction Manager; monitoring and negotiating scope of work, change orders and additional services requests; and development and maintenance of the CPM Master Schedule incorporating all phases of the project. Becker's duties also included budget analysis, reporting and control; creation of dynamic cash flow models that integrated the cost, schedule and funding areas of the project; development and implementation of billing procedures and invoices; working with sub-consultants to develop and implement project controls and reporting procedures utilizing Primavera Project Planner (P3) and Expedition software; training team members in analytical tools and software used in project controls; and facilitating the coordination of sub-consultant interface.

Prior to joining U.S. Equities, Becker was a Design/Inspection Engineer with ICF Kaiser Engineers, Inc. His duties included design of structural elements and providing structural analysis and inspection for the replacement of five Metra and Chicago North Western railroad bridges, as well as reviewing and developing contract documents and plans, and reviewing engineering documents to produce cost estimates. In addition, Becker performed structural inspections of primary train carrying structures including elevated steel structures, station structures and concrete viaducts, abutments and retaining walls. He verified inspection information and used inspection ratings to help develop a 40-year, $4 billion capital improvement program for the Chicago Transit Authority's Engineering Condition Assessment Program.

Return to VB Agenda

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DRAFT DATED 6/3/14

VILLAGE OF LINCOLNWOOD

PRELIMINARY GAP ANALYSIS

SHOPPES AT LINCOLN POINTE PROJECT

Prepared for: Village of Lincolnwood
Prepared by: Kane, McKenna and Associates, Inc.
June 2014

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Lincolnwood, Illinois (the "Village") to conduct an analysis of the projected investment returns on a Project, to be referred herein as the proposed Shoppes at Lincoln Pointe (the "Project").

The purpose of the "Gap Analysis" herein is to evaluate whether there is a gap or insufficiency in developer financing that would require municipal assistance to make the Project feasible, and to determine the extent of gap financing required. It is one tool or metric to determine how much, if any, Village assistance should be provided to the Developer. It should be noted that other methods can be used to gauge Developer gap financing requirements such as qualitative methods (e.g., reimbursing for extraordinary costs related to a parking garage or environmental remediation costs that are required to make a site development-ready and competitive with green field sites in exurban communities).

The Project is situated in a desirable area in the heart of Lincolnwood, with easy access to Interstate-94 at the nearby Touhy exit ramp. Historically, the area has been utilized for the former "Purple Hotel" which (like many other older hotels) experienced gradual disinvestment, transitioning from a top-tier branded hotel to mid-tier branded hotel and ultimately a hotel unaffiliated with any hotel chain. The Project is within the Touhy-Lincoln TIF District recently established specifically to promote redevelopment of the former hotel site.

The Village is pursuing the potential Project as part of its strategy to promote the revitalization and modernization of under-utilized property and thereby assist the Village in achieving its policy goal of promoting economic redevelopment and renewal of the area. By undertaking the Project, the Village will help strengthen a key commercial node and convert the area into a significant contributor to the Village's overall economic base.

The Developer consists of multiple entities that have joined together for the purposes of implementing the proposed Project. North Capital Group ("NCG") is the owner and developer of the retail/office component, while it will utilize U.S. Equities Realty as a co-developer and construction manager for the retail/office uses.

NCG will also serve as the developer of the hotel component via a legal entity, First ZFNS LLC. First ZFNS is a legal entity under the joint direction of First Hospitality Group, Inc. and an NCG entity and it will both develop and own the hotel component. An affiliate, First Hospitality Group, Inc., would serve as the hotel manager once the hotel opens for business.

KB Real Estate, Inc. is responsible for retail lease-up. Refer to the exhibit below for additional information about the Developer team.

Exhibit 1 – Developer Team

Entity	Function
NCG	Owner / Developer
First Hospitality Group	Hotel Co-Developer and Manager
U.S. Equities Realty	Retail / Commercial Co-Developer and Construction Manager
KB Real Estate, Inc.	Tenant Leasing
Antunovich Associates	Planner and Architect (Retail/Office)
NORR	Architect (Hotel)
Teska Associates	Architect (Landscape)
Spaceco	Civil Engineer
KLOA	Traffic Engineer
Laube Companies	TIF Consultant / Financial Advisor to Developer
Freeborn & Peters LLP	Legal Advisor to Developer

KMA has divided the scope of work into two components, with the first component involving a general due diligence review of the Project budget (i.e., review of the "Sources and Uses" table and embedded assumptions and cost estimates). A portion of the due diligence review is reflected in oral discussions and dialogue with the Developer and its general contractor in conjunction with ongoing Village-Developer meetings.

Secondly, KMA has performed herein a review of the "deal" which contains an analysis of the need for Village assistance to make the Project feasible. The deal review herein is based upon KMA's projection of the Developer's investment return (i.e., "Gap Analysis"); in essence it addresses the question, is the Project feasible only but for the provision of a certain amount of municipal assistance?

Relying upon Developer-provided data, KMA observes that there is a demonstrated gap or need for municipal assistance, observed in the significantly lower investment return without municipal incentives. The returns without municipal incentives would make it difficult to attract external financing, based upon the Developer data (in particular, KMA relies upon Developer estimates of construction costs and rental income streams to calculated investment returns).

KMA observes that the Developer seeks municipal incentives of $33.5 million for the Project (i.e., it requests reimbursement for certain extraordinary costs in connection with the parking garage construction costs and offsite improvements, as well as certain landscaping and aesthetic finishes that are requested in the Village planning studies) on a pay-as-you-go basis. Providing these incentives would result in an investment return that the Developer estimates to be 20% or more in order to attract the necessary private equity to the Project. It should be noted that the range of investment returns pertains to the current economic cycle in which the entire range of investment returns is higher – whereas prior to the 2008-2009 recession, the threshold returns were lower. Because of the stated market return estimate, the $33.5 million request may require further analysis and due diligence (particularly with respect to certain Developer assumptions as it relates to construction costs and the financing structure) to determine if it is in excess of the level necessary for the Developer to move forward.

NCG has stated that to attract debt and equity financing for the Project, the minimum unleveraged return needs to be in the 13-15% range; the **leveraged** return needs to be in the 20-25% range. The unleveraged return consists of the time adjusted return on total costs, while the leveraged return consists of the time adjusted return on equity. The Developer further represents the following:

- Without any incentives from the Village, the unleveraged return would be 7.2%; the leveraged return would be 9.2%;
- NCG states that it cannot attract external financing at these lower rates of return;
- With incentives of $33.5 million, the unleveraged return would be 11.8%; the leveraged return would be approximately 20.1%; and
- **NCG believes it can attract equity financing at 20% return or higher, but to date no firm commitments have been provided.**

Additionally, the Developer states that more than 10% of the $33.5 million funding gap ($4 million) is attributable to public, off-site road improvements that NCG believes are necessary whether or not the Project is developed.

Refer to Section V for information on how the Developer proposes that the Village fund the $33.5 million gap.

Please note that any follow-up information about the Project may require authorization by the Developer, particularly any data and reviews that may be deemed to be confidential (e.g., reviews of proprietary market studies or Proforma and Sources and Uses information).

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I. BACKGROUND

In pursuing the redevelopment of the Shoppes at Lincoln Pointe Project, the Village of Lincolnwood has commissioned an analysis of the Developer's estimated investment connected to the Project. Kane, McKenna and Associates, Inc. agreed to perform the analysis on behalf of the Village.

The Village of Lincolnwood is a mature community situated due north of Chicago, only 12 miles north of the downtown Chicago "Loop". The Village was incorporated in 1911. After experiencing rapid growth in the post-war era, population stabilized around 13,000 inhabitants during the past 30 years. As of the 2010 Census, the population is at 12,590.

Current Land Use. The proposed Project area encompasses a key parcel in the center of the Village. It is located at the northwestern corner of Lincoln Avenue and Touhy Avenue, historically one of the most vibrant areas in the community. However, due to market factors and other factors, it is currently underutilized with no businesses in operation, in the wake of a protracted vacancy and then demolition of the former Purple Hotel (vacancy caused in part by disinvestment and multiple life safety code violations). In contrast, certain other areas in close proximity were successfully developed prior to the 2008-2009 recession and are now hubs of economic activity and serve as a regional draw to the area, including areas to the east and south in competing jurisdictions.

The area is situated within the Lincoln-Touhy TIF District, which was established in 2011. Because of its earlier TIF designation, the area at the time of TIF formation was determined by the Village to have a number of redevelopment impediments requiring tax increment financing. Some of these redevelopment challenges are still present and may require municipal assistance to move the proposed Project forward.

The Proposed Project. The Project as proposed to the Village entails the construction of mixed use structures on parcels currently owned by the Developer. Per the Developer, the structures would contain approximately 160 hotel rooms and over 200,000 square feet of commercial/retail space, as indicated in the exhibit below, as well as 1,246 street and garage parking spaces. The Developer would construct 68 street parking spaces, 930 garage spaces and 247 spaces on the "utility corridor" (assuming a long-term lease with ComEd is put into effect).

Exhibit 2: Proposed Project Components

Component	Rooms/Square Feet
Spring Hill Suites	160
Grocery Store Anchor	30,309
Retail Shop Space	89,292
Restaurants	35,000
Health Club	22,730
Medical Office Space	31,252

Note: An extended stay hotel concept was removed from the Project proposal

General Redevelopment Objectives. The redevelopment of the Project area would further the Village's land use goals and objectives, which are contained in its *Comprehensive Plan, Lincoln Avenue Corridor Study*, and TIF Redevelopment Plan. Refer to Exhibit 3 below.

Exhibit 3: Redevelopment Goals in the Lincolnwood Comprehensive Plan

Objective	Policy (Excerpts)
Promote the growth and redevelopment of business and commercial areas.	• Encourage the location of new or expanding businesses in existing commercial locations that would benefit from redevelopment. • Consider land assembly to facilitate commercial redevelopment. • Expand the number of off-street parking spaces to serve established business areas. • Promote restoration of parkway landscaping where it has been paved over; require restoration of parkway landscaping as properties are redeveloped. • Consider vacating street segments intersecting with Lincoln Avenue, Devon Avenue and other streets to create larger redevelopment sites, create safer, more efficient traffic patterns and provide buffers for residential areas.
Reduce land use conflicts between residential and non-residential uses.	• Augment development requirements for buffering and landscaping between residential and non-residential uses. • Encourage creative ways to provide parking and enhance landscaping of private property. • Require on-site provisions for stormwater detention, encouraging underground detention where appropriate, with respect to new commercial and industrial development.
Establish and maintain a positive community identity along arterial streets.	• Establish appearance review standards within the Zoning Ordinance for non-residential development. • Enforce the provisions of the sign ordinance. • Establish landscape requirements for new and existing commercial and industrial developments. • Require businesses to screen private parking lots, preferably with plants. • Encourage consolidation of driveways and parking lot entrances and narrowing their width in order to create a safer pedestrian environment and pleasant image along Lincolnwood's commercial streets. • Develop facade/streetscape improvement programs along major arterials.
Improve the appearance of community gateways and arterial corridors.	• Improve the image of Lincolnwood's public rights-of-way through systematic beautification efforts. • Pursue opportunities to provide landscaping at key intersections. • Implement the Beautification Opportunities Plan for landscaping and community identifiers at major entry points to Lincolnwood. • Consider upgrading street lighting along commercial corridors in connection with other right-of-way improvements.

Source: Village of Lincolnwood *Comprehensive Plan* as amended May 2006

Given the gap between the Village's goals for the area versus the current conditions at the Project site (yet to be developed), a successfully developed Project would be highly beneficial to the community. With a capable developer and successfully implemented Project in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole.

General Scope and Methodology. KMA performed its analysis by conducting a series of meetings and discussions with Village and Developer staff, starting in December 2013 and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the Developer and Project. These meetings were complemented by a request to the Developer for certain data about the Project land uses, construction costs, financing sources, rental income and other Project elements, as proposed to the Village.

For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. LIMITATIONS OF GAP ANALYSIS



The Gap Analysis herein contains information to assist the Village in assessing the Developer's required investment return necessary to undertake the Project as proposed to the municipality. Because it is a prediction about the future cash flows of the Project, it inherently involves making a determination about a state of events in the future. Thus, the Gap Analysis herein is subject to varying opinions about a future event (i.e., construction and occupancy of a hotel and mixed use structures, and related variables such as rental rates and cost of financing). In addition, the Developer has represented that equity investors will require certain minimum levels of return. In order to attract investor capital, the Developer seeks to improve the return based upon infusion of public funding.

As noted above, the Gap Analysis is a tool or metric to assist the Village in determining that there is in fact a Project financing shortfall requiring Village assistance, and gauging the level of assistance necessary. There are other tools to determine gap financing requirements as well, noted below.

The Gap Analysis below is predicated on the future, leveraged Internal Rate of Return (IRR) of the Project. It is useful in determining the IRR with and without municipal assistance. Although alternative measures of investment return may be preferred by the Developer or other stakeholders, an advantage of IRR is that it is a comprehensive measure of Developer return, accounting for annual cash flows (net operating income) as well as profit from the sale of the developed property. As an alternative, KMA has prepared an unleveraged rate of return analysis or "return on cost," a metric that is also used in real estate financial analysis. Since it does not account for income from the sale of a property, it is not as comprehensive a measure as is IRR.

Exhibit 4 below details certain risk factors associated with the Developer and the Project that could alter the estimated financial results. These are inherent risk factors that cannot be mitigated by, or predicted prior to, Project execution.

Exhibit 4: Risk Factors

Factor	Description
Owner's equity	The Village and KMA are reliant upon the Developer's statement of available equity for the Project.
Owner's ability to borrow	The Village and KMA rely on the Developer's ability to borrow from one or more sources of bank financing at a competitive rate (i.e., a rate of interest that is feasible for the Developer and allows for subsequent build-out and occupancy at a competitive rental rate). Further, the Village and KMA are reliant upon Developer's banking relationships to extrapolate that said relationships make bank financing workable.
Municipal contributions to the Project	Municipal contributions, if necessary to make the Project feasible, are dependent upon state and county collection practices. • Changes in the State formulas or methods to levy, collect, and distribute sales taxes – as well as in the formulas for exempt items –could directly affect the pledged taxes (if any). Additionally, sales tax rates are subject to change and goods and services subject to such sales taxes could also be altered. Additionally, errors by the IDOR in calculating or remitting any sales taxes could result in delays or future corrections in the receipt of any pledged taxes. • Similarly, County changes in formulas and methods for levying, collecting property taxes could affect the pledged taxes.
Retailers/ Hotel	- Estimates of future pledged taxes to be generated by the Project are based upon the assumption that the retailers expected to occupy space in the Project will occupy such space and commence or continue business activities in such location throughout the projection period. Should such intended user(s) fail to occupy the Project or commence business activity on schedule, projected retail sales/hotel occupancy and the associated taxes could be materially affected. - Failure of the hotel and retailers to sell goods and services subject to state and/or local taxation or that otherwise differ from the projected uses, as well as changes in general economic conditions could adversely affect the taxes collected and ultimately pledged.
Competitor/ market risk	- Future competition by other hotel/mixed-use structures in the same market area but outside of the Project area could potentially adversely impact tax collections in the Project Area. - The retail and hotel industries are highly competitive. Businesses outside the Project Area, which currently exist or which are developed after the date of this report, will compete with the business(es) in the Project Area and could have an adverse impact on the available taxes generated within the Project Area. This could affect the absorption of units/retail space, among other consequences. - In future years, it is expected that increasing numbers of sales transactions will take place over the Internet. If these Internet sales are not treated, for sales tax purposes, comparably to, or if they displace, the types of transactions where sales taxes currently are collected, tax collections may be adversely affected. - Increases in sales tax rates in the Village or the Project Area may create incentives for certain consumer or business purchases to be made in jurisdictions with lower overall sales tax rates. As a result, increasing sales tax rates may not result in a corresponding percentage increase in revenues, and may prompt certain commercial and industrial activities to relocate to jurisdictions with lower sales tax rates.
Local Economy	- The future success of the Project may depend on the growth of residential housing demand in the area surrounding the Project.

III. EVALUATION METHODOLOGY



In performing the Gap Analysis, KMA utilized certain methodologies and relied upon data provided by the Developer and other entities as indicated below.

1) Village data were reviewed, based upon prior submittals to the Village of Developer information. Additionally, KMA reviewed Village planning reports as cited above and other documents. KMA discussed Project history with Village staff as well.

2) KMA issued a data request to the Developer to obtain information about the firms' estimate of Project sources and uses, and marketability of the real estate "product" (hotel, commercial and retail space). The Developer has requested that KMA maintain the proprietary nature of certain data submitted in response to the request and that it be limited to KMA review only.

3) KMA reviewed the accuracy of information contained in the Developer submittal. KMA also checked on certain Developer estimates in the sources and uses /construction budget in relation to other projects KMA has evaluated.

4) KMA relied upon internal files to evaluate certain benchmarks such as Developer investment returns.

5) KMA developed the gap analysis based upon estimates of leveraged Internal Rate of Return (IRR) and unleveraged "return on cost." These calculations are dependent upon certain assumptions such as the capitalization rate ("cap rate"), commercial rental income, and residential apartment rental income. Additionally, it is heavily dependent on the construction budget reflected in the sources and uses table. **If construction costs are lower than presented, or if revenues are greater, then investment returns could be materially higher**.

IV. REVIEW OF PROJECT COSTS



Based upon KMA's preliminary review, the following information is presented to assist the Village in making a determination about the Developer's request for municipal incentives. Section IV herein is an assessment about the Project costs as estimated in the Developer's construction budget, and in particular seeks to identify extraordinary costs that may require Village assistance (e.g., for Developer-borne costs for public improvements or parking). These extraordinary costs may support the Developer's case for Village incentives.

Additionally, Section V provides a financial assessment of the Project which may also be useful in determining the need for, and level of, Village incentives.

Summary of Project Budget ("Uses"). The Developer has represented that it has a gap in financing that requires municipal assistance. Exhibits 5, 6, and 7 shows the Project construction budget or "uses," based upon Developer and Village data provided to KMA. In addition to vertical construction costs to erect a hotel and other buildings, the exhibits account for the cost of the land and estimates of street and utility improvements (see "Site Work" cost element in Exhibit 7), including the construction of an internal vehicular roadway. Project costs or uses are estimated to be $124.8 million, allocated as follows:

Exhibit 5

Component	Cost Estimate
Land Acquisition	$11,989,640 (9.6%)
Hard Costs	$91,241,235 (73.1%)
Soft Costs	$21,525,947 (17.3%)
	$124,756,222 (100.0%)

Source: NCG

Land acquisition costs included the purchase of the "Purple Hotel" Property ($9,113,597 – this included amounts for delinquent taxes and closing costs) and the office building to the north ($2,400,000). Hard Costs include amounts allocated to the construction of four (4) retail buildings including a parking garage, underground parking, and a hotel, as well as all related site improvements and the allowance of $4,050,000 for offsite improvements .

A summary of hard costs by Project component follows in Exhibit 6.

Exhibit 6

Component	Unit*	Hard Costs	Comments
Building A Grocery and Parking	33,766 s.f. retail 657 garage spaces	$3,376,700 $13,433,000	$99.98/s.f. $20,445/space
Building B Retail/Fitness	43,539 s.f.	$5,982,512	$137.41/s.f.
Building C Retail/Restaurant	49,607 s.f. Retail	$7,247,819	$146.10/s.f.
Building D Retail/Office	87,413 s.f. Retail and office	$10,984,192	$125.66
Below Grade Parking	302 spaces	$12,727,541	$42,144/space
On-Site Work	14 acres	$8,097,219	$578,372/acre
Hotel	160 rooms 142,435 s.f.	$23,363,021 (less land)	$146,915/room
Off-Site Work		$4,050,000	Village will need to review off-site work

*Includes common area.

In comparison to other projects and industry averages reviewed by Kane, McKenna, the construction costs for both the retail buildings and underground parking appear to be at the higher end of the range.

Review of Budgeted Hotel Costs. The Developer provided information relating to the $15.9 million construction cost which would result in 160 hotel rooms. The overall square feet for this structure is 156,568 square feet, and it would include primarily hotel space (142,435 square feet), with a limited amount of space reserved for other uses. On a per room basis, the construction costs amount to $99,882 ($102/s.f.). These estimates can also be adjusted to account for both hotel interior furnishings and site-wide improvements, a portion of which can be allocated to the hotel component. With this adjustment, finished construction costs account for $146,915 per room ($150/s.f.). In either instance, the estimated hotel construction costs are within the range of estimates previously observed by KMA.

Review of Budgeted Parking Costs. The Developer would incur $4.6 million in below grade parking for the western portion of the site, and $8.1 million in below grade parking for the eastern portion ($12.7 million total). This would result in 104 parking spaces to the west, and 198 to the east (302 spaces total). On a unit basis, the construction costs amount to $44,522 per parking space ($112/s.f.) and $40,895 per parking space ($90/s.f.) for the west and east structures, respectively. The estimated underground parking construction costs are at the high end of the range of estimates previously observed by KMA.

Per the Developer, below grade parking components include “premiums” associated with the proposed layouts (there are certain inefficiencies the east and west layouts that result in increased costs), additional foundation and waterproofing costs, increased structural costs due to above ground roadways, and upgraded lighting features.

Review of Budgeted Retail/Commercial Building Costs. The Developer has indicated that retail/office costs will be higher due to:

- "Four-sided" front buildings (Buildings B & D) (i.e., no hidden back side with less expensive finish); and
- Greater use of masonry and glass finish.

Review of Budgeted On-Site Work Costs. The on-site work costs are represented to be based upon review of Project characteristics – avoiding any duplication with underground parking related work and these costs again appear to be at the high end of the range of estimates. Per the general contractor, elements that increase costs at the site include:

- The site work for the Project is concentrated and highly finished. The site lacks large parking fields that quickly reduce the cost per acre.

- Site excavation and grading includes filling existing hotel basements as required.

- Earth retention sheeting and shoring is included in limited areas to avoid undermining existing work to remain, such as utilities and roadways.

- Two very large storm water retention tanks are included. They are concrete in lieu of precast due to the combined sewer system. These tanks are designed for roadway loading.

- Overflow and employee parking is included at the Commonwealth Edison easement.

- Costs to remove and replace all curbs and sidewalks at Lincoln and Touhy are included. In addition trees and grates, brick paving strips over a concrete base are included.

- The cost of site utilities per acre is higher than normal due to the density and the dual water service for a relatively small site.

- The landscape and site finishes are estimated to be in excess of $900,000, including the ComEd property. This equates to over $58,000/acre. This far exceeds a typical retail project's landscape and site finishes costs, which would be in the range of $20,000/acre.

- The inner drives of the project include multiple areas with pavers. The pavers are more costly than concrete and there will be a concrete base below the pavers resulting in a premium cost.

Review of Other Budgeted Costs. The Developer indicates that the $4,050,000 of off-site work includes limited construction work (mainly signalization and lane reconfiguration); the bulk of the costs will be devoted to traffic modeling/signal coordination associated with the wider area traffic system serving the project site.

In reference to other hard costs components, the demolition line item of $1,833,246 is based upon actual costs incurred. The "general conditions" and hotel allocations appear to be within industry ranges; although the hotel estimate assumes parking will be provided adjacent to the hotel use. Overall, the soft cost allocation as a percentage of total Project costs (17.3%) or total costs excluding land (19.2%) is reasonable. Individual items have been reviewed with the Developer and the largest component of $9,209,770 (tenant improvements) is based upon the Developer's assessment that such amounts will be necessary for a successful lease up (approximately $45 to $50/s.f.)

Exhibit 7: Sources and Uses Table (Construction Budget)

PROJECT SUMMARY
Uses of Funds

USES:

	Total		Potentially TIF-Eligible	Potentially BD-Eligible
Land Acquisition Costs				
Land Acquisition and Assembly	11,989,640	9.6%	$ 11,989,640	
Hard Costs				
Demolition	1,833,246		$ 1,833,246	
Building A Grocery and Parking	16,809,200		$ -	16,809,200
Building B Retail and Fitness	5,982,512		$ -	
Building C Retail/Restaurant	7,247,819		$ -	
Building D Retail and Office	10,984,192		$ -	
Below Grade Parking	12,727,541		$ -	12,727,541
Site Work	8,698,458		$ 8,698,458	
Site Signage	200,000			
General Conditions	1,817,821		$ 207,232	
Off Site Work	4,050,000		$ 4,050,000	
Construction of Hotel	15,981,090		$ -	
Banquet Space	1,600,000		$ -	
Landscaping	200,000		$ -	
Commercial Finishings	1,498,500		$ -	
Bathrooms	15,000		$ -	
Signage	70,000		$ -	
Hotel Restaurant & Meeting Rooms	195,000		$ -	
Office Equipment and Life Safety	348,750		$ -	
Warehouse	482,106		$ -	
Contingency	500,000			
Total Hard Construction Costs of Buildings	91,241,235	73.1%	$ 14,788,936	$ 29,536,741
Soft Costs				
Architecture and Engineering	4,383,631		TBD	
Marketing	507,284			
Pre-Opening Expenses	250,000			
Leasing and Zoning	889,938		TBD	
Accounting	60,000		TBD	
Utilities	119,272			
Insurance	240,000			
General and Administrative	669,753		TBD	
Permits	100,000			
Financing Fee	883,500			
Real Estate Taxes during Construction	740,000			
Tenant Improvement (TI) Allowance	9,209,270			
Development Fee	1,407,016			
Contingency	735,023			
Documentation	32,000		TBD	
Hotel Building Permit	118,260		TBD	
Hotel Franchise Fee	50,000			
Title and Closing	60,000		$ 60,000	
Hotel Marketing	65,000			
Operating Expenses Before Opening	996,000			
License and Permit	10,000			
Total Soft Costs	21,525,947	17.3%		
	124,756,822	100.0%	$ 26,838,576	$ 29,536,741

Note: TBD requires pro rata allocation of soft costs to eligible costs

Source: NCG

V. GAP ANALYSIS RESULTS



Based upon KMA's preliminary review, the following information is presented to assist the Village in making a determination about the Developer's investment return with and without Village participation. By comparing investment returns to similar projects in other communities, the Village is able to validate that there is in fact a gap requiring Village assistance and the approximate level of gap financing required.

Summary of Project Budget ("Sources"). The Developer has represented that it has a gap in financing that requires municipal assistance. KMA has attempted to verify the Developer's gap by comparing estimated investor returns on the Project with and without municipal assistance, which would amount to $33.5 million on the approximately $124.8 million Project (i.e., 27% of Project costs would be subsidized). The assistance would be provided via pay-as-you-go developer notes.

Exhibit 7 above shows the construction budget, based upon Developer and Village data provided to KMA. Without municipal assistance, the financing sources for the construction costs are assumed to consist of 30% equity and 70% debt. With a municipal contribution of 27% to the Project budget, KMA assumes that Developer equity is reduced to 22% and debt levels lowered to 51% (refer to Exhibit 8). This enables the Developer to reduce equity as a means to mitigate a portion of its risks, while reduce bank borrowing costs which are netted from annual operating income. Overall, the municipal subsidy boosts returns and (per the Developer) places investment returns at a level that attracts external financing.

Exhibit 8: Sources and Uses Table (Funding Sources)

PROJECT SUMMARY
Sources of Funds

SOURCES:		
Without Financial Assistance		
Equity*	37,427,047	30.0%
Debt	87,329,775	70.0%
TOTAL SOURCES (W/O ASSISTANCE)	**124,756,822**	100.0%
With Financial Assistance		
Equity*	27,377,047	21.9%
Debt	63,879,775	51.2%
Public Financial Assistance	33,500,000	26.9%
TOTAL SOURCES (WITH ASSISTANCE)	**124,756,822**	100.0%

*IRR analysis assumes 70% debt
30% equity

Source: NCG

Estimated Return on Investment (Leveraged). The following exhibit shows the estimated leveraged Internal Rate of Return for the Project. Without municipal assistance, KMA projects that the Internal Rate of Return would be 9.46%. With municipal assistance of $33.5 million, the Developer's return is projected to be 21.68%. On a preliminary basis, the Developer return of 21.68% is somewhat above the range of returns KMA has observed in other communities pursuing mixed use projects.

Please note that that the Developer calculates a comparable investment return with municipal incentives of 20.1%. The Developer estimate versus KMA estimate is different. KMA attributes the difference to the Developer assuming higher interest costs in connection with a construction loan, whereas KMA assumes lower interest costs based on the proposed buildout period.

Exhibit 9: Investment Return Summary

Scenario	Sources	Uses	IRR*
Without municipal incentives	• 30% Developer equity • 70% Permanent loan	$124,756,822	9.46%
With municipal incentives	• 22% Developer equity • 51% Permanent loan • 27% Village incentives	$124,756,822	21.68%

Notes: Results are preliminary – subject to review and change

*Assume a cap rate of 7.0% for retail/commercial; 8.0% for hotel

As noted, the Developer return estimate is highly sensitive to certain assumptions (e.g., construction budget line-items, lease revenues, the growth factor tied to NOI, and cap rate). Note: the capitalization rate or "cap rate" equates future revenue streams (rents) to a present value. Typically a lower cap rate indicates less risk while a higher cap rate indicate additional market risks (and less present value).The exhibit below identifies the assumptions related to operating income/lease revenues. These assumptions are held constant for both scenarios (with and without municipal incentives).

Exhibit 10: Assumptions for Leasing Activity

Component	Assumed Value
Retail/Commercial Leases	$25-$40 per s.f. (annual)
Hotel:	
Average Hotel Daily Rental	$127.00 (100% occupancy
Food & Beverage	$0 (annual)
Other Hotel Departments	$290,000 (annual)
Rentals & Other Income	$0 (annual)
Occupancy Rate	71.0%
Retail:	
Vacancy	5.00%
CAM	1.50%
Management Fee	2.50%
Hotel Expense Assumptions:	
Annual Operations Expenses/Room	$23,031
Growth Assumptions:	
Annual Lease Escalation	2.0%
Annual Hotel Rate & Expense Escalation	2.5%

Source: NCG

Exhibit 11: IRR Analysis Without Incentives

Financing Assumptions:

Total Investment	124,756,822	Construction costs and allocation of land and soft costs
Construction Loan	87,329,775	
Refinance Loan (2016)	94,400,462	
Loan Term	20	years
Loan Rate (Long Term)	4.75%	
Equity	37,427,047	

Year	Retail Rental Income	Less: Retail Vacancy	CAM	Management Fee	Total Net Retail Revenues	Hotel Room Revenues	Less: Hotel Vacancy	Other Hotel Revenues	Total Hotel Revenues	Less: Hotel Expenses	Total Net Hotel Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	IRR Calculation Add Residual	Schedule: Const. Draw	Principal	Interest	Principal Balance
Const. 2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(37,427,047)	(37,427,047)	58,736,794	(2,789,998)	2,789,998	61,526,792
Const. 2015	0	0	0	0	0	6,812,676	(1,975,676)	282,000	5,119,000	(3,380,000)	1,739,000	1,739,000	0	1,739,000	1,739,000	1,739,000	28,592,981	(4,280,689)	4,280,689	94,400,462
2016	7,091,845	(354,592)	(106,378)	(177,296)	6,453,579	7,421,122	(2,152,125)	290,000	5,558,996	(3,685,000)	1,873,996	8,327,575	7,415,200	912,375	912,375	912,375	0	2,931,178	4,484,022	91,469,284
2017	7,233,682	(361,684)	(108,505)	(180,842)	6,582,651	7,606,650	(2,205,928)	297,250	5,697,971	(3,777,125)	1,920,846	8,503,497	7,415,200	1,088,296	1,088,296	1,088,296	0	3,070,409	4,344,791	88,398,874
2018	7,378,356	(368,918)	(110,675)	(184,459)	6,714,304	7,796,816	(2,261,077)	304,681	5,840,421	(3,871,553)	1,968,867	8,683,171	7,415,200	1,267,971	1,267,971	1,267,971	0	3,216,254	4,198,947	85,182,621
2019	7,525,923	(376,296)	(112,889)	(188,148)	6,848,590	7,991,736	(2,317,604)	312,298	5,986,431	(3,968,342)	2,018,089	8,866,679	7,415,200	1,451,478	1,451,478	1,451,478	0	3,369,026	4,046,174	81,813,595
2020	7,676,441	(383,822)	(115,147)	(191,911)	6,985,561	8,191,530	(2,375,544)	320,106	6,136,092	(4,067,551)	2,068,541	9,054,103	7,415,200	1,638,902	1,638,902	1,638,902	0	3,529,055	3,886,146	78,284,540
2021	7,829,970	(391,498)	(117,450)	(195,749)	7,125,273	8,396,318	(2,434,932)	328,108	6,289,494	(4,169,239)	2,120,255	9,245,527	7,415,200	1,830,327	1,830,327	1,830,327	0	3,696,685	3,718,516	74,587,855
2022	7,986,569	(399,328)	(119,799)	(199,664)	7,267,778	8,606,226	(2,495,806)	336,311	6,446,731	(4,273,470)	2,173,261	9,441,039	7,415,200	2,025,839	2,025,839	2,025,839	0	3,872,277	3,542,923	70,715,578
2023	8,146,301	(407,315)	(122,195)	(203,658)	7,413,134	8,821,382	(2,558,201)	344,719	6,607,900	(4,380,307)	2,227,593	9,640,726	7,415,200	2,225,526	2,225,526	66,638,041	0	4,056,210	3,358,990	66,659,367

IRR analysis:

Assumptions					
Cap Rate (Res.	7.00%	Value (Res.) 10 yrs.	105,901,909	IRR Calculation	9.46%
Cap Rate (Hote	8.00%	Value (Hotel) 10 yrs.	27,844,909		
		Total Value	133,746,819		
Costs of Sale	2.00%	Less:			
Mortgage		Costs	2,674,936		
Balance	66,659,367	Mortgage	66,659,367		
		Residual	64,412,515		

Exhibit 12: IRR Analysis With Incentives

Total Investment	124,756,822	Construction costs and allocation of land and soft costs
Public Financial Assistance	33,500,000	Developer request
Construction Loan	63,879,775	
Refinance Loan (2016)	69,836,587	
Loan Term	20	years
Loan Rate (Long Term)	4.75%	
Equity	27,377,047	

Year	Retail Rental Income	Less: Retail Vacancy	CAM	Management Fee	Total Net Retail Revenues	Hotel Room Revenues	Less: Hotel Vacancy	Other Hotel Revenues	Total Hotel Revenues	Less: Hotel Expenses	Total Net Hotel Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Const. Draw	Principal	Interest	Principal Balance
Const. 2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(27,377,047)	(27,377,047)	58,736,794	(2,789,998)	2,789,998	61,526,792
Const. 2015	0	0	0	0	0	6,812,676	(1,975,676)	282,000	5,119,000	(3,380,000)	1,739,000	1,739,000	0	1,739,000	1,739,000	1,739,000	5,142,981	(3,166,814)	3,166,814	69,836,587
2016	7,091,845	(354,592)	(106,378)	(177,296)	6,453,579	7,421,122	(2,152,125)	290,000	5,558,996	(3,685,000)	1,873,996	8,327,575	5,485,697	2,841,879	2,841,879	2,841,879	0	2,563,174	2,922,523	58,963,618
2017	7,233,682	(361,684)	(108,505)	(180,842)	6,582,651	7,606,650	(2,205,928)	297,250	5,697,971	(3,777,125)	1,920,846	8,503,497	5,485,697	3,017,800	3,017,800	3,017,800	0	2,684,925	2,800,772	56,278,693
2018	7,378,356	(368,918)	(110,675)	(184,459)	6,714,304	7,796,816	(2,261,077)	304,681	5,840,421	(3,871,553)	1,968,867	8,683,171	5,485,697	3,197,474	3,197,474	3,197,474	0	2,812,459	2,673,238	53,466,235
2019	7,525,923	(376,296)	(112,889)	(188,148)	6,848,590	7,991,736	(2,317,604)	312,298	5,986,431	(3,968,342)	2,018,089	8,866,679	5,485,697	3,380,982	3,380,982	3,380,982	0	2,946,050	2,539,646	50,520,184
2020	7,676,441	(383,822)	(115,147)	(191,911)	6,985,561	8,191,530	(2,375,544)	320,106	6,136,092	(4,067,551)	2,068,541	9,054,103	5,485,697	3,568,406	3,568,406	3,568,406	0	3,085,988	2,399,709	47,434,196
2021	7,829,970	(391,498)	(117,450)	(195,749)	7,125,273	8,396,318	(2,434,932)	328,108	6,289,494	(4,169,239)	2,120,255	9,245,527	5,485,697	3,759,831	3,759,831	3,759,831	0	3,232,572	2,253,124	44,201,624
2022	7,986,569	(399,328)	(119,799)	(199,664)	7,267,778	8,606,226	(2,495,806)	336,311	6,446,731	(4,273,470)	2,173,261	9,441,039	5,485,697	3,955,343	3,955,343	3,955,343	0	3,386,119	2,099,577	40,815,505
2023	8,146,301	(407,315)	(122,195)	(203,658)	7,413,134	8,821,382	(2,558,201)	344,719	6,607,900	(4,380,307)	2,227,593	9,640,726	5,485,697	4,155,030	4,155,030	97,958,367	0	3,546,960	1,938,736	37,268,545

IRR analysis:

Assumptions					
Cap Rate (Res.	7.00%	Value (Res.) 10 yrs.	105,901,909	IRR Calculation	21.68%
Cap Rate (Hote	8.00%	Value (Hotel) 10 yrs.	27,844,909		
		Total Value	133,746,819		
Costs of Sale	2.00%	Less:			
Mortgage		Costs	2,674,936		
Balance	37,268,545	Mortgage	37,268,545		
		Residual	93,803,338		

KMA Analysis versus Developer Analysis; Sensitivity of Key Assumptions. The KMA analysis herein and Developer analysis of investment returns (previously submitted to the Village) both project that there is a measurable gap in investment returns, in terms of municipal incentives versus no incentives. KMA further estimates that the Project would result in leveraged investment returns at or somewhat above the investment returns observed in other communities pursuing similar mixed use projects. Because both KMA and the Developer rely upon assumptions with respect to the future cash flows of a business, this necessitates the question: how sensitive are the analyses (either KMA's or the Developer's) to certain key assumptions?

To estimate the sensitivity of the IRR estimates, KMA examined four factors: (a) the capitalization rate or "cap rate" which affects the future estimated value of the Project at the time the owner sells the assets; (b) growth rates for income from hotel and retail/commercial leases; (c) leverage taken by the Developer; and (d) Project construction costs. Regarding the last items, the $124 million in budgeted project construction costs – if inflated – would result in a significantly higher investment return if the construction costs ultimately prove to be lower.

As shown in the exhibit below, small differences in the four Gap Analysis assumptions could result in significant differences in the investment return realized by the Developer. The assumptions are listed in order of magnitude or sensitivity. Cap rates have the biggest impact on IRR results, with the investment return increasing from 20.1% to 22.5% if the cap rate were to be lower than assumed by KMA and the Developer. Increased leverage in terms of a higher 75/25 loan/value ratio would also have a significant impact on future results, as would a reduction in Project costs. Finally, lease growth rates would have the smallest impact (relative to the other 3 factors).

Lastly, KMA's sensitivity analysis (summarized in the exhibit below) shows the impact of reducing the incentive from $33,500,000 to $30,300,000. A 1.1% reduction in the investment return requirement would reduce the incentives by $3.2 million. This raises a key question: **what is the ultimate willingness of the Developer's equity partners to participate at such a level?.**

Exhibit 13

Factor	Value	Impact	IRR*	Differential
Cap Rate	8% hotel / 7% retail		20.1%	
Cap Rate	7% hotel / 6% retail	Down 1%	22.5%	2.4%
Capital Structure	70/30		20.1%	
Capital Structure	75/25	More Leverage	21.9%	1.8%
Project Cost	$124,756,822		20.1%	
Project Cost^	$120,756,822	Down $4MM	21.7%	1.6%
Lease Escalator	2.5%/2%		20.1%	
Lease Escalator	3%/2.5%	Up .5%	20.9%	0.8%
Muni Incentive	$33,500,000		20.1%	
Muni Incentive^^	$30,300,000	Down $3.2MM	19.0%	-1.1%

^No change in incentive

^^No change in Project cost

*Default developer scenario = 20.1%

Source: KMA review of NCG investment projections

Estimated Return on Cost (Unleveraged). As stated, the unleveraged Return on Cost for the Project does not account for any capital gains on the Project. Since it is a calculation of annual operating profitability prior to selling a property, it measures the ongoing viability of the Project prior to asset disposition. To standardize the Return on Cost metric, net operating income is divided by Project costs. "Project cost" is defined as total Project cost as is (without incentives) versus Project cost with incentives.

Because municipal incentives effectively reduce the Project cost to the Developer from $124.8 million to $91.3 million, it correspondingly increases the standardized operating income or Return on Cost from 7.3% to 9.9%. As mentioned, the Return on Cost is not as comprehensive as the IRR in assessing a developer's total investment return.

Limitations of Analysis. As noted in Section II, there are various key assumptions that drive the analysis. In particular, with respect to the estimates of investment return, KMA has relied upon the Developer's construction budget and rental income estimates "as is." KMA has reviewed certain construction estimates (e.g., cost per parking space) as well as rental income estimates. KMA will continue review these estimates with Village officials and the Developer to determine if estimates, including construction line-items, need adjustment by the Developer.

VI. OPTIONS FOR FUNDING THE GAP



The analysis in Section V indicates that a financing gap exists in terms of below market versus market returns on investments. If the Village agrees with this conclusion, how would it prepare to fund any gap or shortfall in Developer financing sources?

Developer Funding Proposal. As noted, the Developer has requested a pay-as-you-go incentive of $33.5 million (present value), to be financed over an approximately 20-year period on a pay-as-you go basis. Under the formal proposal to the Village (contained in an application submitted by the Developer to the Village), the Developer proposes that the incentive be financed from the following sources:

- 100% of the Project increment;
- 100% of the Business District (BD) sales tax and hotel tax; and
- 50% of the Village's share of the Illinois sales tax local distribution as well as the home-rule sales tax.

The Developer indicates that the BD tax rate increases could be applied to only the Project site. There would be no recourse against the Village if revenues to fund the incentive fall short, per the Developer.

Observations on Funding Options. As a home-rule municipality, the Village has a number of options for funding the potential gap. First and foremost, it could rely on incremental tax revenues to fund the Project, as suggested by the Developer. Secondly, it could rely upon hotel taxes currently in effect. Thirdly, it could enter into sales tax sharing agreements based upon the prevailing tax rate in effect. It should be noted that the Village has established a policy that places self-imposed limits on the utilization of sales tax sharing.

In addition, the Developer has indicated above that a Business District could be established with a BD tax "add-on" resulting in the addition of a hotel tax, sales tax, or a combination of the two for retail/hotel businesses. Unlike a regular hotel or sales tax, it would not be Village-wide in scope, instead applying only to businesses in operation within the Business District. To do so would require a BD overlay upon the Lincoln-Touhy TIF District as well as a finding of blight.

Compared to the TIF Act, the Business District Law has important differences among reimbursable cost categories. Although the TIF Act has numerous cost categories that enable the Village to reimburse the Developer for Project costs, "vertical construction" of a privately owned building is specifically excluded under the Act. This prohibition, in tandem with the substantial request for municipal incentives of $33.5 million, may make it difficult for the Village to identify sufficient TIF-eligible costs. In contrast, the Business District Law specifically authorizes vertical construction of privately owned structures, defined as:

> "costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person."

VII. SUMMARY



The following is a summary of information as it relates to the Gap Analysis herein:

- The Project is a mixed-used project featuring a hotel, with additional uses including retail, office, and parking components located on the site;

- The Gap Analysis herein identifies certain risk factors that impact the future success of the Project; refer to Section III for a review of those risks;

- The Developer has provided a detailed submittal in response to a data request (some of which was provided on a proprietary basis);

- Per the submittal, the Developer has provided evidence that there is a financing "gap" requiring municipal assistance;

- Based upon the Developer's submittal and certain assumptions as it relates to the Project (e.g., estimates of NOI, cap rates, rental income, construction budget costs), the investment return with incentives is toward the "high side" of the range of investment returns. However, the Developer has indicated that the targeted investment return is necessary in order to attract investment capital. As a result, KMA concludes that the Developer's request for the municipal subsidy will need additional review to determine if (a) efficiencies can be obtained in the Project budget that result in a reduced request for municipal incentives or (b) the Developer's financing structure can accommodate a lower level of municipal incentives; and

- KMA has reviewed certain key assumptions as it relates to the Project as indicated in the prior bullet point, to ensure that incentives are accurately accounted for. KMA will continue to review these estimates with Village officials and the Developer to determine if estimates need adjustment by the Developer.

As mentioned in Section V, that that the Developer calculates a comparable investment return with municipal incentives of 20.1%. The Developer estimate versus KMA estimate is different. KMA attributes the difference to the Developer assuming higher interest costs in connection with a construction loan, whereas KMA assumes lower interest costs.

Overall, due to the requirements of the market place – as reflected in both Project revenues (based on rents or room rates) and investor return parameters – the Project will require some level of public assistance. The key policy decision for the Village will center on the incentive amount – including the designation of pledged sources of revenue for incentive payments.

Next Steps. The Village will need to address several questions that affect any agreement with the Developer:

(i) If the Developer proposal is considered, will the Village require an "open book" review in order to monitor Project costs, revenues, and returns – with adjustments to the incentives if costs are lower or revenues higher or returns higher than initially estimated?;

(ii) Will the Village require any "upside" protection or gain-sharing in the event that the Project performs better than initially projected by the Developer? Would the Village have the ability to reduce incentives or receive a partial return on the Village's investment (e.g., at a pre-determined time as defined in the redevelopment agreement, e.g., the sale of the hotel to a future owner)?

(iii) What is the Developer's implementation capacity? Regarding the third question, there are still items relating to the financing commitments and the ability of the developer to (a) provide equity in the amounts required by its lenders; (b) satisfy any conditions relating to lender requirements; (c) match financing commitments to actual Project structure; and (d) review of updated Project pro formas in order to identify revenues to be received by the Developer or amounts by its equity investors.

(iv) Will the Village agree to move forward with the approval process and structure its participation subject to the satisfaction of lender requirements or other requirements as determined by the Village? This approach has been utilized in other TIF projects that KMA has been involved in, and would require the Village to identify conditions precedent (which could be similar to the primary lender's conditions) to any Village funding. The conditions could be incorporated in the redevelopment agreement, initiated at the direction of the Village.

(v) What revenue sources will the Village consider allocating to the gap funding? Currently, the Developer requests 50% of the local sales tax (the home rule and the local distributive state share) in addition to the TIF funding (100%) and BD funding (100%)? Key policy decisions relate to the additional BD taxes or sharing of local sales taxes. Would the Village consider use of the 7% hotel tax as a replacement for the sales taxes request, and if so could this be utilized by the Developer as part of their financing structure?

(vi) Given the Developer's estimate of potential funding associated with each funding source (summarized below), the Village's decision as to which source will be utilized impacts the response to their "ask"

Proposed Funding Source	**Proposed "Ask" Amount**
TIF + 50% of Sales Tax Note	$17,600,000 (senior note) $8,800,000 (subordinate note)
BD Note	$7,000,000 (BD only)
Total	$33,400,000 (note slight difference due to rounding)

As an example, if the BD tax increases are not considered, the total incentive would be structured at $26,400,000 – reducing the leveraged return to approximately 17%, and raising the question, could the Project attract equity investment at that level?

DRAFT

Economic Development Commission

Wednesday, May 28, 2014
Council Chambers Room

Minutes

Commissioners Present
James Persino, Chairman
James Kucienski, Vice-Chair
Paul Levine
James Berger
Patrick McCoy
Terrence Strauch
Maureen Ehrenberg

Commissioners Absent
William Pabst
Nadia Seniuta

Staff Present
Village Attorney Steve Elrod
Timothy C. Wiberg, Village Manager
Doug Petroshius, Assistant Village Manager
Timothy M. Clarke AICP, Community Development Director
Robert Merkel, Finance Director
Charles Meyer, Assistant to the Village Manager
Ryan N. Johnson, Community Development Intern

Others Present
Nicholas Leftakes, Village Trustee
Craig Klatzco, Village Trustee
Paul Eisterhold, Plan Commission Chairman

Jackie Boland, Lincolnwood Chamber of Commerce
Robert Rychlicki, Kane, McKenna and Associates
Nick Greiffer, Kane, McKenna and Associates

Representatives for the North Capital Group Development Team
Neal Stein, North Capital Group
Gerald P. Callaghan, Freeborn & Peters LLC
Joel Cooper, Freeborn & Peters LLC
Mike Tobin, U.S. Equities
Mike Laube, Laube Companies
Louis Pukelis, Kineo

1. Call to Order/ Quorum Declaration

Noting that a quorum of 7 members was present, the meeting was called to order at 8:08 AM by Chairman Persino.

2. Minutes Approval

Commissioner Kucienski moved to approve as presented, the proposed February 26, 2014 meeting minutes of the Commission. Commissioner Levine seconded the motion. Motion approved by voice vote, 6-0-1 with Chairman Persino abstaining.

Commissioner Kucienski moved to approve as presented, the proposed May 14, 2014 meeting minutes of the Commission. Commissioner Strauch seconded the motion. Motion approved by voice vote, 6-0-1 with Commissioner McCoy abstaining.

3. PEP Grant Limit

Director Clarke explained that the maximum PEP grant amount was originally established at $50,000 before the Great Recession, and is now at a maximum of $10,000 per grant for projects located outside of the NEID TIF Fund. Clarke noted that the grant limit has remained at a maximum of $50,000 per grant for projects located in the NEID TIF District and that the Village uses TIF funds for these projects and general funds for PEP projects occurring outside of the NEID TIF District.

Chairman Persino said he agreed with increasing the maximum grant amount to $25,000 as had been suggested by the Village Board. Commissioner Levine indicated that he too thought the $25,000 limit was acceptable, but was concerned about the viability of businesses that may apply for the grant. Chairman Persino noted the purpose of the program is to obtain property improvement and the long term viability of a business was not at issue as long as the property improvements remained. He stated that currently there is a provision for pro rata reimbursement of the grant over the first five-year period, should the improvements be removed which addresses this concern. Conversation continued regarding this claw-back protection.

Vice-Chair Kucienski said that with this provision, the exterior improvements must be retained, even if a business leaves, which is good because the exterior will remain attractive to future buyers. Attorney Elrod stated that the primary concern of the grant is that a building improvement is made and then kept. Hearing no other discussion, Vice-Chair Kucienski motioned to recommend an increase in the grant limit to $25,000 for PEP projects occurring outside of the NEID TIF District. Commissioner Strauch seconded the motion. Motion approved by voice vote, 7-0.

4. Shoppes at Lincoln Pointe

Chairman Persino introduced this item, and indicated that he had several questions for the applicant, the North Capital Group, before they proceed with their presentation. Chairman Persino inquired as to the ownership of the buildings adjacent to the former Purple Hotel, to which Mr. Callaghan answered that North Capital Group owns it. Chairman Persino continued, asking why Internet pages for North Capital Group show Jake Weiss listed as President, even though Mr. Weiss is no longer associated with the LLC. Mr. Neal Stein answered that when an LLC is formed the names initially associated will always be listed Discussion ensued regarding the leasing agents involved with the project.

Mr. Stein was given the floor for his presentation. Mr. Stein thanked the Commission for the opportunity to speak and explained that North Capital Group had followed the Lincoln Avenue Task Force recommendations as much as they could to develop the Shoppes at Lincoln Pointe. He stated the Shoppes at Lincoln Pointe promises to be a central place for the community and for the public to gather.

During this presentation, Commissioner Levine asked if there has been interest from potential tenants. Mr. Stein indicated that he had received a Letter of Intent for a health club and a firm had expressed interest in the grocery store location. Conversation ensued between Commissioners and Mr. Stein regarding various potential tenants for the development.

Mr. Stein explained that the project includes parking structure above the grocery store location as well as underground parking in the development. Mr. Stein added that North Capital Group is pursuing a 50 year lease on the ComEd easement adjacent to the west side of the project where more parking will be accommodated. Mr. Stein said that North Capital Group is working with the Illinois Department of Transportation (IDOT) to improve traffic flow on Touhy and Lincoln Avenues, including the Touhy –Cicero intersection.

Commissioner Ehrenberg asked for a more detailed explanation of the parking plan for the development. Mr. Stein stated that the proposed underground and parking deck is centralized to keep walks short, even though it is expensive to construct these parking structures. Conversation ensued related to parking and traffic flow in the shopping center.

Commissioner Levine asked for more information related to the proposed parking on the ComEd easement, as well as the relationship to the future bike path, located west of the proposed Shoppes at Lincoln Pointe development. Director Clarke explained that there will be an overpass for bikes and pedestrians over Touhy Avenue. It was also noted that

the ComEd parking lot would serve the function of surplus parking but could be used for employee parking, events, and overflow. Attorney Elrod mentioned that Lincolnwood already stipulated that required parking for the Shoppes at Lincoln Pointe be on-site, and the ComEd parking lot is for surplus parking not required by the Village for the project.

Trustee Leftakes asked how North Capital Group would address traffic control within the project. Mr. Stein said there will be traffic calming measures where necessary. Chairman Persino added that the development includes cross-walks as well.

Commissioner Levine asked if there would be Touhy Avenue access to the ComEd parking lot and Mr. Stein said that the entrance west of the grocery store is for trucks only. Mr. Stein stated that the development will dictate the hours for truck deliveries. Chairman Persino said that east-bound trucks on Touhy Avenue attempting to turn left into the development may cause delays, and recommended that a dedicated left turn lane in the center median be considered. Chairman Persino said he was in favor of the project but would like these issues addressed.

Mr. Stein stated that North Capital Group tried to follow the Village plan, and thinks a benefit will be a downtown center or lifestyle center for the Village. Mr. Stein said he believes this project will service Lincolnwood and the surrounding areas for many years to come. He indicated that there are off-site traffic improvements that should have been done years ago, and North Capital is happy to work with the Village in regards to these traffic improvements.

Mr. Stein noted the proposed space in the development that North Capital Group will build out and provide to the Parks and Recreation department rent-free; he stated that he sees this is a very exciting prospect. Mr. Stein stated that he is passionate about creating jobs and this project will do that.

Mr. Stein introduced Mike Tobin, Senior Vice President of U.S. Equities. Mr. Stein explained that U.S. Equities specializes in mixed-use projects with an urban feel. Mr. Stein said that communities like Lincolnwood are recognizing the value of an urban setting, instead of an auto-based setting.

Mr. Tobin explained that this is a higher density project than one would typically see at a suburban location of this size, so parking becomes expensive. Mr. Tobin said mixed use is harder to finance, and equity investors want higher returns for mixed use. Mr. Tobin added that it usually takes public-private partnerships to make such mixed use project a reality, and he added that all of U.S. Equities' mixed use properties have been profitable.

Mr. Callaghan referred to the Gap Analysis completed by Laube Companies. Mr. Callaghan explained that there are three main public sources proposed to fund the incentive request: 100% of the property tax increment from this property; funds from sales taxes; and, a new source that they are proposing, a Business District sales and hotel tax. Mr. Laube stated that this project is proposed as pure pay-as-you-go, and the Village is not responsible for any risk; the investors take the complete risk. Conversation ensued regarding private and public funding sources for the project.

Commissioner McCoy stated that even if there is no risk to the Village, maybe the Village is giving away too much money overall. Discussion ensued on the status of the project costs and ways to address unknown factors.

Trustee Leftakes asked if the Village would be indemnified if the project fails. Attorney Elrod said the Village is not issuing bonds ahead of time, so there is no recourse to the Village. Mr. Elrod stated that other municipalities may provide money up front in bonds, and have this type of exposure but this proposal does not include this risk to the Village.

Vice-Chair Kucienski inquired what would happen if the project failed mid-stream. Attorney Elrod said the Village will have in the redevelopment agreement, a right to either complete construction or demolish at the Village's expense, then issue a lien on the property. Mr. Callaghan stated that this is a one-stage project, not multiple stages over time, and this is a good thing for ensuring completion of the project.

Commissioner Levine asked whether there will be shuttle service to the development. Mr. Stein answered that there is existing bus service along Touhy Avenue and he is open to other suggestions.

Mr. Rychlicki stated that in their opinion, there is a gap in financing, and part of this is due to costs associated with underground and deck parking. He noted that some of the underground parking has traffic above it, including required fire truck access which increases costs Mr. Rychlicki noted this proposal is for pay-as-you-go, and general obligation bonding is not being requested..

Chairman Persino stated that he would like to see Kane McKenna's analysis of the North Capital Group's proposal before further deliberations by the Commission. Mr. Stein requested a special meeting in the near future to continue this conversation. By consensus, the Commissioners agreed to hold a special meeting at 8AM on Friday June 6th, 2014.

5. Reports

Chairman Persino noted that the packet included a written Development Updates report and New License report. Chairman Persino asked if there were any questions related to the reports. No comments or questions were received.

6. Other Business

There was no other business before the Commission.

7. Public Forum

The floor was opened for public comment. No public comments were made.

8. Adjournment

The meeting was adjourned by consensus at 10:40 AM.

Respectfully Submitted,

_____

Ryan Johnson
Community Development Intern

DRAFT

Economic Development Commission

Friday, June 6, 2014
Council Chambers Room

Minutes

Commissioners Present
James Persino, Chairman
James Kucienski, Vice-Chair
Paul Levine
James Berger
Patrick McCoy
Terrence Strauch
Maureen Ehrenberg
Nadia Seniuta
William Pabst

Commissioners Absent
None

Staff Present
Timothy C. Wiberg, Village Manager
Steve Elrod, Village Attorney
Timothy M. Clarke AICP, Community Development Director
Robert Merkel, Finance Director
Ryan N. Johnson, Community Development Intern

Others Present
Jerry Turry, Village President
Nicholas Leftakes, Village Trustee
Craig Klatzco, Village Trustee
Jesal Patel, Village Trustee
Paul Eisterhold, Plan Commission Chairman

Jackie Boland, Lincolnwood Chamber of Commerce
Robert Rychlicki, Kane, McKenna and Associates
Nick Greifer, Kane, McKenna and Associates

Representatives for the North Capital Group Development Team
Neal Stein, North Capital Group
Gerald P. Callaghan, Freeborn & Peters LLC
Martin Stern, U.S. Equities
Mike Laube, Laube Companies
Louis Pukelis, Kineo

1. Call to Order/ Quorum Declaration

Noting that a quorum of 9 members was present, the meeting was called to order at 8:06 AM by Chairman Persino.

2. Shoppes at Lincoln Pointe

Director Clarke explained that this Special Meeting of the Economic Development Commission was scheduled in order to continue discussion of this item from the previous EDC meeting held on May 28, 2014. Mr. Clarke stated that this item is regarding the North Capital Group incentive request for the proposed Shoppes at Lincoln Pointe development.

Mr. Rychlicki explained that Kane, McKenna and Associates analyzed North Capital Group's application documents to determine whether there was a financial gap, the sizing of the gap, and how the Village might proceed with this information. He noted that the proposed development is at an early stage, so Kane, McKenna and Associates compared this site with other similar developments in the area.

Mr. Rychlicki stated that the parking, site preparation and retail development costs presented in North Capital Group's incentive application are higher than they would typically see in a development covering similar land area. He added that some of the extra costs can be explained by the higher costs associated with underground parking, parking deck and underground storm sewer vaults that are included in North Capital Group's proposal.

Chairman Persino stated that North Capital Group has already put money into this project, and without any commitments from the Village. He added that it is not in the best interest of the Village for this site to remain empty. Chairman Persino noted that the Village will still receive, even after the payment of the requested incentive, significant annual revenue. He added that it is impossible to know, at this stage in the development, the exact incentive amount that will be needed for such a project. Conversation ensued regarding the proposed incentive amount.

Commissioner Ehrenberg noted the differences in the gap analyses conducted by the North Capital Group and the Village consultant, Kane, McKenna and Associates. She indicated that she would be more agreeable to lowering the incentive cap amount, rather than placing a multitude of incentive stipulations on the proposed project.

Mr. Callaghan said this incentive request offers protection for the Village because the notes will only be issued after project construction has been completed, so that all of the risk is on the developer. Chairman Persino stated that the primary risk would be a failed project for the community. Attorney Elrod explained that it will be in the best interest of the applicant to come in under the proposed incentive cap, because the developer would not want to incur more costs than necessary.

Mr. Callaghan noted the summary page of Chicago-area developments that was included with Kane, McKenna and Associates' gap analysis document. Mr. Callaghan said that

North Capital Group's requested incentives are in-line with similar developments that took place before the market crash. Mr. Laube noted that many of these projects were general obligation notes, rather than pay-as-you-go, so the municipalities were responsible for the notes. The Shoppes at Lincoln Pointe would be pay-as-you-go.

Commissioner McCoy asked what the Village would see if the project becomes very successful, and earns a high rate of profit. Attorney Elrod said the Village has to look beyond the proposed 20 years of the incentive, toward the long-term future of the Village. Chairman Persino added that time will pass quickly, and cited the example of the NEID TIF District.

Village Manager Wiberg said that incentives granted by the Village have traditionally been pay-as-you-go, similar to North Capital Group's current proposal. Mr. Wiberg said this request is unique, however, because the home-rule sales tax would be shared. Mr. Wiberg explained that the proposed 1% Business District sales tax and the 1% Business District hotel tax are also unique to this request.

Mr. Elrod stated that if the Economic Development Commission wants to move forward with a Business District tax, a Business District must be created by the Village. He said the EDC could make a recommendation to create this Business District. Discussion ensued regarding the next steps. Attorney Elrod framed a motion, based on the Commissioners' discussion.

Motion by Commissioner Kucienski, seconded by Commissioner Seniuta, to recommend to the Village Board an economic incentive package for the Shoppes at Lincoln Pointe proposed by North Capital Group, subject to a redevelopment agreement, which provides a maximum incentive amount capped at $33.5 million in net present value, to be reimbursed over a period of up to 20 years on a pay-as-you-go manner, through:

1) 100% of the property tax increment created by the project;
2) 50% of the 1% State Sales Tax generated by the project;
3) 50% of the Village's Home Rule Sales Tax generated by the project;
4) 100% of a new 1% Sales Tax placed on the project pursuant to a new Business District;
5) 100% of a new 1% Hotel Tax placed on the project pursuant to a new Business District

subject further to a "true-up" claw-back provision related to actual construction costs. The motion also specifically contemplates that the Village Board will provide further review, refinement, and direction with respect to those certain assumptions set forth in exhibit 13 of Kane McKenna and Associates report (page 20) dated June 3, 2014; and that the Village Board begin the steps necessary to establish a Business District for the subject project.

Roll Call vote taken on the motion. In support of the motion: Pabst; Seniuta; Berger; McCoy; Ehrenberg; Kucienski; Persino. Against the motion: none. Abstained from voting: Strauch. (After the meeting Commissioner Strauch requested that his vote be marked as "yes", noting that he does not favor the project itself, but favors sending the recommendation to the Village Board).

3. Other Business

There was no other business before the Commission.

4. Public Forum

The floor was opened for public comment. No public comments were made.

5. Adjournment

The meeting was adjourned by consensus at 9:56 AM.

Respectfully Submitted,

_____

Ryan Johnson
Community Development Intern

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 12**

ORIGINATING DEPARTMENT: Village Manager's Office

SUBJECT: Consideration of a Resolution Approving a First Amendment to the Restated Pre-Development Agreement with North Capital Group

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On August 20, 2013, the Village and North Capital Group (NCG) entered into an agreement to memorialize their rights and responsibilities regarding:

- The performance of certain services by NCG in preparation for, and furtherance of, the demolition of the Purple Hotel Building
- The future redevelopment of the Purple Hotel Property and the Adjacent Properties

NCG has completed the demolition of the Hotel Building, in accordance with, and as required by, the Agreement. Pursuant to Sections 4.B and 4.C of the Agreement, the Village has agreed to extend the time for NCG to comply with certain Village Code requirements related to the demolition on the property, until 30 days after the earlier to occur of either:

- The termination date
- The date that NCG and the Village enter into a formal development agreement relating to the redevelopment of the property

Pursuant to Section 2 of the Agreement, the termination date is August 20, 2014. Since the Effective Date of the Agreement, NCG has worked diligently to secure the necessary Land Use Relief for the Purple Hotel property. As of the date of this First Amendment, NCG and the Village continue to work cooperatively concerning engineering and financial issues related to the proposed Land Use Relief and the redevelopment of the property. In order to provide sufficient time for NCG and the Village to resolve all remaining issues relating to the Land Use Relief and the redevelopment of the property, the Parties mutually desire to amend the Agreement, pursuant to Section 11.I of the Agreement, to extend the Termination Date of the Agreement to February 20, 2015.

The only other proposed amendment to the agreement pertains to an administrative procedure relating to how NCG reimbursements the Village for legal and other costs incurred relating to the land use relief requests and, the expansion of the Lincoln-Touhy Tax Increment Financing District, and requests for economic incentives. Currently the Village provides multiple invoices for costs incurred. The proposed language allows for the Village to provide NCG with one comprehensive invoice for all manner of costs incurred providing for a more streamlined transaction. NCG has reviewed this agreement prepared by the Village Attorney and agrees to the proposed changes.

FINANCIAL IMPACT:
None.

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Proposed Agreement

RECOMMENDED MOTION:
Move to approve a Resolution approving a first amendment to the restated pre-development agreement with North Capital Group, LLC.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE RESTATED PRE-DEVELOPMENT AGREEMENT WITH NORTH CAPITAL GROUP, LLC
(4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue)

WHEREAS, the property located at 4500 West Touhy Avenue in the Village (***"Hotel Property"***) was formerly improved with, and used as, a hotel, restaurant and ancillary facilities, and was commonly known as the Purple Hotel (collectively, the ***"Hotel Building"***); and

WHEREAS, North Capital Group, LLC (***"NCG"***) is the record title owner of the Hotel Property and of those certain two properties that are adjacent to the Hotel Property and are located at 7350 North Lincoln Avenue and at 4560 West Touhy Avenue, respectively, both in the Village (collectively, the ***"Adjacent Properties"***); and

WHEREAS, the Village and NCG have entered into that certain Restated Pre-Development Agreement, dated August 20, 2013, governing the parties' rights and responsibilities regarding: (i) the performance of certain services by NCG in preparation for, and furtherance of, the demolition of the Hotel Building; and (ii) the future redevelopment of the Hotel Property and the Adjacent Properties (***"Pre-Development Agreement"***); and

WHEREAS, NCG has completed the demolition of the Hotel Building, in accordance with, and as required by, the Pre-Development Agreement; and

WHEREAS, pursuant to Sections 4.B and 4.C of the Pre-Development Agreement, the Village has agreed to extend the time for NCG to comply with certain requirements set forth in the Municipal Code of Lincolnwood related to the demolition on the Hotel Property and the Adjacent Properties (collectively, the ***"Combined Property"***), until 30 days after the earlier to occur of either: (i) August 20, 2014; or (ii) the date that NCG and the Village enter into a formal development agreement relating to the redevelopment of the Combined Property; and

WHEREAS, since the effective date of the Pre-Development Agreement, NCG has worked diligently to secure the necessary land use relief for the Combined Property; and

WHEREAS, NCG and the Village continue to work cooperatively concerning engineering and financial issues related to the proposed land use relief and the redevelopment of the Combined Property; and

WHEREAS, in order to provide sufficient time for NCG and the Village to resolve all remaining issues relating to the land use relief and the redevelopment of the Combined Property, the Village and NCG now desire to amend the Pre-Development Agreement to extend the termination date of the Pre-Development Agreement to February 20, 2015 (***"First Amendment to Pre-Development Agreement"***); and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to enter into the First Amendment to Pre-Development Agreement with NCG;

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

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

SECTION 2. APPROVAL OF FIRST AMENDMENT TO PRE-DEVELOPMENT AGREEMENT. The First Amendment to Pre-Development Agreement by and between the Village and NCG is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF FIRST AMENDMENT TO PRE-DEVELOPMENT AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the First Amendment to Pre-Development Agreement upon receipt by the Village Clerk of at least one original copy of the First Amendment to Pre-Development Agreement executed by NCG; provided, however, that if the executed copy of the First Amendment to Pre-Development Agreement is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

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

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of July, 2014.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of July, 2014.

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

ATTESTED and FILED in my office this
_____ day of July, 2014

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

#31262356_v1

EXHIBIT A

First Amendment to Pre-Development Agreement

FIRST AMENDMENT TO PRE-DEVELOPMENT AGREEMENT

THIS IS A FIRST AMENDMENT (***"First Amendment"***), dated as of July ___, 2014, to a Restated Pre-Development Agreement ("***Agreement***") dated as of August 20, 2013, between the **VILLAGE OF LINCOLNWOOD**, an Illinois home rule municipal corporation (***"Village"***), and **NORTH CAPITAL GROUP**, **LLC,** an Illinois limited liability company (***"NCG"***) (collectively, the Village and NCG are the ***"Parties"***).

IN CONSIDERATION OF the mutual covenants set forth in this First Amendment, the receipt and sufficiency of which are hereby acknowledged, the Village and NCG agree as follows:

SECTION ONE. RECITALS.

A. On August 20, 2013, the Village and NCG entered into the Agreement to memorialize their rights and responsibilities regarding: (i) the performance of certain services by NCG in preparation for, and furtherance of, the demolition of the Hotel Building; and (ii) the future redevelopment of the Hotel Property and the Adjacent Properties.

B. NCG has completed the demolition of the Hotel Building, in accordance with, and as required by, the Agreement.

C. Pursuant to Sections 4.B and 4.C of the Agreement, the Village has agreed to extend the time for NCG to comply with certain Village Code requirements related to the demolition on the Combined Property, until 30 days after the earlier to occur of either: (i) the Termination Date; or (ii) the date that NCG and the Village enter into a formal development agreement relating to the redevelopment of the Combined Property.

D. Pursuant to Section 2 of the Agreement, the Termination Date is August 20, 2014.

E. Since the Effective Date of the Agreement, NCG has worked diligently to secure the necessary Land Use Relief for the Combined Property.

F. As of the date of this First Amendment, NCG and the Village continue to work cooperatively concerning engineering and financial issues related to the proposed Land Use Relief and the redevelopment of the Combined Property.

G. In order to provide sufficient time for NCG and the Village to resolve all remaining issues relating to the Land Use Relief and the redevelopment of the Combined Property, the Parties mutually desire to amend the Agreement, pursuant to Section 11.I of the Agreement, to extend the Termination Date of the Agreement to February 20, 2015.

SECTION TWO. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this First Amendment shall have the meanings set forth in the various provisions of this First Amendment.

If a word or phase is not specifically defined in this First Amendment, it shall have the same meaning as in the Agreement.

B. **Rules of Construction.** Except as specifically provided and amended in this First Amendment, all terms, provisions and requirements contained in the Agreement shall remain unchanged and in full force and effect.

SECTION THREE. AMENDMENT OF AGREEMENT.

A. Section 2.A of the Agreement is hereby amended further to read as follows:

"**SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.**

A. Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

* * *

"Termination Date": The date that is ~~one year~~ **18 months** after the Effective Date of this Agreement."

B. Section 10 of the Agreement is hereby amended further to read as follows:

"**SECTION 10. PAYMENT OF VILLAGE COSTS.**

In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, NCG shall be liable for the payment to the Village, promptly upon presentation of a written demand or demands therefor, of all legal and administrative fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, **and** consideration~~, and review~~ of**: (a)** this Agreement**, the First Amendment to this Agreement,** and associated documents**; (b) the Land Use Relief, and all final approval documents necessary in connection therewith; (c) the expansion of the Village's Lincoln-Touhy Tax Increment Financing District and Redevelopment Project Area to include the entirety of the Combined Property and other adjacent property; and (d) requests by NCG for tax increment financing and other economic incentives to be used in support of, or in connection with, the redevelopment of the Combined Property (including specifically, but without limitation, fees and expenses incurred by the Village's outside law firm, Holland & Knight, and the Village's financial consultant, Kane, McKenna and Associates, Inc.) (collectively, the *"Reimbursable Costs"*)**. The Village agrees to promptly deliver to NCG statements that identify and summarize disbursements of such deposit, and to promptly return to NCG any sums on deposit which are not needed to satisfy NCG's obligations under this Section 10. Payment of all fees, costs, and expenses required pursuant to this Section 10 shall be made by a certified or cashier's check, or wire transfer of funds. **The Parties acknowledge and agree that the Village will periodically, but not more often than once every 30 days,**

send to NCG a combined invoice for all incurred Reimbursable Costs that have not yet been paid to the Village, which Reimbursable Costs must be paid to the Village pursuant to this Section 10."

SECTION FOUR. REPRESENTATIONS.

A. By the Village. The Village hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Village President and Board of Trustees; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the Village enforceable in accordance with its terms.

B. By NCG. NCG hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have full authority to bind NCG to the obligations set forth in this First Amendment and to so act on behalf of NCG; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of NCG enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

VILLAGE OF LINCOLNWOOD,
an Illinois home rule municipal corporation

_____
Beryl Herman, Village Clerk

By:_____
Timothy Wiberg
Its: Village Manager

ATTEST:

NORTH CAPITAL GROUP, **LLC**
an Illinois limited liability company

By: _____

Its: _____

By: _____

Its: _____

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 13**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Zoning Board of Appeals to Approve Variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material and to Allow a First and Second Floor Addition to the Existing Home at 6824 North Tripp Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Rivak and Nina Albazi, property owners of 6824 North Tripp Avenue, request variations to permit a first and second floor addition to the existing single-family home. The proposed addition will match the finished first floor height of the existing residence. The existing home was constructed in approximately 1955 with a finished first floor height of approximately three feet ten inches, exceeding the current maximum permitted first floor height of three feet.

The petitioner additionally seeks relief from the Residential Design Standards relative to required materials for a second-floor. The Zoning Code requires that all residential dwelling units shall contain no more than ten percent of a non-masonry material on the exterior walls of the second floor elevation, with no more than fifty percent of any façade covered with a non-masonry material. The second floor addition to the side of the existing home (south elevation) is proposed to have cedar siding as the exterior finish. As proposed, the cedar siding exceeds the maximum fifty percent non-masonry material.

Since adoption of the 2008 Zoning Ordinance, the Village has considered seven requests for relief from the maximum finished first floor height requirements. In each case, relief was granted in order to permit an addition to match the existing nonconforming finished first floor height.

Since 2008, there has been one request for relief from the Residential Design Standards. The property owner sought approval at 6833 North Tripp Avenue in 2009 to permit the use of siding on a second floor addition which matched existing dormers. This request resulted in the Village Board directing the Plan Commission to review the Zoning Ordinance regulation for masonry material use in Residential Districts. That review did not result in significant changes to residential masonry design regulations. Upon conclusion of that policy review, the Village Board did not approve the requested variation relative to the use of siding at 6833 North Tripp Avenue.

It should be noted that a request similar to the request at 6824 North Tripp Avenue is scheduled for the July 15th Village Board agenda (6605 North Kostner Avenue).

Public Hearing
The Zoning Board of Appeals (ZBA) considered this request on June 18, 2014. The ZBA first deliberated the request to exceed the maximum finished first floor height. The ZBA concluded that the request was reasonable and appropriate in order for the property owner to construct a first floor addition.

The ZBA next discussed the request to permit non-masonry material on a portion of the second floor addition. Mr. Albazi testified that the proposed cedar siding matches the cedar siding of the existing single-family home. Mr. Albazi explained that the addition is a wood frame construction and requiring masonry would be structurally difficult and burdensome.

The majority of ZBA members concluded that the requested variation to permit non-masonry material on the second floor addition was appropriate given the complexity and challenges of adding on to an existing home. The ZBA discussed the wood frame construction proposed to match the existing construction and the structural limitations.

Several ZBA members dissented from the majority position. Three Commissioners indicated that the addition could be constructed in a manner to support the required masonry materials. These Commissioners also concluded that the portion of the second floor elevation where cedar siding is proposed will be constructed above a rebuilt attached garage. Accordingly, no hardship was present to grant relief from the residential design regulations.

No public testimony was received at the hearing.

Zoning Board of Appeals Recommendation
The ZBA took separate votes on the two requested variations:

1. The ZBA unanimously voted (7-0) to recommend that the requested variation to exceed the maximum three-foot finished first floor height be approved of the Zoning Ordinance; and

2. The ZBA, by a 4-3 vote, recommended approval of the requested variation to permit cedar siding on the exterior walls of the south second floor addition in excess of the maximum 50% non-masonry materials.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Excerpt June 18, 2014 ZBA Minutes (Draft)
2. June 18, 2014 ZBA Packet
    a. Staff Report to the ZBA
    b. Residential Zoning Variation Application
    c. Plat of Survey
    d. Site Plan
    e. Floor Plans and Building Elevations

RECOMMENDED MOTION:
Move to concur with the recommendation of the Zoning Board of Appeals to approve a request for variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material all to Allow a First and Second Floor Addition to the Existing Home at 6824 North Tripp Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.

Aye: O'Brien, Nickell, Gordon, Grant, Ikezoe-Halevi, Keller, and Theisen
Nay: None
Motion Approved: 7-0

Motion to recommend approval of a Residential Design Standards Variation was made by Commissioner Gordon, and seconded by Commissioner Nickell.

Aye: Gordon, Nickell, Grant, Ikezoe-Halevi, Keller, and Theisen
Nay: Grant and O'Brien
Motion Approved: 5-2
Mr. Cook announced that this matter will be heard at the July 15, 2014 meeting of the Village Board.

DRAFT

VI. Public Hearing: 6824 North Tripp Avenue – Finished First Floor Height and Design Standards Variation

Chairman Theisen swore in the Petitioner Mr. Rivak Albazi.

This request is similar as the last application for a Finished First Floor Height and Design Standard Variation. Mr. Cook presented an aerial of the property located at 6824 North Tripp Avenue in the R-3 Residential Zoning District. An existing and proposed site plan was shown. The existing home's finished first floor height is 3 feet 10 inches above the curb height which exceeds the maximum three-foot height for this addition. Highlighted was the south elevation which is part of the Residential Design Standard Variation. The second floor addition is proposed to be finished with cedar siding. The Zoning Ordinance states that no more than 10 percent of the second floor shall be non-masonry material and no more than 50 percent of any one elevation shall be constructed with non-masonry materials.

The addition in question is above the garage. Mr. Albazi believes that his plans adhere to current zoning standards and questioned where the Village defines where the second floor is located. When questioned as to his hardship by using siding instead of masonry, Mr. Albazi believes that structurally it would cost more, and aesthetically it would make the house look heavier with the proportions on the east elevation.

Commissioner Gordon asked the type of construction. Mr. Albazi indicated he intends to do a wood-frame construction. Commissioner Gordon stated that like the previous applicant, compliance with the design standards places a burden on the applicant. Mr. Albazi indicated that the existing construction is wood-frame.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend approval of the Finished Floor Height Variation was made by Commissioner O'Brien, and Seconded by Commissioner Grant.

Aye: O'Brien, Grant, Gordon, Ikezoe-Halevi, Keller, Nickell, and Theisen
Nay: None

Motion Approved: 7-0

Motion to Recommend Approval of the Residential Design Standards Variation was made by Commissioner Gordon, and Seconded by Commissioner Ikezoe-Halevi.

Aye: Gordon, Ikezoe-Halevi, Grant, and Nickell
Nay: Keller, O'Brien, and Theisen
Motion Approved: 4-3

Mr. Cook announced that this matter will be heard at the July 15, 2014 meeting of the Village Board.

VII. NEXT MEETING:

Chairman Theisen declared that the next Zoning Board of Appeals Meeting will be held on Wednesday, July 16, 2014.

VIII. ADJOURNMENT:

Hearing no further business, **motion to adjourn** was made by Commissioner O'Brien, and seconded by Commissioner Keller. Meeting adjourned at 8:02 p.m.

Aye: O'Brien, Keller, Gordon, Grant, Ikezoe-Halevi, Nickell, and Theisen
Nay: None
Motion Approved: 7-0

Respectfully Submitted,

Kathryn M. Kasprzyk
Community Development Coordinator

Return to VB Agenda

Staff Report
Zoning Board of Appeals
June 18, 2014

Subject Property:
6824 North Tripp Avenue

Zoning District: R-3 Residential

Petitioner: Rivak and Nina Albazi - Property Owner



Requested Action: Variation sought to exceed the maximum finished first floor height of three feet as per Article IV, Part C, Section 4.11 of the Zoning Code and a Variation from Section 6.09(2) to permit cedar siding on the south elevation.

Nature of Request: The property owner is seeking a variation in order to allow a first and second floor addition to the existing single-family home. The requested variation to exceed the maximum first floor height is an existing condition that will be expanded as the result of the proposed addition. The applicant proposes cedar siding on the exterior second story wall on the south elevation which requires a variation from the Residential Design Standards.

Notification: Notice was published in the Lincolnwood Review on May 29, 2014, Public Hearing Sign Installed at 6824 North Tripp Avenue, and Mailed Legal Notices Dated May 28, 2014 to Properties within 250 Feet.

Summary of Request

The owner seeks approval of an addition to the existing single-family home. The proposed addition requires relief from the Zoning Code to permit the existing home and the addition to have a finished first floor height of approximately 3 feet 10 inches rather than the maximum three feet. The Petitioner seeks approval to have the finished first floor of the addition match the first floor height of the existing home.

A variation is also required in order to construct the addition as proposed with cedar siding on the exterior second story wall on the south elevation. Section 6.09(2) of the Zoning Ordinance states, *"All residential dwelling units shall contain no more than 10% of a non-masonry material on the exterior walls of the second floor elevation, with no more than 50% of any facade covered with a non-masonry material…"*

The proposed addition appears to comply with all other bulk regulations such as lot coverage, floor area ratio, setbacks, etc.

Pertinent Property Information – The existing single-family home was constructed in or around 1955. There are no plans on file for the existing home. A search of Village records resulted in no additional records or information regarding the subject property pertinent to this request.

Related Village Action

The Village, in the past five years, has considered several like requests for single-family residential additions. There have been seven requests for relief from the finished first floor height. In each case, relief was granted in order to permit an addition to match the existing non-conforming finished floor height.

In the past five years, there has been one request for relief from the Residential Design Requirements. The request at 6833 North Tripp Avenue resulted in the Village Board directing the Plan Commission to review the Zoning Ordinance regulation for masonry material use. That review did not result in significant changes to the masonry design regulation. Upon conclusion of that policy review, the Village Board did not approve the requested variation relative to masonry design at 6833 North Tripp Avenue. It should be noted that there is a similar request on the Zoning Board of Appeals June 18th agenda.

Conclusion

The property owner is seeking a variation to permit the first and second story addition to exceed the maximum finished first floor height in order for the addition match the first floor height of the existing home. A variation is also required to permit the use of cedar siding on the south elevation.

Documents Attached

1. Residential Zoning Variation Application
2. Plat of Survey
3. Site Plan
4. Floor Plans and Building Elevations

VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6824 N. TRIPP

Permanent Real Estate Index Number(s): 10-34-225-027-0000

Zoning District R-3 Lot Area: 6,180 S.F.

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
HOUSE W/ATTACHED GARAGE, FENCING BACKYARD DRIVEWAY, PATIO, LAWN, SHED,

Are there existing development restrictions affecting the property? ☐ Yes ☑ No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe:

REQUESTED ACTION

- ☑ Variation – Residential
- ☐ Variation – Non-Residential
- ☐ Variation – Off-Street Parking
- ☐ Variation – Design Standards
- ☐ Variation – Signs/Special Signs
- ☐ Minor Variation
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: EXISTING HOME IS 4'-ABOVE GRADE. CURRENT ZONING CODE STATES THAT FINISHED FIRST FLR MAX. 3 Ft.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): RIYAD & NINA ALBAZZI

Address: 6824 N. TRIPP AVE

Telephone: (847) 933-0268 Fax: (____) _____ E-mail Address: RALBAZZI@ALBAZZIARCHITECTS.COM.

Petitioner (*if different from owner*):

Name: SAME Relationship to Property: OWNER

Address:

Telephone: (____) _____ Fax: (____) _____ E-mail Address:

REQUIRED ATTACHMENTS *

Check all documents that are attached:

Plat of Survey 15 _____

Site Plan 15 _____

Proof of Ownership _____

Floor Plans 15 _____

Elevations 15 _____

Applicable Zoning Worksheet _____

Photos of the property _____

PDF files of all drawings _____

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: R. ALBAZI

Address: 6824. N. TRIPP.

City, State: LINCOLNWOOD, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

R. Albazi 5-1-14

Signature Date

RIYAK ALBAZI

PRINT NAME

PETITIONER *(If different than property owner)*

_____ _____

Signature Date

_____

PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

THE STATED INTENT IS MAINTAIN THE EXISTING F. FLR ELEVATION & LIVING AREAS.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

THE EXISTING BUILDING WOULD HAVE TO REMOVED & REBUILT FROM SCRATCH.

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

NOT GENERALLY. IF THE FIRST FLR OF THE HOME IS AT OR NEAR GRADE THEY WOULD REMAIN THE. ~~EH~~

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

NO IT IS NOT. IT IS SO THE ADDITION TO THE FLOOR FLOWS PROPERLY.

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

NO.

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

NO IT WILL NOT.

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

THE FLOOR PLAN CANNOT WORK UNLESS WE MAINTAIN WHAT IS EXISTING.

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

NO THE MAXIMUM HT. OF THE RIDGE AND TOTAL HEIGHT OF THE HOUSE. WILL NOT CHANGE. THIS TOTAL HEIGHT IS WELL WITHIN THE ZONING MAX OF 35 FT.

Item 4 to VB Agenda

6 Hunters Path
Lake In The Hills, IL. 60156

Phone: (847) 458-1710
Fax: (847) 458-1712

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Jens K. Doe

Professional Land Surveyors, P.C.

ORDER NO. 14-0059

PLAT OF SURVEY

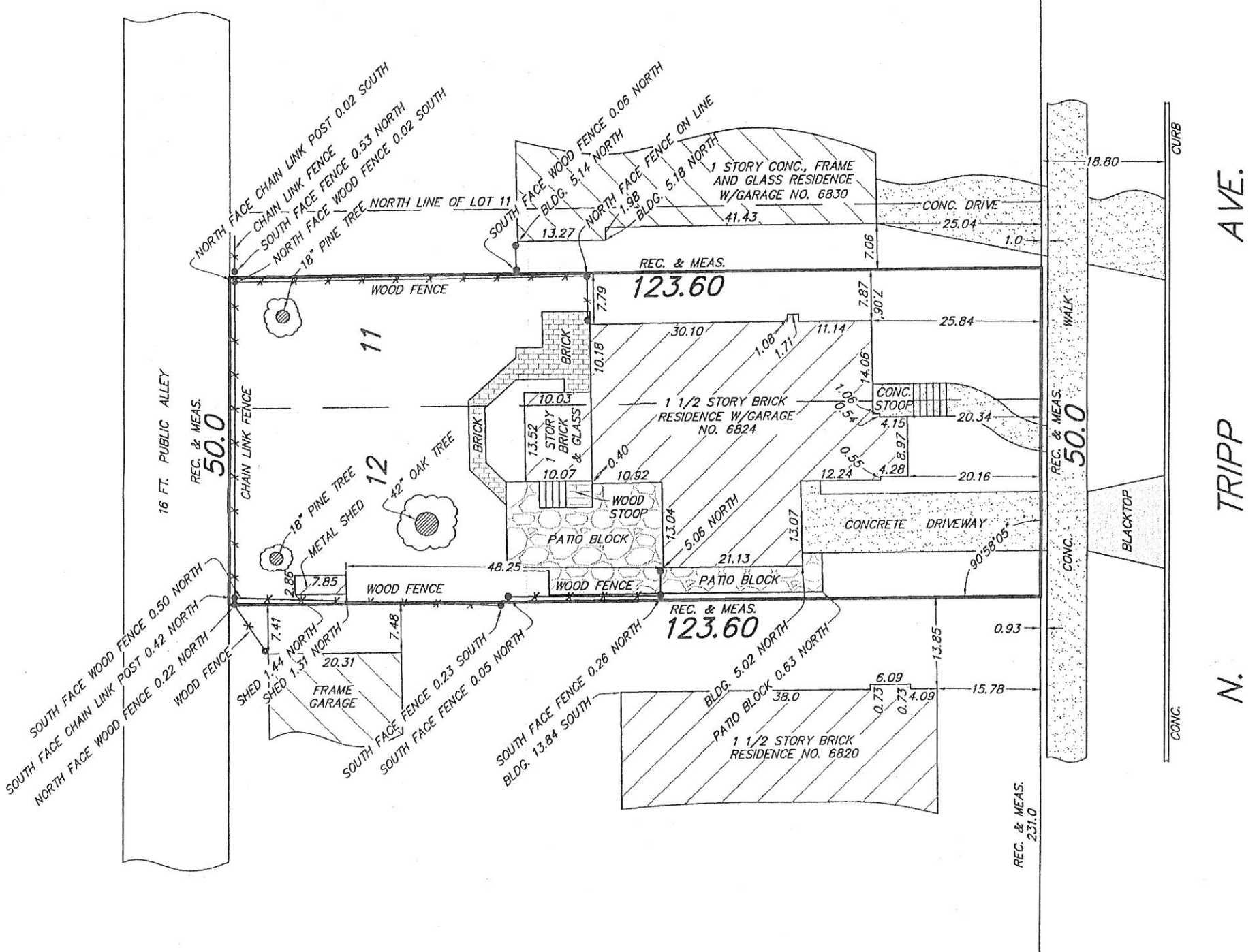
of

LOT 11 (EXCEPT THE NORTH 10 FEET) AND LOT 12 IN BLOCK 2 IN PRATT AVE SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6824 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS.

N
W E
S

Scale - 1 inch = 20 feet



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : February 26, 2014.

ORDERED BY:

RIVAK ALBAZI

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., *does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.*

Chicago, Illinois, Dated this 4th Day of March , 2014.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

DOMINICK M. BLIZNICK 3390 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

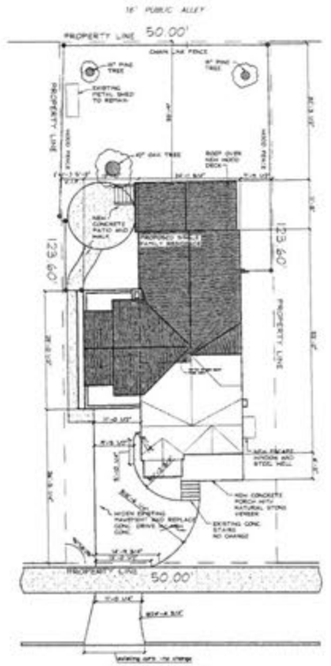
DOMINICK M. BLIZNICK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390
LICENSE EXPIRATION : 11 - 30 - 14

SINGLE FAMILY RESIDENCE ADDITION & REMODELING

6824 N. TRIPP AVE. LINCOLNWOOD, ILLINOIS 60712



EXISTING SITE PLAN
SCALE: 1" = 16'-0"



PROPOSED SITE PLAN
SCALE: 1" = 16'-0"

PROPOSED

6824 N. TRIPP AVE. - R-3 ZONING

LOT SQ FT.:	6,180.00 sq. ft.
FIRST FLOOR:	1,334.1 sq. ft.
SECOND FLOOR:	1,402.4 sq. ft.
GARAGE (50%):	174.9 sq. ft.
TOTAL SQUARE FOOTAGE:	2,911.3 sq. ft.
MAXIMUM F.A.R. (60%):	3,708.00 sq. ft.
CURRENT F.A.R. (48%):	2,996.00 sq. ft.
ADDITIONAL ALLOWABLE F.A.R.:	1,115.00 sq. ft.
MAX. BUILDING COVERAGE (35%):	2,163.00 sq. ft.
PROPOSED BUILDING COVERAGE:	1,905.00 sq. ft.
ADDITIONAL ALLOWABLE BUILDING COVERAGE:	206.00 sq. ft.
ALLOWABLE IMPERVIOUS LOT COVERAGE (60%):	3,708.00 sq. ft.
TOTAL EXISTING IMPERVIOUS COVERAGE (INCLUDES ALL PATIOS, SIDEWALKS, DRIVEWAY, ETC.)	2,744.00 sq. ft.
TOTAL ADDITIONAL ALLOWABLE IMPERVIOUS COVERAGE:	298.7 sq. ft.
FRONT YARD IMPERVIOUS COVERAGE (50%):	607.7 sq. ft.
PROPOSED FRONT YARD COVERAGE:	567.0 sq. ft.

RESIDENTIAL DESIGN CRITERIA:

FLOOR	=	40# LL	10# DL ALL AREAS
CEILING	=	20# LL	10# DL STICK BUILT CONSTRUCTION
ROOF	=	30# LL	10# DL ROOF SLOPES OVER 3 IN 12
CATHEDRAL	=	30# LL	10# DL ALL SLOPES
ROOF TRUSSES	=	20# LL	10# DL BOTTOM CHORD OF TRUSSES
		30# LL	10# DL TOP CHORD OF TRUSSES
			ROOF SLOPES OVER 3 IN 12
EX. DECK/BALCONY	=	40# LL	10# DL

STRUCTURAL FRAMING LUMBER:

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUE)

#2 HEM-FIR DOMESTIC BASE Fb = 850

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR:
EXTERIOR LOAD BEARING WALLS E = 1,400,000 Fc=825
INTERIOR LOAD BEARING WALLS E = 1,200,000 Fc=800

SECOND FLOOR:
EXTERIOR LOAD BEARING WALLS E = 1,200,000 Fc=800
INTERIOR LOAD BEARING WALLS E = 1,000,000 Fc=400

ALL NON-LOAD BEARING WALLS E = 1,000,000 Fc=400

DECK STRUCTURAL FRAMING LUMBER:

ALL DECK STRUCTURAL FRAMING HAVE BEEN DESIGNED BASED UPON:
#2 SOUTHERN YELLOW PINE OF U.S. ORIGIN
Fb 2X8 = 1380 PSI / 2X10 = 1210 PSI / 2X12 = 1120 PSI
E=1,600,000
AS CLASSIFIED BY THE SOUTHERN YELLOW PINE MARKETING COUNCIL

ENGINEERED WOOD PRODUCTS
MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS "MANUFACTURED BY TRUSS-JOIST" (OR EQUAL)

1.9 MICROLLAMS	Fb=2600 PSI	E=1,900,000 PSI
2.0 PARALLAMS	Fb=2900 PSI	E=2,000,000 PSI
1.5 TIMBERSTRAND	Fb=2250 PSI	E=1,600,000 PSI

GROUND SNOW LOAD: 25 PSF
WIND SPEED: 90 MPH - 3 SECOND GUST
SEISMIC CATEGORY: B
WEATHERING: SEVERE
FROST LINE DEPTH: 3'-6"
WINTER DESIGN TEMP: -4° F
ICE BARRIER UNDER-LAYMENT REQUIRED: YES 36" BEYOND OUTSIDE FACE OF WALL
AIR FREEZING INDEX: 2000
MEAN ANNUAL TEMP: 50

REC TABLE N1102.1 (.35) U-VALUE FOR GLAZING REQUIRED WINDOWS (.40) U-VALUE FOR SKYLIGHTS
SPECIFY "PELLA" ALUM CLAD (.26) U-VALUE WINDOWS;
(.27) U-VALUE DOORS.

85 RATIO OF GLAZING TO WALL (SEE "REBcheck" DOCUMENT) FOR SQ. FOOTAGES

GENERAL NOTES AND SPECIFICATIONS:

6824 N. TRIPP AVENUE

1. ALL WORK ON THIS PROJECT SHALL BE GOVERNED BY THE REQUIREMENTS OF THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201 LATEST EDITION AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS. UNLESS THESE REQUIREMENTS ARE MODIFIED BY THESE PLANS, SPECIFICATIONS, OR THE VILLAGE OF Lincolnwood, ILLINOIS AND AS AGREED TO BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS SHOWN ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY AND ARE TO BE CONSIDERED APPROXIMATE, AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY WORK NOT SHOWN OR SPECIFIED HEREIN BUT WHICH IS REASONABLY INFERABLE THEREFROM AND WHICH IS NECESSARY TO MAKE THE WORK COMPLETE FOR ITS INTENDED PURPOSE SHALL BE INSPECTED AS REQUIRED BY Lincolnwood BUILDING AUTHORITIES. WHEREAS THE CONTRACTOR SHALL BE PRESENT FOR THE INSPECTION, AND GIVE EVIDENCE TO THE OWNER THAT ALL WORK HAS BEEN APPROVED BY THE INSPECTORS. (DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.)

2. SITE CLEARANCE AND DEMOLITION WORK: DO ALL DEMOLITION WORK AS SHOWN ON THE PLANS AND AS NEEDED TO ACCOMPLISH CONSTRUCTION. SHORE AND BRACE EXISTING WORK AS REQUIRED WHEN REMOVING EXISTING WALLS AND HEADERS. DO NOT REMOVE ANY EXISTING WORK UNTIL ALL STRUCTURAL CONDITIONS HAVE BEEN VERIFIED BY ARCHITECT/ENGINEER AND ADEQUATE SHORING PROVIDED. IF ANY SUBSTANDARD SOIL ("SAND, PEAT, ETC.") IS "PRESENT" NOTIFY ARCHITECT IMMEDIATELY SO DESIGNS CAN BE MODIFIED TO MEET "IF" SITE CONDITIONS. PROTECT EXISTING WORK THAT IS TO REMAIN TO THE GREATEST EXTENT POSSIBLE. PROVIDE ALL DUST AND CONSTRUCTION BARRIERS REQUIRED TO KEEP EXISTING RESIDENCE PROTECTED FROM DEMOLITION AND CONSTRUCTION WORK. DO NOT ALLOW TRASH TO ACCUMULATE ON SITE. PROTECT ADJACENT AND PUBLIC PROPERTIES AT ALL TIMES PROTECT ANY EXISTING LANDSCAPE AND POOL WITH ORANGE SNOW FENCE AND VERIFY WITH OWNER/ARCHITECT OF ANY TREES THAT WILL NEED TO BE ROPED OFF TO PROTECT THE ROOTS FROM DAMAGE BY HEAVY MACHINERY, EXCAVATION, CONSTRUCTION PILES, ETC. CONTRACTOR TO GUARANTEE ONE YEAR AFTER COMPLETION OF JOB.

2A. EXCAVATING AND GRADING: EXCAVATOR/GENERAL CONTRACTOR TO CONTACT JULIE PRIOR TO ANY EXCAVATING TO MARK ALL UNDERGROUND SERVICES AND PLUMBING. ALL EXCAVATIONS SHALL BE CARRIED DOWN TO EXACT LEVELS SHOWN AND DIMENSIONED ON DRAWINGS. IF FOOTING EXCAVATIONS ARE INADVERTENTLY CARRIED TOO DEEP, THE DIFFERENCE SHALL BE MADE UP WITH CONCRETE AT NO EXTRA EXPENSE TO THE OWNER. REMOVE ALL EXCESS MATERIAL FROM THE SITE UNLESS OTHERWISE INDICATED BY OWNER THAT THERE IS AN AREA ON THE SITE WHERE THE MATERIAL CAN BE SPREAD. EXCAVATING AND BACK FILLING FOR MECHANICAL, GAS, ELECTRICAL, AND TELEPHONE WILL BE DONE BY THE SUBCONTRACTORS FOR THESE TRADES IN COORDINATION WITH THE PUBLIC NEEDS OF UTILITIES IN REGARDS WITH THERE REQUIREMENTS OF BACKFILLING.

3. CONCRETE: CONCRETE SHALL BE READY-MIXED, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS MINIMUM. CONCRETE EXPOSED TO WEATHER (SIDEWALKS, PATIOS, STEPS, ETC.) SHALL HAVE COMPRESSIVE STRENGTH OF 3500 PSI. SLUMP SHALL NOT EXCEED 4 (UNLESS OTHERWISE NOTED E.G. SLAB FOR GARAGE). FOLLOW ALL ACI RECOMMENDATIONS FOR FORMING, PLACING, CURING, AND FINISHING CONCRETE WORK. THE BOTTOMS OF ALL FOOTINGS SHALL BE SET A MIN. OF 48" BELOW GRADE. CONTRACTOR SHALL NOTIFY OWNER TO ORDER SOIL TEST AT OWNER'S EXPENSE IF BEARING CAPACITY OF SOIL IS IN QUESTION. ALL NEW FOUNDATION WALLS TO RECEIVE 2" RIGID INSULATION AND BE DAMP-PROOFED WITH TWO LAYERS OF ASPHALT/MODIFIED DAMP-PROOFING WITH FIBERGLASS ROOVINGS TYP.

4. MASONRY: MASONRY WORK SHALL CONFORM TO ALL LOCAL CODES AND BE DONE BY WORKMEN SKILLED IN THEIR TRADE. ALL ANCHORS, TIES, BAR CORROSIVE-PROOF + ZINC-COATED AFTER FABRICATION. NO WORK SHALL BE DONE IN TEMPERATURES BELOW 40 DEGREES F. UNLESS MIXING WATER IS PREHEATED. NO WORK SHALL BE DONE IN TEMPERATURES BELOW 30 DEGREES F. UNLESS MIXING WATER IS PREHEATED AND ENCLOSURES ARE ERECTED AND HEAT PROVIDED TO KEEP TEMPERATURES ABOVE FREEZING. ALL LIMESTONE CAPS TO BE APPROVED BY ARCHITECT. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS IN ALL RESPECTS. "PORTAR NET" OR APPROVED EQUAL TO BE INSTALLED CONTINUOUS AT FOUNDATION. WEEP HOLES @ 2'-0" O.C. TYP AT ALL SILLS (MIN. 2 PER SILL) AND ALONG MUD SILL.

5. STEEL: STRUCTURAL STEEL SHALL BE OF ASTM A 36 GRADE AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE.

6. CARPENTRY: ALL CARPENTRY WORK, FRAMING, BRACING, NAILING, FIRE STOPPING, ETC., SHALL COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS, LOCAL CODES, AND THE "MANUAL OF WOOD FRAME CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL FRAMING LUMBER SHALL BE NO. 2 HEM-FIR OR BETTER. ALL JOISTS SHALL HAVE CROSS BRIDGING OR SOLID BLOCKING AT 8'-0" O.C. MAXIMUM. PROVIDE DOUBLE 2"X10" HEADERS AT ALL WALL OPENINGS UNLESS OTHERWISE NOTED ON THE DRAWINGS. MANUFACTURED LAMINATED WOOD VENEER PRODUCTS TO HAVE MINIMUM VALUES OF Fb=2,600 psi AND E=1,800,000 psi. PROVIDE DOUBLE FRAMING AROUND ALL SKYLIGHT OPENINGS WITH "SIMPSON" JOIST HANGERS. ALL EXTERIOR CEDAR TRIM TO BE SMOOTH AND CLEAR OF DEFECTS. ANY DEFECTS WHICH MAY OCCUR AFTER INSTALLATION AND COMPLETION OF PROJECT WILL BE FIXED OR REPLACED BY THE CONTRACTOR AT NO EXTRA EXPENSE TO OWNER. THIS CONTRACTOR SHALL PERFORM OR SUPERVISE CUTTING OF FRAMING FOR THE MECHANICAL TRADES. CONTRACTOR TO CUT OPENINGS IN ROOF DECK FOR ROOF VENTS AND SKYLIGHTS AS INDICATED ON PLANS. CONTRACTOR TO PROVIDE ALL WOOD TRIM THAT MATCHES EXISTING SIZE, FINISH, COLOR, AND MATERIAL GRADE. ALL SILLS AND SLEEPERS (OR ANY LUMBER DIRECTLY SET ONTO CONCRETE OR 12" OFF OF OPEN GRADE SHALL BE "PRESSURE-TREATED" WOOD. EXTERIOR HALLS AND ROOF SHEATHING TO BE CDX 3/4" PLYWOOD. EXTERIOR TRIM TO BE SMOOTH CLEAR SOLID STOCK S4S FOR PAINT FINISH (PRE-FINISHED PRIOR TO INSTALLATION). THE HIGHEST QUALITY OF CRAFTSMANSHIP IS REQUIRED. ACCURATE FITTING OF ALL JOINTS, MITERS, AND SCRIBED NAILING. FREEDOM FROM HAMMER MARKS, SELECTION OF MATERIALS, ALL WILL BE REQUIRED FOR THIS ADDITION.

7. ROOFING AND SHEET METAL WORK: ALL FLASHING AROUND PIPES AND PASSING THROUGH ROOF SURFACE SHALL BE 4 LB SHEET LEAD. THIS FLASHING TO EXTEND 10" IN ALL DIRECTIONS FROM PIPE UNDERNEATH ROOFING MATERIAL AND CARRIED UP AND OVER AND TURNED DOWN INTO TOP OF PIPE OR ROOF DRAIN FLASHING RING, SO AS TO FORM A PERMANENT WATERTIGHT JOINT. * W.R. GRACE ICE SHIELD" SHALL BE RUN A MINIMUM OF 3'-0" UP FROM INSIDE EDGE OF WALL BELOW, USED IN VALLEYS, AND AS SUB-FLASHING TO SKYLIGHTS AND EXISTING STRUCTURE UNDER THE METAL FLASHING. ROOFING MATERIAL TO BE 300# ASPHALT SHINGLES (TO BE SELECTED BY ARCHITECT/HOMEOWNER) OR BETTER, VERIFY ALL DETAILS WITH THE MANUFACTURE. FLASH ROOF TO EXISTING HOUSE WITH A MINIMUM OF 4 INCHES OF FLASHING MATERIAL ON THE VERTICAL PLANE OF THE HOUSE. ROOF VENTS TO BE "CONTI-VENT" OR APPROVED EQUAL. EAVE VENTING TO BE WHITE ANODIZED CONTINUOUS APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. OVERSIZED DOWNSPOUTS, DAYLIGHT TO GRADE.

7A. INSULATION: INSTALL FIBERGLASS THERMAL INSULATION IN ALL EXTERIOR WALLS AND CEILINGS AS SHOWN. ALL WALLS, FLOORS AND CEILINGS TO RECEIVE INSULATION AS A SOUND BARRIER. PROVIDE AND INSTALL THE NO. 6 MIL VAPOR RETARDERS AS SHOWN. VAPOR RETARDERS IN WALLS SHALL BE 4 MIL. VISQUEEN AND SHALL BE INSTALLED WITH A MINIMUM OF A 6" OVERLAP AT ALL BSAMS, AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THIS MANUFACTURER. EXTREME CARE MUST BE TAKEN TO INSURE PROPER INSTALLATION IN CONTINUING INTEGRITY OF ALL INSULATION, 6 MIL. VAPOR BARRIER, CAULKING, FLASHING, AND THERMAL BARRIER. INSULATE ALL INTERIOR WALLS FOR SOUND. CAULK ALL EXTERIOR JOINTS AT WINDOWS, DOORS, SILLS, TRIM, ETC., TO PROVIDE A COMPLETELY AIR AND WATER TIGHT CONSTRUCTION PRODUCT. ALL CAULKING SHALL BE OF A COLOR SELECTED BY ARCHITECT. PROVIDE FIRE-STOPPING AS REQUIRED BY APPLICABLE CODE

8. WINDOWS & SKYLIGHTS: ALL WINDOWS, DOORS AND SKYLIGHTS (IF APPLICABLE) SHALL BE MEASURED AND VERIFIED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR THE CORRECT MEASUREMENT AND ORDERING OF ALL WINDOWS, DOORS, AND SKYLIGHTS, AND SHALL REPLACE AT HIS EXPENSE ANY WINDOW, DOOR, OR SKYLIGHT THAT IS ORDERED INCORRECTLY. SKYLIGHTS ARE AS SPECIFIED ON THE DRAWINGS SEE THE ELEVATIONS FOR BRAND AND TYPE OF SKYLIGHTS WITH MANUFACTURERS FLASHING KIT. THIS SKYLIGHT TO CARRY A 10 YEAR GUARANTEE. WINDOWS SHALL BE LOW "E" INSULATED GLASS (ARGON FILLED), ALUMINUM CLAD WINDOWS (TYPE APPROVED BY HOMEOWNER). FIXED GLASS AS NOTED SHALL BE DOUBLE PANE INSULATING GLASS AND SHALL CARRY A 10 YEAR GUARANTEE FROM THE MANUFACTURER. THIS WILL NOT FROST UP OR BECOME DUSTY BETWEEN THE PANES OR ALLOW ANY MOISTURE WITHIN THE AIR SPACE. IN THE EVENT THAT THE GLASS OR SKYLIGHTS SHOULD BE DEFECTIVE, CONTRACTOR SHALL REPLACE DEFECTIVE UNITS AT HIS EXPENSE, AS WELL AS PAY FOR ALL COSTS OF OTHER DAMAGE CAUSED BY REPLACING THE UNITS FOR A PERIOD OF ONE YEAR AFTER PROJECT HAS BEEN FINISHED.

9. DRYWALL: INTERIOR DRYWALL MATERIALS SHALL BE MANUFACTURED BY THE UNITED STATES GYPSUM CORP. APPLICATION AND FINISHING WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. ALL (J) BEAD, CORNER BEAD, AND TRIM SHALL BE OF METAL NOT PLASTIC. ALL DRYWALL SHALL BE APPLIED TO STUDS WITH SCREWS. DO NOT USE NAILS. PATCH NEW WORK TO EXISTING IN A MANNER WHICH WILL PROVIDE A CONTINUOUS SMOOTH SURFACE DEVOID OF ANY MARKS OR OTHER DEFECTS TO INDICATE THAT NEW WORK HAS BEEN JOINED TO EXISTING. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE LINED W/ 1/2" GYPSUM BOARD. THIS CONTRACTOR SHALL RETURN TO THE JOB AFTER THE PRIME COAT OF PAINT HAS BEEN APPLIED AND CORRECT ANY DEFECTS WHICH MAY BE EVIDENT BY THIS TYPE AND DO THIS/SIMILAR FINISHING PROCEDURES.

9A. PAINTING: PAINTING AND STAINING MATERIALS SHALL BE SELECTED BY OWNER AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS. THE PAINTER SHALL BE RESPONSIBLE FOR THE FINISH OF HIS WORK AND SHALL NOT START PAINTING UNTIL SURFACES ARE, IN HIS OPINION, IN PROPER CONDITION TO RECEIVE THE PAINT OR FINISH. DO NOT PAINT IN FREEZING WEATHER. ALL CASING AND INTERIOR WOOD TRIM TO BE STAINED OR PAINTED TO MATCH EXISTING. ALL NEW INTERIOR WOOD AND WOOD TRIM SHALL RECEIVE OIL PRIMER AND TWO COATS OF PAINT. ALL EXTERIOR WOOD WORK TO BE PAINTED TO MATCH EXISTING. ANY QUESTIONS REGARDING COLOR AND ITS APPLICATION TO NEW MATERIALS SHOULD BE VERIFIED WITH OWNER PRIOR TO PAINTING AND STAINING. ALL DOORS EXTERIOR AND INTERIOR TO BE PAINTED OFF HINGES AND PRIMED FRONT AND BACK, TOP AND BOTTOM. PROVIDE SEALED CONTAINERS, 1 PINT SIZE, OF ALL FINISHED PAINT COLORS FOR FUTURE MATCHING.

10. CABINETRY: CABINETS AND TOPS SHALL BE PROVIDED BY OWNER OR OTHERWISE PROVIDED BY CONTRACTOR WITH OWNERS APPROVAL. ALL CABINETRY AND COUNTER TOPS TO BE INSTALLED BY CARPENTRY CONTRACTOR UNLESS NOTED OTHERWISE.

15. PLUMBING: PLUMBING CONTRACTOR TO FIELD INSPECT EXISTING RESIDENCE PRIOR TO BIDDING AND CONSTRUCTION AND ADVISE OWNER AS TO FEASIBILITY OF PLUMBING WORK IN ADDITION TO CONNECTING TO EXISTING PLUMBING. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS, ACCEPTED TRADE PRACTICE AND THE LOCAL BUILDING CODES. AVOID RUNNING WATER LINE IN EXTERIOR WALLS. INSULATE ALL HORIZONTAL AND VERTICAL PIPING RUNS (SUPPLY) AND DO ALL REQUIRED GAS PIPING. SUBJECT ALL PIPING TO PRESSURE TESTS AS PRESCRIBED BY THE LOCAL PLUMBING CODES AND OBTAIN CERTIFICATE OF ACCEPTANCE FROM THE PLUMBING INSPECTOR. ALL GAS PIPING SHALL BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE GAS UTILITY.

*NOTE: VERIFY THE LOCATION OF ALL FROST PROOF HOSE B/B STUBS AND WITH OWNER PRIOR TO ROUGHING IN. VERIFY LOCATION OF GAS LINES FOR BAR-B-QUE

16. HEATING: HEATING, VENTILATION, AND AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE DESIGN AND INSTALLATION OF THE SYSTEM. HVAC CONTRACTOR TO FIELD INSPECT EXISTING SYSTEM PRIOR TO BIDDING AND CONSTRUCTION AND DETERMINE IF THE EXISTING HEATING AND COOLING UNIT IS CAPABLE OF CONDITIONING THE ADDITIONAL SPACE. IF IT IS DEEMED NECESSARY THAT THE EXISTING FURNACE AND A.C. COMPRESSOR SHALL BE UPGRADED, A NEW HIGH EFFICIENCY FURNACE AND A.C. COMPRESSOR SHALL BE INSTALLED IN THE EXISTING LOCATION WITH P.V.C. VENTS RUN TO THE EXTERIOR. NOTE: VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION OF P.V.C. EXHAUST DUCT. DESIGN, FABRICATION, AND INSTALLATION OF ALL EQUIPMENT PIPING, ETC., SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GUIDE OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS. THE SYSTEM SHALL BE THERMOSTATICALLY CONTROLLED, EVENLY BALANCED, AND ADJUSTED FOR PROPER OPERATION. CONSULT WITH OWNER REGARDING PLACEMENT AND COLOR OF GRILLS, FURNACE, AND PROGRAMMABLE THERMOSTAT. IF APPLICABLE, ALL EQUIPMENT SHALL BE PRODUCTS OF A MANUFACTURER ACCEPTABLE TO OWNER AND ARCHITECT. ALL WARRANTIES SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB.

* ALTERNATE (IF EXISTING SYSTEM IS DEEMED NOT ADEQUATE) PROVIDE NEW 90% (+) HVAC UNIT IN BASEMENT TO SUPPLY RESIDENCE AS REQUIRED. PROVIDE NEW HIGH EFFICIENCY 90 BEER OR BETTER A.C. COMPRESSOR IN EXISTING LOCATION. ALL SPEC SHEETS AND ANY INFORMATION REQUIRED BY THE VILLAGE SHALL BE SUPPLIED BY THE HVAC CONTRACTOR. PROVIDE NEW PROGRAMMABLE DIGITAL THERMOSTATS TO UNIT.

16. ELECTRICAL: ELECTRICAL CONTRACTOR TO FIELD INSPECT EXISTING ELECTRICAL SERVICE PRIOR TO BIDDING AND CONSTRUCTION AND DETERMINE IF EXISTING SERVICE NEEDS TO BE INCREASED TO HANDLE ADDITIONAL ELECTRICAL LOAD REQUIRED BY ADDITION. EXISTING 200 AMP SINGLE PHASE 208 VOLT SERVICE TO REMAIN AS PER VILLAGE OF Lincolnwood CODE. ELECTRICAL WORK SHALL BE DONE AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES. ALL WIRING (OVER 25 VOLTS) SHALL BE RUN IN METAL CONDUIT. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, LIGHTS, ETC., WITH ARCHITECT AND OWNER PRIOR TO ROUGHING-IN. ALL LIGHTING SWITCHES AND DUPLEX OUTLETS ARE TO BE 120 VAC TYPE ROCKER ON/OFF SWITCHES AND ROCKER TYPE DIMMER SWITCHES WITH PRESETS (LUTRON "DIVA") TYPE NOTED ON DRAWINGS BY "DIM". NO ROTOR CUP DIMMERS TO BE INSTALLED. LIGHTING FIXTURES SHALL BE SELECTED BY THE OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR. WIRE TO AND MAKE FINAL CONNECTIONS TO ITEMS, APPLIANCES, AND EQUIPMENTS SUPPLIED BY OTHER CONTRACTORS. ALL MATERIALS AND EQUIPMENTS SHALL BE APPROVED BY UNDERWRITERS LABORATORIES, INC. ALL RECESSED CAN LIGHTING TO BE "AINO" TYPE WITH WHITE TRIMS (UNLESS NOTED OTHERWISE). ALL ELECTRICAL PLATES TO BE PLASTIC OF COLOR SELECTED BY OWNER. ALL BEDROOMS MUST HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. FOR BATHROOM CIRCUITS REFER TO 2008 NEC SEC. 210-8(A). VAPOR PROOF OR APPLICABLE TYPE FIXTURES IN TUBS OR SHOWERS. FIXTURES SHALL BE GFCI PROTECTED. ALL HOT TUB/SPAS SHALL BE PROTECTED BY GFI. ALL OUTLETS IN CRAWL SPACES AND UNFINISHED BASEMENTS SHALL HAVE GFI PROTECTION. EXTERIOR FLOODS TO BE TWO BULB "STONCO" TYPE WITH 150 WATT BULBS COLOR TO BE VERIFIED WITH ARCHITECT (IF USED). ALL UNDER-CABINET LIGHTING, CLOSET "FLORESCENT" LIGHTING, HALL HEATERS, EXHAUST FANS, THERMOSTAT CONTROLS, AND "ALSO LITTLE INCH" LIGHTING TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR AS SPECIFIED IN ELECTRICAL SYMBOL LIST. SEE COMMONWEALTH EDISON RESIDENTIAL ELECTRICAL SERVICE INSTALLATION GUIDE.

GENERAL NOTES:

GOVERNING CODES: ALL DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF Lincolnwood CODES AND AMENDMENTS AS LISTED BELOW:

INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION (WITH AMENDMENTS):
(A) SIZING AND CAPACITY OF GAS PIPING, APPENDIX A
(B) SIZING OF VENTING SYSTEMS, APPENDIX B
(C) EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS, APPENDIX C
(D) RADON CONTROL METHODS, APPENDIX F
(E) SWIMMING POOLS, SPAS AND HOT TUBS, APPENDIX G
(F) PATIO COVERS, APPENDIX M
(G) EXISTING BUILDINGS AND STRUCTURES, APPENDIX J

INTERNATIONAL MECHANICAL CODE, 2009 EDITION (WITH AMENDMENTS);
INTERNATIONAL FUEL GAS CODE, 2009 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
NATIONAL ELECTRICAL CODE, 2011 EDITION (WITH AMENDMENTS);
ILLINOIS PLUMBING CODE, 2004 (WITH AMENDMENTS).
VILLAGE OF Lincolnwood CODE OF ORDINANCES.

VERIFY LOCATION OF DUMPSTER WITH OWNER.

GENERAL CONTRACTOR TO PRESENT HIS BID IN A BID BREAKDOWN FORM LISTING SUBCONTRACTORS AND THERE BIDS SEPARATELY.

DO NOT SCALE DRAWINGS FOR CONSTRUCTION/FABRICATION PURPOSES.

ALL INTERIOR AND EXTERIOR MATERIALS AND TRIM DETAILING TO MATCH SIZE AND GRADE OF EXISTING MATERIALS (UNLESS NOTED OTHERWISE)

CONTRACTOR TO ERECT CHAIN LINK FENCE IN ACCORDANCE WITH VILLAGE OF Lincolnwood CODES. THIS FENCE SHOULD EXTEND FROM THE EDGE OF THE NORTHERLY GARAGE WALL WITH A LOCKABLE ENTRY GATE. THE FENCE SHALL SURROUND THE REAR PORTION OF THE GARAGE AS SHOWN ON THE SITE PLAN. CONTRACTOR TO ALSO PROVIDE ORANGE SNOW FENCING TO INSTALL AROUND THE TREES AND SHRUBS TO BE SAVED DURING CONSTRUCTION. ORANGE SNOW FENCE TO BE INSTALLED AT CONSTRUCTION ENTRANCE FROM STREET AND ALONG ROUTE TO CONSTRUCTION AREA AS PER THE VILLAGE CODES. ALL TEMP. FENCING SHALL REMAIN ON SITE AND MAINTAINED DURING CONSTRUCTION PROCESS.

ALL INTERIOR CASING, BASE BOARD, DOOR JAMBS, DOORS, AND DRYWALL DETAILING TO MATCH EXISTING MATERIAL, SHAPE, AND STAIN OR PAINT.

PROVIDE DUST BARRIERS TO EXISTING SPACES OF HOUSE DURING CONSTRUCTION AND DRYWALL FINISHING

CONTRACTOR TO PROVIDE AND MAINTAIN A CHEMICAL TOILET ON SITE VERIFY LOCATION WITH OWNER.

THE BUILDING AND GROUNDS SHALL BE KEPT CLEAN AT ALL TIMES. CONSTRUCTION AREA TO BE SWEPT / RAKED CLEAN AT THE END OF EVERY WEEK OR AS NECESSARY.

SHEET INDEX

A.1	SITE PLAN, PROJECT SPECIFICATIONS, SHEET INDEX, ARCHITECTS DISCLAIMER, AREA MAP
A.2	EXISTING & DEMOLITION PLANS, DEMOLITION NOTES
A.3	EXISTING & DEMOLITION ELEVATIONS
A.4	FOUNDATION PLAN, FIRST FLOOR PLAN
A.5	SECOND FLOOR PLAN, EAST & WEST ELEVATION PLANS
A.6	NORTH & SOUTH ELEVATIONS
A.7	BUILDING SECTION, TYPICAL WALL SECTION
A.8	INTERIOR ELEVATIONS AND WALL DETAILS
A.9	FRAMING PLANS
A.10	TYPICAL ELECTRICAL PLANS
H.1	TYPICAL HVAC PLANS PLUMBING RISER DIAGRAM AND WASTE DIAGRAM
H.2	SPECIFICATIONS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE BUILDING CODES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS.

ARCHITECT REGISTRATION #001-013654

LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT HARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE.

ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

ALBAZI
ARCHITECTS
6348 N. Cicero Ave. Chicago, IL 60646
O_773.202.8383 f_773.202.1313

KEY NOTES

Single Family Residence
Addition and Remodeling for:
The Albazi Residence
6824 N. Tripp Avenue Lincolnwood, Illinois 60712

GENERAL CONTRACTOR

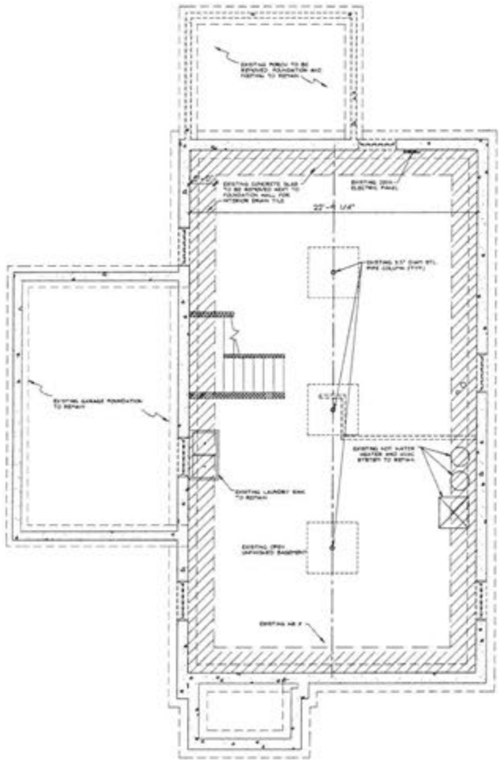
OWNER:
Rivak and Nina Albazi
6824 N. Tripp Ave.
Lincolnwood, Illinois 60712

No.	Issue	Date

SHEET TITLE:
PRELIMINARY LAYOUT

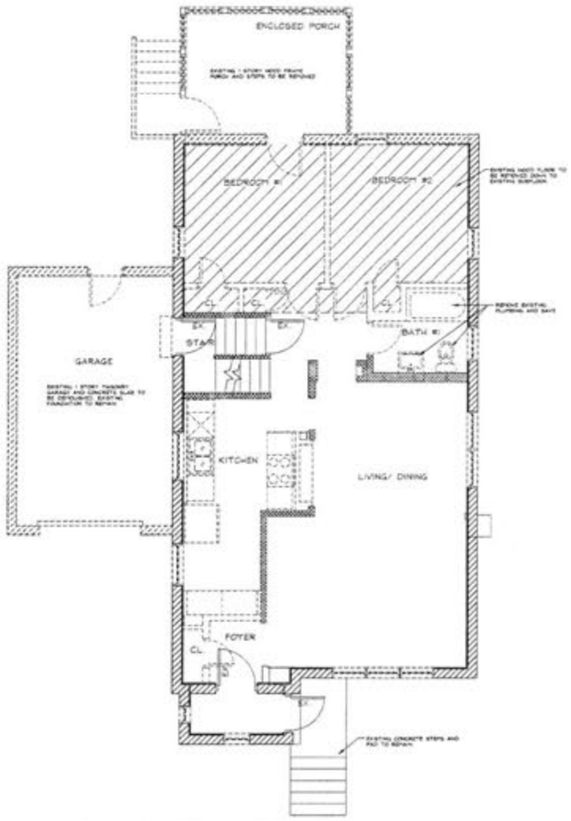
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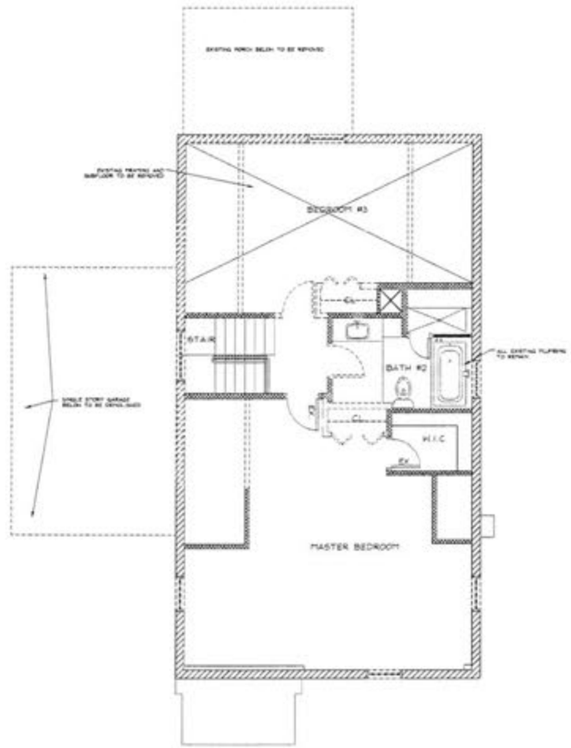
EXISTING FOUNDATION DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



EXISTING FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



EXISTING SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

TYPICAL WALL TYPES

- EXISTING EXTERIOR MASONRY WALL TO REMAIN
- EXISTING EXTERIOR MASONRY WALL TO BE REMOVED
- EXISTING INTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS.
2. PROVIDE ALL NECESSARY DEMOLITION WORK AS REQUIRED FOR NEW CONSTRUCTION WHETHER SHOWN ON THIS SHEET OR NOT. COORDINATE DEMOLITION WORK WITH WORK SHOWN ON ALL SHEETS OF THIS DRAWING SET.
3. COORDINATE WITH THE OWNER AS TO THE EXTENT OF ITEMS TO BE SALVAGED DURING DEMOLITION AND THE LOCATION TO WHICH THEY WILL BE MOVED. VERIFY AS TO ITEMS TO BE MOVED.
4. PROVIDE TEMPORARY SUPPORT FOR STRUCTURE DURING THE DEMOLITION OF EXISTING BEARING WALLS AND INSTALLATION OF NEW WALLS.
5. CONTRACTOR TO COORDINATE WITH PUBLIC UTILITIES AND HAVE ALL NECESSARY UTILITIES REMOVED, RELOCATED, ETC.
6. REMOVE AS REQUIRED ALL EXISTING MECHANICAL PLUMBING AND ELECTRICAL WORK IN FLOORS, WALLS AND CEILINGS. RECONFIGURE AS REQUIRED. PATCH ANY OPENINGS AS REQUIRED FROM RESULTING WORK.
7. EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED. PATCH ALL EXISTING FINISHES TO MATCH AND ALIGN WITH ADJACENT SURFACES SO AS TO PROVIDE SMOOTH/UNIFORM SURFACE FREE OF DEFECTS.

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SHEET TITLE:
DEMOLITION PLANS,
DEMOLITION NOTES

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EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



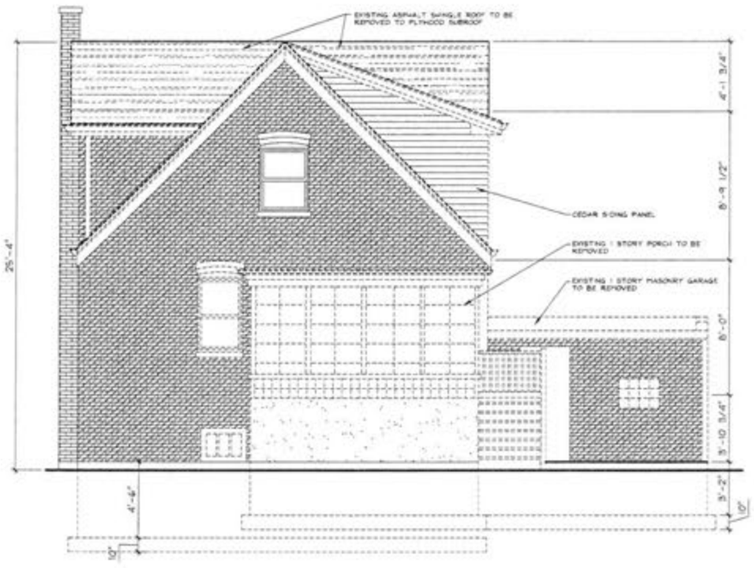
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

1. EXISTING WINDOW IN EXISTING OPENING TO BE REPLACED
2. EXISTING WINDOW AND EXISTING OPENING TO BE REMOVED
3. EXISTING MASONRY TO REMAIN
4. EXISTING MASONRY TO BE REMOVED

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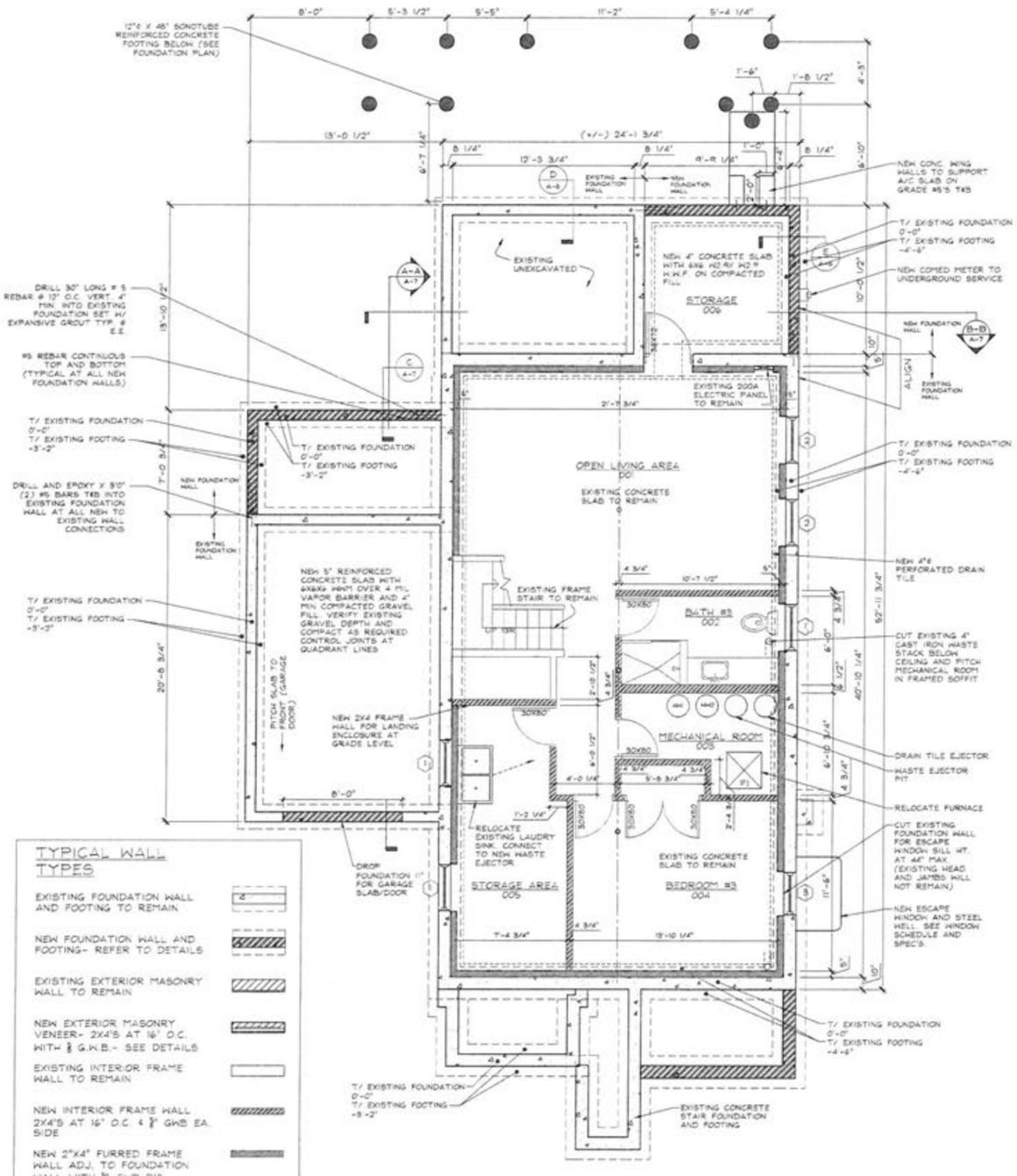
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DEMOLITION ELEVATIONS

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Date:
April 10, 2014

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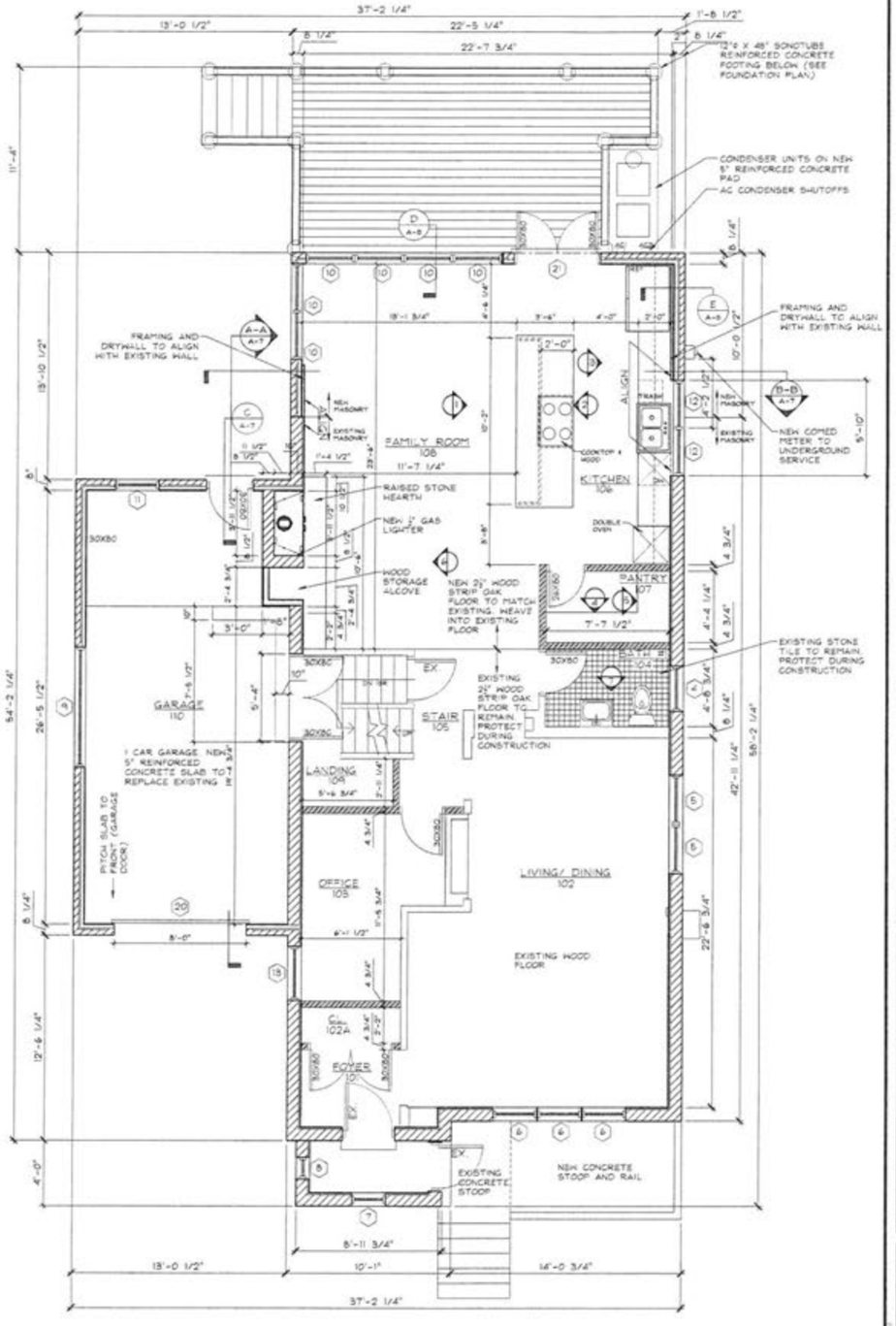


TYPICAL WALL TYPES

- EXISTING FOUNDATION WALL AND FOOTING TO REMAIN
- NEW FOUNDATION WALL AND FOOTING- REFER TO DETAILS
- EXISTING EXTERIOR MASONRY WALL TO REMAIN
- NEW EXTERIOR MASONRY VENEER- 2X4'S AT 16" O.C. WITH ½ G.W.B.- SEE DETAILS
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW INTERIOR FRAME WALL 2X4'S AT 16" O.C. & ½" GWB EA. SIDE
- NEW 2"X4" FURRED FRAME WALL ADJ. TO FOUNDATION WALL WITH ½" GWB R13 INSULATION & 4 MIL VAPOR BARRIER - 1" CLEAR AIR SPACE WALL TO FURRING/ INSULATION

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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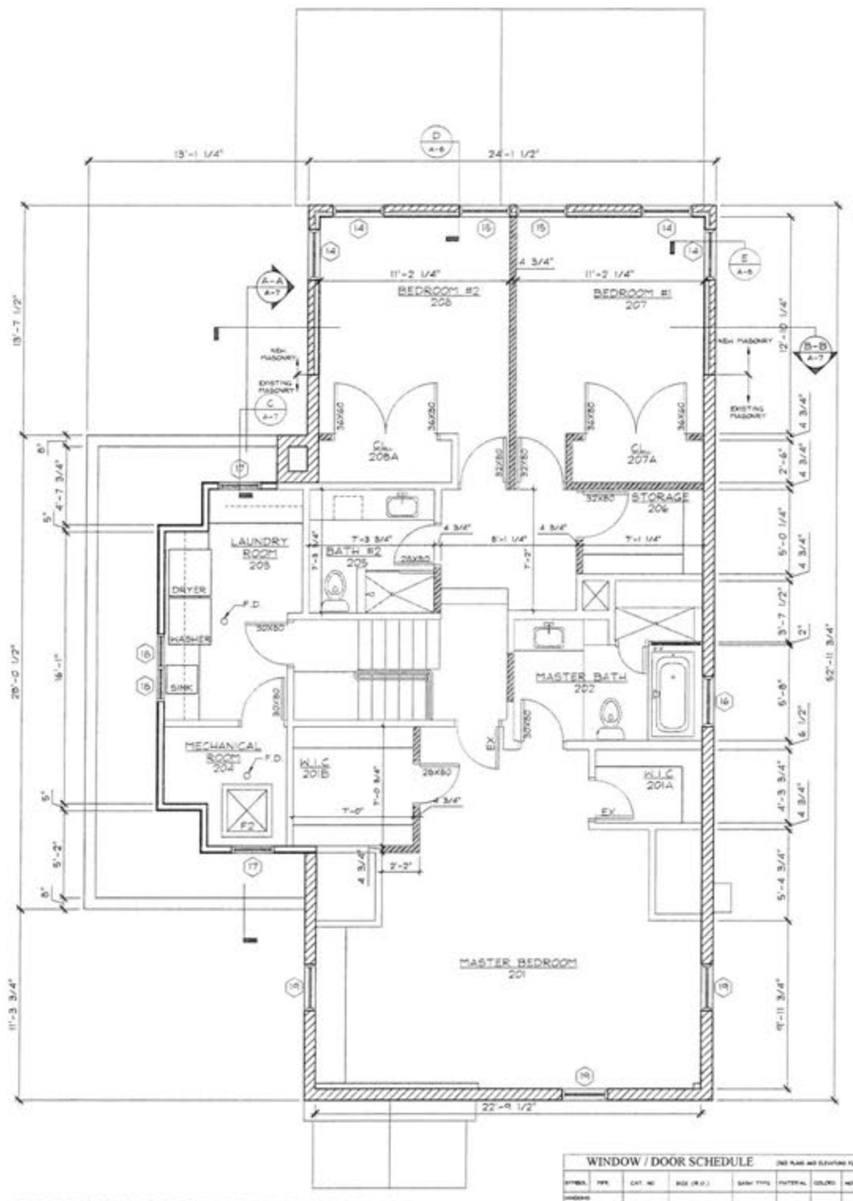
OWNER:
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No	Issue	Date

SHEET TITLE:
FOUNDATION PLAN, FIRST FLOOR PLAN

Project #:
Scale: As Noted
Date: April 10, 2014

Sheet #: A-4



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW / DOOR SCHEDULE

SYMBOL	TYPE	CAT. NO.	SIZE (R.O.)	GLASS TYPE	MATERIAL	COLORS	NOTES
WINDOWS							
(1)	MARVIN		2'-4" x 2'-0"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(2)	MARVIN		2'-4" x 2'-0"				
(3)	MARVIN		2'-4" x 5'-4"				
(4)	MARVIN		2'-4" x 5'-4"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(5)	MARVIN		2'-4" x 4'-8 1/2"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(6)	MARVIN		2'-4" x 4'-8 1/2"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(7)	MARVIN		1'-8 1/2" x 4'-8"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(8)	MARVIN		1'-0" x 4'-0"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(9)	MARVIN		2'-0" x 1'-0"				
(10)	MARVIN		2'-8" x 6'-0"				
(11)	MARVIN		2'-6 1/2" x 7'-0"				
(12)	MARVIN		2'-6 1/2" x 2'-0"				
(13)	MARVIN		2'-11 1/2" x 6'-0"				
(14)	MARVIN		2'-6" x 7'-0"				
(15)	MARVIN		2'-6 1/2" x 4'-8"				
(16)	MARVIN		2'-6" x 4'-8"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
(17)	MARVIN		2'-6 1/2" x 5'-0"				
(18)	MARVIN		2'-2" x 5'-0"				
(19)	MARVIN		2'-6" x 5'-0"				REPLACE EXISTING WINDOW AND TRIM TO MATCH EXISTING WINDOW SIZE (V.I.F.)
EXTERIOR DOORS							
(20)		GARAGE DOOR	8'-0 1/2" x 7'-0"				EXISTING GARAGE DOOR TO BE RE-USED
(21)	MARVIN		3'-0" x 7'-0"				



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

ALBAZI ARCHITECTS
6348 N. Cicero Ave. Chicago, IL 60646
O_773.202.8383 f_773.202.1313

KEY NOTES

Single Family Residence
Addition and Remodeling for:
The Albazi Residence
6824 N. Tripp Avenue Lincolnwood, Illinois 60712

GENERAL CONTRACTOR

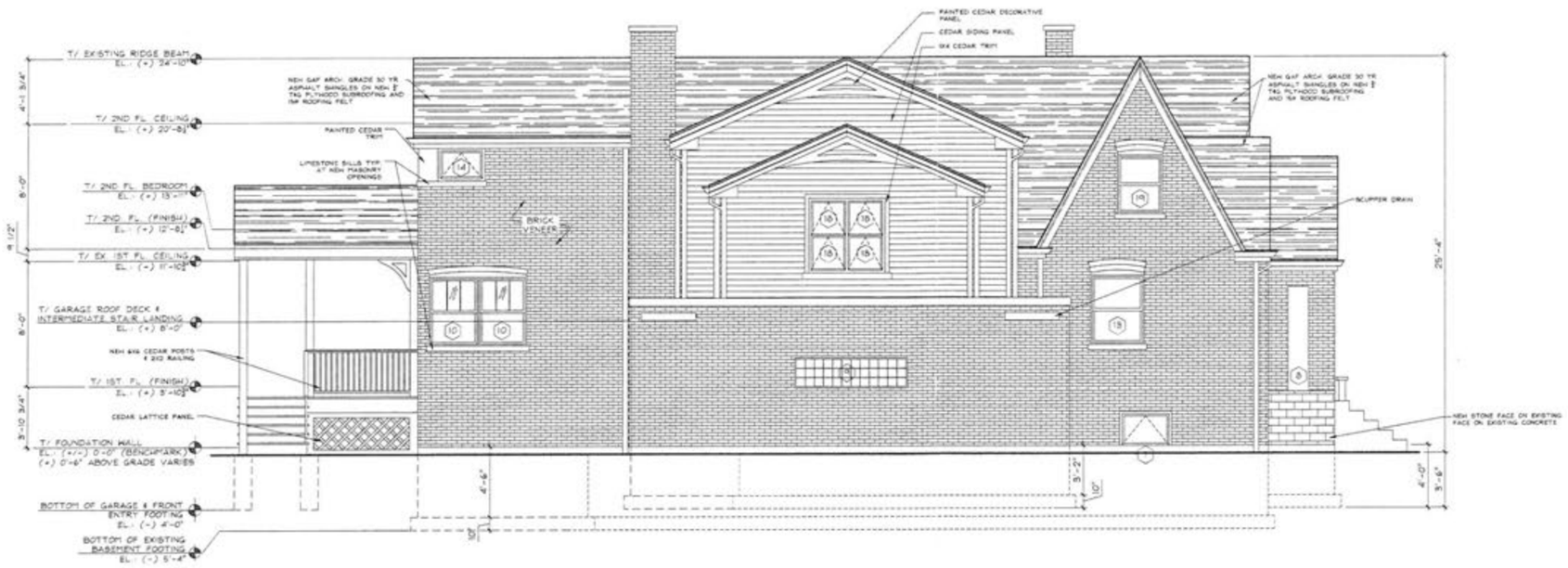
OWNER:
Rivak and Nina Albazi
6824 N. Tripp Ave.
Lincolnwood, Illinois 60712

No.	Issue	Date

SHEET TITLE:
SECOND FLOOR PLAN, EAST & WEST ELEVATIONS

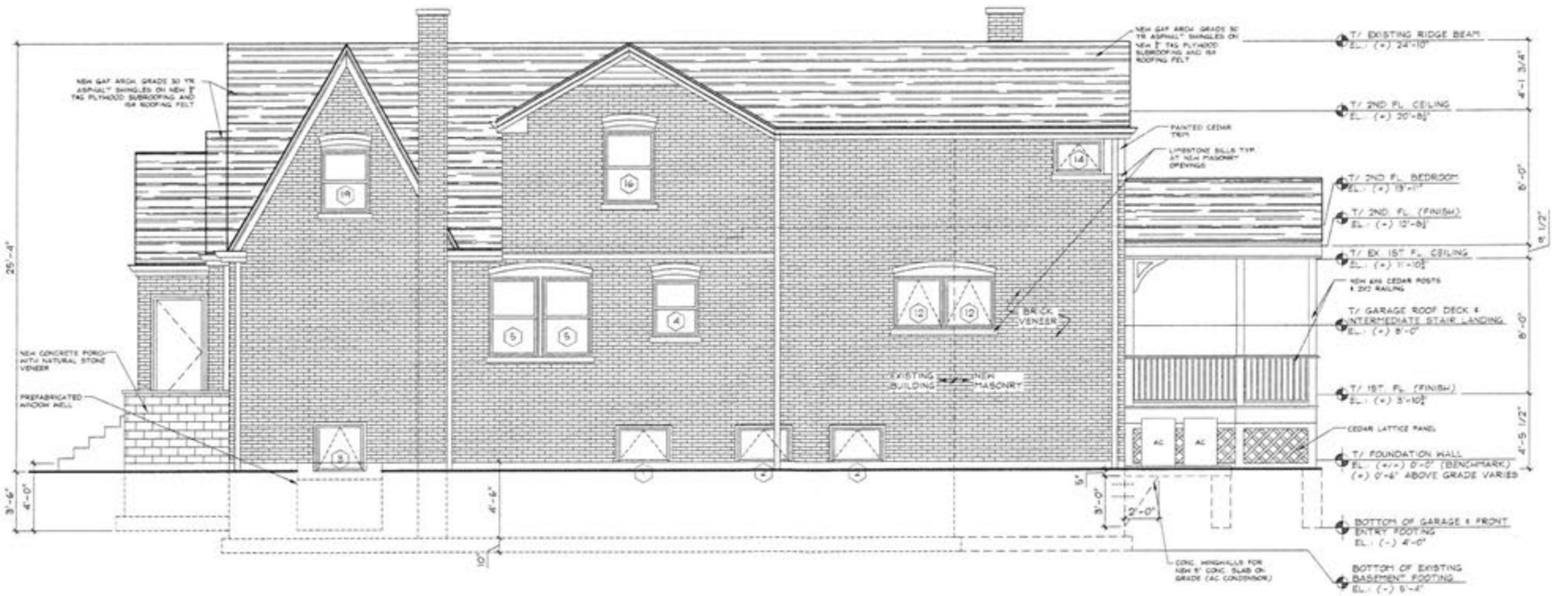
Project #
Scale: As Noted
Date: April 10, 2014

Sheet #
A-5



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ALBAZI ARCHITECTS
6348 N. Cicero Ave. Chicago, IL 60646
O_773.202.8383 f_773.202.1313

KEY NOTES

Single Family Residence
Addition and Remodeling for:
The Albazi Residence
6824 N. Tripp Avenue Lincolnwood, Illinois 60712

GENERAL CONTRACTOR

OWNER:
Rivak and Nina Albazi
6824 N. Tripp Ave.
Lincolnwood, Illinois 60712

No.	Issue	Date

SHEET TITLE:
NORTH & SOUTH ELEVATIONS

Project #:
Scale: As Noted
Date: April 10, 2014

Sheet #
A-6

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 14**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Zoning Board of Appeals to Approve Variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material and to Allow a First and Second Floor Addition to the Existing Home at 6605 North Kostner Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Mark and Vera Knobel, property owners of 6605 North Kostner Avenue, request variations to permit a first and second floor addition to the existing single-family home. The proposed addition will match the finished first floor height of the existing residence. The existing home was constructed in approximately 1955 with a finished first floor height of approximately four feet, exceeding the current maximum permitted first floor height of three feet.

The petitioner additionally seeks relief from the Residential Design Standards relative to required materials for a second floor. The Zoning Code requires that all residential dwelling units shall contain no more than ten percent of a non-masonry material on the exterior walls of the second floor elevation, with no more than fifty percent of any façade covered with a non-masonry material. The second floor addition to the rear of the existing home (north and east elevations) is proposed to have fiberglass siding as the exterior finish. As proposed, the proposed fiberglass siding exceeds the maximum fifty percent non-masonry material.

Since adoption of the 2008 Zoning Ordinance, the Village has considered seven requests for relief from the maximum finished first floor height requirements. In each case, relief was granted in order to permit an addition to match the existing nonconforming finished first floor height.

Since 2008. there has been one request for relief from the Residential Design Standards. The property owner sought approval at 6833 North Tripp Avenue in 2009 to permit the use of siding on a second floor addition which matched existing dormers. This request resulted in the Village Board directing the Plan Commission to review the Zoning Ordinance regulation for masonry material use in Residential Districts. That review did not result in significant changes to residential masonry design regulations. Upon conclusion of that policy review, the Village Board did not approve the requested variation relative to the use of siding at 6833 North Tripp Avenue.

It should be noted that a request similar to the request at 6605 North Kostner Avenue is scheduled for the July 15th Village Board agenda (6824 North Tripp Avenue).

Public Hearing
The Zoning Board of Appeals (ZBA) considered this request on June 18, 2014. The ZBA first deliberated the request to exceed the maximum finished first floor height. The ZBA concluded that the request was reasonable and appropriate in order for the property owner to construct a first floor addition.

The ZBA next discussed the request to permit non-masonry material on a portion of the second floor addition. Mr. Knobel testified that he does not believe the proposed addition requires a variation. At the conclusion of staff's presentation, the ZBA generally concurred with staff's interpretation that a variation was needed. Mr. Knobel stated that the proposed siding was necessary as the addition is a wood frame construction and requiring masonry would be structurally difficult and burdensome.

The majority of ZBA members concluded that the requested variation to permit non-masonry material on the second floor addition was appropriate given the complexity and challenges of adding on to an existing home. The ZBA discussed the wood frame construction proposed to match the existing construction and the structural limitations.

Several ZBA members dissented from the majority position. These Commissioners indicated that the addition could be constructed in a manner to support the required masonry materials. Accordingly, no hardship was present to grant relief from the residential design regulations.

No public testimony was received at the hearing.

Zoning Board of Appeals Recommendation
The ZBA took separate votes on the two requested variations:

1. The ZBA unanimously voted (7-0) to recommend that the requested variation to exceed the maximum three feet finished first floor height be approved of the Zoning Ordinance; and

2. The ZBA, by a 5-2 vote, recommend approval of the requested variation to permit fiberglass siding on the exterior walls of the north and east second floor addition in excess of the maximum 50% non-masonry materials.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Excerpt June 18, 2014 ZBA Minutes (Draft)
2. June 18, 2014 ZBA Packet
    a. Staff Report to ZBA
    b. Residential Zoning Variation Application
    c. Zoning Calculation Sheet
    d. Proof of Ownership
    e. Plat of Survey
    f. Site Plan
    g. Floor Plans and Building Elevations

RECOMMENDED MOTION:

Move to concur with the recommendation of the Zoning Board of Appeals to approve a request for variations from Section 4.11 to Exceed the Maximum Three-Foot Finished First Floor Height and from Section 6.09(2) to Permit More than 50% of a Second Floor Elevation to be Finished with Non-Masonry Material all to Allow a First and Second Floor Addition to the Existing Home at 6605 North Kostner Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.

DRAFT

V. Public Hearing: 6605 North Kostner Avenue – Finished Floor Height and Design Standards Variation

Chairman Theisen swore in the Petitioners, Mr. and Mrs. Mark and Vera Knobel.

Mr. Cook presented the two Variations under consideration. An aerial of the property at 6605 North Kostner Avenue in the R-3 Residential Zoning District was shown. The first Variation request is to exceed the maximum finished first floor height for an addition. The second Variation request is for relief of the Residential Design Standards to permit fiberglass siding on the east and north elevations. The Zoning Ordinance establishes that a finished first floor height shall not exceed three feet as measured from the top of curb. The first Variation request is to permit the finished first floor height to be four feet above curb level. The second Variation request pertains to the Residential Design Standards which state that no more than 10 percent of the second floor shall be non-masonry material and no more than 50 percent of any one elevation shall be constructed with non-masonry materials.

There has been seven similar requests for single-family residential additions. In each of those seven instances, the Zoning Board of Appeals have recommended approval, and the Village Board concurred.

Mr. Knobel is proposing a two-story addition to the property. Currently, the front elevation is two feet above curb level, and the back elevation is three feet above curb level. They would like to have the addition match the existing first floor which is four feet instead of three feet. Mr. Knobel emphatically believes that the non-masonry materials proposed are in conformance with current standards.

The discussion encompassed the interpretation of where the roof line is located. Mr. Knobel interpreted the second floor area was much larger area than staff's estimate. Commissioner O'Brien indicated that there is no definition as to where the second floor technically is located on a split level home. Mr. Cook replied that there is no formal or informal interpretation on how to apply second floor design requirements on a second level that really isn't a full second level. There is no way to accurately calculate or measure that. Staff's interpretation is that a variation is needed and, therefore, action should be taken.

Commissioner Gordon asked the type of construction. Mr. Knobel indicated they intend to do a wood-frame construction. Commissioner Gordon wondered if the type of construction would allow for the petitioner to comply with the design standards. Mr. Knobel indicated that there would be a structural burden placed on him to comply with the design standards given the construction type proposed. Mr. Knobel indicated that he is seeking to match construction types with the existing home.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend approval of a Finished Floor Height Variation was made by Commissioner O'Brien, and seconded by Commissioner Nickell.

Aye: O'Brien, Nickell, Gordon, Grant, Ikezoe-Halevi, Keller, and Theisen
Nay: None
Motion Approved: 7-0

Motion to recommend approval of a Residential Design Standards Variation was made by Commissioner Gordon, and seconded by Commissioner Nickell.

Aye: Gordon, Nickell, Grant, Ikezoe-Halevi, Keller, and Theisen
Nay: Grant and O'Brien
Motion Approved: 5-2
Mr. Cook announced that this matter will be heard at the July 15, 2014 meeting of the Village Board.

VI. Public Hearing: 6824 North Tripp Avenue – Finished First Floor Height and Design Standards Variation

Chairman Theisen swore in the Petitioner Mr. Rivak Albazi.

This request is similar as the last application for a Finished First Floor Height and Design Standard Variation. Mr. Cook presented an aerial of the property located at 6824 North Tripp Avenue in the R-3 Residential Zoning District. An existing and proposed site plan was shown. The existing home's finished first floor height is 3 feet 10 inches above the curb height which exceeds the maximum three-foot height for this addition. Highlighted was the south elevation which is part of the Residential Design Standard Variation. The second floor addition is proposed to be finished with cedar siding. The Zoning Ordinance states that no more than 10 percent of the second floor shall be non-masonry material and no more than 50 percent of any one elevation shall be constructed with non-masonry materials.

The addition in question is above the garage. Mr. Albazi believes that his plans adhere to current zoning standards and questioned where the Village defines where the second floor is located. When questioned as to his hardship by using siding instead of masonry, Mr. Albazi believes that structurally it would cost more, and aesthetically it would make the house look heavier with the proportions on the east elevation.

Commissioner Gordon asked the type of construction. Mr. Albazi indicated he intends to do a wood-frame construction. Commissioner Gordon stated that like the previous applicant, compliance with the design standards places a burden on the applicant. Mr. Albazi indicated that the existing construction is wood-frame.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend approval of the Finished Floor Height Variation was made by Commissioner O'Brien, and Seconded by Commissioner Grant.

Aye: O'Brien, Grant, Gordon, Ikezoe-Halevi, Keller, Nickell, and Theisen
Nay: None

Return to VB Agenda

Staff Report
Zoning Board of Appeals
June 18, 2014

Subject Property:
6605 North Kostner Avenue

Zoning District: R-3 Residential

Petitioner: Mark and Vera Knobel - Property Owner



Requested Action: Variation sought to exceed the maximum finished first floor height of three feet as per Article IV, Part C, Section 4.11 of the Zoning Code and a Variation from Section 6.09(2) to permit fiberglass siding on the east and north elevation.

Nature of Request: The property owner is seeking a variation in order to allow a first and second floor addition to the front of the existing single-family home. The requested variation to exceed the maximum first floor height is an existing condition that will be expanded as the result of the proposed addition. The applicant proposes fiberglass siding on the exterior second story wall on the north and east elevations.

Notification: Notice was published in the Lincolnwood Review on May 29, 2014, a Public Hearing Sign Installed at 6605 North Kostner Avenue, and Mailed Legal Notices Dated May 28, 2014 to Properties within 250 Feet.

Summary of Request

The owner seeks approval of an addition to the existing single-family home. The proposed addition requires relief from the Zoning Code to permit the existing home and the addition to have a finished first floor height of four feet rather than the maximum three feet. The Petitioner seeks approval to have the finished first floor of the addition match the first floor height of the existing home.

A variation is also required in order to construct the addition as proposed with fiberglass siding on the exterior second story walls on the north and east elevation. Section 6.09(2) of the Zoning Ordinance states, *"All residential dwelling units shall contain no more than 10% of a non-masonry material on the exterior walls of the second floor elevation, with no more than 50% of any facade covered with a non-masonry material…"*

The proposed addition appears to comply with all other bulk regulations such as lot coverage, floor area ratio, setbacks, etc.

Pertinent Property Information – The existing single-family home was constructed in or around 1955. There are no plans on file for the existing home. A search of Village records resulted in no additional records or information regarding the subject property pertinent to this request.

Related Village Action

The Village, in the past five years, has considered several like requests for single-family residential additions. There have been seven requests for relief from the finished first floor height. In each case, relief was granted in order to permit an addition to match the existing non-conforming finished floor height.

In the past five years, there has been one request for relief from the Residential Design Requirements. The request at 6833 North Tripp Avenue resulted in the Village Board directing the Plan Commission to review the Zoning Ordinance regulation for masonry material use. That review did not result in significant changes to the masonry design regulation. Upon conclusion of that policy review, the Village Board did not approve the requested variation relative to masonry design at 6833 North Tripp Avenue. It should be noted that there is a similar request on the Zoning Board of Appeals June 18th agenda.

Conclusion

The property owner is seeking a variation to permit the first and second story addition to exceed the maximum finished first floor height in order for the addition match the first floor height of the existing home. A variation is also required to permit the use of fiberglass siding on the north and east elevation.

Documents Attached

1. Residential Zoning Variation Application
2. Zoning Calculations Sheet
3. Proof of Ownership
4. Plat of Survey
5. Site Plan
6. Floor Plans and Building Elevations

VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6605 KOSTNER

Permanent Real Estate Index Number(s): 10-34-324-041-0000

Zoning District R3 Lot Area: 7,200 SF

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

SPLIT LEVEL BRICK RESIDENCE WITH ATTACHED ONE CAR GARAGE

Are there existing development restrictions affecting the property? ☑ Yes ☐ No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: EXISTING 1ST FLOOR ELEVATION DOES NOT COMPLY WITH 3' MAX.

REQUESTED ACTION

- ☐ Variation – Residential
- ☐ Variation – Non-Residential
- ☐ Variation – Off-Street Parking
- ☒ Variation – Design Standards
- ☐ Variation – Signs/Special Signs
- ☐ Minor Variation
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: WE REQUEST THE BOARD TO GRANT VARIATION FOR THE NEW ADDITION 1ST FLOOR ELEVATION TO MATCH AN EXISTING NON-CONFORMING 1ST FLOOR ELEVATION. THE EXISTING FINISHED FIRST FLOOR ELEVATION IS FOUR FEET HIGHER THAN STREET CURB

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): MARK KNOBEL AND VERA KNOBEL

Address: 6605 KOSTNER AVE. LINCOLNWOOD, IL 60712

Telephone: (312) 402-4610 Fax: (____) _____ E-mail Address: MKNOBEL@BBANDAINC.COM

Petitioner (*if different from owner*):

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail Address: _____

REQUIRED ATTACHMENTS

Check all documents that are attached:

Plat of Survey	✓
Site Plan	✓
Proof of Ownership	✓
Floor Plans	✓
Elevations	✓
Applicable Zoning Worksheet	✓
Photos of the property	✓
PDF files of all drawings	✓

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: MARK KNOBEL

Address: 6605 N. KOSTNER AVE.

City, State: LINCOLNWOOD, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Mark Knobel 05/09/2014

Signature Date

MARK KNOBEL

PRINT NAME

PETITIONER *(If different than property owner)*

_____ _____

Signature Date

_____

PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

- THE NEW CONSTRUCTION WILL NOT COMPROMISE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE
- ALL SETBACKS, HEIGHTS & FAR REQUIREMENTS ARE WITHIN VILLAGE REGULATIONS AND THEREFOR ADEQUATE NATURAL LIGHT, PURE AIR & SAFETY FROM FIRE WILL BE SECURED.
- THE VALUE OF LAND WILL BE INCREASED
- NEW TWO CAR GARAGE WILL DECREASE ON-STREET PARKING
- EXISTING RUNOFF PATERN OF STORM WATER WILL NOT BE CHANGED

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

THE NEW CONSTRUCTION IS AN ADDITION TO EXISTING HOUSE WITH THE EXISTING FIRST FLOOR NON-CONFIRMING TO THE 3'-0" MAX. FIN, FLOOR STANDARD. THE EXISTING GRADE AT SIDEYARDS IS 3'-0" HIGHER THAN STREET CURB. IN ORDER TO CONFIRM WITH THE ORDINANCE THE FLOOR AND PART OF FOUNDATION WALL WOULD HAVE TO BE REMOVED AND SIDEYARD GRADE LOWERED. IT WILL SUBSTANTIALLY INCREASE THE CONSRUCTION COST AND IT WILL CHANGE THE EXISTING RUNOFF PATERN EFECTING NEIGHBOURING PROPERTY

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

THE CONDITIONS UPON THIS PETITION IS BASED ARE UNIQUE, BECAUSE OF THE EXISTING SPLIT LEVEL CONSTRUCTION AND STEEP SLOPE FROM THE HOUSE TO STREET CURB

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

THE VARIATION WILL NOT AFFECT THE VALUE OF NEW CONSTRUCTION. THE FLOOR AREA AND AMENITIES ARE NOT ASSOCIATED WITH VARIATION,

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

THE EXISTING FIRST FLOOR HEIGHT NON-CONFIRMING WITH 3'-0" MAX. STANDARD WAS ESTABLISHED WITH ORIGINAL CONSTRUCTION. THE GRANTING OF VARIATION WILL MAKE IT POSSIBLE TO BUILT THE ENTIRE FIRST FLOOR AT THE SAME LEVEL TO AVOID HAZARDOUS STEPS AND STAIRS.

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO PUBLIC WELFARE BECAUSE THE GRADING OF THE SITE WILL NOT BE ALTERED TO CHANGE, OR RE-DIRECT EXISTING NATURAL DRAINAGE. THE HEIGHT OF THE BUILDING WILL BE WITHIN ALLOWED STANDARDS.

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

THE VARIATION REQUESTED IS THE ONLY CHANGE TO THE ZONING ORDINANCE. GRANTING THIS VARIATION WILL ALLEVIATE THE PRACTICAL AND FINANCIAL HARDSHIP ASSOCIATED WITH DEMOLITION OF THE EXISTING HOUSE AND WILL ALLOW TO BUILD NEW ADDITION SAVING MOST OF THE EXISTING BUILDING.

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

THE PROPOSED CONSTRUCTION WILL NOT IMPAIR SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTIES BECASE THE PROPOSED SETBACKS, THE HEIGHT OF THE BUILDING AND FAR ARE IN CONFORMANCE WITH ALL ZONING BUILDING REGULATIONS OF THE VILLAGE OF LINCOLNWOOD.

VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6605 KOSTNER

Permanent Real Estate Index Number(s): 10-34-324-041-0000

Zoning District R3 Lot Area: 7,200 SF

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

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Are there existing development restrictions affecting the property? ☑ Yes ☐ No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: EXISTING 1ST FLOOR ELEVATION DOES NOT COMPLY WITH 3' MAX.

REQUESTED ACTION

- ☐ Variation – Residential
- ☐ Variation – Non-Residential
- ☐ Variation – Off-Street Parking
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PROJECT DESCRIPTION

Describe the Request and Project: WE REQUEST THE BOARD TO GRANT VARIATION FOR THE NEW ADDITION 1ST FLOOR ELEVATION TO MATCH AN EXISTING NON-CONFORMING 1ST FLOOR ELEVATION. THE EXISTING FINISHED FIRST FLOOR ELEVATION IS FOUR FEET HIGHER THAN STREET CURB

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Telephone: (312) 402-4610 Fax: (____) _____ E-mail Address: MKNOBEL@BBANDAINC.COM

Petitioner (*if different from owner*):

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail Address: _____

REQUIRED ATTACHMENTS

Check all documents that are attached:

Plat of Survey	✓
Site Plan	✓
Proof of Ownership	✓
Floor Plans	✓
Elevations	✓
Applicable Zoning Worksheet	✓
Photos of the property	✓
PDF files of all drawings	✓

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

For Office Use Only

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Date Received: _____

Checked By: _____

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_____

_____

_____

_____

_____

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: MARK KNOBEL

Address: 6605 N. KOSTNER AVE.

City, State: LINCOLNWOOD, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Mark Knobel 05/09/2014

Signature Date

MARK KNOBEL

PRINT NAME

PETITIONER *(If different than property owner)*

_____ _____

Signature Date

_____

PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

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- NEW TWO CAR GARAGE WILL DECREASE ON-STREET PARKING
- EXISTING RUNOFF PATERN OF STORM WATER WILL NOT BE CHANGED

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

THE NEW CONSTRUCTION IS AN ADDITION TO EXISTING HOUSE WITH THE EXISTING FIRST FLOOR NON-CONFIRMING TO THE 3'-0" MAX. FIN, FLOOR STANDARD. THE EXISTING GRADE AT SIDEYARDS IS 3'-0" HIGHER THAN STREET CURB. IN ORDER TO CONFIRM WITH THE ORDINANCE THE FLOOR AND PART OF FOUNDATION WALL WOULD HAVE TO BE REMOVED AND SIDEYARD GRADE LOWERED. IT WILL SUBSTANTIALLY INCREASE THE CONSRUCTION COST AND IT WILL CHANGE THE EXISTING RUNOFF PATERN EFECTING NEIGHBOURING PROPERTY

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

THE CONDITIONS UPON THIS PETITION IS BASED ARE UNIQUE, BECAUSE OF THE EXISTING SPLIT LEVEL CONSTRUCTION AND STEEP SLOPE FROM THE HOUSE TO STREET CURB

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

THE VARIATION WILL NOT AFFECT THE VALUE OF NEW CONSTRUCTION. THE FLOOR AREA AND AMENITIES ARE NOT ASSOCIATED WITH VARIATION,

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

THE EXISTING FIRST FLOOR HEIGHT NON-CONFIRMING WITH 3'-0" MAX. STANDARD WAS ESTABLISHED WITH ORIGINAL CONSTRUCTION. THE GRANTING OF VARIATION WILL MAKE IT POSSIBLE TO BUILT THE ENTIRE FIRST FLOOR AT THE SAME LEVEL TO AVOID HAZARDOUS STEPS AND STAIRS.

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO PUBLIC WELFARE BECAUSE THE GRADING OF THE SITE WILL NOT BE ALTERED TO CHANGE, OR RE-DIRECT EXISTING NATURAL DRAINAGE. THE HEIGHT OF THE BUILDING WILL BE WITHIN ALLOWED STANDARDS.

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

THE VARIATION REQUESTED IS THE ONLY CHANGE TO THE ZONING ORDINANCE. GRANTING THIS VARIATION WILL ALLEVIATE THE PRACTICAL AND FINANCIAL HARDSHIP ASSOCIATED WITH DEMOLITION OF THE EXISTING HOUSE AND WILL ALLOW TO BUILD NEW ADDITION SAVING MOST OF THE EXISTING BUILDING.

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

THE PROPOSED CONSTRUCTION WILL NOT IMPAIR SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTIES BECASE THE PROPOSED SETBACKS, THE HEIGHT OF THE BUILDING AND FAR ARE IN CONFORMANCE WITH ALL ZONING BUILDING REGULATIONS OF THE VILLAGE OF LINCOLNWOOD.

VILLAGE OF LINCOLNWOOD
Community Development Dept.

Zoning Calculations
Single-Family Home Additions

Please fill out this form for all permits involving Single-Family Home Additions

ADDRESS 6605 KOSTNER ZONING DISTRICT R3

TOTAL LOT AREA = WIDTH 60 X LENGTH 120 = 7,200 Sq.Ft.

ZONING SETBACKS	Required	Existing	Proposed
FRONT YARD SETBACK	25 Ft.	25.6 Ft.	25 Ft.
INTERIOR SIDE YARD SETBACK (NORTH)	6 Ft.	6.9 Ft.	6 Ft.
INTERIOR/CORNER SIDE YARD SETBACK (Please circle one) (SOUTH)	6 Ft.	7.1 Ft.	6 Ft.
REAR YARD SETBACK	30 Ft.	42.4 Ft.	42.4 Ft.
DISTANCE BETWEEN HOUSE AND ACCESSORY BLDG.	Min. 15 Ft.		Ft.

ZONING CALCULATION INSTRUCTIONS		Permitted	Existing	Proposed Total
60% TOTAL LOT COVERAGE (Lot area)	7200 X .60 =	4320 Sq.Ft.	2862 Sq.Ft.	3593 Sq.Ft.
35% BUILDING COVERAGE (Lot area)	7200 X .35 =	2520 Sq.Ft.	1789 Sq.Ft.	2381 Sq.Ft.
50% FRONT YARD COVERAGE (Front yard)	1500 X .50 =	750 Sq.Ft.	364 Sq.Ft.	608 Sq.Ft.
30% REAR YARD BLDG. COV. (Rear yard)	2544 X .30 =	763 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.
60% or 66% F.A.R. (Lot area)	7200 X .60 = (X .66)	4320 Sq.Ft.	2386 Sq.Ft.	4320 Sq.Ft.

AREA CALCULATIONS	Existing	Proposed Changes	Proposed Total
A. CELLAR OR BASEMENT	737 Sq.Ft.	0 Sq.Ft.	737 Sq.Ft.
B. 1ST FLOOR	772 Sq.Ft.	872 Sq.Ft.	1644 Sq.Ft.
C. 2ND FLOOR	737 Sq.Ft.	1415 Sq.Ft.	2152 Sq.Ft.
D. ACCESSORY BUILDINGS	0 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.
E. DRIVEWAY	336 Sq.Ft.	164 Sq.Ft.	500 Sq.Ft.
F. SIDEWALKS	133 Sq.Ft.	(-)25 Sq.Ft.	108 Sq.Ft.
G. PATIO/OTHER IMPERVIOUS SURFACE	448 Sq.Ft.	0 Sq.Ft.	448 Sq.Ft.

TOTAL SQUARE FOOTAGE FOR PERMIT FEE CALCULATION

BASEMENT OR CELLAR + B + C + D + HABITABLE ATTIC = 2287 Sq.Ft.

	Permitted	Proposed
HOUSE HEIGHT (Measured from top of street curb)	Max. 35 Ft.	33.7 Ft.
FINISHED FIRST FLOOR HEIGHT (Measured from top of street curb)	Max. 3 Ft.	4 Ft.

VARIATION REQUIRED (No) (Yes) For FIRST FLOOR HEIGHT

STATE OF ILLINOIS
MARK KNOBEL
081-4541
CHICAGO
LICENSED STRUCTURAL ENGINEER

The undersigned hereby acknowledges the accuracy of the above information and accepts full responsibility for any discrepancies or inaccuracies.

Mark Knobel

Licensed Architect Signature & Stamp EXPIRATION DATE: 11-30-14

05/09/2014
Date

DATE

3/13/2014 land deed

TRUSTEE'S DEED
(ILLINOIS)

THIS INDENTURE, made this 26th day of November, 2013, between Joseph L. Grand, Trustee of the Etta J. Schiller Trust dated 21st of February, 1994 duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed in trust duly and delivered in pursuance of a certain Trust Agreement dated the 21st day of February, 1997 and known as Etta J. Schiller Trust, Grantor, and Mark Knobel and Vera Knobel, Grantees, as joint tenants.

WITNESSETH, that said Grantor, in consideration of the sum of ten dollars ($ 10.00) dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), do(es) hereby convey and warrants unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commonly known as: 6605 N. Kostner Ave
Lincolnwood, Illinois 60712

Permanent Tax No.: 10-34-324-041-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same unto said party of the second part, and to proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors as Trustees under the provisions of Etta J. Schiller Trust as aforesaid hereunto sets his hand and

DT

Seals on the day and year first above written.

(SEAL)
Joseph L. Grand as Trustee of the
Etta J. Schiller Trust dated February 21st, 1994

State of Michigan, County of Oakland.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph L. Grand personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee of Etta J. Schiller. as trustee under the provisions of a trust agreement dated 21st day of November, 1997, Known as Etta J. Schiller Trust for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of November, year of 2013.

(SEAL)
NOTARY PUBILC
Commission expires: 9-9-2014

GAIL C. KLINE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 9, 2014
ACTING IN COUNTY OF OAKLAND

This instrument was prepared by: **Erica Crohn Minchella**
7538 St. Louis Ave.
Skokie, IL 60076

Send subsequent tax bills to: MARK KNOBER
6605 N. KOSTNER
LINCOLNWOOD, IL.
60712

MAIL TO: MARK KNOBER
6605 N. KOSTNER
LINCOLNWOOD, IL
60712

Return to VB Agenda

BILL OF SALE

Seller(s), Joseph L. Grand as Trustee of the Etta J. Schiller Trust of Lincolnwood, Illinois., in consideration of Ten ($10.00) Dollars, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer(s) Mark Knobel of Chicago, Illinois and Vera Knobel of Chicago, Illinois the following described personal property, if any, located at 6605 N. Kostner Ave, Lincolnwood, Illinois 60712 to wit:

All personal property included in the purchase contract

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If more than one person signs this bill of sale, all persons so signing shall be jointly and severally bound hereby.

IN WITHNESS WHEREOF, Seller has signed and sealed this bill of sale at _____, Illinois this 26th day of November, 2013.

Joseph L. Grand as Trustee of the Etta J. Schiller Trust
Dated 21st February, 2013

STATE OF Michigan)
) ss
COUNTY OF Oakland)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph L. Grand personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26th day of November, 2013

(SEAL)
Commission Expires: 9/9/2014

Notary Public

GAIL C. KLINE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 9, 2014
ACTING IN COUNTY OF OAKLAND

Return to VB Agenda

AFFIDAVIT OF TITLE
COVENANT AND WARRANTY

The undersigned affiants, being first duly sworn, on oath says and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated, November 25, 2013 to Mark Knobel and Vera Knobel grantee, conveying the following described premises:

SEE ATTACHED LEGAL DESCRIPTION

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the commitment date of November 25, 2013 in the report on title issued by Chicago Title Insurance Company affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

Affiant further states: Naught

(SEAL)
Joseph L. Grand as Trustee of the Etta J. Schiller Trust Dated
21st Day of February, 1994

STATE of Michigan)
) ss
COUNTY of Oakland)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph L. Grand personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26th day of November, 2013

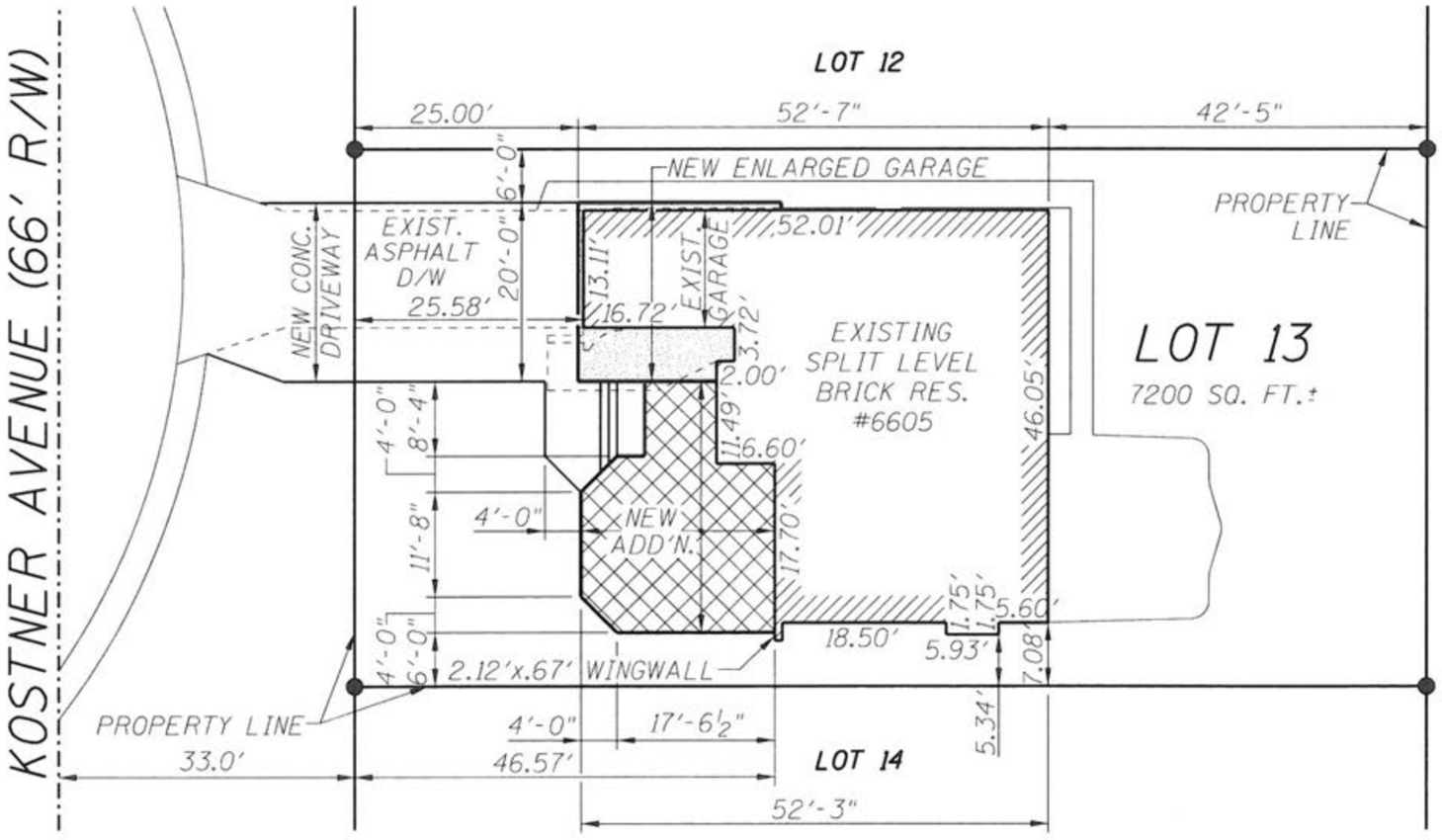
(SEAL)
Commission Expires: 9/9/2014

Notary Public

GAIL C. KLINE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 9, 2014
ACTING IN COUNTY OF Oakland

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL

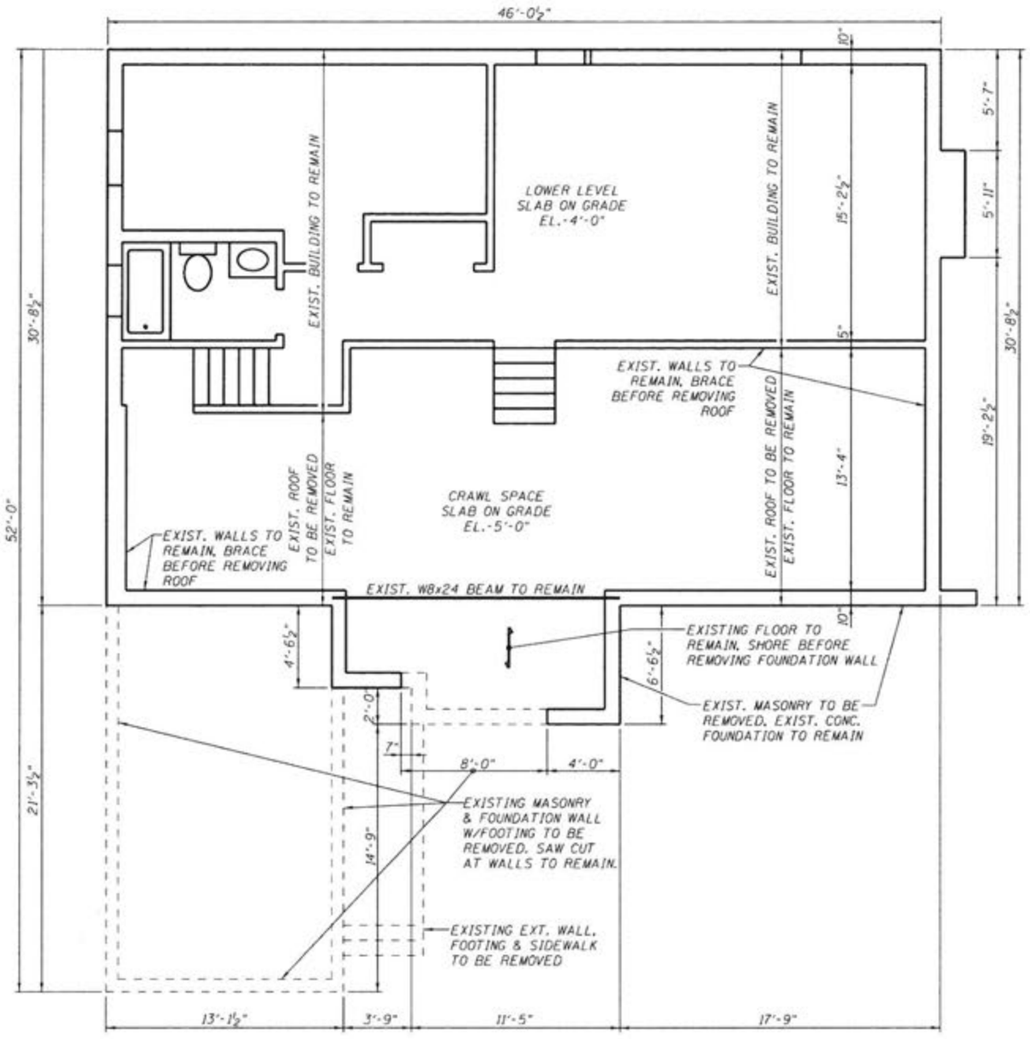


1 SITE PLAN 1/16"-1'-0"

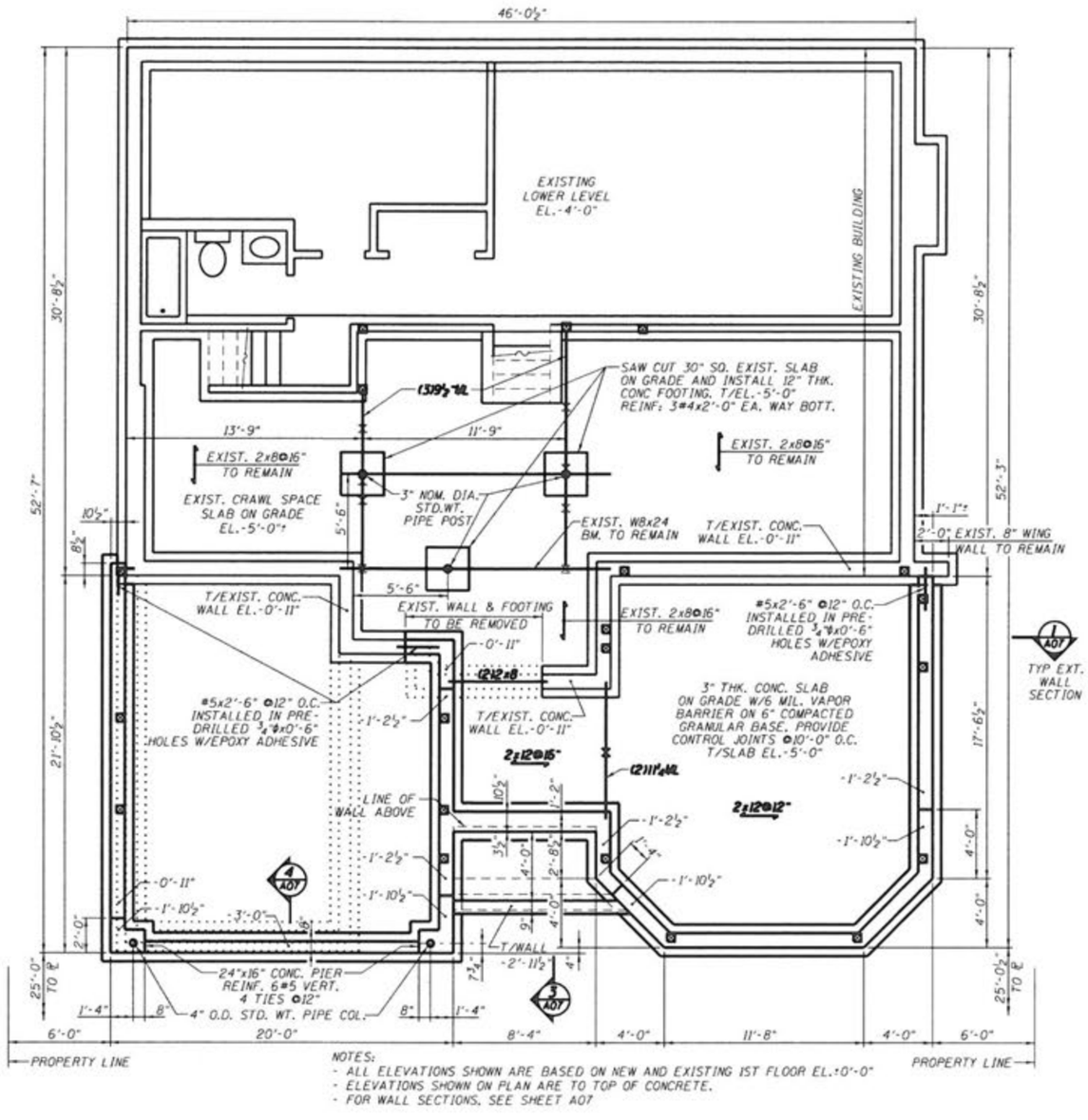
N

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL



1 EXISTING BUILDING DEMOLITION PLAN
1/4"-1'-0"

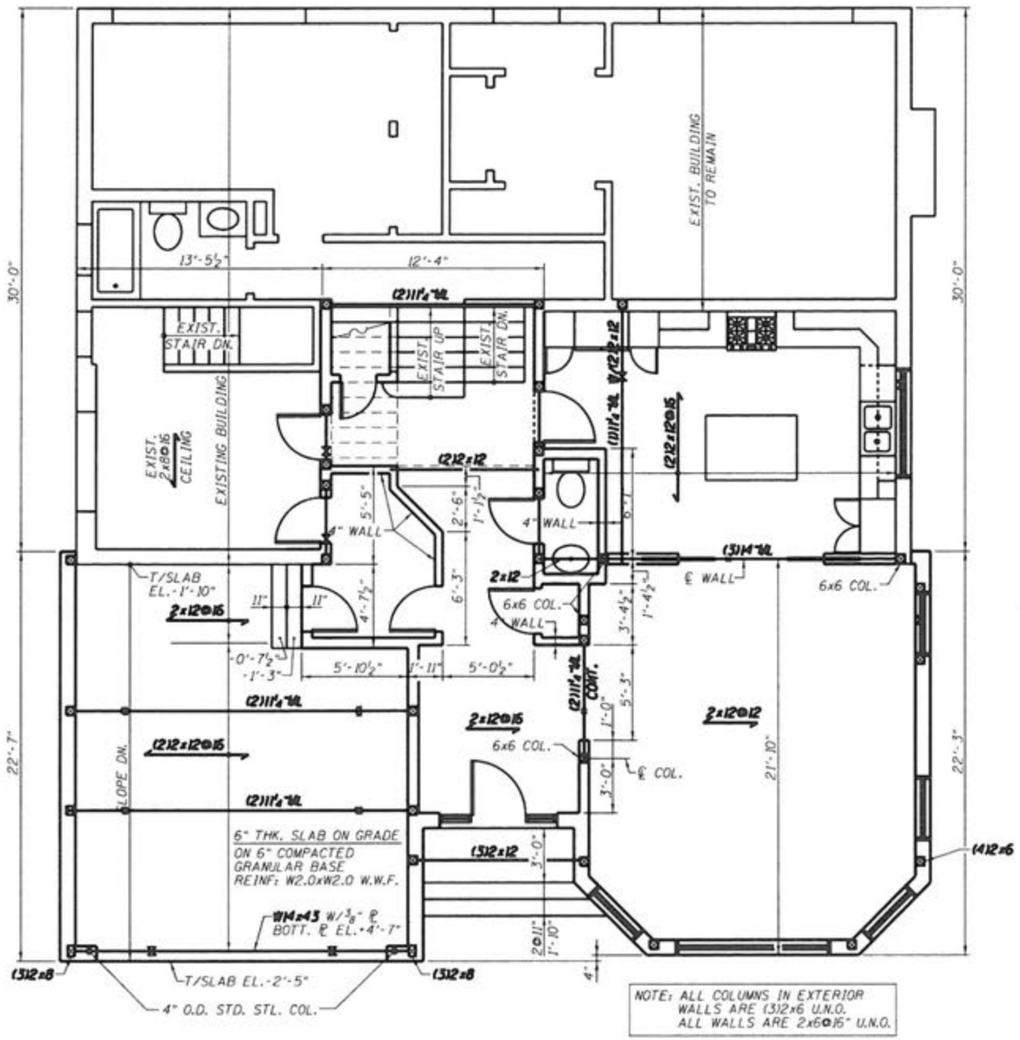


NOTES:
- ALL ELEVATIONS SHOWN ARE BASED ON NEW AND EXISTING 1ST FLOOR EL.±0'-0"
- ELEVATIONS SHOWN ON PLAN ARE TO TOP OF CONCRETE.
- FOR WALL SECTIONS, SEE SHEET A07

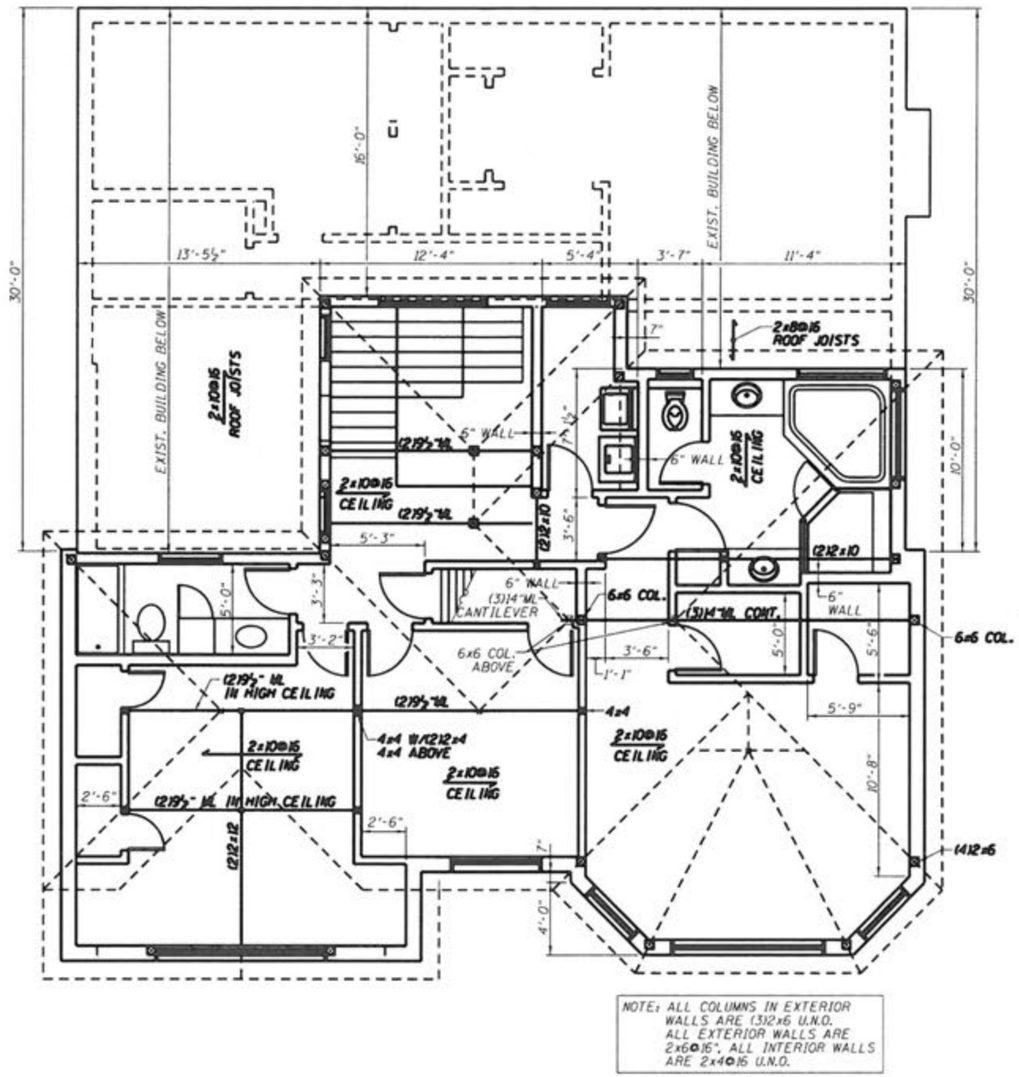
2 FOUNDATION PLAN
1/4"-1'-0"

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL



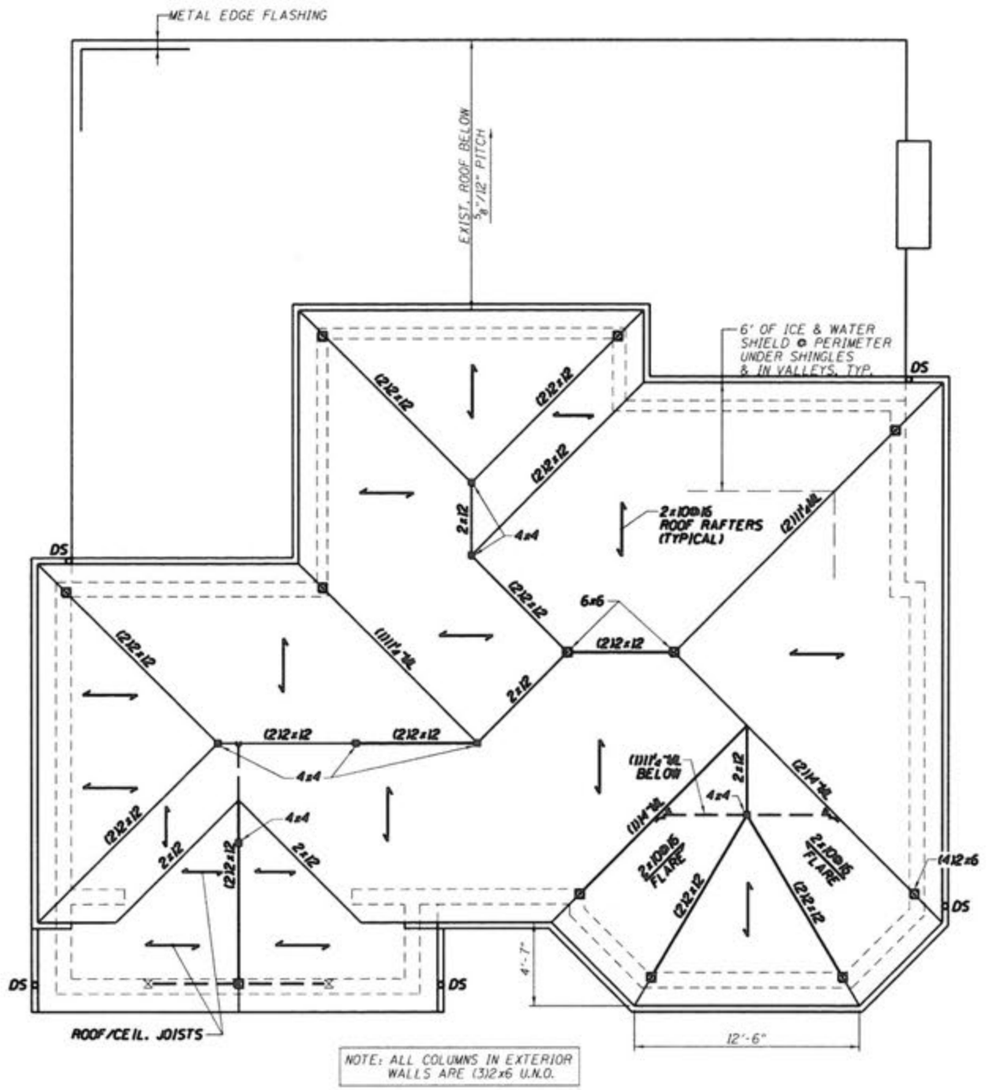
1 FIRST FLOOR PLAN
1/4"=1'-0"



2 SECOND FLOOR PLAN
1/4"=1'-0"

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL

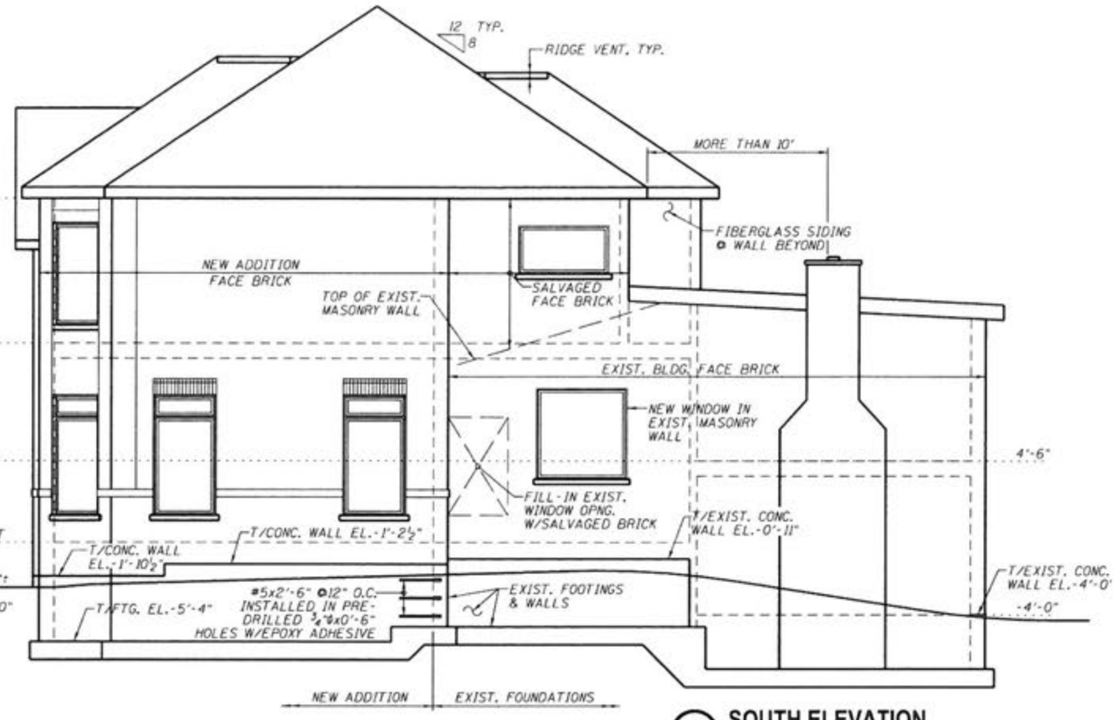


1 ROOF PLAN
1/4"-1'-0"



1 **WEST ELEVATION**

NOTE: THE FRONT ELEVATION IS 100% FACE BRICK/STONE VENEER



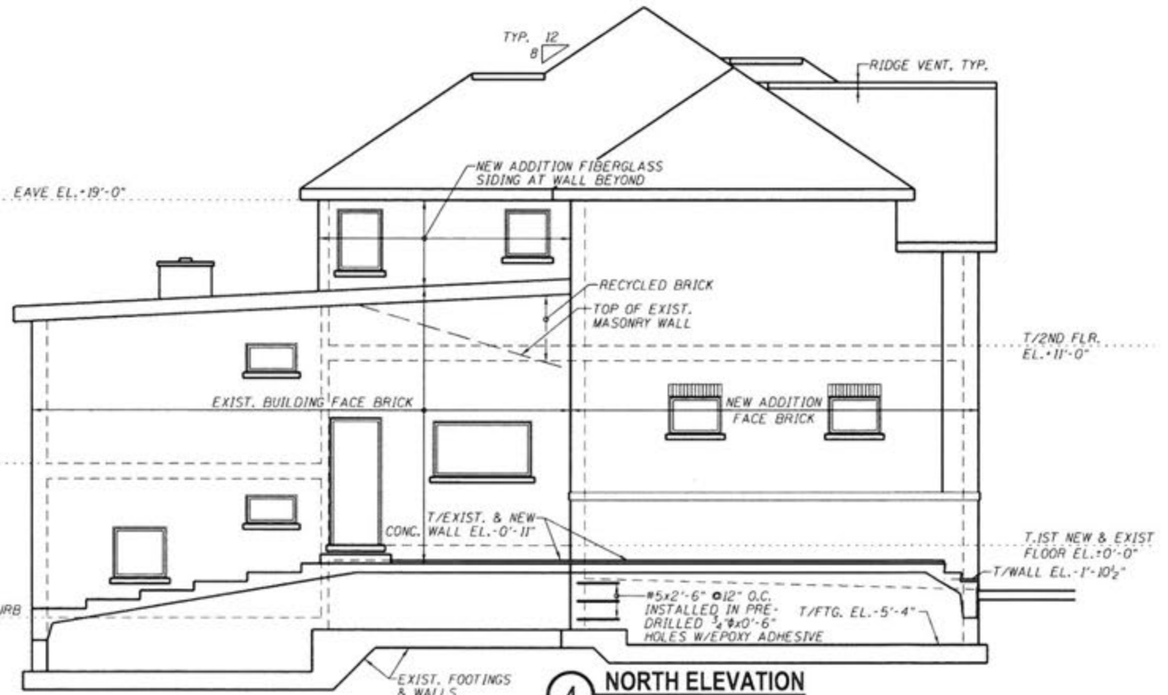
2 **SOUTH ELEVATION**

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL



3 **EAST ELEVATION**



4 **NORTH ELEVATION**

SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL



1 **WEST ELEVATION**

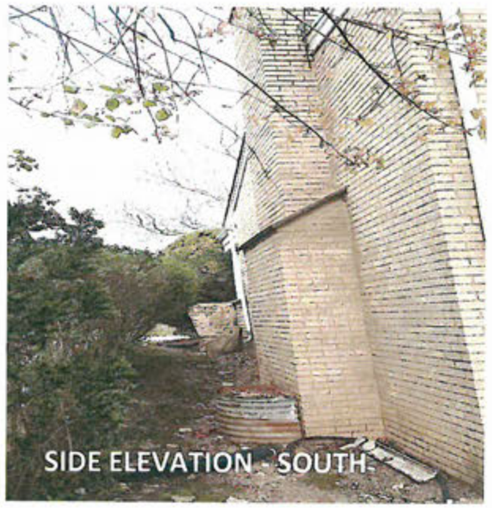
NOTE: THE FRONT ELEVATION IS 100% FACE BRICK/STONE VENEER

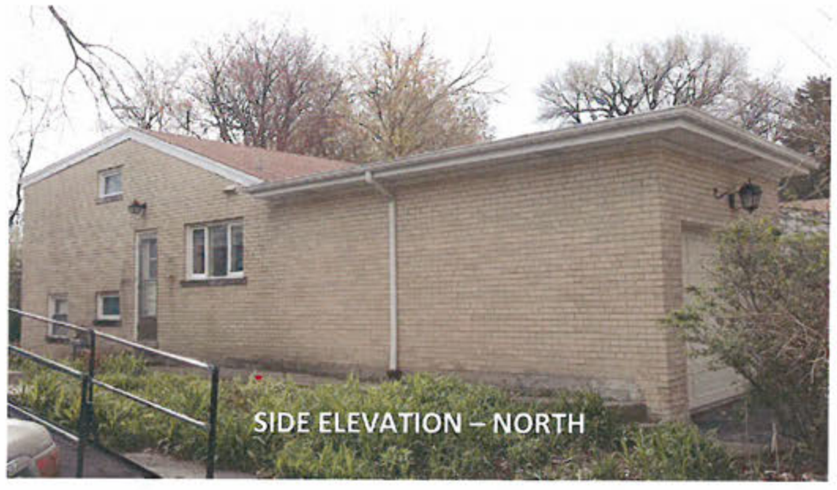
SINGLE FAMILY RESIDENCE RENOVATION & REMODELING

6605 KOSTNER AVENUE LINCOLNWOOD, IL

-EXISTING CONDITIONS-


FRONT ELEVATION – WEST


SIDE ELEVATION - SOUTH


SIDE ELEVATION – NORTH


REAR ELEVATION - EAST

Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 15**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Zoning Board of Appeals to Deny a Fence Location Variation for a Proposed Fence Located at 6822 North Kenneth Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Mr. and Mrs. Tom Sajkovic, property owners of 6822 North Kenneth Avenue, request a variation to permit a board-on-board fence to extend beyond the front facing façade and into the corner side yard. Fences, as regulated by Section 3.13(11)h of the Zoning Code, require that fences must "align with the front facing façade". This requirement limits fence locations so they are not located nearer to the corner side lot line than the front facing façade. Fences are permitted in the rear yard and interior side yards. The subject property is located at the northwest intersection of Kenneth and Kilbourn Avenues.

Since adoption of the 2008 Zoning Ordinance, the Village has considered one request for relief from the fence location requirements at a residential corner lot. The Village considered a request to permit a fence in the corner side yard at 3848 West Loyola Avenue in July 2013. During deliberations, the ZBA recommended to the applicant that in order to meet the spirit of the Zoning Code, the fence should be pulled back from the corner side lot line (Proesel Avenue) to align with the detached garage. The requested variation, as modified, was granted based on unique property conditions: 1) the property was irregularly shaped; and 2) the property is immediately adjacent to the Manufacturing/Business District.

Public Hearing
The Zoning Board of Appeals (ZBA) considered this request on June 18, 2014. The ZBA deliberated the appropriateness of the proposed fence location. Mrs. Sajkovic indicated that the variation is requested in order to enclose a space for their children to safely play. Mrs. Sajkovic added that the fence will provide security to their property. Mrs. Sajkovic testified that she is concerned with dogs in the neighborhood, a registered sex offender owning the adjacent property, and traffic.

The ZBA discussed the fence regulations for all properties in the Village, including corner lots. The ZBA indicated that the Zoning Ordinance would allow for a fence to be installed on the property in the rear yard. The ZBA stated that the characteristics of the Sajkovic's property were not similar to the property at 3848 West Loyola Avenue.

No public testimony was received at the hearing.

Zoning Board of Appeals Recommendation
In its deliberations, the ZBA found that the petitioner did not sufficiently demonstrate a hardship to justify the fence location variation requested. The ZBA unanimously voted (7-0) to recommend that the requested variation be denied. The ZBA indicated that the variation is not consistent with the stated intent and purpose of the Zoning Ordinance.

The recommended motion indicated below is based on the action of the ZBA. Notwithstanding this recommendation, Mr. and Mrs. Sajkovic seek Village Board consideration of the requested fence location variation.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Excerpt June 18, 2014 ZBA Minutes (Draft)
2. June 18, 2014 ZBA Packet
    a. Staff Report to ZBA
    b. Fence Permit Application
    c. Residential Zoning Variation Application
    d. Applicant Letter of Explanation
    e. Plat of Survey w/ Proposed and Permitted Fence Location
    f. Fence Style

RECOMMENDED MOTION:
Move to concur with the recommendation of the Zoning Board of Appeals to deny a request for a variation from the fence location requirement for a fence in the corner side yard at the property commonly known as 6822 North Kenneth Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.

DRAFT MEETING MINUTES OF THE ZONING BOARD OF APPEALS JUNE 18, 2014 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Herb Theisen
Paul Gordon
Paul Grant
Jean Ikezoe-Halevi
Martina Keller
Christopher Nickell
Kathy O'Brien

MEMBERS ABSENT:
None

STAFF PRESENT:
Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

Chairman Theisen noted a quorum of seven members and called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

Chairman Theisen announced that 6822 North Kenneth Avenue (Item #6) will be heard first.

III. APPROVAL OF MINUTES

Motion to recommend approval of the February 9, 2014 Meeting Minutes was made by Commissioner Grant, and seconded by Commissioner Ikezoe-Halevi.

Aye: Grant, Ikezoe-Halevi, Gordon, Keller, Nickell, O'Brien, and Theisen
Nay: None
Motion Approved: 7-0

DRAFT

IV. Public Hearing: 6822 North Kenneth Avenue – Fence Variation Request

Chairman Theisen swore in the Petitioners, Mr. and Mrs. Sajkovic.

The property at 6822 North Kenneth Avenue is a corner lot in the R-3 Residential Zoning District. Staff presented an exhibit showing the proposed fence location and where the fence

should be located according to the current Zoning Code which states that on a corner lot a fence cannot extend any farther towards the corner side street than the elevation facing that street. In the past five years, the only variation that has been granted relative to location was at 3848 North Loyola Avenue. The Zoning Board of Appeals approved a fence to align with their rear detached garage.

Mrs. Sajkovic remarked that the street in front of their house, which is Kenneth, is heavily traveled. They are also having trouble with unleashed dogs coming on their property. Without this variation, the Sajkovics feel their yard is not safe and is too small for their children to play in.

Commissioner O'Brien stated that the fence ordinance is for line of sight issues. Other houses in the vicinity have the same issues and they are not allowed to extend their fences either.

Commissioner Nickell and Chairman Theisen agreed with Commissioner O'Brien that this is a line of sight issue and not a hardship. The Sajkovics are still able to have a fence, but not where they would like it to be. The Commissioners agreed that there is no justification to deviate from the current process.

Mrs. Sajkovic asked the Commissioners if a compromise could be made. Chairman Theisen informed Mrs. Sajkovic that the Zoning Board of Appeals in a recommending body only and she has the right to appear before the Board of Trustees, who have final authority, and present her case to them.

Commissioner Ikezoe-Halevi asked Mr. Cook if there is any way to compromise on a solution. Mr. Cook reiterated that from a zoning perspective, it is a decision based solely on hardship standards, no matter what the severity of the request may be.

Commissioner Keller said that she is sympathetic, but it does not merit a hardship in her opinion.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend denial of the Fence Variation request for 6822 North Kenneth Avenue was made by Commissioner O'Brien, and seconded by Commissioner Gordon.

Aye: O'Brien, Gordon, Grant, Ikezoe-Halevi, Keller, Nickell, and Theisen
Nay: None
Motion Approved: 7-0

Mr. Cook announced that this matter will be heard at the July 15, 2014 meeting of the Village Board. The Petitioners will have an opportunity to address the Board at that time.

V. Public Hearing: 6605 North Kostner Avenue – Finished Floor Height and Design Standards Variation

Return to VB Agenda

Staff Report
Zoning Board of Appeals
June 18, 2014

Subject Property:
6822 North Kenneth Avenue

Zoning District: R3 Residential

Petitioner: Tom and Silvia Sajkovic - Property Owner



Requested Action: Variation sought to Article III, Section 3.13(11)h of the Zoning Code to permit a new fence to be located nearer to the corner side lot line than façade of principal structure.

Nature of Request: The property owner is seeking a variation in order to install a fence at the corner lot with an existing single-family home. The requested variation to permit the semi-private fence to be located up to the corner side lot line.

Notification: Notice in Lincolnwood Review dated May 29, 2014, Public Hearing Sign Installed at 6822 North Kenneth Avenue, and Mailed Legal Notices Dated May 28, 2014 to Properties within 250 Feet.

Summary of Request

The property owner seeks approval of a new fence at the property commonly known as 6822 North Kenneth Avenue. The property owner seeks to install a four-foot shadow box style fence enclosing the rear and corner side yard of the property. The Zoning Code permits board-on-board fences facing corner side yards at a maximum height of four feet. Fences are to be permitted in the rear yard and on a corner lot permitted only to align with the front facing façade. The front facing façade at 6822 North Kenneth Avenue is that elevation facing Kilbourn Avenue. The property owner proposes to install the fence beyond this elevation and up to the corner side lot line and as a result a variation is needed to permit the proposed location. To better assist the ZBA staff has attached the Plat of Survey for the property submitted by the applicant indicating the permitted fence location (shown in red).

Related Village Action

In 2013 the ZBA considered a request at 3848 West Loyola Avenue for a fence to be located in the corner side yard. The property owner sought approval to install a fence along the Proesel Avenue lot line. The ZBA identified the property as irregularly shaped and as a result the proposed fence along Proesel Avenue, which runs at an angle, cannot be aligned with the front façade of the home as required by the Zoning Code. The ZBA generally concluded that the yard along Proesel Avenue should remain open and free from accessory structures. During deliberations, the ZBA recommended to the applicant that in order to meet the spirit of the Zoning Code the fence should be pulled back from the corner side lot line (Proesel Avenue). The ZBA recommended that the fence may be permitted beginning at the southeast corner of the detached garage and continue parallel to Proesel Avenue setback not less than 12 feet. The Village Board concurred with the recommendation of the ZBA on this matter.

Since 2009 the Village has considered three other residential fence variation requests. The most similar requests were both related to permitted fence height on a corner side lot. In October 2012 the Village approved a five foot board-on-board fence in a corner side yard at 6402 North Kolmar Avenue. In granting the variation to exceed the maximum four foot fence height, the Village Board upon recommendation by the ZBA cited frontage on Devon Avenue and the proximity of the property to a traffic light as unique property conditions that merit relief from the Zoning Code. The second request in January 2013 was a requested variation to permit a six foot high fence on a corner side lot at 6546 North Sauganash Avenue. The ZBA recommended denial of the requested variation and Village Board concurred as there were no hardships presented to merit approval. The third requested fence variation was to permit a solid fence in the rear yard and is not similar in nature to the request at 3848 West Loyola Avenue.

Conclusion

The property owner is seeking a variation in order to permit the fence to be located up to the corner side lot line. Staff has not received any phone calls regarding the requested variation.

Documents Attached

1. Permitted Fence Location (Plat of Survey)
2. Fence Permit Application
3. Residential Zoning Variation Application
4. Applicant Letter of Explanation
5. Plat of Survey
6. Fence Style

Return to VB Agenda

Village of Lincolnwood

Permit No._____

Fence Permit Application

JOB ADDRESS 6822 N Kenneth AVE CONSTRUCTION COST $ _____
Property Identification Number (PIN) 10-34-124-035-0000

Property Owner Information

Name TOM P SAJKOVIC Email Address: SAJKOVIC@SBCGLOBAL.NET
Street Address 6822 N Kenneth
Home Phone # 773 744-6871 Daytime Phone # 773 972-4308

Installer/Contractor Information

Name TRU LINK
Street Address 5440 W TOUHY
City/State/Zip SKOKIE IL 60077
Office Phone # (847) 568-9300 Cell Phone # _____
Email Address _____ Village License # _____

Proposed Fence

Height 4FT Running Length 180 FT Percent Open 50%

Material *(check one)* ☐*chain link* ☐*coated chain link* ☐*wrought iron/ aluminum* ☒*wood*
☐ *masonry* ☐*composite material* ☐ other *(identify)* _____

Type/Style *(check one)* ☐picket ☐wrought iron style ☐stockade ☐board on board
☐kentucky rail ☐chain link (open) ☐board & batten ☒shadow box
☐split rail ☐chain link (with slats) ☐ Other *(identify)* _____

Installation *(check all that apply)* ☒New ☐Repair ☐Replacement

Check "Replacement" if proposed new fence replaces an existing fence or portion of fence in the same location. Check "New" if proposed fence is a new fence in a new location. Check both if the proposed fence is both a replacement and extension. If a replacement, provide below in comments, the characteristics of the existing fence and percent amount of existing fence proposed to be replaced.

Purpose of Fence/Additional Description/Comments: SECURING CHILDREN / Future Pool

☐ ATTACH 3 COPIES OF PLAT OF SURVEY ACCURATELY NOTING PROPOSED FENCE LOCATION

Notice and Disclaimer

It is the responsibility of both the property owner and fence installer to ensure that fence installation is accurately installed on the subject property and does not encroach upon any adjoining property or public right-of-way. The Village of Lincolnwood expressly disclaims any liability for improper fence installation, property encroachment or any property dispute that may arise from fence installation. Fences installed in utility easements may be subject to removal by utility companies performing work. In such cases, any fence replacement is the responsibility of the owner.

I have read the above disclaimer and hereby acknowledge my responsibility to ensure that fence installation does not encroach upon the public right-of-way or an adjoining property. I understand the Village fence regulations and inspection requirements, attest that I will comply with these requirements and hereby apply for a Village fence permit.

TOM SAJKOVIC _____ 5-19-14

Print Name *(owner or Authorized Agent)* **Signature** **Date**

Call (847) 673-7402 at least 24 hours in advance to schedule required inspections

Office Use Only

060513 **Approved by** _____ **Issue Date** _____ **Fee Paid $** _____ **Permit #** _____

Return to VB Agenda

VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6822 N Kenneth AVE

Permanent Real Estate Index Number(s): 10-34-124-035-0000

Zoning District _____ Lot Area: _____

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

_____

_____

Are there existing development restrictions affecting the property? ___ Yes ✓ No
(*Examples: previous variations, conditions, easements, covenants*)

If yes, describe: _____

REQUESTED ACTION

- ☒ Variation – Residential
- ☐ Variation – Non-Residential
- ☐ Variation – Off-Street Parking
- ☐ Variation – Design Standards
- ☐ Variation – Signs/Special Signs
- ☐ Minor Variation
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: Fence INSTALL ON PROPERTY LINES

_____

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Tom & Silvia Sajkovic

Address: 6822 N Kenneth Ave

Telephone: (773) 744-6874 Fax: (___) _____ E-mail Address: SAJKOVIC@SBCGLOBAL.NET

Petitioner (*if different from owner*):

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (___) _____ Fax: (___) _____ E-mail Address: _____

REQUIRED ATTACHMENTS*

Check all documents that are attached:

Plat of Survey	✓
Site Plan	
Proof of Ownership	
Floor Plans	
Elevations	
Applicable Zoning Worksheet	
Photos of the property	
PDF files of all drawings	

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Tom Satkovic

Address: 6822 N Kenneth Ave

City, State: Lincolnwood, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER		PETITIONER *(If different than property owner)*	
[signature]	5-19-14	_____	_____
Signature	Date	Signature	Date
Tom Satkovic		_____	
PRINT NAME		PRINT NAME	

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

YES

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

TRUE

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

Perhaps

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

Correct it is for future
SAFETY OF 3 SMALL CHILDREN and pool.

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

Correct

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

TRUE

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

YES

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Correct

To whom it may concern:

My name is Tom Sajkovic and my wife and I live at the residence at 6822 n Kenneth ave.

I am writing this document as a supplemental letter to the enclosed permit request.

We have been in the neighborhood since 2010 and love being so close to a park and really like the overall area. We have 3 toddlers now a 3 year old and two 18 month old twins. We live on a corner lot and it is extremely busy. What we have noticed since we move in is we have speeders and tons of traffic. As our street, is the only way to get to Kilbourn Ave and is a shortcut to Touhy ave and Lincoln ave via Proesel Park or Kilbourn behind us.

There are also 3 large dogs, a pit-bull, Doberman, Rottweiler. These dogs are not always leashed and we have talked with the owners regarding this and Lincolnwood police have stopped by to tell them the dogs cannot roam without a leash.

We watch the kids on our lawn the best we can but anyone who has kids know how quickly they can slip into the street. That said, we have also learned we have one of two registered sex offenders owns the home next to ours. Security our home has now become critical and we are coming to you to help us avoid a bad event occurring and being proactive to avoid a future accident.

We would like to install a fence around our property lines to secure a safe play area for our children. We will be attaching the plat of survey which will describe where we want the fence installed. We would be putting up most likely a shadowbox scallop fence to the height that the village allows.

Thank you in advance and we are willing to work with the village to make this happen in anyway.

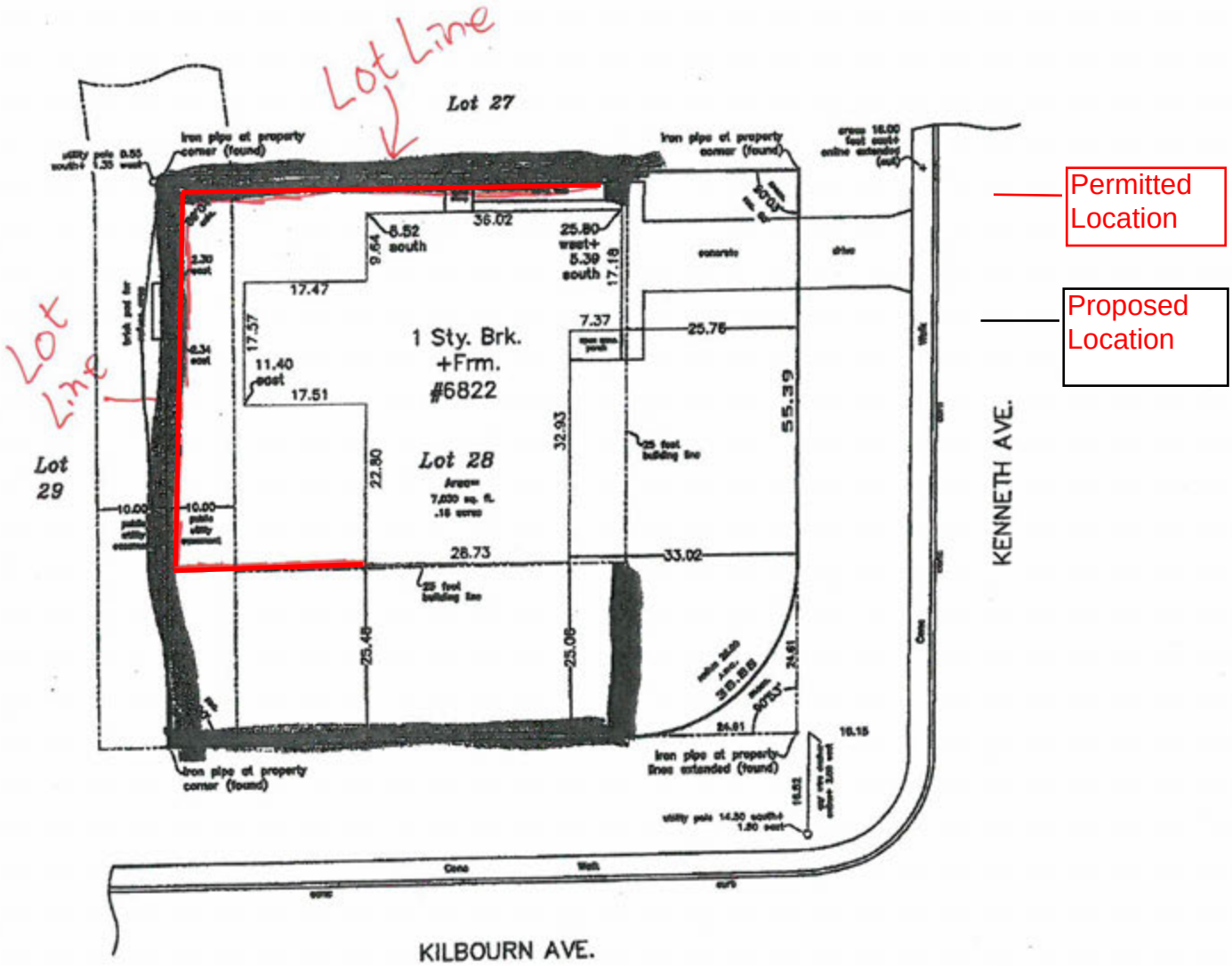
Warm regards,

The Sajkovic family

DAVID LARSEN
SURVEYING LTD.
2200 N. LK SH DR. #2809
CHICAGO, IL. 60657-6350
PH (773) 528-3999
CL (773) 430-6603

PLAT OF SURVEY OF

Lot 28 in Howard Subdivision of Lot 17 and parts of Lot 18, and all of Lots 23 and 24 in James Clark's Subdivision of the East 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 41 North, Range 13 East of the Third Principal Meridian, recorded September 6, 1950 as document 14895784, in Cook County, Illinois.



Order # 14401398
By: Tom Sajkovic
Date: May 9, 2014

This professional service conforms to current Illinois minimum standards for a BOUNDARY survey. Dimensions are in feet and decimal parts thereof, corrected to 68°F and are not to be assumed by scaling. Compare points and report any difference before building.

I, David D. Larsen, an Illinois Professional Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direct supervision, and the plat shown hereon is a correct representation of said survey.

Lic. Exp.
11/30/2014

Member- Illinois Professional Land Surveyor's Association



Request for Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 16**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Ordinance Establishing a Moratorium on Residential Development Along Lincoln Avenue in the B-1 Zoning District

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On June 17, 2014, the Village Board considered the recommendation of the Plan Commission concerning whether a moratorium should be imposed on residential development in the B-1 Zoning District along Lincoln Avenue. By a 5-0 vote, the Plan Commission recommended against imposing such a moratorium of residential development in the Lincoln Avenue corridor.

A moratorium is a temporary measure intended to prohibit certain action only while a matter is studied. In this case, the contemplated moratorium is intended to prohibit residential development while the Plan Commission completes its review of the Lincoln Avenue Plan which calls for residential development in portions of the Lincoln Avenue corridor.

In considering this matter, the Village Board rejected the recommendation of the Plan Commission and by a 5 -1 vote, directed the Village Attorney to prepare an Ordinance establishing an 180-day moratorium on residential development in the B-1 Zoning District along Lincoln Avenue. Consistent with this action, attached is this Ordinance prepared by the Village Attorney.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Ordinance

RECOMMENDED MOTION:
Move to approve an Ordinance establishing a 180-day moratorium on residential development along Lincoln Avenue in the B-1 Zoning District.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE ESTABLISHING A 180-DAY MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL DEVELOPMENTS OF PROPERTIES LOCATED ALONG LINCOLN AVENUE WITHIN THE B-1 TRADITIONAL BUSINESS DISTRICT

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF _____, 2014.

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 _____, 2014

_____
Village Clerk

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

AN ORDINANCE ESTABLISHING A 180-DAY MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL DEVELOPMENTS OF PROPERTIES LOCATED ALONG LINCOLN AVENUE WITHIN THE B-1 TRADITIONAL BUSINESS DISTRICT

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 to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, pursuant to the Village of Lincolnwood Official Zoning Map (***"Zoning Map"***), most of the properties located on either side of Lincoln Avenue between Devon Avenue and Morse Avenue, and most of the properties located along the east side of Lincoln Avenue between Morse Avenue and Estes Avenue extended, are located within the B-1 Traditional Business District (***"B-1 District"***) of the Village; and

WHEREAS, pursuant to Table 4.01.1 of "The Village of Lincolnwood Zoning Ordinance," as amended (***"Zoning Ordinance"***), certain residential uses are permitted as of right in specified circumstances within the B-1 District; and

WHEREAS, Lincoln Avenue is the primary north-south retail and commercial thoroughfare in the Village; and

WHEREAS, on May 18, 2006, the Village President and Board of Trustees adopted Ordinance No. 2006-2710, adopting the Lincoln Avenue Corridor Plan (***"Lincoln Avenue Plan"***) as a component of the Village's Comprehensive Plan; and

WHEREAS, the Village President and Board of Trustees desire to engage in further review of the development patterns and goals for Lincoln Avenue, and of possible Zoning Ordinance amendments that will facilitate effective development of Lincoln Avenue in furtherance of those goals; and

WHEREAS, specifically, the President and Board of Trustees desire to further review whether residential uses are appropriate on Lincoln Avenue; and

WHEREAS, on July 16, 2013, the Committee of the Whole of the Village Board of Trustees directed that the Village Plan Commission conduct a public hearing to fully review the Lincoln Avenue Plan and to make recommendations concerning (i) possible amendments to the Lincoln Avenue Plan, and (ii) imposition of a temporary moratorium on the issuance of building permits for residential development of properties located in the B-1 District and along Lincoln Avenue; and

WHEREAS, pursuant to notice duly published in the *Lincolnwood Review*, the Village Plan Commission conducted a public hearing over seven dates between September 11, 2013, and April 23, 2014, concerning possible amendments to the Lincoln Avenue Plan and concerning the proposed moratorium; and

WHEREAS, on April 23, 2014, the Plan Commission made findings and recommendations concerning the imposition of the proposed moratorium by the Board of Trustees; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that the imposition of a temporary 180-day moratorium with regards to the issuance of building permits for residential development of properties located in the B-1 District and along Lincoln Avenue, as set forth in this Ordinance, is in the best interests of the Village and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES 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. TEMPORARY MORATORIUM.

A. Establishment. The Village will not accept an application for, and the Village will not issue, a building permit for construction of any new structure, or for the alteration, relocation, expansion, enlargement, or restoration of any existing structure, that: (i) is or will be used, in whole or in part, for residential uses; (ii) is located within the B-1 District; and (iii) is located along Lincoln Avenue (***"Temporary Moratorium"***).

B. Limited Time Period. The Temporary Moratorium, unless sooner terminated by Ordinance duly adopted by the Board of Trustees without further notice or hearing, will remain in full force and effect for a limited period of 180 days and shall terminate at 12:01 a.m. on January 12, 2015. The Board of Trustees may, following a public hearing held by the Board of Trustees upon 15 days' notice published prior to such hearing in a newspaper of general circulation within the Village, extend the Temporary Moratorium for a period not to exceed 180 additional days by adopting a further ordinance to effect such extension.

C. Exemptions. The Temporary Moratorium shall not apply to the application or the issuance of a building permit for any construction, alteration, relocation, expansion, enlargement, or restoration if, prior to the effective date of this Ordinance, a completed and executed application for a building permit for the otherwise prohibited construction, alteration, relocation, expansion, enlargement, or restoration has been submitted to the Village and the applicant, as of the effective date of this Ordinance, has otherwise fulfilled all of the requirements for receipt of the requested permit.

SECTION 3. 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 4. 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 _____, 2014.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2014.

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

ATTESTED and FILED in my office the
_____ day of _____, 2014.

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

Request For Board Action

REFERRED TO BOARD: July 15, 2014 **AGENDA ITEM NO: 17**

ORIGINATING DEPARTMENT: Finance

SUBJECT: Public Hearing to Consider the Following Items Pertaining to Fiscal Year 2014-2015:

A) Approval of the Annual Appropriation Ordinance for Fiscal Year 2014-2015

B) Approval of the Certificate of Estimated Revenues by Source for Fiscal Year 2014-2015

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Attached is the proposed Annual Appropriation Ordinance for the Fiscal Year May 1, 2014 to April 30, 2015. In municipalities with less than 500,000 inhabitants, the corporate authorities are required to adopt an ordinance within the first quarter of each fiscal year to be termed the Annual Appropriation Ordinance. The Annual Appropriation Ordinance by State Statute establishes the legal limit of the Village's expenditures during the Fiscal Year May 1, 2014 to April 30, 2015.

The Certification of the Estimated Revenues by Source must be filed within 30 days after the adoption of the Appropriation Ordinance with the Office of the Cook County Clerk, Cook County, Illinois.

FINANCIAL IMPACT:

A) The Appropriation Ordinance adopts the legal spending limits for the Village Government for the Fiscal Year May 1, 2014 to April 30, 2015.

B) The Estimated Revenues by Source is anticipated to be received by the Village in Fiscal Year May 1, 2014 to April 30, 2015**.**

DOCUMENTS ATTACHED:

1. Proposed Ordinance
2. Certified Estimate of Revenues by Source

RECOMMENDED MOTION:

A) Move to approve an Ordinance Appropriating for All Corporate Purposes for the Village of Lincolnwood, Cook County, Illinois for the Fiscal Year May 1, 2014 to April 30, 2015**.**

B) Move to approve the Certified Estimate of Revenues by Source for the Fiscal Year May 1, 2014 to April 30, 2015.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-_____

ANNUAL APPROPRIATIONS ORDINANCE FOR THE
VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS FOR THE
FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THE FIFTEENTH OF JULY, 2014

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 _____, 2014

_____
Village Clerk

ORDINANCE NO. 2014-_____

ANNUAL APPROPRIATIONS ORDINANCE FOR THE
VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS FOR THE
FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015

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

WHEREAS, the Village, as a home rule municipality, has the authority to adopt ordinances and to promulgate ordinances, rules and regulations that pertain to its government and affairs; and

WHEREAS, the Village has held a hearing on this proposed Annual Appropriation Ordinance ("Ordinance") pursuant to notice published in the Lincolnwood Review on June 26, 2014 and a proposed draft has been available for inspection for at least ten days prior to the hearing; and

WHEREAS, this Ordinance is being adopted pursuant to the Village's home rule authority and such other authority as may be provided by law; and

WHEREAS, the Ordinance adopts the legal spending limits for the Village Government for the Fiscal Year May 1, 2014 to April 30, 2015.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lincolnwood, County of Cook, Illinois, as follows:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth in this section.

SECTION 2. APPROPRIATIONS. The amounts set forth in Exhibit A, attached to and made a part of this Ordinance by this reference, or so much thereof as may be needed or deemed necessary to defray all expenses and liabilities of the Village or as much as may be authorized by law, shall be, and the same are hereby, appropriated for the objects and purposes of the Village of Lincolnwood, Cook County, Illinois as specified in Exhibit A, for the fiscal year beginning May 1, 2014 and ending April 30, 2015, and summarized as follows:

APPROPRIATIONS SUMMARY

General Corporate Fund	$23,082,214
Motor Fuel Tax Fund	235,750
Transportation Improvement Fund	1,632,028
E911 Fund	455,870
Northeast Industrial District Tax Increment Financing Fund	10,466,185
Touhy/Lawndale Tax Increment Financing Fund	603,750
Lincoln/Touhy Tax Increment Financing Fund	5,750
Devon/Lincoln Tax Increment Financing Fund	2,323,000
Debt Service Fund	1,724,815
ROW Bike Path Fund	508,300
Property Enhancement Program Fund	57,500
Private Sewer Line Assistance Fund	57,500
Water & Sewer Fund	5,621,735
TOTAL	$46,774,397

SECTION 3: The appropriations made in this Ordinance for any purpose shall be regarding only as a maximum amount to be expended under the respective appropriation accounts and shall not be construed as a commitment, agreement, obligation or liability of the Village of Lincolnwood, each such appropriation being subject to further approval as to the expenditures hereof by the corporate authorities.

SECTION 4: The funds derived from sources other than the tax levies and other revenue pledged for specific purposes may be allotted by the Board of Trustees to such appropriations and in such amounts respectively, as said Board of Trustees may determine within the limits of said appropriations, respectively, insofar as doing same does not conflict with the law.

SECTION 5: Any unexpended balances of any items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any other item in the same general appropriation made by this Ordinance and is hereby appropriated therefor.

SECTION 6: Any sum of money that the Board of Trustees has approved, or will approve, to satisfy a lawful debt of the Village, and for which money is available in the Village accounts at the time of such approval, is hereby appropriated by this ordinance.

SECTION 7: If any item or portion of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portion of such item or the remaining portions of this Ordinance.

SECTION 8: That all ordinances or parts of ordinances conflicting with any provisions of this ordinance be and the same are hereby repealed.

SECTION 9: That this ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this ____ day of July, 2014.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this _____ day of _____, 2014.

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

ATTESTED AND FILED IN MY OFFICE:

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

EXHIBIT A
APPROPRIATIONS

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Village President and Board of Trustees		
Personnel Services		
Compensation		
Salary- Elected and Appointed Officials	$	48,300
Wages- Full Time Hourly		15,318
Total Compensation	$	63,618
Benefits		
Employer FICA	$	3,945
Employer Medicare		922
Employer IMRF		4,184
Insurance- Group Life and AD&D		48
Insurance- Group Medical		1,270
Insurance- Group Dental		124
Insurance- Worker's Compensation		460
Total Benefits	$	10,953
Total Personnel Services	$	74,571
Contractual Services		
Professional Services		
Purchased Program Services	$	6,325
Consulting		1,725
Other Professional Services		5,175
Total Contractual Services	$	13,225
Commodities		
Intergovernmental Fees and Dues		11,500
Printing and Copying Services		1,150
Telephone		17,250
Other Contractual		3,450
Books and Publications		35
Office Supplies		575
Other Materials and Supplies		6,325
Total Commodities	$	40,285

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Village President and Board of Trustees (cont.)		
Meetings and Travel		
Conference and Meeting Registration		690
Local Mileage, Parking and Tolls		460
Lodging		575
Meals		8,050
Purchased Transportation		230
Total Meetings and Travel	$	10,005
Village President and Board of Trustees Total	$	138,085

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Village Clerk		
Personnel Services		
Compensation		
Salary- Elected and Appointed	$	9,200
Total Compensation	$	9,200
Benefits		
Employer FICA	$	570
Employer Medicare		133
Insurance- Workers Compensation		276
Total Benefits	$	980
Total Personnel Services	$	10,180
Commodities		
Ordinance Codification		11,500
Professional Associations		58
Total Commodities	$	11,558
Meetings and Travel		
Conference and Meeting Registration	$	173
Local Mileage, Parking and Tolls		58
Meals		115
Total Meetings and Travel	$	345
Village Clerk Total	$	22,082

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Village Manager's Office		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	474,645
Wages- Full Time Hourly		61,272
Wages- Part Time Hourly		2,300
Deferred Compensation		13,548
Educational Stipend		4,746
Phone Stipend		828
Total Compensation	$	557,339
Benefits		
Employer FICA	$	28,740
Employer Medicare		8,070
Employer IMRF		60,520
Insurance- Group Life and AD&D		1,498
Insurance- Group Medical		47,294
Insurance- Group Dental		5,238
Insurance- Worker's Compensation		14,375
Total Benefits	$	165,735
Total Personnel Services	$	723,074
Contractual Services		
Consulting		3,450
Other Professional Services		10,925
Total Contractual Services	$	14,375
Commodities		
Advertising	$	4,025
Printing and Copying Services		1,725
Professional Associations		3,548
Training		1,725
Other Contractual		33,206

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Village Manager's Office (cont.)		
Commodities (continued)		
Books and Publications		345
Office Supplies		1,380
Other Materials and Supplies		9,959
Total Commodities	$	55,913
Meetings and Travel		
Conference and Meeting Registration	$	3,444
Local Mileage, Parking and Tolls		10,925
Lodging		5,095
Meals		2,812
Purchased Transportation		1,150
Total Meetings and Travel	$	23,426
Village Manager's Office Total	$	816,788

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Finance Department		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	207,667
Wages- Full Time Hourly		163,760
Wages- Seasonal Hourly		2,875
Wages- Overtime 1.5X		518
Phone Stipend		897
Educational Stipend		2,077
Total Compensation	$	377,793
Benefits		
Employer FICA	$	23,368
Employer Medicare		5,465
Employer IMRF		40,843
Insurance- Group Life and AD&D		1,202
Insurance- Group Medical		59,886
Insurance- Group Dental		5,925
Insurance- Worker's Compensation		11,394
Employee Benefit Plan Expenses		113,850
Total Benefits	$	261,933
Total Personnel Services	$	639,727
Contractual Services		
Liability Insurance	$	230,000
Audit		33,350
Consulting		6,325
Total Contractual Services	$	269,675
Commodities		
R & M- Office Equipment		25,875
Advertising		690
Printing and Copying Services		13,225
Professional Associations		1,265
Telephone		55,200
Training		1,725

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Finance Department (continued)		
Commodities (continued)		
Office Supplies		17,825
Postage		17,250
Bank & Credit Card Fees		7,475
Program Supplies		3,795
Total Commodities	$	144,325
Meetings and Travel		
Conference & Meeting Registration		431
Local Mileage, Parking and Tolls		805
Lodging		920
Meals		1,150
Purchased Transportation		460
Total Meetings and Travel	$	3,766
Finance Department Total	$	1,057,493

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Legal Department		
Contractual		
Legal- Litigation	$	34,500
Legal-Retainer		162,150
Legal- Review		115,000
Other Professional Services		57,500
Contractual Total	$	369,150
Legal Department Total	$	369,150

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Community Development Department		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	242,069
Wages-Full Time Hourly		116,610
Wages- Part Time Hourly		2,300
Educational Stipend		3,002
Total Compensation	$	363,981
Benefits		
Employer FICA	$	24,563
Employer Medicare		5,245
Employer IMRF		39,496
Insurance- Group Life and AD&D		1,079
Insurance- Group Medical		29,633
Insurance- Group Dental		3,121
Insurance- Worker's Compensation		8,013
Total Benefits	$	111,150
Total Personnel Services	$	475,131
Contractual Services		
Other Professional Services		464,541
Total Contractual Services	$	464,541
Commodities		
R&M- Office Equipment		230
R&M- Vehicles		1,150
Advertising	$	3,795
Printing & Copying Services		1,725
Professional Associations		3,048
Training		575

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Community Development Department (continued)		
Commodities (continued)		
Books and Publications		575
Fuel		403
Office Supplies		2,875
Other Materials and Supplies		748
Total Commodities	$	15,123
Meetings and Travel		
Conference and Meeting Registration	$	3,565
Local Mileage, Parking and Tolls		288
Lodging		2,760
Meals		805
Purchased Transportation		1,265
Total Meetings and Travel	$	8,683
Sales Tax Sharing		
Sales Tax Sharing Agreements	$	182,850
Sales Tax Sharing Total	$	182,850
Community Development Department Total	$	1,146,327

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Information Systems Department		
Personnel Services		
Wages- Part time hourly		9,200
Employer Fica		570
Employer Medicare		133
Insurance - Workmen's Comp	$	276
Total Personnel Services		10,180
Contractual Services		
Consulting	$	63,250
Maintenance Agreement Expense		105,531
Data Processing		38,557
Total Contractual Services	$	207,338
Commodities		
Telephone	$	16,399
Training		13,800
Other Contractual		36,070
Computer Supplies		2,300
Total Commodities	$	68,569
Capital Outlays		
Equipment- Data Processing	$	452,986
Capital Outlays Total	$	452,986
Information Systems Department Total	$	739,073

Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Engineering Department		
Contractual		
Administration Engineer Costs	$	23,575
Building Engineering Costs		60,375
PW Admin Engineering Costs		37,375
Contractual Total	$	121,325
Engineering Department Total	$	121,325

Return to VB Agenda

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Police Department		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	289,800
Wages- Full Time Hourly		3,774,532
Wages- Part Time Hourly		94,789
Wages- Seasonal Hourly		11,960
Wages- Overtime 1.5X		356,500
Grant- Overtime		23,000
Wages- Special Detail		2,300
Educational Stipend		23,643
Uniform Allowance		24,539
Tuition Reimbursement		19,045
Phone Stipend		782
Pension- Regular		36,357
Total Compensation	$	4,657,247
Benefits		
Employer FICA	$	45,963
Employer Medicare		51,580
Employer IMRF		79,648
Employer Police Pension		1,612,300
Insurance- Opt Out		2,760
Insurance- Group Life and AD&D		6,448
Insurance- Group Medical		546,983
Insurance- Group Dental		50,739
Insurance- Worker's Compensation		134,486
Total Benefits	$	2,530,906
Total Personnel Services	$	7,188,153
Contractual Services		
Animal Control	$	863
Other Professional Services		10,152
Total Contractual Services	$	11,015

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Police Department (continued)		
Commodities		
R&M- Buildings	$	1,725
R&M- Communications Equipment		26,310
R&M- Data Processing Equipment		3,105
R&M- Police Equipment		805
R&M- Office Equipment		230
R&M- Vehicles		29,325
Intergovernmental Fees & Dues		40,040
Printing and Copying Services		2,185
Professional Associations		2,179
Telephone		2,445
Training		29,820
Other Contractual		103,184
Ammunition and Range Supplies		15,491
Books and Publications		1,557
Computer Supplies		1,926
Fuel		79,350
Office Supplies		345
Program Supplies		45,304
Total Commodities	$	385,325
Meetings and Travel		
Conference and Meeting Registration	$	3,416
Local Mileage, Parking and Tolls		4,600
Lodging		2,530
Meals		7,130
Purchased Transportation		288
Total Meetings and Travel	$	17,963

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Police Department (continued)		
Small Equipment and Vehicles		
Equipment- Vehicles		110,630
Small Equipment and Vehicles Total	$	110,630
Police Department Total	$	7,713,086

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Fire Department		
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	68,556
Total Compensation	$	68,556
Benefits		
Employer FICA	$	4,250
Employer Medicare		994
Employer IMRF		5,725
Insurance- Group Life and AD&D		217
Insurance- Group Medical		6,346
Insurance- Group Dental		622
Insurance- Worker's Compensation		2,056
Total Benefits	$	20,210
Total Personnel Services	$	88,766
Contractual Services		
Fire Protection	$	3,055,903
Total Contractual Services	$	3,055,903
Commodities		
R&M- Communications Equipment		1,725
R&M Wireless Alarm System		8,050
R&M Fire and EMS Equipment		14,663
R&M- Vehicles		10,350
R&M- Other		1,150
Intergovernmental Fees & Dues		12,052
Printing and Copying Services		2,300
Professional Associations		1,449

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund (cont.)		
Fire Department (continued)		
Commodities (continued)		
Other Contractual		163,300
Books and Publications		2,013
EMS Supplies		9,775
Firefighting Supplies		8,293
Fuel		27,600
Lubricants and Fluids		575
Office Supplies		2,875
Program Supplies		17,595
Repair Parts		10,350
Small Tools		1,150
Training Supplies		5,865
Other Materials and Supplies		10,908
Total Commodities	$	312,036
Capital Outlays		
Equipment- Communications		108,183
Equipment- Public Safety		37,950
Capital Outlays Total	$	146,133
Fire Department Total	$	3,602,838

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Administration		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	240,458
Wages- Full Time Hourly		60,490
Wages- Part Time Hourly		29,900
Wages- Overtime 1.5X		575
Phone Stipend		207
Educational Stipend		435
Total Compensation	$	332,065
Benefits		
Employer FICA	$	16,486
Employer Medicare		4,812
Employer IMRF		36,234
Insurance- Group Life and AD&D		758
Insurance- Group Medical		30,779
Insurance- Group Dental		3,877
Insurance- Worker's Compensation		8,044
Total Benefits	$	100,990
Total Personnel Services	$	433,054
Contractual Services		
Other Contract Labor	$	31,050
Animal Control		11,500
Total Contractual Services	$	42,550
Commodities		
R&M- Communications Equipment	$	345
R&M- Office Equipment		575
Advertising		316
Intergovernmental fees & dues		1,725
Printing and Copying Services		115
Professional Associations		690
Training		1,150

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Administration (continued)		
Commodities (continued)		
Books and Publications		86
Fuel		3,105
Office Supplies		1,304
Program Supplies		7,406
Repair Parts		173
Green Initiatives		690
Total Commodities	$	17,680
Meetings and Travel		
Conference and Meeting Registration		748
Local Mileage, parking and tolls		86
Meals and lodging		891
Purchased Transportation		230
Total Meetings and Travel	$	1,955
Public Works Administration Total	$	495,239

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Vehicle Division		
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	174,937
Wages- Seasonal Hourly		24,150
Wages- Overtime 1.5X		4,684
Wages- Overtime 2X		1,306
Uniform Allowance		1,553
Total Compensation	$	206,630
Benefits		
Employer FICA	$	12,811
Employer Medicare		2,996
Employer IMRF		22,564
Insurance- Group Life and AD&D		501
Insurance- Group Medical		31,348
Insurance- Group Dental		2,807
Insurance- Worker's Compensation		6,199
Total Benefits	$	79,226
Total Personnel Services	$	285,856
Commodities		
R&M- Communications Equipment	$	345
R&M- Public Works Equipment		1,610
R&M- Vehicles		1,116
Professional Associations		115
Training		173
Books and Publications		460
Fuel		1,380
Lubricants and Fluids		1,150
Program Supplies		18,055

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account	Amount Appropriated
General Fund	
Public Works Vehicle Division (continued)	
Commodities (continued)	
Total Commodities	$ 24,403
Public Works Vehicle Division Total	$ 310,259

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Building Maintenance Division		
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	61,525
Wages- Seasonal Hourly		24,150
Wages- Overtime 1.5X		5,175
Wages-Overtime 2X		1,668
Uniform Allowance		849
Total Compensation	$	93,366
Benefits		
Employer FICA	$	5,789
Employer Medicare		1,354
Employer IMRF		10,196
Insurance- Group Life and AD&D		185
Insurance- Group Medical		18,803
Insurance- Group Dental		1,748
Insurance- Worker's Compensation		2,713
Total Benefits	$	40,787
Total Personnel Services	$	134,153
Contractual		
Janitorial	$	39,560
Total Contractual	$	39,560
Commodities		
R&M- Buildings	$	131,836
R&M- Vehicles		1,150
Equipment Rental		345
Training		575
Fuel		3,105
Landscaping Supplies		4,600
Program Supplies		24,150
Small Tools		1,725
Utilities- Government Buildings		28,750
Total Commodities	$	196,236
Public Works Building Maintenance Total	$	369,949

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Street Maintenance Division		
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	533,766
Wages- Seasonal Hourly		27,600
Wages- Overtime 1.5X		32,453
Wages- Overtime 2X		10,580
Uniform Allowance		4,974
Longevity Stipend		316
Total Compensation	$	609,689
Benefits		
Employer FICA	$	37,801
Employer Medicare		8,840
Employer IMRF		63,564
Insurance- Group Life and AD&D		941
Insurance- Group Medical		110,475
Insurance- Group Dental		12,421
Insurance- Worker's Compensation		18,291
Total Benefits	$	252,332
Total Personnel Services	$	862,020
Contractual		
Landscaping Services	$	126,500
Street Lights and Traffic Signals		44,620
Total Contractual	$	171,120
Refuse Services		
Garbage and Recycling	$	1,231,650
Total Refuse Services	$	1,231,650
Commodities		
R&M- Communications Equipment	$	575
R&M- Public Works Equipment		1,725
R&M- Vehicles		46,000

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
General Fund		
Public Works Street Maintenance (continued)		
Commodities (continued)		
Training		1,725
Other Contractual		11,500
Fuel		40,250
Lubricants and Fluids		2,875
Landscaping Supplies		11,500
Program Supplies		16,560
Small Tools		18,055
Street Materials- Aggregate		17,250
Street Materials- Salt & Sand		75,900
Street Materials- Signs & Bar		11,500
Street Materials- Other		3,335
Utilities- Public Way		147,200
Total Commodities	$	405,950
Capital Outlays		
Street System Construction/Imp	$	97,750
Total Capital Outlays	$	97,750
Public Works Street Maintenance Total	$	2,768,490

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Administration		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	200,727
Wages- Full Time Hourly		41,170
Wages - Part Time Hourly		59,455
Phone Stipend		1,656
Educational Stipend		2,027
Total Compensation	$	305,035
Benefits		
Employer FICA	$	18,821
Employer Medicare		4,077
Employer IMRF		32,628
Insurance- Group Life and AD&D		872
Insurance- Group Medical		21,839
Insurance- Group Dental		2,225
Insurance- Worker's Compensation		9,013
Total Benefits	$	89,473
Total Personnel Services	$	394,509
Commodities		
R&M- Office Equipment		8,050
Advertising		1,150
Printing and Copying Services		13,800
Professional Associations		2,070
Training		288
Other Contractual		8,625

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Administration (continued)		
Commodities (continued)		
Office Supplies		6,900
Credit Card Charges		10,925
Program Supplies		7,866
Postage		9,200
Total Commodities	$	68,874
Meetings and Travel		
Conference and Meeting Registrations	$	5,405
Local Mileage, Parking and Tolls		1,150
Lodging		2,300
Meals		1,817
Total Meetings and Travel	$	10,672
Parks and Recreation Administration Total	$	474,054

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Park Maintenance Division		
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	268,410
Wages- Seasonal Hourly		41,400
Wages- Overtime 1.5X		7,067
Wages- Overtime 2X		6,613
Uniform Allowance		2,933
Total Compensation	$	326,422
Benefits		
Employer FICA	$	20,266
Employer Medicare		4,740
Employer IMRF		31,174
Insurance- Group Life and AD&D		613
Insurance- Group Medical		64,378
Insurance- Group Dental		7,614
Insurance- Worker's Compensation		9,772
Total Benefits	$	138,558
Total Personnel Services	$	464,980
Contractual		
Contract Maintenance	$	25,300
Total Contractual	$	25,300
Commodities		
R&M- Buildings	$	4,600
R&M- Communications Equipment		446
R&M- Recreation Equipment		9,200
R&M- Vehicles		8,366
R&M- Other Equipment		1,150
Equipment Rental		575
Training		1,150
Fuel		16,100
Lubricants and Fluids		1,150
Landscaping Supplies		17,825
Program Supplies		52,912

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Park Maintenance (continued)		
Commodities (continued)		
Small Tools		16,434
Utilities- Government Building		3,450
Utilities- Public Way		335
Total Commodities	$	133,692
Capital Outlays		
Park equipment replacement		125,350
Equipment- other		40,250
Total Capital Outlays	$	165,600
Parks and Recreation Park Maintenance Total	$	789,572

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Youth/Tot Program		
Personnel Services		
Compensation		
Wages- Part Time Hourly	$	8,338
Total Compensation	$	8,338
Benefits		
Employer FICA	$	518
Employer Medicare		121
Insurance- Workers Compensation		251
Total Benefits	$	889
Total Personnel Services	$	9,226
Commodities		
Purchased Program Services	$	7,188
Program Supplies		575
Total Commodities	$	7,763
Parks and Recreation Youth/Tot Program Total	$	16,989

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Fitness		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	1,869
Total Compensation	$	1,869
Benefits		
Employer FICA	$	116
Employer Medicare		28
Insurance- Workers Compensation		56
Total Benefits	$	200
Total Personnel Services	$	2,069
Commodities		
Purchased Program Services	$	24,955
Advertising		173
Program Supplies		173
Total Commodities	$	25,300
Parks and Recreation Fitness Total	$	27,369

Return to VB Agenda

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Special Events		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	2,300
Total Compensation	$	2,300
Benefits		
Employer FICA	$	143
Employer Medicare		33
Insurance- Workers Compensation		69
Total Benefits	$	245
Total Personnel Services	$	2,545
Commodities		
Purchased Program Services	$	29,900
Advertising		5,836
Printing and Copying Services		575
Concessions and Food		5,118
Program Supplies		2,933
Other materials & supplies		575
Total Commodities	$	44,936
Parks and Recreation Special Events Total	$	47,481

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Athletic Program		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	2,875
Total Compensation	$	2,875
Benefits		
Employer FICA	$	178
Employer Medicare		41
Insurance- Workers Compensation		86
Total Benefits	$	306
Total Personnel Services	$	3,181
Commodities		
Purchased Program Services	$	3,450
Program Supplies		115
Total Commodities	$	3,565
Parks and Recreation Athletic Total	$	6,746

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Park Patrol Security		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	63,595
Total Compensation	$	63,595
Benefits		
Employer FICA	$	3,850
Employer Medicare		900
Insurance- Workers Compensation		1,863
Total Benefits	$	6,614
Total Personnel Services	$	70,209
Commodities		
Telephone		518
Program Supplies	$	863
Total Commodities	$	1,380
Parks and Recreation Park Patrol Program Total	$	71,589

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Birthday Parties		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	1,150
Total Compensation	$	1,150
Benefits		
Employer FICA	$	71
Employer Medicare		17
Insurance- Workers Compensation		35
Total Benefits	$	123
Total Personnel Services	$	1,273
Commodities		
Purchased Program Services	$	403
Program Supplies		575
Total Commodities	$	978
Parks and Recreation Birthday Parties Total	$	2,251

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Outdoor Recreation		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	230
Total Compensation	$	230
Benefits		
Employer FICA	$	14
Employer Medicare		3
Insurance- Workers Compensation		3
Total Benefits	$	21
Total Personnel Services	$	251
Commodities		
Purchased Program Services	$	863
Program Supplies		1,150
Total Commodities	$	2,013
Parks and Recreation Outdoor Recreation Total	$	2,263

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Turkey Trot		
Personnel		
Wages- Full Time Salaried		6,900
Wages - Seasonal Hourly		3,335
Total Compensation		10,235
Benefits		
Employer FICA		660
Employer Medicare		480
Employer IMRF		1,089
Insurance- Group Life and AD&D		31
Insurance- Group Medical		634
Insurance- Group Dental		60
Insurance- Worker's Compensation		308
Total Benefits		3,261
Total Personnel		13,496
Commodities		
Purchased Program Services	$	10,925
Advertising		1,150
Equipment Rental		5,750
Awards		460
Printing and Copying		978
Concessions and Food		2,013
Postage		575
Program Supplies		22,425
Total Commodities	$	44,275
Parks and Recreation Turkey Trot Total	$	57,771

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Club Kid Program		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	37,950
Total Compensation	$	37,950
Benefits		
Employer FICA	$	2,353
Employer Medicare		551
Insurance- Workers Compensation		1,139
Total Benefits	$	4,042
Total Personnel Services	$	41,992
Commodities		
Purchased Program Services	$	575
Telephone		863
Concessions and Food		3,450
Program Supplies		1,380
Other Materials and Supplies		219
Total Commodities	$	6,486
Parks and Recreation Club Kid Program Total	$	48,478

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Day Camp Program		
Personnel Services		
Compensation		
Wages- Full-time		65,320
Wages- Seasonal Hourly	$	178,710
Educational Stipend		653
Total Compensation	$	244,683
Benefits		
Employer FICA	$	15,136
Employer Medicare		3,540
Employer- IMRF		7,915
Insurance- group life&AD&D		215
Insruance- group medical		6,335
Insurance- group dental		598
Insurance- Workers Compensation		7,332
Total Benefits	$	41,072
Total Personnel Services	$	285,755
Commodities		
Purchased Program Services	$	32,200
Telephone		920
Training		805
Other Contractual		1,955
Concessions and Food		6,325
Credit Card Charges		23,000
Transportation		1,725
Program Supplies		12,420
Total Commodities	$	79,350
Parks and Recreation Day Camp Program Total	$	365,105

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Softball Program		
Commodities		
Awards		5,175
Program Supplies		2,300
Total Commodities	$	7,475
Parks and Recreation Softball Program Total	$	7,475

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Tennis Program		
Commodities		
Purchased Program Services	$	7,475
Total Commodities	$	7,475
Parks and Recreation Tennis Program Total	$	7,475

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Pool Program		
Personnel Services		
Compensation		
Wages- full-time		72,565
Wages- Seasonal Hourly	$	229,770
Educational stipend		726
Total Compensation	$	303,061
Benefits		
Employer FICA	$	18,790
Employer Medicare		4,394
Employer IMRF		8,003
Insurance - group life & AD&D		231
Insurance - group medical		13,656
Insruance - group dental		1,148
Insurance- Worker's Compensation		9,092
Total Benefits	$	55,314
Total Personnel Services	$	358,375
Commodities		
Purchased Program Services	$	575
R&M- Buildings		18,400
R&M- Pool Equipment		5,750
R&M- Other		18,975
Printing and Copying Services		403
Telephone		575
Training		4,600
Awards		86
Chemicals- Swimming Pool		34,500
Computer Supplies		10,764
Concessions and Food		316
Merchandise for Resale		115
Office Supplies		575
Credit Card Charges		9,775
Program Supplies		11,500
Repair Parts		5,750

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Training Supplies		863
Utilities- Government Building		13,800
Total Commodities	$	137,322
Meetings and Travel		
Conference and meeting registration		575
Lodging		805
Meals		288
Purcahsed Transportation		805
Total Meetings and Travel	$	2,473
Equipment	$	34,500
Parks and Recreation Pool Program Total	$	532,669

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Swim Lesson Program		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	24,150
Total Compensation	$	24,150
Benefits		
Employer FICA	$	1,426
Employer Medicare		334
Insurance- Workers Compensation		690
Total Benefits	$	2,450
Total Personnel Services	$	26,600
Commodities		
Office Supplies		58
Program Supplies		288
Training Supplies		230
Total Commodities	$	575
Parks and Recreation Swimming Lessons Total	$	27,175

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Swim Team Program		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	14,375
Total Compensation	$	14,375
Benefits		
Employer FICA	$	891
Employer Medicare		208
Insurance- Workers Compensation		431
Total Benefits	$	1,531
Total Personnel Services	$	15,906
Commodities		
Purchased Program Services	$	1,035
Concessions and Food		345
Program Supplies		6,325
Total Commodities	$	7,705
Parks and Recreation Swim Team Total	$	23,611

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Pool Concessions		
Personnel Services		
Compensation		
Wages- Seasonal Hourly	$	34,500
Total Compensation	$	34,500
Benefits		
Employer FICA	$	2,139
Employer Medicare		500
Insurance- Workers Compensation		1,035
Total Benefits	$	3,674
Total Personnel Services	$	38,174
Commodities		
Beverages	$	1,725
Supplies		1,438
Repairs and Maintenance Building		575
Concessions & food		34,500
Total Commodities	$	38,238
Parks and Recreation Concessions Total	$	76,412

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Seniors Program		
Personnel Services		
Compensation		
Wages- Part-time		7,475
Total Compensation	$	7,475
Benefits		
Employer FICA	$	463
Employer Medicare		108
Insurance- Workers Compensation		224
Total Benefits	$	796
Total Personnel Services	$	8,271
Commodities		
Purchased Programs Services	$	20,700
Subsidized Taxi Program		2,300
Concessions and Food		2,760
Program Supplies		1,725
Total Commodities	$	27,485
Parks and Recreation Seniors Program Total	$	35,756

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Community Center Program		
Personnel Services		
Compensation		
Wages- Part Time Hourly	$	11,500
Total Compensation	$	11,500
Benefits		
Employer FICA	$	713
Employer Medicare		167
Insurance- workers compensation		345
Total Benefits	$	1,225
Total Personnel Services	$	12,725
Contractual		
Janitorial	$	6,785
Total Contractual	$	6,785
Commodities		
Advertising	$	173
Facility rental		6,325
Program Supplies		3,048
Total Commodities	$	9,545
Parks and Recreation Community Center Total	$	29,055

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Parks and Recreation Fund		
Parks and Recreation Special Recreation		
Commodities		
Purchased Program Services	$	151,800
Total Commodities	$	151,800
Parks and Recreation Special Recreation Total	$	151,800
Transfers	$	610,934
Total General Fund Expenditures	$	23,082,214

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Motor Fuel Tax Fund		
Consulting		19,550
Street Lights and Traffic Signals	$	40,250
Street Improvements		175,950
Motor Fuel Tax Fund Total	$	235,750

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Transportation Improvement Fund		
Engineering	$	69,000
Street repairs		40,250
Street lights' improvements		1,307,315
Transfers		215,463
Transportation Improvement Fund Total	$	1,632,028

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
E911 Fund		
E911 Program		
Personnel Services		
Compensation		
Wages- Full Time Salaried	$	18,216
Wages- Full Time Hourly		120,092
Wages- Overtime		2,214
Educational Stipend		729
Total Compensation	$	141,251
Benefits		
Employer FICA	$	9,143
Employer Medicare		2,138
Employer IMRF		16,102
Insurance- Group Life & AD&D		294
Insurance- Group Medical		21,183
Insurance- Group Dental		1,938
Insurance- Worker's Compensation		4,417
Total Benefits	$	55,215
Total Personnel Services	$	196,466
Commodities		
R&M- Buildings	$	1,150
R&M- Communications Equipment		26,299
Telephone		28,750
Training		1,380
Other Contractual		22,425
Computer Supplies		1,610
Office Supplies		230
Total Commodities	$	81,844
Equipment-Data processing	$	177,560
Total Equipment	$	177,560
E911 Fund Total	$	455,870

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
NEID TIF Fund		
Contractual		
Audit	$	1,725
Other Professional Services		15,525
Maintenance of TIF improvements		17,250
Total Compensation	$	34,500
Sharing		
Community Development Grants	$	345,000
Total Sharing	$	345,000
Debt Service		
Fiscal Charges	$	431
Principal- 2002 A.G.O. Bonds		332,063
Interest- 2002 A.G.O. Bonds		27,341
Total Debt Service	$	359,835
Capital Outlay		
Engineering	$	178,250
Land Acquisition and Improvement		5,099,100
Total Capital Outlay	$	5,277,350
Transfers	$	2,149,500
Surplus Distribution		2,300,000
NEID TIF Fund Total	$	10,466,185

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Touhy-Lawndale TIF Fund		
Economic Dev. RE Tax Agreement	$	598,000
Transfers		5,750
Touhy-Lawndale TIF Fund Total	$	603,750

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account	Amount Appropriated
Lincoln/Touhy TIF Fund	
Consulting	$ 5,750
Lincoln/Touhy TIF Fund Total	$ 5,750

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account	Amount Appropriated
Devon/Lincoln TIF Fund	
Contractual	
Consulting	$ 23,000
Capital Outlay	
Engineering	115,000
Land Acquisition and Improvement	2,185,000
Total Capital Outlay	2,300,000
Devon/Lincoln TIF Fund Total	$ 2,323,000

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Debt Service Fund		
Fiscal Charges	$	690
Principal- 2011B G.O. Bonds		396,750
Principal- 2011A G.O. Bonds		110,688
Principal- 2004 G.O. Ref. Bonds		793,500
Lease payment park lighting		40,860
Principal - Fire truck loan		63,203
Principal - Illinois Finance Authority		14,375
Principal- Cook County loan		215,463
Interest - Fire truck loan		23,269
Interest- 2011B G.O. Bonds		32,890
Interest- 2011A G.O. Bonds		9,114
Interest- 2004 G.O. Ref. Bonds		24,014
Debt Service Fund Total	$	1,724,815

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account	Amount Appropriated
ROW Bike Path Fund	
Land acquisition and Improvement	230,000
Engineering	278,300
ROW Bike Path Fund Total	$ 508,300

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Property Enhancement Fund		
PEP Awards	$	57,500
Property Enhancement Fund Total	$	57,500

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Private Water Line Assistance Fund		
PEP Awards	$	57,500
Private Water Line Assistance Fund	$	57,500

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Water and Sewer Fund		
Contractual Services		
Data Processing	$	58,342
Total Contractual Services	$	58,342
Commodities		
Printing and Copying Services	$	1,150
Professional Associations		253
Telephone		18,170
Training		575
Books and Publications		279
Liability Insurance		69,000
Maintenance agreements		57,225
Office Supplies		1,150
Postage		23,000
Total Commodities	$	170,803
Personnel Services		
Compensation		
Wages- Full Time Hourly	$	569,140
Wages- Seasonal Hourly		41,400
Wages- Overtime 1.5X		28,014
Wages- Overtime 2X		17,538
Uniform Allowance		3,795
Stipends		5,995
Total Compensation	$	665,881
Benefits		
Employer FICA	$	41,037
Employer Medicare		9,597
Employer IMRF		67,757
Insurance- Group Life & AD & D		1,440
Insurance- Group Medical		123,348
Insurance- Group Dental		12,674
Insurance- Workers Compensation		19,856
Total Benefits	$	275,708
Total Personnel Services	$	941,589
Commodities		
Consulting	$	201,912
Other Professional Services		32,545
R&M- Buildings		6,900
R&M- Communications Equipment		558

Village of Lincolnwood
Appropriations Ordinance
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount Appropriated
Water and Sewer Fund		
Commodities (continued)		
R&M- Vehicles		28,750
R&M- Water System Equipment		23,000
Equipment Rental		558
Training		1,380
Other Contractual		82,702
Chemicals- Water System		5,175
Fuel		34,500
Lubricants and Fluids		2,875
Landscaping and Supplies		1,380
Program Supplies		12,650
Small Tools		32,775
Street Materials- Aggregate		6,900
Street Materials- Other		3,450
Utilities- Government Building		2,875
Utilities- Public Way		40,250
Water Purchases		2,301,150
Water System Supplies		4,025
Water System Repair Parts		40,250
Green Initiatives		575
Total Commodities	$	2,867,135
Debt Service		
Principal & interest payments	$	784,616
Total Debt Service	$	784,616
Capital Outlays		
		529,000
Equipment - Vehicles		40,250
Total Capital Outlays	$	569,250
Transfer to General Fund	$	230,000
Water and Sewer Fund Total	$	5,621,735
Total Expenditures - All Funds	$	46,774,397

CERTIFICATION OF APPROPRIATION ORDINANCE

VILLAGE OF LINCOLNWOOD, ILLINOIS

The undersigned, duly elected and qualified Clerk of the Village of Lincolnwood, Cook County, Illinois, does hereby certify that the attached Ordinance is a true and correct copy of the Appropriation Ordinance of said village for the fiscal year beginning May 1, 2014 and ending on April 30, 2015, as adopted July 15, 2014.

This certification is made and filed pursuant to the requirements of Section 18-50 of the Illinois Property Tax Code and on behalf of the Village of Lincolnwood, Cook County, Illinois. This certification must be filed within thirty days after the adoption of the Appropriation Ordinance.

DATED this __ day of July, 2014

_____
Beryl Herman
Village Clerk

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount
General Fund Revenue		
Local Taxes		
Property Taxes	$	5,608,000
Sales Taxes		6,721,000
Local Gas Taxes		140,000
Utility Taxes		1,010,000
Total Local Taxes	$	13,479,000
Intergovernmental Taxes		
Illinois Income tax	$	1,200,000
Telecommunications Tax		580,000
Local Use tax		200,000
Personal Property Replacement Tax		140,000
Other		38,000
Total Intergovernmental Taxes	$	2,158,000
Licenses & Permits		
Motorized Vehicles	$	339,500
Cable Franchise Fees		170,000
Liquor Establishment Licenses		35,850
Business Licenses		137,141
Building Permits - Property		625,709
Total Licenses & Permits	$	1,308,200
Culture & Recreation Fees		
Pool & Concessions	$	740,887
Camps & Other Programs		379,500
Community Center		44,000
Senior Programs		36,150
Annual Turkey Trot & Other Events		261,150
Total Culture & Recreation Fees	$	1,461,687

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount
Estimated Revenues		
Charges for Services		
Ambulance Fees	$	400,000
Alarm Service Fees		72,515
Filing & Variance Fees		5,000
Various Other		60,610
Total Charges for Services		538,125
Fines and Forfeitures		
Red Light Fines	$	163,000
Circuit Court Fines		65,000
Parking Fines		100,000
False Alarm Fines		18,000
Other		12,000
Total Fines and Forfeitures	$	358,000
Grants - Federal & State	$	89,265
Other Revenue		
Rent	$	101,500
Investment Earnings		88,000
Reimbursements		116,000
Miscellaneous		38,712
Total Other Revenue	$	344,212
Transfer from Other Funds		335,000
Total Estimated Revenue - General Fund	$	20,071,489

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount
Motor Fuel Tax Fund		
Intergovernmental Taxes		
Illinois Motor Fuel Tax	$	300,000
Interest Earned		
Interest on Deposits		1,100
Other Revenue		
Reimbursements		105,000
Total Motor Fuel Tax Fund Revenue	$	406,100
Transportation Improvement Fund		
Local Gas Tax		
Gas Tax	$	310,000
Interest Earned		
Interest on Deposits		1,000
Other Financing Source		
Loans		936,796
Transfer from Transportation Improv. Fund Reserves		171,359
Total Transportation improvement Fund Revenue	$	1,419,155
E-911 Fund		
Telecommunication Revenue		
Telephone Emergency Tax	$	173,000
Interest Earned		

Interest on Deposits		50
Transfers/ Fund Reserves		73,359
Total E-911 Fund Revenue	$	246,409

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount
Northeast Industrial District TIF Fund		
Incremental TIF Real Estate Taxes		
Real Estate Tax - TIF Increment	$	1,000,000
Interest/Other Income		
Interest on Deposits		20,000
Grant Revenue		2,000,000
Other Income		11,000
Transfer From Fund Reserves		1,675,900
Total Northeast Industrial District TIF Revenue	$	4,706,900
Touhy/Lawndale District TIF Fund		
Incremental TIF Real Estate Taxes		
Real Estate Tax - TIF Increment	$	520,000
Total Touhy/Lawndale District TIF Revenue	$	520,000
ROW Bike Path Fund		
Grant Income	$	194,000
Transfer From General Fund		248,000
Total ROW Bike Path Fund	$	442,000

Return to VB Agenda

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account	Amount
Lincoln/Touhy TIF Fund	
Proceeds From General Fund Borrowing	5,000
Total Lincoln/Touhy TIF Revenue	$ 5,000
Devon/Lincoln TIF Fund	
Transfer From NEID TIF Fund	2,000,000
Total Devon/Lincoln TIF Revenue	$ 2,000,000
Property Enhancement Program Fund	
Transfer from General Fund	50,000
Total Property Enhancement Program Fund	50,000
Private Sewer Line Assistance Fund	
Transfer from General Fund	50,000
Total Private Sewer Line Assistance Fund	50,000

Village of Lincolnwood
Estimated Revenues
Fiscal Year May 1, 2014 to April 30, 2015

Fund / Department / Account		Amount
Debt Service Fund		
Local Taxes		
General Sales Tax	$	403,308
Home Rule Sales Tax		783,757
Transfers In/ Fund Reserves		312,774
Total Debt Service Fund Revenue	$	1,499,839
Water and Sewer Fund		
Charges for Services		
Water Usage Charges	$	4,508,000
Other Related Water Fees		42,000
Total Water Charges	$	4,550,000
Transfer from Fund Reserves		338,465
Total Water and Sewer Fund Revenue	$	4,888,465
Total Estimated Revenues	$	36,305,357

CERTIFIED ESTIMATE OF REVENUES BY SOURCE

VILLAGE OF LINCOLNWOOD, ILLINOIS

The undersigned, Chief Fiscal Officer of the Village of Lincolnwood, Cook County, Illinois, does hereby certify that the estimate of revenues by source, and anticipated to be received by said taxing district, attached hereto is a true statement of said estimate.

This certification is made and filed pursuant to the requirements of Section 18-50 of the Illinois Property Tax Code on behalf of the Village of Lincolnwood, Cook County, Illinois. This certification must be filed within thirty days after the adoption of the Appropriation Ordinance.

DATED this ____ day of July, 2014

Charles Greenstein
Village Treasurer

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