



**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
6:30 P.M., DECEMBER 16, 2014**

AGENDA

- I) Call to Order**
- II) Roll Call**
- III) Minutes** – Committee of the Whole Meeting – December 2, 2014
- IV) Regular Business**
 - 1) Discussion Concerning Nextdoor.com (6:30 – 7:00 p.m.)
 - 2) Discussion Concerning Commercial Vehicle Parking Regulations and Residential Fire Sprinkler Requirements (7:00 – 7:30 p.m.)
- V) Public Comment**
- VI) Adjournment**

DATE POSTED: December 12, 2014

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS,
DECEMBER 2, 2014**

DRAFT

Call to Order

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:45 PM, Tuesday, December 2, 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 Patel, Sprogis-Marohn, Cope, Elster, Klatzco, Leftakes

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Douglas Petroschius, Assistant Village Manager; Steven Elrod, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Timothy Clarke, Director of Community Development; Robert Merkel, Finance Director; Joseph Mangan, Accountant.

Approval of Minutes

Minutes of the November 18, 2014 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Leftakes moved to approve the minutes as amended, Trustee Elster seconded the motion.

The motion passed by Voice Vote.

Regular Business

1. Status Report Concerning the Village Board's 2014-2016 Strategic Plan

This item was introduced by Mr. Wiberg using PowerPoint.

Mr. Wiberg provided history of this item and presented goals:

Continue Development of Shoppes at Lincoln Point

- Preliminary PUD has been approved
- Incentive Agreement has been accepted
- Currently waiting for developer to move forward

Continue Development and Implementation of a Capital Plan

- New Village Engineer has been secured
- Capital Infrastructure Plan to be presented as part of the Fiscal Year 2015/16 Budget

Maintain Low Residential Property Tax

*2014 Property Tax levy was approved at a 1.5% increase over last year

*Several vacant properties have either been developed or will be shortly

- Private Bank at Touhy/Crawford
- Retail development proposed for WaWa building on Touhy

- Retail development proposed for former Republic Bank drive-through on Touhy
- Illinois Bone and Joint facility recently opened on Lincoln
- Brickyard Bank building a new facility on Lincoln
- Shoppes at Lincoln Point
- Grocer use proposed for former Dominick's site on McCormick

Continue the Village's Realistic Fiscal Policy

- Fiscal Year 2014/15 Budget prepared in compliance with all Village Fiscal Policies
- Staff will present a balanced FY2015/16 Budget

Reexamine and Update Comprehensive Plan

- The Village Board approved the process to update the Plan
- RFP has been issued to secure a consultant
- The process will commence in late winter/early spring of 2015

Study and Establish a Comprehensive Transportation Plan

- Staff conducted meetings with CTA and Pace to discuss extended bus service on Devon
- Currently obtaining residential input on public transportation demand
- Staff presented ride sharing options working in concert with Pace
- Work continues to develop two bike paths

Finalize Stormwater Plan

- SMP prepared and presented to the public
- Currently reviewing/working on implementing pilot area project

Review and Determine Opportunities to Support Devon/Lincoln District

- New TIF District established
- Staff presented a proposed Devon Streetscape Plan and is working on implementing in concert with Chicago
- Staff is exploring other opportunities to improve viability of this district for business

Develop a new Competitively Priced Source of Water

- Staff is conducting ongoing meetings with Evanston and Skokie to negotiate a new water contract

Review the Lincoln Avenue Taskforce Plan and Determine Actions

- Recommendations concerning residential users on Lincoln Avenue currently under review
- Deliberations at the Plan Commission continue

Reuse of Dominick's Site

- EDC has begun deliberations on an incentive request for a Cermack Fresh Market
- Staff currently waiting for Cermack to submit requested documentation for its request

Redevelop the Bell and Howell Site

- Staff continues to meet with all interested parties

Discussion and questions ensued. Clarification was provided by Mr. Wiberg regarding a number of the items.

Adjournment

At 7:30 PM Trustee Leftakes moved to adjourn the Committee of the Whole, seconded by Trustee Patel.
The motion passed with a Voice Vote.

Respectfully Submitted
Beryl Herman

Village Clerk

MEMORANDUM

TO: President Turry and Members of the Village Board

FROM: Timothy C. Wiberg, Village Manager

DATE: December 12, 2014

SUBJECT: **December 16 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. 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) **Discussion Concerning Nextdoor.com (6:30 – 7:00 p.m.)**

Staff continually seeks out effective means to communicate to our residents. NextDoor.com is an emerging social networking outlet which promotes contacts between neighbors and can be used by the Village to communicate important information to specific geographical areas. [Attached](#) is a memorandum from the Management Analyst concerning this issue. Staff will be seeking Board concurrence to pursue this new communication initiative.

2) **Discussion Concerning Commercial Vehicle Parking Regulations and Residential Fire Sprinkler Requirements (7:00 – 7:30 p.m.)**

On several occasions, the Board has discussed proposed modifications to the Village's commercial vehicle parking restrictions and more stringent requirements for fire sprinklers in residential structures. Both issues have been referred to the Committee on Ordinances, Rules and Buildings (CORB) and the [attached](#) memorandums from the Police Chief and Fire Chief summarize the CORB recommendations.

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



MEMORANDUM

To: Tim Wiberg, Village Manager
From: Amanda Williams, Management Analyst
Date: December 9, 2014
Subject: **Nextdoor.com**

Background

The Village currently utilizes social media sites such as Facebook and Twitter to communicate Village news and events to residents. Nextdoor.com is a social networking site that is not currently utilized by the Village but has become increasingly popular in recent years. Founded in 2010, the site opened to the public in October 2011 and has expanded to over 43,000 neighborhoods and more than 100 cities (*Nextdoor.com*, September 30, 2014).

Traditional social media such as Facebook and Twitter connect individuals by their family and social groups such as classmates, family, and friends. Nextdoor.com connects users by geographic location and reports that only 2% of individuals' Facebook friends are their neighbors. By grouping individuals by geographic location rather than common interests, Nextdoor.com facilitates communication between neighbors and promotes community.

Discussion

Nextdoor.com helps to connect neighbors and is unique in its ability to group members by geographic location allowing neighbors to connect with one another and share information that is relevant to those that live or work closest to them. Subscribers post a variety of information grouped by categories, such as; classifieds, crime and safety, free items, general, lost and found, and recommendations. Each user can customize the type of information that they would like to receive by either selecting or deselecting categories.

Common posts include help wanted advertisements, recommendations on local services such as babysitting and lawn care, crime alerts and trends, community events, garage sales and block parties, and more. Nextdoor.com is also used for crime prevention and law enforcement purposes including informing neighbors of a recent burglary, suspicious person alerts, and organizing neighborhood watch groups. Crime and safety information can be posted by residents or the municipality where the neighborhood is located.

Nextdoor.com has a traditional desktop site and a mobile view that is accessible by smartphone. Screenshots for the desktop view and mobile view below demonstrate the type of communication that is communicated on Nextdoor.com.

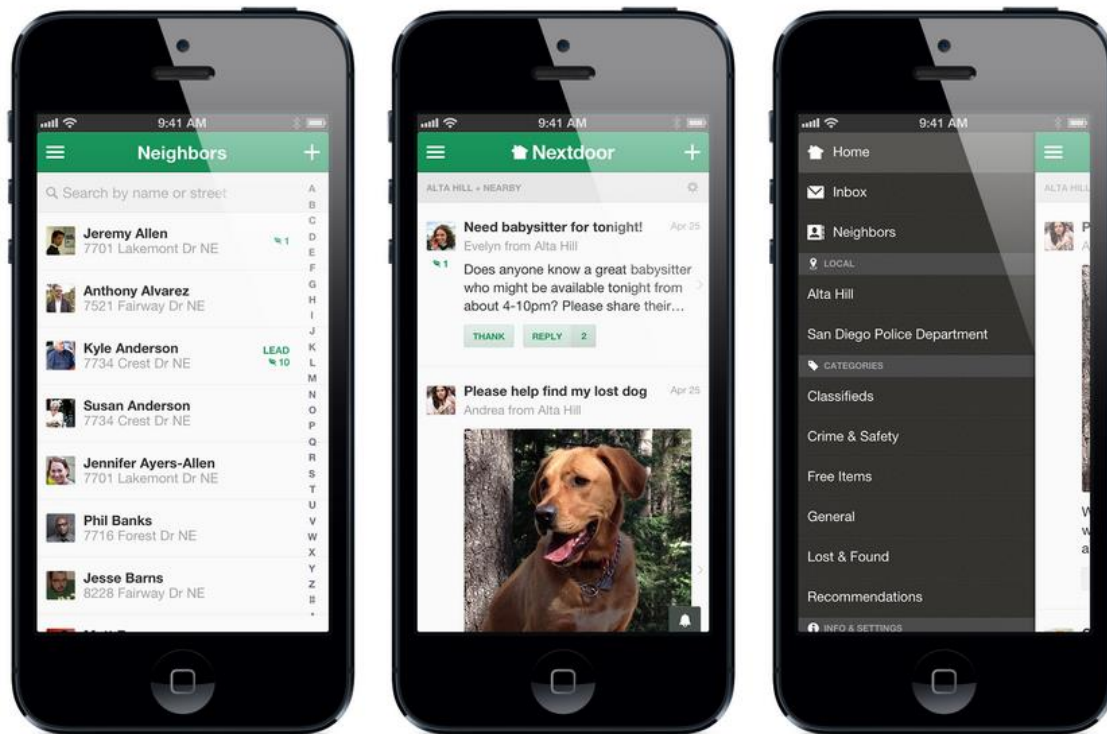
In the traditional desktop site view (below), a resident posted an urgent alert of a suspicious person and their last known location. Other subscribers posted an advertisement for a babysitter and a lost dog missing from the area. This information can be posted to one neighborhood or surrounding neighborhoods. Subscribers can also select if they would like to see their individual neighborhood or content posted to their neighborhood plus nearby neighborhoods.

The screenshot displays the Nextdoor desktop interface. At the top is a green navigation bar with the Nextdoor logo, a search bar, and a user profile for 'Chelsea'. A left sidebar contains navigation links: Home, Inbox, Neighbors, Map, Events, LOCAL (Alta Hill, Nearby Neighborhoods, San Diego Police Department), CATEGORIES (Classifieds, Crime & Safety, Documents, Free items, General, Lost & Found, Recommendations), and GROUPS (Neighborhood Watch, Book Club, Dog Lovers!, + Create or join a group). The main content area is titled 'Activity from Alta Hill + Nearby Neighborhoods' and shows 146 neighbors and 583 nearby neighbors. A text box prompts users to 'Post a message, event or urgent alert to your neighbors'. Below this are two tabs: 'Alta Hill Only' and 'Alta Hill + 4 Nearby Neighborhoods', with an 'Email settings' link. The feed contains three posts:

- Urgent alert** by Julie Taylor from Alta Hill, posted 4h ago. The post describes seeing a suspicious man in a green coat looking in windows and pilfering through mailboxes on Crest Drive. It is shared with Alta Hill only in Crime & Safety. It has 2 'THANK' buttons and a 'REPLY' button. A notification states: '★ Christy and Spencer thanked Julie'.
- Need babysitter for tonight!** by Evelyn Skiles from Alta Hill, posted 25 Apr. The post asks for a babysitter available tonight from 4-10 pm. It is shared with Alta Hill only in Recommendations. It has 4 'THANK' buttons, 1 'REPLY' button, and a dropdown arrow. A notification states: '★ Nolan, Stephanie, Bryan and 1 other thanked Evelyn'. Below this is a reply from Jenn Bentley from Alta Hill, dated 26 Apr, stating 'Julia is home tonight - feel free to call her: 534-9081'. It has 'Thank' and 'Flag' buttons and a 'Write a reply' text box.
- Please help find my lost dog** by Andrea Zucker from Alta Hill, posted 25 Apr. The post includes a photo of a dog and describes an accident where the gate was left open, allowing the dog to escape. The dog's name is Riley. It is shared with Alta Hill only in Lost & Found. It has 1 'THANK' button, 3 'REPLY' buttons, and a dropdown arrow.

At the bottom left, there is copyright information: '© Nextdoor 2013' and links for 'About', 'Blog', 'Guidelines', 'Help', 'Jobs', 'Privacy', 'Press', and 'Safety'.

Nextdoor.com also has a mobile view (below). From left to right, there is a contact list of neighbors and their addresses, example of the news feed, and a menu of categories including; classifieds, crime and safety, free items, general, lost and found, and recommendations. These categories are also available in the desktop view.



The reviews and feedback of Nextdoor.com have been positive by subscribers and social media experts. Blogger Bruce Reyes-Chow of patheos.com concludes that after using Nextdoor.com, he believes that it functions exactly as it advertises establishing increased communication between neighbors and enhancing community (*A Review of the Neighborhood Social Media Site Nextdoor.com*, October 17, 2012). Reporter Katherine Boehret of the Wall Street Journal drew a similar conclusion stating that “Neighborhoods are natural social networks, and Nextdoor brings their local appeal to the online world” (*Won’t You Be in My Nextdoor Network?*, April 30, 2013).

Nationwide, municipalities have assisted with the implementation of Nextdoor.com. The company has worked with municipalities for several years and recently announced the launch of Nextdoor for Public Agencies which includes a “new platform to allow cities and their agencies nationwide to easily signup verify and start communicating with residents on Nextdoor via a secure network” (*Nextdoor Debuts Service for Public Agencies*, September 30, 2014. www.govtech.com).

In Illinois, several municipalities have partnered with Nextdoor.com. The list of partnering municipalities and the number of residents that have subscribed in each city or village is listed. This information was provided by Nextdoor.com.

Municipality	Subscribers
Downers Grove	3,915
Evanston	1,394
Gurnee	2,224
Peoria	2,159
Rockford	4,024

Locally, the Village of Gurnee became the first municipality in Illinois to officially partner with Nextdoor.com. Since its implementation in 2013, staff at the Village of Gurnee has reported high participation rates as indicated above. More recently, the City of Chicago residents and Chicago Police Department have started to communicate with one another using Nextdoor.com according to several online reports.

Site Security

Nextdoor.com maintains a commitment to security on the site which differentiates itself from competitor Everyblock. In order to join the site, subscribers must use their full first and last name and have their address verified through one of four methods; via landline telephone requiring an access code, credit card verification, invitation by an existing member through email, or response to a post card mailed to the resident's home address.

Financial Impact

According to the company's website, Nextdoor.com does not currently generate revenue. Nextdoor.com is funded by venture capital firms, Benchmark, Greylock Partners, and Kleiner Perkins Claufield & Byers, and others. Long term, the company's goal is to generate revenue that provides value to users and Nextdoor.com but assures that it will not require members to pay to use the site. The company also maintains a commitment to not sell users' private information to other companies. A Privacy Policy is posted on their site.

There are no direct financial impacts to the Village and the Village will not be charged by Nextdoor.com to use the site. Staff time is required to initially set up the neighborhood boundaries and to disseminate information to educate residents about the service, but ongoing maintenance is expected to be minimal. Nextdoor.com was adopted as a Fiscal Year 2014-15 Budget Goal by the Village Manager's Office. The Police Department has also established participation in Nextdoor.com as a Crime Prevention Unit Goal for 2014.

Benefits to Village Residents

There are many benefits for residents if the Village partners with Nextdoor.com including the following:

- The site promotes communication between neighbors. Nextdoor.com adheres to the philosophy that many neighbors do not know one another or talk regularly, and the site

assists in facilitating communication between neighbors. Staff from Nextdoor.com also communicated to the Village that they maintain a focus on neighborhood and community.

- Village staff determined that the Village of Lincolnwood municipal boundaries are incorrectly drawn. Staff would work with Nextdoor.com and MGP, Inc. with the assistance of the GIS Specialist to correct these boundaries to an accurate boundary map.
- The Village can assist residents in providing information about how to sign up for the service which could increase the number of residents that participate in the site. An increasing number of members could lead to more content and increase site utilization.
- The Village can use the site as an additional tool to communicate with our residents. The Village's Social Media Manager or other designee can post important content such as crime prevention, law enforcement alerts, or upcoming events.

Policy Guidelines

The use of Nextdoor.com by Village officials is within the current guidelines of the Administrative Protocol on made by the Village would be consistent with the current amount of social media use on Facebook and Twitter. There would be no Village sponsored page bearing the Village of Lincolnw the Communications Policy (updated 1/1/2012). The type of content and frequency of posts ood name on the site, but there would be a Village of Lincolnwood account used to post information that would likely include the branding of the Lincolnwood logo.

Recommendation

Nextdoor.com has value to our residents helping neighbors connect with neighbors increasing communication geographically and promoting community. There are many ways that the Village can enhance the experience and publicize Nextdoor.com for our residents. Increased publicity for the social networking site will inform our residents that the site is available and communicate its purpose. In addition, Administration and the Police Department can work with Nextdoor.com to correctly draw and establish neighborhood boundaries. The Police Department believes that Nextdoor.com will be helpful in establishing neighborhood watch groups and promoting on-going communication between neighborhood watch members and neighbors promoting crime prevention.

After performing research, participating in webinars with Nextdoor.com, speaking to Nextdoor.com staff, and discussing the benefits and potential challenges, staff believes that there is great benefit in Nextdoor.com to promote communication between neighbors and an opportunity for the Village to provide information to residents through an additional increasingly popular social media site.

Attachments: Nextdoor.com Executive Summary
 Nextdoor.com Frequently Asked Questions

Nextdoor for Public Agencies

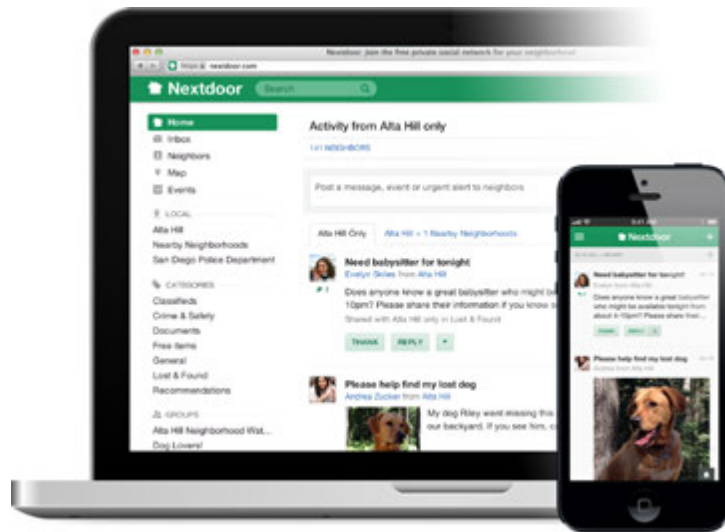


What is Nextdoor?

"Our neighborhood dynamics have improved since we launched Nextdoor. It has helped us build trust and community by fostering dialog in our secure and private neighborhood website."

Anne Clauss
Nextdoor member
Hamilton, NY

Nextdoor is a private social network used by **1 in 4** neighborhoods across the United States



Nextdoor creates a trusted online environment where neighbors feel comfortable talking about the issues that matter in their local community.

Private neighborhood community

- All Nextdoor neighborhood websites are secure and private password protected communities
- 100% of Nextdoor members are verified residents of their neighborhood

Local conversations

- Designed to connect neighbors, not friends
- Public safety agencies integrate with Nextdoor to share relevant information with their residents

Useful information

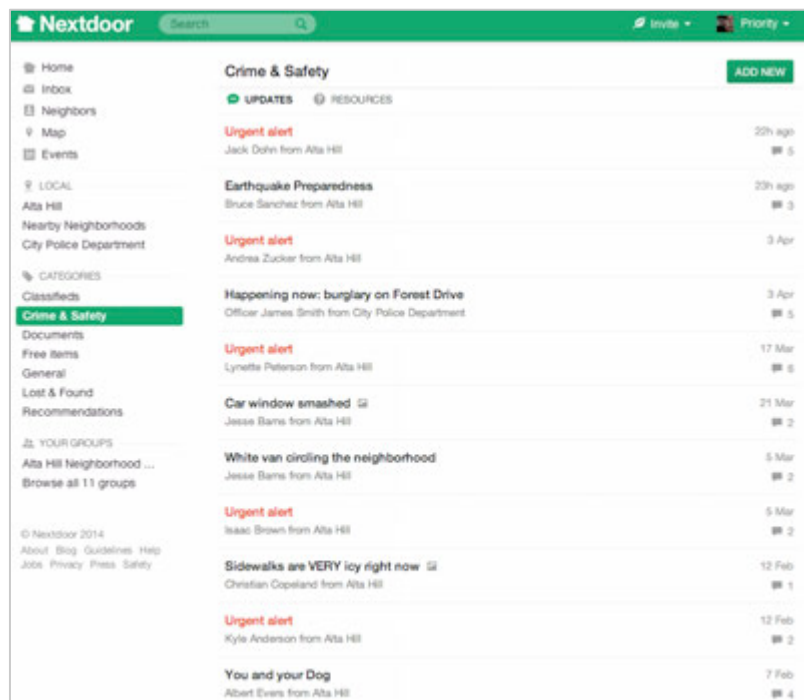
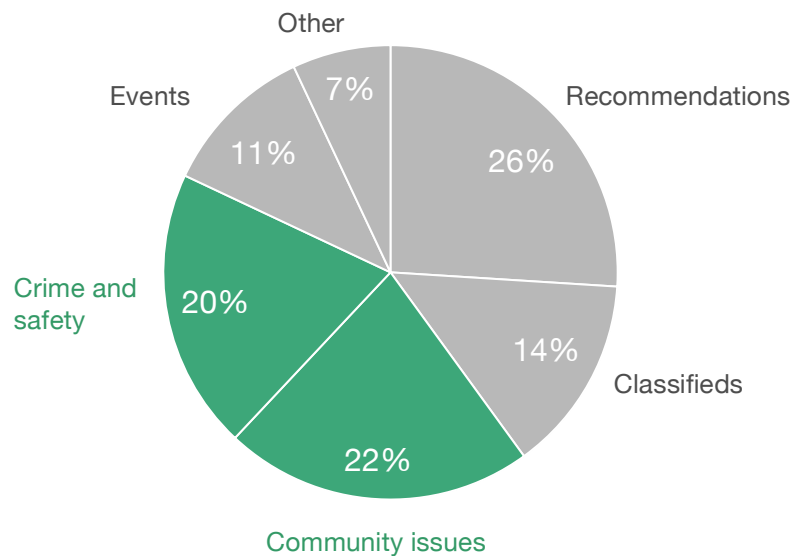
- Hundreds of public safety agencies have already added Nextdoor to their toolkit
- Nextdoor members appreciate information on crime prevention and emergency preparedness

What neighborhood issues do Nextdoor members talk about?

2 in 5 posts by neighbors on Nextdoor concern community or public safety issues

“Nextdoor has made a difference in terms of how people feel about safety and about their connection to the Police Department, and it makes them more open to reporting activity that they think is suspicious. It really supports the work of the Police Department and people feel safer because of it.”

Pat Freitas
Nextdoor member
Sacramento, CA



“We know we have to use technology to be more efficient and more effective when it comes to public safety and combating crime. Nextdoor can help us do that.”

Charles McClelland
Chief of Police
Houston, TX



How can public agencies benefit from Nextdoor?

Agencies find Nextdoor helps improve quality of life, prevent crime, and prepare for emergencies.

Improve quality of life

- Agencies share information with residents about the services they offer and provide updates
- Examples include information about upcoming events, workshops, or incidents
- Nextdoor has been publicly credited for reducing crime in several major cities across the US

Strengthen community policing

- Unlike Facebook and Twitter, Nextdoor groups verified residents together by neighborhood
- Neighborhoods are highly motivated to keep their community safe, and want to hear from their local public safety agencies
- Nextdoor is endorsed by the National Association for Town Watch as an effective neighborhood watch tool

Prepare for emergencies

- Nextdoor builds strong communities through its neighborhood websites, and strong communities are more resilient in emergencies
- Agencies share information about disaster preparedness to increase awareness
- Agencies also communicate with residents throughout an emergency using Nextdoor's urgent alerts feature, allowing them to contact residents immediately through text messages

How does Nextdoor work?

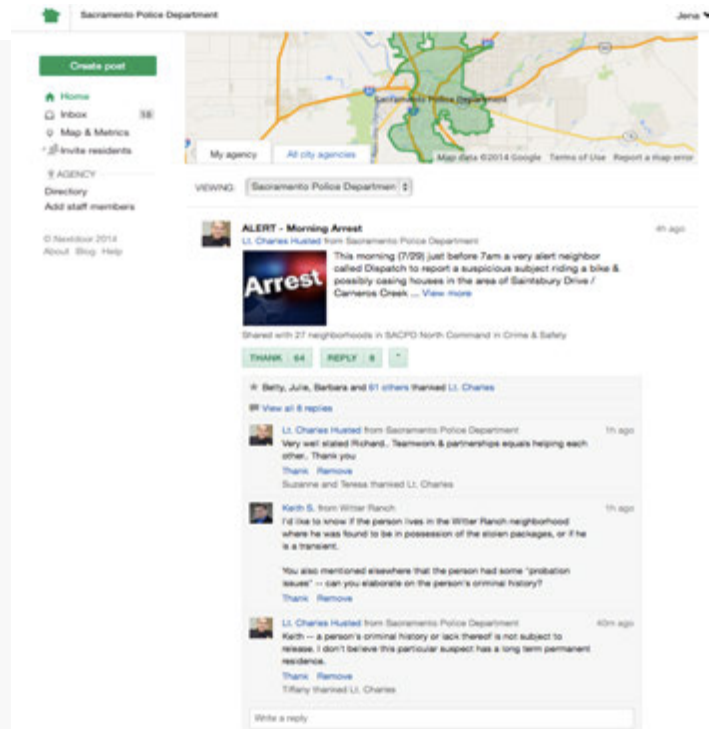
Public agencies use a custom website to share relevant information in targeted areas

Agency staff communicate with residents

Staff can post messages and read replies from members directly on their posts

Agencies can also:

- Read and reply to emails from residents
- Contact neighborhood leaders through Nextdoor
- Share their posts on Facebook and Twitter through Nextdoor



Messages are targeted to specific city areas

Staff can target messages to areas where they are relevant:

- One or many neighborhoods
- One or many patrol areas
- Your whole service area

What examples are there of how Nextdoor creates stronger and safer communities?

Neighbors use Nextdoor to share information and assist police

A series of car break-ins troubled neighborhood residents in Austin, TX. Neighbors communicated about the break-ins on Nextdoor to increase awareness of the criminal activity. As a result, one informed neighbor shared relevant footage from her home surveillance system with the police. Austin PD cites neighborhood watch as one of the best tools available to fight crime.

Police department recruits citizen volunteers via Nextdoor

Budget cuts led to reductions in force within the Fort Worth, TX police department. With fewer officers, the police turned to neighbors for help. Officers used Nextdoor to recruit volunteers for its Citizens on Patrol (COPS) program. The police received over 200 responses, which led to 400 new volunteers. These COPS now help the police as “eyes and ears” in elementary schools and neighborhoods.

City enlists its residents to help with public works project in wake of storm

Wet leaves from heavy rains led to clogged storm drain grates in Redwood City, CA. Overwhelmed with requests to clear the leaves, the city’s PIO asked neighbors on Nextdoor to help clear the grates. Hundreds of residents responded, which eased the load on public works.

What are agency leaders saying about Nextdoor?



David Brown
Chief of Police
Dallas, TX

"Nextdoor makes it easy for neighbors to establish their own virtual neighborhood watches, which are vital in combating crime and strengthening communities."



Greg Stanton
Mayor
Phoenix, AZ

"For the first time ever city residents will be able to receive real-time crime alerts from the police department and even important updates from city departments that are specific to their neighborhoods. This partnership with Nextdoor is a valuable social networking tool for public safety and public access to local information."



Larry Esquivel
Chief of Police
San Jose, CA

"We know that connected and engaged neighbors lead to safer communities. Nextdoor is another way our Police Department and our community can use technology to stay informed and reduce crime through increased awareness."

How do agencies use Nextdoor?

Nextdoor engages and activates residents to serve as force multipliers who partner with you to carry out your agencies mission. With Nextdoor you can:

Get the word out

- Inform residents about issues
- Publish crime and other statistics
- Correct miss-information

Increase participation at

- Community meetings
- Conferences and workshops
- Twitter chats

Get people to take action

- Start a neighborhood watch
- Participate in a disaster drill
- Install fire alarms

Drive sign ups on other channels

- For emergency alerts
- For newsletters
- To follow you on twitter

What do I need to do to get started?

Public safety agencies can integrate with Nextdoor in three easy steps. Nextdoor is free – and will always be free – for agencies.

1. Sign up at nextdoor.com/agency

Registration takes just a few minutes, and we never share your information with anyone.

2. Authentication of your agency

Nextdoor will validate that you are an employee of an active public safety agency.

3. Bring Nextdoor to your community

Residents will want to hear that they can communicate with you through Nextdoor. Share the news through your agency's other social media sites, by issuing a press release or even by organizing a press conference.

Questions?

agencysupport@Nextdoor.com

nextdoor.com/agency



PUBLIC AGENCIES - FREQUENTLY ASKED QUESTIONS

How does Nextdoor make money?

Our company is funded through venture capital. To start, we are focused on creating the best possible product for neighbors and for public agencies. We do recognize the importance of creating a viable business model in the future, and we believe we can do so through connecting local businesses and neighbors in a way that is beneficial.

No matter what we do, we will never sell our members' personal information, or charge our members or public agencies for our services.

Which public safety agencies use Nextdoor?

Residents use Nextdoor to discuss issues of public safety. As a result, Nextdoor has proven to be a useful platform for virtual neighborhood watch, and a natural fit for public safety agencies. Currently, police departments comprise the majority of our partnerships with public agencies. Members are, however, interested in hearing from various public agencies whose mission is to create stronger and safer communities.

How much staff time is required to set up Nextdoor?

Typically, one person works with Nextdoor during the setup phase. We call this person the administrator. That person will spend approximately 4–6 hours to complete the following:

- Gather mapping information (GIS shapefiles of divisions/zones)
- Define who should have Nextdoor accounts
- Review the site with Nextdoor
- Schedule training for agency staff
- Schedule and prepare for a press conference to announce which departments will use Nextdoor to communicate with residents

Each person who receives an account has the opportunity to attend a training class to learn about Nextdoor, and how it is used to communicate with residents. The website is easy to learn and use, and agency staff members can in turn train new staff members. We provide training documents and reference materials to support agency staff users.

How much ongoing staff time is required to use Nextdoor?

Staff members have complete control over how much time they spend on Nextdoor. It takes just a few minutes to create or reply to posts, and your first post sets the expectation that:

- Nextdoor is not the appropriate way to request emergency services, police services, report criminal or suspicious activity, file a report, etc.
- Residents should dial 911 for all emergencies.

- Your agency does not have access to the private information posted in any Nextdoor neighborhood, including member profiles and posts or private messages exchanged among members.
- Your agency only occasionally checks for replies to your posts.

We have learned that posting one or two times per week is a good start. Community Police Officers and Neighborhood Services staff may choose to post more often, since they communicate with one or more neighborhoods about specific issues. Overall, Nextdoor reduces the total time required to communicate with residents by eliminating duplicate tasks associated with managing multiple accounts or email lists.

How is Nextdoor different from other social media tools?

Nextdoor is different in three important ways:

- Nextdoor is an online community of real neighbors. Each Nextdoor neighborhood is a private and secure website that can only be accessed by members who have verified their residence in a neighborhood.
- Public agencies can target messages to Nextdoor members in specific neighborhoods, zones, or districts. For example, the police department can post a safety alert to one or a collection of areas, or to the entire city. Agencies appreciate the ability to target their posts, as it ensures their content is relevant to recipients.
- Nextdoor leverages technology to reach members where they are. Public agencies can send urgent alerts to residents, which are immediately delivered by e-mail, SMS and push notifications on mobile devices.

Is Nextdoor accessible to residents without home access to the internet?

Yes. Many people who do not have Internet access at home can still access it through their work, the city library, or mobile devices. Nextdoor is accessible through mobile web browsers, as well as through dedicated apps on both Android and iOS.

Can I share my posts on Nextdoor with Facebook or Twitter?

Yes. Agency users have the option to share their posts from Nextdoor to their agency's Facebook or Twitter pages. The share post will only show your original content, links, and attachments, but will not include members' replies to your post.

What does Nextdoor do with member information?

Trust is a cornerstone of the Nextdoor experience. We earn that trust by ensuring Nextdoor is a private and secure website where real neighbors can communicate. The information that a member includes on his or her Nextdoor profile is only visible to verified residents of his or her neighborhood. We will never sell the personal information of individual members to third parties, advertisers, or anyone else.



LINCOLNWOOD POLICE DEPARTMENT

INTER-OFFICE MEMO

Robert LaMantia
Chief of Police

To: Timothy C. Wiberg, Village Manager

From: Robert LaMantia, Chief of Police

Date: December 16, 2014

Subject: Summary of Commercial and Recreational Vehicle Parking Discussions

The Village Code currently prohibits the on-street parking of commercial vehicles between 7:00 p.m. and 7:00 a.m. Commercial vehicles are defined as vehicles over 12,000 pounds, and/or vehicles bearing commercial markings and/or equipment. The Zoning Code also prohibits parking any commercial vehicles over 12,000 pounds on a residential driveway, or more than one commercial vehicle less than 12,000 pounds on a private residential driveway.

The Zoning Code requires boats and trailers to be parked in a fully enclosed structure from October 31st to April 1st, each year. It also requires snow mobiles and similar type vehicles to be parked in an enclosed structure from April 1st through November 30th each year.

By way of background, the following is a summary of various recommendations by the Traffic Commission and direction provided by the Village Board.

On October 24, 2013, the Traffic Commission unanimously voted to recommend the Board adopt an Ordinance restricting boats, boat trailers, recreational vehicles, snow mobiles, livery vehicles, and commercial vehicles on all residential streets and private driveways between 7:00 p.m. and 7:00 a.m., except with temporary permission from the Police Department.

On December 17, 2013, at the Committee of the Whole, the Village Board discussed the Traffic Commission's recommendation to restrict commercial vehicles on the public roadways and commercial and recreational vehicles on private driveways. The Village Board remanded the matter back to the Traffic Commission to seek input from the community.

On February 20, 2014, the Traffic Commission held a public meeting to discuss commercial and recreational vehicle parking. The meeting was publicized in the Village

newsletter, on the local cable channel, in a news release and in a local newspaper. Eight residents spoke at the meeting; two spoke in favor of restricting commercial and recreational vehicles and six spoke in opposition to stricter regulations.

Following input from the community, review and discussion, the Commission recommended the Village Board adopt the following changes to the Code:

1. *Allow passenger vehicles, motorcycles, passenger vans with RV license plates, and noncommercial vehicles weighing less than 8,000 pounds with passenger or class B license plates to park on residential roadways and private residential driveways.*
2. *Prohibit parking of any commercial truck, trailer, semi-trailer, bus, or commercial vehicle on any residential roadway or residential driveway between 7:00 p.m. and 7:00 a.m.*
3. *Define taxi and livery vehicles as commercial vehicles.*
4. *Define non-commercial vehicles as having single rear wheels only, no signs, no advertisements, no business identifications, no business license plates, no attached auxiliary equipment, no snow plows, no equipment racks, and/or no storage boxes or lockers.*
5. *Prohibit debris, construction materials and/or equipment intended for commercial or business use from being present in a non-commercial vehicle, whether open or covered.*
6. *Require non-commercial cargo and panel vans to have side and rear windows and seating behind the driver's seat.*

On April 17, 2014, at the Committee of the Whole, the Village Board discussed the Traffic Commission's recommendation and the consensus was to review the item at a later date.

On May 20, 2014, the Village Board considered the Traffic Commission's recommendation and postponed it until June 3, 2014 to allow two trustees who were absent to participate in the discussion.

On June 3, 2014, the Village Board considered the Traffic Commission's recommendation and referred it to the Committee on Ordinances, Rules, and Buildings (CORB) for further review, with the intent to have it appear before the Board, at a later date.

On July 8, 2014, the CORB reviewed the item and proposed an amendment to the Code, redefining and restricting commercial and recreational vehicles on private driveways.

On August 26, 2014, the CORB reviewed the minutes from July 8, 2014 and agreed on

several additional revisions.

The Committee's proposed amendments include the following restrictions regarding commercial and recreational vehicle parking on private driveways:

One commercial vehicle is allowed in a residential driveway between 7:00 p.m. and 7:00 a.m. on Monday through Saturday, with the following restrictions:

1. Advertising space is restricted to three square feet on each side of the vehicle. Advertising on the front or rear of the vehicle is prohibited.
2. Roof top advertising is prohibited, except in the case of taxi vehicles. Taxi vehicles may display a maximum of a twelve inch by three inch taxi sign on the roof.
3. The total vehicle height must be less than nine feet.
4. Livery vehicles must be less than twenty-two feet in length and no markings may be on the vehicle.
5. Permanent or semi-permanent equipment racks mounted to a commercial vehicle are prohibited.
6. Non-permanent equipment typically used for commercial use, attached to the exterior of the vehicle; i.e., a ladder rack, etc. is prohibited.
7. Vehicles equipped with snow plows are only allowed between November 1st and March 31st.
8. Vehicles restricted to "B" license plates or less. "D" license plates and above are prohibited.
9. Construction equipment; i.e., bobcats are prohibited.
10. Vehicles covered by a tarp or any type of cover are prohibited.
11. Snowmobiles are prohibited
12. Boats are prohibited
13. Campers are prohibited
14. Motor homes are prohibited
15. Wave runners are prohibited
16. Golf carts are prohibited

17. Trailers are prohibited

18. Handicapped vehicles intended for non-commercial purposes are exempt from the restrictions in this section.

Staff Request

Staff requests that CORB's proposed amendments be discussed by the Village Board at a Committee of the Whole meeting.

Staff recommends that all restrictions relating to parking recreational and commercial vehicles on private property be moved from the Zoning Code to the Village Code to eliminate conflicts between the two documents. This will facilitate any future changes to parking restrictions on private property. The Village Code requires the Plan Commission to hold a public meeting prior to revising the Zoning Code.

Following the Plan Commission's review and recommendation, the Village Board may decide on CORB's proposed amendment or refer it to the Traffic Commission for a final public hearing.



LINCOLNWOOD FIRE DEPARTMENT

Mike Hansen
Fire Chief

TO: Timothy Wiberg, Village Manager
FROM: Mike Hansen, Fire Chief
SUBJECT: Committee of the Whole Request
DATE: December 9, 2014

Tim,

The Fire Department is requesting time with the Committee of the Whole for December 16, 2014 to discuss proposed changes in the residential sprinkler requirements as it applies to building additions. Since the 2006 edition of the NFPA 101 Life Safety Code was adopted, the Fire Department is closing in on 100 new homes that have been equipped with residential fire sprinkler systems. This addition to our Fire Code has protected these new properties as well as the neighbors' homes that are adjacent to them. We have had one fire in a sprinklered home that was kept in check until the Fire Department arrived on the scene.

The Fire Prevention Bureau has met with the CORB Committee as well as construction companies who have built residential additions in Lincolnwood. Based on the CORB Committee recommendation for a text amendment, staff recommended a change to the NFPA 101 Life Safety Code. Staff would like to discuss these recommendations from the CORB Committee to the Committee of the Whole to determine a course of action at the Board level.

I have included a letter from Lt. Clyde Heineman discussing these code recommendations and look forward to presenting these proposed changes at the Committee of the Whole.



LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

PHONE: 847-673-1545 FAX: 847-673-7456

Lt. Clyde G. Heineman
Director - Fire Prevention Bureau
cheineman@lwd.org

Memo

To: Chief Hansen

From: Lt. Heineman

Subject: Proposed Residential Sprinkler Requirements for Residential Structure Additions with Changes to NFPA 101 Life Safety Code 2012 Edition

Date: December 9, 2014

Chief,

As you are aware we have had a residential sprinkler requirement for all new construction of single family homes since the requirement as such first appeared in the 2006 edition of the NFPA 101 Life Safety Code.

Historically, we have included homes that had been razed to the “foundation and a wall” and building a new home.

The difficulties for us began with homes being “gutted” and a new home *essentially* being constructed. The question that we have always encountered is, “How much construction trips the sprinkler requirement?”

The Life Safety Code addresses this in “Chapter 43 Building Rehabilitation” where it states:

43.6.4 Extinguishing Systems

43.6.4.1 In a building with rehabilitation work areas involving over 50 percent of the aggregate building area, automatic sprinkler systems shall be provided on the highest floor containing a rehabilitation work area and on all floors below in accordance with the requirements of other sections of this *Code* applicable to new construction for the occupancy.

43.6.4.2 On any story with rehabilitation work areas involving over 50 percent of the area of the story, a sprinkler system shall be provided throughout the story in accordance with the requirements of other sections of this *Code*

applicable to new construction for the occupancy.

On enforcing this requirement we have to next ask, “What is a rehabilitation area?” The definitions in the Life Safety Code gives us four definitions of rehabilitation work areas, any one of which would require the sprinkler requirement:

43.2.2.1.1 Repair. The patching, restoration, or painting of materials, elements, equipment, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures in good or sound condition.

43.2.2.1.2 Renovation. The replacement in kind, strengthening, or upgrading of building elements, materials, equipment, or fixtures, that does not result in a reconfiguration of the building spaces within.

43.2.2.1.3 Modification. The reconfiguration of any space; the addition, relocation, or elimination of any door or window; the addition or elimination of load-bearing elements; the reconfiguration or extension of any system; or the installation of any additional equipment.

43.2.2.1.4* Reconstruction. The reconfiguration of a space that affects an exit or a corridor shared by more than one occupant space; or the reconfiguration of a space such that the rehabilitation work area is not permitted to be occupied because existing means of egress and fire protection systems, or their equivalent, are not in place or continuously maintained.

It has been pointed out by administration that **43.6.4.1** and **43.6.4.2** as stated could be construed to require the addition of a sprinkler system with as little as painting the inside of the home.

Therefore staff has proposed the elimination of “repair” as well as “renovation” from the list of “Categories of Rehabilitation Work” that would require the sprinkler installation by listing the specific parts of rehabilitation we want to target within **43.6.4.1** and **43.6.4.2**, as well additional language suggested by CORB to make the requirement less onerous to residents.

Proposed Changes to NFPA 101® Life Safety Code® 2012 Edition

(Proposed Change Approved by CORB Committee - shown in red)

43.6.4.1 In a building with rehabilitation work areas involving **modification, or reconstruction of** over 50 percent of the aggregate building area, **and/or when 50% or more of aggregate wall and ceiling finishes (plaster, plaster board, gypsum board, suspended ceiling systems, etc.) is being removed down to the framing** automatic sprinkler systems shall be provided on the highest floor containing a rehabilitation work area and on all floors below in accordance with the requirements of other sections of this *Code* applicable to new construction for the occupancy.

43.6.4.2 On any story with rehabilitation work areas involving **modification, or reconstruction of** over 50 percent of the area of the story, **and/or when 50% or more of aggregate wall and ceiling finishes (plaster, plaster board, gypsum board, suspended ceiling systems, etc.) is being removed down to the framing** a sprinkler system shall be provided throughout the story in accordance with the requirements of other sections of this *Code* applicable to new construction for the occupancy.

The other area addressed by CORB was the question of when sprinklers are to be required in additions. The following proposed ordinance language was developed:

Proposed Residential Addition Sprinkler Requirement

(Proposal Approved by CORB Committee)

Whenever a residential dwelling undergoes construction resulting in an addition that is 50% or greater than the size of the original structure, the entire structure shall be subject to the fire sprinkler protection requirements in accordance with the adopted codes applicable to new construction for the occupancy.



**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., DECEMBER 16, 2014**

I. Call to Order

II. Pledge to the Flag

III. Roll Call

IV. Approval of Minutes

1. Board Meeting Minutes – December 2, 2014

V. Warrant Approval

VI. Village President's Report

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 Recommendations by the Zoning Board of Appeals to: 1) Approve a Variation from Section 4.11 to Permit a One-Story Addition to Encroach Into the Required Side Yard Setback for the Property at 6755 North Kostner Avenue; and 2) to Refer to the Plan Commission Consideration of a Text Amendment Concerning Existing Nonconforming Setbacks and Proposed Building Additions (Appears on the Consent Agenda Because it was Approved Unanimously by a Recommending Body)
2. Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section Twelve of the Village Code Pertaining to Prohibiting Vehicular Parking at all Times on the North Side of Lunt Avenue between a Point 205 Feet East of the East Curb Line of Ridgeway Avenue and a Point 230 Feet East of Such Curb Line (Appears on the Consent Agenda Because it was Approved Unanimously by a Recommending Body)
3. Approval of a Resolution to Extend the Professional Janitorial Services Contract with Best Quality Cleaning, Inc. for \$39,660 for One Year (Appears on the Consent Agenda Because it is an existing agreement with no Significant Changes)

VIII. Regular Business

4. Consideration of Recommendations by the Zoning Board of Appeals to: 1) Deny a Variation from Section 3.13 of the Zoning Code, Sought to Permit a Solid Fence in the Rear Yard at 6529 North Central Park Avenue; and 2) to Refer a Text Amendment to the Plan Commission for Public Hearing to Clarify the Definition of Semi-Private Fence

5. Consideration of Recommendations by the Economic Development Commission Concerning Residential Uses in the Devon Avenue Corridor and Residential Parking Standards for Multi-Family Development

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 Review Executive Session Minutes and to Discuss Land Acquisition

XV. Adjournment

DATE POSTED: December 12, 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
DECEMBER 2, 2014**

DRAFT

Call to Order

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M., Tuesday, December 2, 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 Leftakes, Klatzco, Elster, Cope, Sprogis-Marohn, Patel

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Timothy Clarke, Director of Community Development; Aaron Cook, Community Development Manager; Robert Merkel, Finance Director; Joseph Mangan, Accountant.

Approval of Minutes

The minutes of the November 18, 2014 regular Village Board meeting had been distributed in advance and were examined. Trustee Patel moved to approve the presented minutes. The motion was seconded by Trustee Sprogis-Marohn. Trustee Leftakes abstained.

The motion passed with a Voice Vote.

Warrant Approval

Trustee Klatzco moved to approve Warrants in the amount of \$537,379.25. Trustee Leftakes seconded the motion.

Upon a Roll Call by the Village Clerk the results were:

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

NAYS: None

The motion passed

Village President's Report

1. Proclamation Regarding Drunk and Drugged Driving Prevention Month

President Turry read the proclamation regarding Drunk and Drugged Driving Prevention Month. It stated in part that 991 people in Illinois were killed in motor vehicle crashes in 2013. The holiday season is a time when many accidents occur, causing suffering for thousands of families. The Village of Lincolnwood is proud to partner with the Illinois Department of Transportation's Division of Traffic Safety and other traffic safety groups in an effort to make our roads and streets safer.

“Now, Therefore I, Gerald C. Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees, do hereby proclaim the month of December 2014 as Drunk and Drugged Driving Prevention Month in the Village”
The Board Concurred

Police Chief LaMantia accepted the proclamation.

2. Proclamation Regarding Toys for Tots

President Turry read the proclamation regarding Toys for Tots.

Residents John and Dee Barbino have worked for over 20 years with the 2nd Battalion 24th Marine Regiment, U.S. Marine Corps Reserve to provide toys for thousands of children during the annual Toys for Tots Program. The program in Lincolnwood has provided 4,000 to 5,000 toys each year, to children who are less fortunate, for those 20 years. Mr. and Mrs. Barbino believe, along with the Marine Regiment, that all children deserve, at least one toy during the holiday season.

“Now therefore, let it be resolved that I, Gerald C. Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees, do hereby proclaim December 2014 as Toys for Tots Month, as a way to recognize those who have unselfishly contributed their time and effort toward those less fortunate, so that they may have a better holiday season.”
The Board Concurred.

Mr. John Barbino addressed the Board and accepted the proclamation.

3. Proclamation Regarding Paul Gordon

President Turry read the proclamation which provided history and background of Mr. Gordon and his contributions to the Village of Lincolnwood.

Mr. and Mrs. Gordon moved to Lincolnwood with their family in 1966 and shortly after he became involved with the problems of flooding in the Village. He has been working to solve those problems for nearly fifty years.

“Now therefore, I, Gerald C. Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees, do hereby proclaim that in honor of Paul Gordon’s long time service to the Village of Lincolnwood, Tuesday, December 2, 2014 will be designated as Paul Gordon Day”

President Turry presented Mr. Gordon with a “Key to the Village”.
The Board Concurred.

Mr. Gordon addressed the Board.

At 8:05 short recess was called in honor of Mr. Gordon.
At 8:15 President Turry reconvened the Board Meeting.

4. Santa Letters

President Turry announced that there is a special mailbox in front of Village Hall which will be in place from now until December 17. All mail in this box will be sent to the North Pole.

Consent Agenda

President Turry read the following item on the Consent Agenda:

1. **Approval of an Ordinance Designating a Portion of Lawndale Avenue as Honorary “Manuel Castaneda Way”**

Trustee Sprogis-Marohn moved to approve the Consent Agenda. Trustee Cope seconded the motion.

The motion passed with a Voice Vote.

Regular Business

2. **Consideration of a Recommendation by the Plan Commission Regarding a Zoning Ordinance Text Amendment to Table 4.01.1 – Permitted and Special Uses in All Zoning Districts and Article VIII Part B to Consider Residential Uses as a Special Use in the Lincoln Avenue Corridor**

This item was presented by Mr. Cook using PowerPoint.

Presentation Overview

1. Review Current Moratorium on Residential Development
2. Review Recent Amendment to Comprehensive Plan
3. Review Current Treatment of Housing in Corridor
4. Review Public Testimony and Plan Commission Deliberations
5. Provide Plan Commission Recommendation

Residential Development – Current Moratorium

*July 15, 2014 – Village Board adopts moratorium on issuance of residential building permits along Lincoln Avenue within B-1 District

- 180 day moratorium period enacted
- Moratorium expires January 12, 2015

Comprehensive Plan Amendment and Zoning Referral

*Comprehensive Plan Amended October 7, 2014 – Lincoln Avenue Plan (LATF Report)

- Plan Amendment calls for site specific review of residential uses in corridor
- Amendment recommended by Plan Commission
- Commission also recommends zoning text referral to consider residential as Special Use in corridor
- Village Board adopts recommended change to Comprehensive Plan and refers for Public Hearing recommended Zoning Code Text Amendment and alternative proposed amendment to prohibit residential on east side of Corridor, south of Pratt

- Permitted Use above ground level in Devon-Lincoln Business Hub
- Permitted Use on Ground and Upper Floors in Transitional Area Located Between Devon-Lincoln Hub and Lincoln/Pratt/Crawford Hub
- Permitted Use on Upper Floors in Lincoln/Pratt/Crawford Hub
- Prohibited elsewhere in B1 District along Corridor

Drawings exhibiting Regulations were exhibited.

Plan Commission Review

1. Considered Residential as Special Use within Lincoln Avenue Corridor
2. Considered Prohibiting Residential Uses on properties located on east side of Lincoln Avenue, south of Pratt

Public Comment Received

1. Trustee Ronald Cope – Testified on negative impact of Residential Use within Corridor. Opposed Allowing Residential in Corridor.
2. Jackie Boland, Executive Director of Lincolnwood Chamber of Commerce – Testified Village should remain open to Residential Use within Corridor. Opposed a prohibition on Residential Uses in Corridor.

Plan Commission Deliberation

*Commission generally found merit in Residential Uses within the Lincoln Avenue Corridor.

*Commission identified possible opportunities for Residential Uses on properties located on east side of Lincoln Avenue.

- Rejected an Outright Prohibition

*Commission concluded all Residential Development within the Lincoln Avenue Corridor should be reviewed by the Village

Plan Commission Recommendation

*By 5 – 0 Vote, Commission recommends a Zoning Code Text Amendment to require Special Use for all Residential Uses in the Lincoln Avenue Corridor

- Recommendation does not change locations identified for housing, only changes classification from Permitted to Special Use.
- Recommended Changes to:
 - ^Table 4.0.1 – Permitted and Special Uses in All Zoning Districts
 - ^Article VIII, Part B – Lincoln Avenue Overlay District

Trustee Patel moved to concur with the Plan Commission recommendation, seconded by Trustee Sprogis-Marohn.

Upon a Roll Call vote the Results were:

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

NAYS: None

The motion passed.

Attorney Elrod stated that this Ordinance will probably appear at the first meeting in January.

3. Consideration of an Ordinance Levying Property Taxes in the Amount of \$5,388,624 for All Corporate Purposes for the Village of Lincolnwood, Cook County, Illinois for the Real Estate Tax Year 2014, Payable to the Village in the Calendar Year 2015

This item was presented by Mr. Merkel.

Upon looking back it was found that this year's proposed levy of 1.5% is lower than in recent years.

It should be noted that the Village portion of the current Tax Bill is 9.7%.

The 1.5% proposed increase comes to \$79,000 which will provide the Village with the \$5,388,624.

Trustee Sprogis-Marohn moved to approve adoption of the Ordinance, seconded by Trustee Cope.

Upon a Roll Call vote the Results were:

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

NAYS: None

The motion passed.

4. Consideration of an Ordinance to Abate the 2014 Real Estate Taxes levied for the 2011A and 2011B General Obligation Debt Bonds

This item was presented by Mr. Merkel

There are two bond issues left in the Village.

Approval of abatement of Real Estate Taxes levied by the Village has other revenue sources (mainly sales tax revenue) which would pay for the debt service on these bonds.

Trustee Klatzco moved to approve the Ordinance, seconded by Trustee Sprogis-Marohn.

Upon a Roll Call vote the Results were:

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

NAYS: None

The motion passed.

President Turry announced the following meetings:

Plan Commission, Wednesday, September 3; Human Relations Commission, Monday, December 8; Parks and Recreation, Tuesday, December 9

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Report

None

Public Forum

None

Adjournment

At 8:30 PM Trustee Cope moved to adjourn the Regular Board meeting, seconded by Trustee Klatzco. The motion passed with a voice vote

Respectfully Submitted,

Beryl Herman
Village Clerk

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: December 12, 2014

The following are the totals for the List of Bills being presented at the December 16th Village Board meeting.

12/16/2014	121,847.28
12/16/2014	420,258.62
12/16/2014	37,122.21
12/16/2014	62,436.43
Total	\$ 641,664.54

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
 Printed: 12/08/2014 - 9:15AM
 Batch: 00200.12.2014



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
American First Aid Services									
AFAS INC									
165674	12/3/2014	22.60	0.00	12/16/2014				False	0
205-571-515-5730 Program supplies				Community Center first aid supplies					
165674 Total:		22.60							
AFAS INC Total:		22.60							
American First Aid Service		22.60							
Comcast Cable									
COMCA									
COM120314	12/3/2014	142.85	0.00	12/16/2014				False	0
660-610-519-5580 Telephone				Internet service for Public Works					
COM120314 Total:		142.85							
COMCA Total:		142.85							
Comcast Cable Total:		142.85							
Douglas Truck Parts									
DOUGTK									
80798	11/30/2014	158.88	0.00	12/16/2014				False	0
205-430-515-5480 R&M - vehicles				Spreader bearing for Truck #23					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	80798 Total:	158.88							
	DOUGTK Total:	158.88							
	Douglas Truck Parts Total:	158.88							
GE Capital GECAPITA									
61763558	11/23/2014	232.43	0.00	12/16/2014				False	0
660-610-519-5340 Maintenance Agreement Expen				Copier - Public Works					
61763558	11/23/2014	269.95	0.00	12/16/2014				False	0
205-500-515-5440 R&M - office equipment				Copier - Parks					
61763558	11/23/2014	232.44	0.00	12/16/2014				False	0
101-000-210-2650 Contractor Permits Payable				Copier - Fire					
61763558	11/23/2014	232.46	0.00	12/16/2014				False	0
101-210-511-5440 R&M - office equipment				Copier - Police					
61763558	11/23/2014	232.45	0.00	12/16/2014				False	0
101-210-511-5440 R&M - office equipment				Copier - Admin					
61763558	11/23/2014	232.45	0.00	12/16/2014				False	0
660-610-519-5340 Maintenance Agreement Expen				Copier - Finance					
	61763558 Total:	1,432.18							
	GECAPITA Total:	1,432.18							
	GE Capital Total:	1,432.18							
Holland & Knight LLP HOLLAND									
120214	12/2/2014	12,028.00	0.00	12/16/2014				False	0
101-230-511-5350 Legal - retainer				November Retainer					
120214	12/2/2014	12,028.00	0.00	12/16/2014				False	0
101-230-511-5350 Legal - retainer				December Retainier					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	120214 Total:	24,056.00							
3122932	12/1/2014	450.50	0.00	12/16/2014				False	0
	101-230-511-5370 Legal - review			Nov. 2014 Legal - Admin. Hearings					
	3122932 Total:	450.50							
3122936	12/1/2014	67.00	0.00	12/16/2014				False	0
	101-230-511-5370 Legal - review			Nov. 2014 Legal - Purple Hotel Dev.					
	3122936 Total:	67.00							
3122937	12/1/2014	234.50	0.00	12/16/2014				False	0
	101-230-511-5370 Legal - review			Nov. 2014 Legal - Misc. Dockets					
	3122937 Total:	234.50							
3122939	12/1/2014	804.50	0.00	12/16/2014				False	0
	217-000-517-5399 Other professional services			Nov. 2014 Legal - Nrthst Indus. Tax Increment Financing D					
	3122939 Total:	804.50							
3122940	12/1/2014	2,047.50	0.00	12/16/2014				False	0
	101-230-511-5370 Legal - review			Nov. 2014 Legal - Telecom. Ord.					
	3122940 Total:	2,047.50							
3122945	12/1/2014	364.00	0.00	12/16/2014				False	0
	101-230-511-5360 Legal - litigation			Nov. 2014 Legal - Litigation - Misc.					
	3122945 Total:	364.00							
	HOLLAND Total:	28,024.00							
	Holland & Knight LLP Tot	28,024.00							
Lauria, Justin									
LAURIAJ									
120514	12/5/2014	1,448.48	0.00	12/16/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
101-300-512-5065 Tuition reimbursement				Educational assistance for five credit hours					
120514 Total:		1,448.48							
LAURIAJ Total:		1,448.48							
Lauria, Justin Total:		1,448.48							
Lincolnwood Chamber of Commerce & Industry LWDCHAMB									
CH12052014	12/5/2014	70.00	0.00	12/16/2014				False	0
101-200-511-5840 Meals				Toys for Tots luncheon					
CH12052014	12/5/2014	140.00	0.00	12/16/2014				False	0
101-100-511-5840 Meals				Toys for Tots luncheon					
CH12052014	12/5/2014	35.00	0.00	12/16/2014				False	0
101-300-512-5730 Program supplies				Toys for Tots luncheon					
CH12052014	12/5/2014	35.00	0.00	12/16/2014				False	0
101-240-517-5840 Meals				Toys for Tots luncheon					
CH12052014	12/5/2014	35.00	0.00	12/16/2014				False	0
101-210-511-5840 Meals				Toys for Tots luncheon					
CH12052014 Total:		315.00							
LWDCHAMB Total:		315.00							
Lincolnwood Chamber of C		315.00							
Lowe's Business Acc/GECE LOWES									
02842	12/4/2014	12.69	0.00	12/16/2014				False	0
101-350-512-5799 Other materials & supplies				Wood, screws					
02842 Total:		12.69							
07944	11/20/2014	30.36	0.00	12/16/2014				False	0
101-350-512-5799 Other materials & supplies				Screws, glue, zip ties					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
07944 Total:		30.36							
07982	11/26/2014	146.94	0.00	12/16/2014				False	0
101-350-512-5799 Other materials & supplies				Microwave, vise, oil, weather stripping					
07982	11/26/2014	75.98	0.00	12/16/2014				False	0
101-350-512-5745 Small tools				Microwave, vise, oil, weather stripping					
07982	11/26/2014	5.68	0.00	12/16/2014				False	0
101-350-512-5675 Lubricants & fluids				Microwave, vise, oil, weather stripping					
07982 Total:		228.60							
1048	11/22/2014	-39.60	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Return - galvanized nails					
1048 Total:		-39.60							
1049	11/22/2014	7.80	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Galvanized nails					
1049 Total:		7.80							
1050	11/22/2014	162.84	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Rope					
1050 Total:		162.84							
16858	10/17/2014	-23.75	0.00	12/16/2014				False	0
205-571-515-5535 Facility rental				Community Center chair cleaning					
16858 Total:		-23.75							
2015	11/24/2014	5.61	0.00	12/16/2014				False	0
101-410-511-5480 R&M - vehicles				Key for truck					
2015 Total:		5.61							
2054	11/24/2014	17.02	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Screws, fender washers for PD					
2054 Total:		17.02							
2149	11/25/2014	31.28	0.00	12/16/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
205-430-515-5730 Program supplies				Head mop, mop handle for Parks					
2149 Total:		31.28							
2486	11/18/2014	179.70	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Duct and caution tape					
2486 Total:		179.70							
2502	11/18/2014	217.14	0.00	12/16/2014				False	0
205-504-515-5730 Program supplies				Lights for Holiday lighting					
2502 Total:		217.14							
2556	12/1/2014	586.64	0.00	12/16/2014				False	0
205-504-515-5730 Program supplies				Lights for Holiday lighting					
2556 Total:		586.64							
2589	12/1/2014	338.68	0.00	12/16/2014				False	0
205-504-515-5730 Program supplies				Lights for Holiday lighting					
2589 Total:		338.68							
2597	12/1/2014	30.50	0.00	12/16/2014				False	0
101-440-513-5460 R&M - Public Works Equipme				Drill bits, open bar holder for salt dump					
2597 Total:		30.50							
2610	11/19/2014	15.56	0.00	12/16/2014				False	0
205-504-515-5730 Program supplies				Staples					
2610 Total:		15.56							
2655	11/20/2014	47.66	0.00	12/16/2014				False	0
660-620-519-5480 R&M - vehicles				Anitfreeze, smart straw for Water					
2655 Total:		47.66							
2665	11/20/2014	15.18	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Silver foil tape					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	2665 Total:	15.18							
2668	12/2/2014	14.52	0.00	12/16/2014				False	0
101-410-511-5480 R&M - vehicles				Fittings for Truck #15					
	2668 Total:	14.52							
2687	11/20/2014	41.30	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Plywood, foam window weatherstrip					
	2687 Total:	41.30							
2708	11/20/2014	115.77	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Spray paint					
	2708 Total:	115.77							
2742	11/21/2014	15.16	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Special caulk					
	2742 Total:	15.16							
2772	11/21/2014	9.63	0.00	12/16/2014				False	0
101-420-511-5730 Program supplies				Hooks for PD					
	2772 Total:	9.63							
2864	11/22/2014	119.86	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Tools for fire pits					
	2864 Total:	119.86							
2995	11/24/2014	79.54	0.00	12/16/2014				False	0
101-410-511-5480 R&M - vehicles				Ratcheting tie down, joint knife					
	2995 Total:	79.54							
414	10/15/2014	4.01	0.00	12/16/2014				False	0
205-571-515-5535 Facility rental				Community Center chair cleaning					
	414 Total:	4.01							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
459	11/17/2014	47.49	0.00	12/16/2014				False	0
205-571-515-5535 Facility rental				Community Center chair cleaning					
459 Total:		47.49							
471	11/17/2014	28.44	0.00	12/16/2014				False	0
205-571-515-5535 Facility rental				Community Center chair cleaning					
471 Total:		28.44							
496	10/15/2014	86.37	0.00	12/16/2014				False	0
205-571-515-5535 Facility rental				Community Center chair cleaning					
496 Total:		86.37							
LOWES Total:		2,426.00							
Lowe's Business Acc/GEC		2,426.00							
Madison National Life									
MADISON									
1152753	11/24/2014	148.11	0.00	12/16/2014				False	0
101-200-511-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	90.34	0.00	12/16/2014				False	0
101-210-511-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	84.91	0.00	12/16/2014				False	0
101-240-517-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	604.28	0.00	12/16/2014				False	0
101-300-512-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	16.65	0.00	12/16/2014				False	0
101-350-512-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	70.70	0.00	12/16/2014				False	0
101-400-511-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	34.41	0.00	12/16/2014				False	0
101-410-511-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	95.00	0.00	12/16/2014				False	0
101-440-513-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	57.04	0.00	12/16/2014				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
205-430-515-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	90.89	0.00	12/16/2014				False	0
205-500-515-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753	11/24/2014	93.14	0.00	12/16/2014				False	0
660-620-519-5150 Insurance - group life & AD&D				Life Insurance - Dec 14					
1152753 Total:		1,385.47							
MADISON Total:		1,385.47							
Madison National Life Tot		1,385.47							
Malnati Organization									
MALNATI									
E164087	12/2/2014	235.60	0.00	12/16/2014				False	0
101-200-511-5840 Meals				Village Board meeting - 12/2/14					
E164087 Total:		235.60							
MALNATI Total:		235.60							
Malnati Organization Total		235.60							
Morrow Brothers Ford Inc									
MORROW									
6761,6762	11/21/2014	57,400.00	0.00	12/16/2014			0000000535	False	2
101-300-561-6580 Equipment - vehicles				Two - 2015 Ford Interceptor Utility					
6761,6762 Total:		57,400.00							
6763	11/21/2014	26,680.00	0.00	12/16/2014			0000000535	False	1
101-300-561-6580 Equipment - vehicles				2015 Ford Interceptor Sedan					
6763 Total:		26,680.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	MORROW Total:	84,080.00							
	Morrow Brothers Ford Inc	84,080.00							
Sam's Club SAMSCL 1203	12/3/2014	134.50	0.00	12/16/2014				False	0
205-520-515-5645 Concessions & food				Snacks - Club Kid					
	1203 Total:	134.50							
	SAMSCL Total:	134.50							
	Sam's Club Total:	134.50							
Service Sanitation SERVICES 6929651	11/25/2014	1,270.00	0.00	12/16/2014				False	0
205-509-515-5530 Equipment rental				Portable restrooms for Turkey Trot					
	6929651 Total:	1,270.00							
	SERVICES Total:	1,270.00							
	Service Sanitation Total:	1,270.00							
United States Postal Service USPOSTAL PB112614	11/26/2014	49.72	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	66.47	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	25.00	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
PB112614	11/26/2014	305.84	0.00	12/16/2014				False	0
205-500-515-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	24.44	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	148.29	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	39.36	0.00	12/16/2014				False	0
660-610-519-5720 Postage				Pitney Bowes postage					
PB112614	11/26/2014	112.60	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB112614 Total:		771.72							
USPOSTAL Total:		771.72							
United States Postal Servic		771.72							
Report Total:		121,847.28							

Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
American Charge Service									
AMERCHAR									
95561	11/20/2014	21.00	0.00	12/16/2014				False	0
205-570-515-5280 Subsidized taxi program				Taxi Coupons - November					
95561 Total:		21.00							
AMERCHAR Total:		21.00							
American Charge Service T		21.00							
Central Polygraph Services LTD									
CENTRPOL									
21066	11/24/2014	210.00	0.00	12/16/2014				False	0
101-200-511-5599 Other contractual				Polygraph services for Police officer applicant					
21066 Total:		210.00							
CENTRPOL Total:		210.00							
Central Polygraph Services		210.00							
Cook County Recorder of Deeds									
COOKCOUN									
INV35110312014	10/31/2014	60.00	0.00	12/16/2014				False	0
101-230-511-5399 Other professional services				Recording fees - 1428819028					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
	INV35110312014 Total:	60.00							
	COOKCOUN Total:	60.00							
	Cook County Recorder of D	60.00							
E Town Tennis									
ETOWN									
12120147	12/1/2014	252.00	0.00	12/16/2014				False	0
205-550-515-5270	Purchased program services			Youth Tennis 312386.F,312386.G					
	12120147 Total:	252.00							
	ETOWN Total:	252.00							
	E Town Tennis Total:	252.00							
Essential Equipment Solutions									
ESSEN									
3147	11/17/2014	175.00	0.00	12/16/2014				False	0
101-350-512-5799	Other materials & supplies			Turn out gear cleaner					
	3147 Total:	175.00							
	ESSEN Total:	175.00							
	Essential Equipment Soluti	175.00							
Eterno, Attorney at Law, David									
ETERNO									
11480	12/1/2014	862.50	0.00	12/16/2014				False	0
101-230-511-5399	Other professional services			Adjudication hearing officer - November					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	11480 Total:	862.50							
	ETERNO Total:	862.50							
	Eterno, Attorney at Law, D	862.50							
Fedex FEDEX 804144716670	11/19/2014	26.46	0.00	12/16/2014				False	0
101-210-511-5720 Postage				Shipping - Legal					
	804144716670 Total:	26.46							
	FEDEX Total:	26.46							
	Fedex Total:	26.46							
Greenlayer GREENLAY 4322	11/11/2014	1,845.00	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Turkey Trot Shirts					
	4322 Total:	1,845.00							
	GREENLAY Total:	1,845.00							
	Greenlayer Total:	1,845.00							
Halogen HALOGEN 461274	11/7/2014	3,675.00	0.00	12/16/2014				False	0
205-560-515-5405 R&M - buildings				Pool compressor					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	461274 Total:	3,675.00							
	HALOGEN Total:	3,675.00							
	Halogen Total:	3,675.00							
IL Municipal Retirement Fund									
ZZIMRF									
12012014	12/1/2014	16,037.34	0.00	12/16/2014				False	0
	102-000-210-2023 Employee IMRF withholding			Employee - November					
12012014	12/1/2014	38,101.75	0.00	12/16/2014				False	0
	102-000-210-2023 Employee IMRF withholding			Employer - November					
12012014	12/1/2014	2,634.58	0.00	12/16/2014				False	0
	101-300-512-5080 Pension - regular			SLEP - Retired Police Officer					
	12012014 Total:	56,773.67							
	ZZIMRF Total:	56,773.67							
	IL Municipal Retirement F	56,773.67							
Illinois Association of Code Enforcement									
ILLINO									
12012014	12/1/2014	50.00	0.00	12/16/2014				False	0
	101-240-517-5570 Professional associations			Annual Dues - 2015					
	12012014 Total:	50.00							
	ILLINO Total:	50.00							
	Illinois Association of Cod	50.00							

Jake the Striper

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
JAKETHES									
2327	11/14/2014	475.00	0.00	12/16/2014				False	0
101-350-512-5480 R&M - vehicles				Installed Chevron lettering					
2327 Total:		475.00							
JAKETHES Total:		475.00							
Jake the Striper Total:		475.00							
Lakeshore Athletic Services									
LAKESHOR									
400926	11/24/2014	3,995.25	0.00	12/16/2014				False	0
205-509-515-5270 Purchased program services				Start/Finish line Management/timing - 2014 Turkey Trot					
400926 Total:		3,995.25							
LAKESHOR Total:		3,995.25							
Lakeshore Athletic Service		3,995.25							
Lauterbach & Amen, LP									
LAUTER									
8250	11/19/2014	2,000.00	0.00	12/16/2014				False	0
101-210-511-5310 Audit				Final audit billing FY2014					
8250	11/19/2014	1,260.00	0.00	12/16/2014				False	0
217-000-517-5310 Audit				TIF compliance audit FY2014					
8250 Total:		3,260.00							
LAUTER Total:		3,260.00							
Lauterbach & Amen, LP To		3,260.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
M.A.T.I.S Parts									
MATIS									
1641	11/18/2014	619.83	0.00	12/16/2014				False	0
101-350-512-5740 Repair parts				Hose, fuses, heat shrink tubing, circuits, blades					
1641 Total:		619.83							
MATIS Total:		619.83							
M.A.T.I.S Parts Total:		619.83							
Marc Printing									
MARCP									
108704	11/13/2014	367.92	0.00	12/16/2014				False	0
660-610-519-5720 Postage				Mailing of water bills - Cycle 3 & 4					
108704 Total:		367.92							
MARCP Total:		367.92							
Marc Printing Total:		367.92							
McKenzie, Margaret									
MCKENZIE									
12012014	12/1/2014	80.00	0.00	12/16/2014				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Rivers Casino					
12012014 Total:		80.00							
MCKENZIE Total:		80.00							
McKenzie, Margaret Total:		80.00							

Niles Township Food Pantry

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
NILEST									
11242014	11/24/2014	200.00	0.00	12/16/2014				False	0
101-100-511-5799	Other materials & supplies			Donation - Behalf of Boards & Commissions					
	11242014 Total:	200.00							
	NILEST Total:	200.00							
	Niles Township Food Pantr	200.00							
Northwest Building Officials									
NORTHW									
120114	12/1/2014	50.00	0.00	12/16/2014				False	0
101-240-517-5570	Professional associations			Annual Membership - 2015					
	120114 Total:	50.00							
	NORTHW Total:	50.00							
	Northwest Building Officia	50.00							
Northwest Suburban United Way									
NWUNITED									
112414	11/24/2014	200.00	0.00	12/16/2014				False	0
101-100-511-5799	Other materials & supplies			Donation - Behalf of Boards & Commissions					
	112414 Total:	200.00							
	NWUNITED Total:	200.00							
	Northwest Suburban Unite	200.00							
Palatine Oil, Co, Inc.									
PALAT									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
495201	11/24/2014	1,534.61	0.00	12/16/2014				False	0
101-300-512-5670 Fuel				Fuel usage					
495201	11/24/2014	90.48	0.00	12/16/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
495201	11/24/2014	43.28	0.00	12/16/2014				False	0
101-400-511-5670 Fuel				Fuel usage					
495201	11/24/2014	52.72	0.00	12/16/2014				False	0
101-410-511-5670 Fuel				Fuel usage					
495201	11/24/2014	132.16	0.00	12/16/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
495201	11/24/2014	262.18	0.00	12/16/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
495201	11/24/2014	312.41	0.00	12/16/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
495201 Total:		2,427.84							
495399	11/24/2014	622.63	0.00	12/16/2014				False	0
101-350-512-5670 Fuel				Fuel usage					
495399	11/24/2014	1,092.92	0.00	12/16/2014				False	0
101-440-513-5670 Fuel				Fuel usage					
495399	11/24/2014	449.63	0.00	12/16/2014				False	0
205-430-515-5670 Fuel				Fuel usage					
495399	11/24/2014	109.47	0.00	12/16/2014				False	0
660-620-519-5670 Fuel				Fuel usage					
495399 Total:		2,274.65							
PALAT Total:		4,702.49							
Palatine Oil, Co, Inc. Total		4,702.49							
Paramedic Services of Illinois PARAMEDI									
4324	12/1/2014	221,536.10	0.00	12/16/2014				False	0
101-350-512-5220 Fire protection				Services Renedered Month Ended 12/31/2014					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	4324 Total:	221,536.10							
4325	12/1/2014	1,400.00	0.00	12/16/2014				False	0
101-300-512-5399	Other professional services			Code Enforcement Officer - 10/22/14-11/18/14					
	4325 Total:	1,400.00							
	PARAMEDI Total:	222,936.10							
	Paramedic Services of Illin	222,936.10							
Pir Tano									
PIR									
76472	11/17/2014	62,225.00	0.00	12/16/2014				False	0
101-250-561-6530	Equipment - data processing			Public Works to Village Hall Fiber Project - 1st payment					
76472	11/17/2014	34,000.00	0.00	12/16/2014				False	0
217-000-561-6100	Land acquisition & improveme			Public Works to Village Hall Fiber Project - 1st payment					
	76472 Total:	96,225.00							
	PIR Total:	96,225.00							
	Pir Tano Total:	96,225.00							
Sam's Club									
SAMSCL									
11212014	11/21/2014	584.40	0.00	12/16/2014				False	0
205-509-515-5645	Concessions & food			Turkey Trot - supplies					
	11212014 Total:	584.40							
1201	12/1/2014	61.17	0.00	12/16/2014				False	0
205-504-515-5645	Concessions & food			Holiday Tree Lighting refreshments					
	1201 Total:	61.17							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
SAMSCL Total:		645.57							
Sam's Club Total:		645.57							
Sitelis, Maria									
SITE LIS									
12.1.2014	12/1/2014	352.80	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall Session I, Wednesday					
12.1.2014	12/1/2014	214.20	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall Session I, Sunday/Wednesday					
12.1.2014	12/1/2014	112.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall Session I, Drop In					
12.1.2014	12/1/2014	-7.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall Session I, Reduced Fee					
12.1.2014 Total:		672.00							
SITE LIS Total:		672.00							
Sitelis, Maria Total:		672.00							
State Industrial Products									
STATE									
97059899	11/18/2014	126.13	0.00	12/16/2014				False	0
101-350-512-5799 Other materials & supplies				All purpose cleaner					
97059899 Total:		126.13							
STATE Total:		126.13							
State Industrial Products To		126.13							
Welding Supply Inc.									
WELDINGS									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
888562	11/30/2014	5.94	0.00	12/16/2014				False	0
205-571-515-5730 Program supplies				Helium Tank - December Rental					
888562 Total:		5.94							
WELDINGS Total:		5.94							
Welding Supply Inc. Total:		5.94							
Wells Fargo Bank, N.A. SWANC									
4954	12/1/2014	959.76	0.00	12/16/2014				False	0
101-440-514-5230 Garbage & recycling				Fixed Costs - FY 2014					
4954	12/1/2014	21,869.37	0.00	12/16/2014				False	0
101-440-514-5230 Garbage & recycling				O & M Costs - FY 2014					
4954	12/1/2014	-42.79	0.00	12/16/2014				False	0
101-440-514-5230 Garbage & recycling				FY 2014 Fixed True-Up					
4954	12/1/2014	-1,039.58	0.00	12/16/2014				False	0
101-440-514-5230 Garbage & recycling				FY 2014 O & M True-Up					
4954 Total:		21,746.76							
SWANC Total:		21,746.76							
Wells Fargo Bank, N.A. To		21,746.76							
Report Total:		420,258.62							

Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
303 Taxi									
303									
21051	12/2/2014	9.00	0.00	12/16/2014				False	0
205-570-515-5280 Subsidized taxi program				Taxi Coupons - November					
21051 Total:		9.00							
303 Total:		9.00							
303 Taxi Total:		9.00							
American First Aid Services									
AFAS INC									
165672	12/3/2014	22.15	0.00	12/16/2014				False	0
205-500-515-5700 Office supplies				First aid kit for office					
165672 Total:		22.15							
165675	12/3/2014	20.28	0.00	12/16/2014				False	0
101-350-512-5660 EMS supplies				First aid kit supplies					
165675	12/3/2014	20.27	0.00	12/16/2014				False	0
101-220-512-5799 Other materials & supplies				First aid kit supplies					
165675 Total:		40.55							
165676	12/3/2014	88.05	0.00	12/16/2014				False	0
101-300-512-5730 Program supplies				First aid supplies/replenish					
165676 Total:		88.05							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
165677	12/3/2014	13.00	0.00	12/16/2014				False	0
101-200-511-5599 Other contractual				First aid box for Village Hall					
165677 Total:		13.00							
AFAS INC Total:		163.75							
American First Aid Service		163.75							
Applied Concepts, Inc. APPLIED									
261656	11/21/2014	1,369.00	0.00	12/16/2014				False	0
101-000-210-2440 DUI Fines Fund				Stalker DSR moving radar unit					
261656 Total:		1,369.00							
APPLIED Total:		1,369.00							
Applied Concepts, Inc. Tot		1,369.00							
Canon Solutions America, Inc CANONSOL									
988346292	11/22/2014	270.78	0.00	12/16/2014				False	0
101-210-511-5440 R&M - office equipment				Maintenance for plotter - Nov.					
988346292 Total:		270.78							
988357122	12/2/2014	226.58	0.00	12/16/2014				False	0
101-210-511-5440 R&M - office equipment				Maintenance for copier - Dec.					
988357122 Total:		226.58							
CANONSOL Total:		497.36							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
	Canon Solutions America,	497.36							
Cassidy Tire CASSIDYT 3184651	11/8/2014	140.14	0.00	12/16/2014				False	0
101-300-512-5480 R&M - vehicles					Tires for Squad MP1068				
3184651 Total:		140.14							
CASSIDYT Total:		140.14							
Cassidy Tire Total:		140.14							
Classic Design Awards CLASSICD 14-1396	11/30/2014	43.90	0.00	12/16/2014				False	0
101-200-511-5799 Other materials & supplies					Name plates for PW Director				
14-1396 Total:		43.90							
CLASSICD Total:		43.90							
Classic Design Awards Tot		43.90							
College of Dupage COLLEGEO 5417	11/20/2014	4,004.00	0.00	12/16/2014				False	0
101-300-512-5590 Training					Basic recruit training for PD				
5417 Total:		4,004.00							
COLLEGEO Total:		4,004.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
College of Dupage Total:		4,004.00							
Evanston Funeral & Cremation									
EVANSFUN									
109	11/1/2014	300.00	0.00	12/16/2014				False	0
101-300-512-5599 Other contractual				Death investigation/body removal					
109 Total:		300.00							
EVANSFUN Total:		300.00							
Evanston Funeral & Crema		300.00							
Garvey, Diane									
GARVEY									
June1-Aug 14	12/1/2014	735.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Summer session, Sunday					
June1-Aug 14	12/1/2014	431.20	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Summer session, Tuesday					
June1-Aug 14	12/1/2014	686.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Summer session, Thursday					
June1-Aug 14	12/1/2014	462.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Drop in fees					
June1-Aug 14	12/1/2014	-68.60	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Sub payment					
June1-Aug 14 Total:		2,245.60							
Sept 7 - Oct 26	12/1/2014	509.60	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall session I, Sunday					
Sept 7 - Oct 26	12/1/2014	214.20	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall session I, Sunday/Wed.					
Sept 7 - Oct 26	12/1/2014	28.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				Zumba Fall session I, drop in					
Sept 7 - Oct 26	12/1/2014	196.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				RIPPED Fall Session I, Tuesday					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Sept 7 - Oct 26	12/1/2014	78.40	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				RIPPED Fall Session I, Thursday					
Sept 7 - Oct 26	12/1/2014	999.60	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				RIPPED Fall Session I, Tues/Thursday					
Sept 7 - Oct 26	12/1/2014	7.00	0.00	12/16/2014				False	0
205-503-515-5270 Purchased program services				RIPPED Fall Session I, drop in					
Sept 7 - Oct 26 Total:		2,032.80							
GARVEY Total:		4,278.40							
Garvey, Diane Total:		4,278.40							
Hoving Pit Stop HOVING									
99329	11/27/2014	96.96	0.00	12/16/2014				False	0
205-430-515-5730 Program supplies				Portable toilet at Centennial - Nov					
99329 Total:		96.96							
HOVING Total:		96.96							
Hoving Pit Stop Total:		96.96							
IPMA IPMA									
24205014	10/15/2014	199.50	0.00	12/16/2014				False	0
101-300-512-5730 Program supplies				Police Sergeant exams					
24205014 Total:		199.50							
24205768	11/20/2014	-10.75	0.00	12/16/2014				False	0
101-300-512-5730 Program supplies				Credit for return					
24205768 Total:		-10.75							

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	MES Total:	81.62							
	MES Total:	81.62							
North East Multi-Regional Training NORTHEST 189602	11/20/2014	255.00	0.00	12/16/2014				False	0
101-300-512-5590 Training				40 hour field training officer					
189602 Total:		255.00							
NORTHEST Total:		255.00							
North East Multi-Regional		255.00							
Northeastern IL Public Safety Training NORTHEAS 10-31-14	2/5/2014	200.00	0.00	12/16/2014				False	0
101-300-512-5590 Training				Law enforcement SUV Driver training					
10-31-14 Total:		200.00							
NORTHEAS Total:		200.00							
Northeastern IL Public Saf		200.00							
Northwest Municipal Conference NWMNCCON 9698	12/2/2014	15.20	0.00	12/16/2014				False	0
101-100-511-5840 Meals				MWMC Springfield Dinner - Mayor					
9698 Total:		15.20							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
NWMNCCON Total:		15.20							
Northwest Municipal Conf		15.20							
Northwest Police Academy									
NWPDACAD									
NWPA112514	11/25/2014	150.00	0.00	12/16/2014				False	0
101-300-512-5590 Training				Trining seminars					
NWPA112514 Total:		150.00							
NWPDACAD Total:		150.00							
Northwest Police Academy		150.00							
Pomp's Tire Services									
POMPTIRE									
280036168	11/24/2014	2,528.60	0.00	12/16/2014				False	0
101-350-512-5480 R&M - vehicles				Tires for T15					
280036168 Total:		2,528.60							
POMPTIRE Total:		2,528.60							
Pomp's Tire Services Total:		2,528.60							
Sanaei, Zohreh									
SANA EI									
120414	12/4/2014	72.00	0.00	12/16/2014				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Basketball					
120414 Total:		72.00							

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

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
7200 Total:		15,039.25							
TPI Total:		15,039.25							
T.P.I. Building Code Cons		15,039.25							
Thompson Elevator Inspection Service, Inc.									
THOMPSO									
14-4121	11/21/2014	100.00	0.00	12/16/2014				False	0
101-240-517-5399 Other professional services				One elevator plan review					
14-4121 Total:		100.00							
14-4201	12/2/2014	150.00	0.00	12/16/2014				False	0
101-240-517-5399 Other professional services				One new construction elevator reinspection					
14-4201 Total:		150.00							
THOMPSO Total:		250.00							
Thompson Elevator Inspec		250.00							
TKB Associates, Inc.									
TKB									
11156	11/19/2014	672.00	0.00	12/16/2014				False	0
101-250-511-5330 Data processing				Laserfiche License					
11156 Total:		672.00							
TKB Total:		672.00							
TKB Associates, Inc. Total		672.00							

Traffic Control & Protection

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
TRAFFICC									
15034	11/26/2014	530.00	0.00	12/16/2014				False	0
205-509-515-5730 Program supplies				Barricade with flashing light					
15034 Total:		530.00							
TRAFFICC Total:		530.00							
Traffic Control & Protectio		530.00							
TransUnion Risk and Alternative									
TRANSUN									
556811113014	11/30/2014	11.25	0.00	12/16/2014				False	0
101-300-512-5399 Other professional services				Online investigative database					
556811113014 Total:		11.25							
TRANSUN Total:		11.25							
TransUnion Risk and Alter		11.25							
VCG Uniform									
VCGUNIFO									
12095	11/30/2014	273.40	0.00	12/16/2014				False	0
101-300-512-5070 Uniform allowance				Uniform allowance					
12095 Total:		273.40							
12096	11/30/2014	225.00	0.00	12/16/2014				False	0
101-300-512-5070 Uniform allowance				Uniform allowance					
12096 Total:		225.00							
12097	11/30/2014	104.85	0.00	12/16/2014				False	0
101-300-512-5070 Uniform allowance				Uniform allowance					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	12097 Total:	104.85							
12098	11/30/2014	700.00	0.00	12/16/2014				False	0
101-300-512-5070	Uniform allowance			Uniform allowance					
	12098 Total:	700.00							
12099	11/30/2014	51.75	0.00	12/16/2014				False	0
101-300-512-5070	Uniform allowance			Uniform allowance					
	12099 Total:	51.75							
	VCGUNIFO Total:	1,355.00							
	VCG Uniform Total:	1,355.00							
Zoll Data System									
ZOLLDATA									
9015801	11/15/2014	1,017.50	0.00	12/16/2014				False	0
101-350-512-5330	Data processing			Rescue net maintenance for ambulance billing					
	9015801 Total:	1,017.50							
	ZOLLDATA Total:	1,017.50							
	Zoll Data System Total:	1,017.50							
	Report Total:	37,122.21							

Accounts Payable

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Active Electrical Supply Co., Inc. & Fox Lighting									
ACTIVELE									
10442156-00	11/7/2014	278.75	0.00	12/16/2014				False	0
101-440-513-5290 Street lights & traffic signal				Tape, red wire and heater for Pump House					
10442156-00 Total:		278.75							
10442963-00	11/13/2014	157.17	0.00	12/16/2014				False	0
101-440-513-5290 Street lights & traffic signal				Line voltage for Pump House					
10442963-00 Total:		157.17							
ACTIVELE Total:		435.92							
Active Electrical Supply C		435.92							
Alexander Chemical Corporation									
ALEXANDE									
SLS10026066	11/25/2014	1,350.00	0.00	12/16/2014				False	0
660-620-519-5635 Chemicals - water system				Ten 150lb. chlorine tanks replaced from Pump House					
SLS10026066 Total:		1,350.00							
ALEXANDE Total:		1,350.00							
Alexander Chemical Corpo		1,350.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
American First Aid Services									
AFAS INC									
165673	12/3/2014	92.30	0.00	12/16/2014				False	0
101-400-511-5730 Program supplies				First aid refills					
165673 Total:		92.30							
AFAS INC Total:		92.30							
American First Aid Service		92.30							
Anderson Pest Solutions									
ANDERP									
3188816	12/1/2014	265.00	0.00	12/16/2014				False	0
101-400-511-5210 Animal control				Animal control services - December					
3188816 Total:		265.00							
ANDERP Total:		265.00							
Anderson Pest Solutions To		265.00							
Creative									
CREAT									
204385	11/10/2014	80.00	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				PW staff jackets					
204385	11/10/2014	80.00	0.00	12/16/2014				False	0
101-440-513-5070 Uniform allowance				PW staff jackets					
204385	11/10/2014	40.00	0.00	12/16/2014				False	0
660-620-519-5070 Uniform allowance				PW staff jackets					
204385	11/10/2014	40.00	0.00	12/16/2014				False	0
101-410-511-5070 Uniform allowance				PW staff jackets					
204385	11/10/2014	187.79	0.00	12/16/2014				False	0
101-400-511-5730 Program supplies				PW staff jackets					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	204385 Total:	427.79							
	CREAT Total:	427.79							
	Creative Total:	427.79							
Elite Printer Solutions									
ELITE									
2893	12/5/2014	125.98	0.00	12/16/2014				False	0
101-400-511-5700 Office supplies				Office supplies					
	2893 Total:	125.98							
2899	11/20/2014	783.87	0.00	12/16/2014				False	0
101-300-512-5640 Computer supplies				Office supplies					
	2899 Total:	783.87							
	ELITE Total:	909.85							
	Elite Printer Solutions Tota	909.85							
Fastenal									
FASTENAL									
ILNIL42791	11/14/2014	27.87	0.00	12/16/2014				False	0
101-410-511-5730 Program supplies				Welding shields for welding					
	ILNIL42791 Total:	27.87							
	FASTENAL Total:	27.87							
	Fastenal Total:	27.87							

Gewalt Hamilton Associates Inc

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
GEWALT									
4700.008-2	11/20/2014	5,309.00	0.00	12/16/2014				False	0
660-620-519-5320 Consulting				Lincolnwood Crawford Ave water main observation					
4700.008-2 Total:		5,309.00							
GEWALT Total:		5,309.00							
Gewalt Hamilton Associate		5,309.00							
Grainger									
GRAINGER									
9597175752	11/17/2014	224.64	0.00	12/16/2014				False	0
205-430-515-5730 Program supplies				Marking paint for Turkey Trot					
9597175752 Total:		224.64							
9598702828	11/18/2014	62.46	0.00	12/16/2014				False	0
205-430-515-5730 Program supplies				Cable tie for Turkey Trot					
9598702828 Total:		62.46							
GRAINGER Total:		287.10							
Grainger Total:		287.10							
Greenspan, Ann									
GREENSPA									
14-8405	8/28/2014	100.00	0.00	12/16/2014				False	0
101-400-511-5210 Animal control				Reimbursement for 50/50 animal control					
14-8405 Total:		100.00							
GREENSPA Total:		100.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Greenspan, Ann Total:		100.00							
HD Supply Waterworks, LTD.									
HDSUPPLY									
D241912	11/24/2014	1,832.37	0.00	12/16/2014				False	0
660-620-519-5796 Water system repair parts				Clamps					
D241912 Total:		1,832.37							
HDSUPPLY Total:		1,832.37							
HD Supply Waterworks, LT		1,832.37							
Lawson Products Inc									
LAWSNPRO									
9302882191	11/14/2014	2,982.19	0.00	12/16/2014				False	0
101-410-511-5730 Program supplies				Shop supplies					
9302882191 Total:		2,982.19							
9302893664	11/19/2014	43.13	0.00	12/16/2014				False	0
101-410-511-5730 Program supplies				Shop supplies					
9302893664 Total:		43.13							
LAWSNPRO Total:		3,025.32							
Lawson Products Inc Total		3,025.32							
Lee Auto Parts									
LEEAUTOP									
442-295006	12/2/2014	10.59	0.00	12/16/2014				False	0
101-300-512-5480 R&M - vehicles				Muffler for Squad #222					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	442-295006 Total:	10.59							
442-295031	12/2/2014	18.79	0.00	12/16/2014				False	0
101-300-512-5480 R&M - vehicles				Brake light switch for Squad #200					
	442-295031 Total:	18.79							
442-295041	12/2/2014	31.95	0.00	12/16/2014				False	0
101-300-512-5480 R&M - vehicles				Exhaust gasket for Squad #200					
	442-295041 Total:	31.95							
	LEEAUTOP Total:	61.33							
	Lee Auto Parts Total:	61.33							
NAPA									
NAPA									
138697	11/14/2014	98.73	0.00	12/16/2014				False	0
101-440-513-5480 R&M - vehicles				Spark plugs, valve cover for Truck #48					
	138697 Total:	98.73							
	NAPA Total:	98.73							
	NAPA Total:	98.73							
Ossian, Inc.									
OSSIAN									
137641	11/14/2014	3,800.52	0.00	12/16/2014				False	0
101-440-513-5766 Street materials - salt & sand				Triple melt					
	137641 Total:	3,800.52							
	OSSIAN Total:	3,800.52							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Ossian, Inc. Total:		3,800.52							
Patten Industries									
PATTEN									
E1534901A	1/27/2014	35,046.60	0.00	12/16/2014				False	0
217-000-561-6100 Land acquisition & improveme				Retainage release for generator installation					
E1534901A Total:		35,046.60							
PATTEN Total:		35,046.60							
Patten Industries Total:		35,046.60							
Raynor Door Co									
RAYNOR									
14-09257	11/20/2014	32.50	0.00	12/16/2014				False	0
205-430-515-5730 Program supplies				Seal jamb for Parks					
14-09257 Total:		32.50							
RAYNOR Total:		32.50							
Raynor Door Co Total:		32.50							
Rent Rite: Party Division									
RENTRITE									
187842-2	11/20/2014	650.00	0.00	12/16/2014				False	0
101-200-511-5799 Other materials & supplies				Linens					
187842-2 Total:		650.00							
RENTRITE Total:		650.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Rent Rite: Party Division T	650.00							
Rush Truck Centers of Illinois, Inc RUSHTRUC									
95609308	10/24/2014	187.13	0.00	12/16/2014				False	0
101-440-513-5480 R&M - vehicles				Pump for Truck #1					
95609308 Total:		187.13							
95659414	10/24/2014	916.69	0.00	12/16/2014				False	0
101-440-513-5480 R&M - vehicles				Gear core, arm for Truck #1					
95659414 Total:		916.69							
RUSHTRUC Total:		1,103.82							
Rush Truck Centers of Illin		1,103.82							
Russo Power Equipment RUSSO									
2203464	11/3/2014	8.86	0.00	12/16/2014				False	0
205-430-515-5480 R&M - vehicles				Solenoid starter for riding mower					
2203464 Total:		8.86							
2230394	11/19/2014	22.13	0.00	12/16/2014				False	0
660-620-519-5480 R&M - vehicles				Solenoid starter for Honda for Truck #7					
2230394 Total:		22.13							
RUSSO Total:		30.99							
Russo Power Equipment T		30.99							

Suburban Laboratories, Inc.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
SUBURB									
117744	11/17/2014	1,217.50	0.00	12/16/2014				False	0
660-620-519-5320 Consulting				Coliform testing and disinfectant					
117744 Total:		1,217.50							
SUBURB Total:		1,217.50							
Suburban Laboratories, Inc		1,217.50							
TKE Corporation									
TKECORP									
3001463842	12/1/2014	504.89	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Maintenance contract elevator at PD					
3001463842 Total:		504.89							
TKECORP Total:		504.89							
TKE Corporation Total:		504.89							
Tyco Integrated Security, LLC									
ADTSS									
22709404	9/6/2014	535.91	0.00	12/16/2014				False	0
101-420-511-5405 R&M - buildings				Alarm system annual agreement for PW					
22709404 Total:		535.91							
ADTSS Total:		535.91							
Tyco Integrated Security, L		535.91							
Warehouse Direct									
WAREHOUS									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
2511557-0	11/20/2014	332.81	0.00	12/16/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2511557-0 Total:		332.81							
2511596-0	11/20/2014	22.60	0.00	12/16/2014				False	0
101-200-511-5700 Office supplies				Office supplies					
2511596-0 Total:		22.60							
2511597-0	11/20/2014	122.88	0.00	12/16/2014				False	0
205-500-515-5700 Office supplies				Office supplies					
2511597-0 Total:		122.88							
2512158-0	11/20/2014	51.33	0.00	12/16/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2512158-0 Total:		51.33							
2519049-0	11/26/2014	99.06	0.00	12/16/2014				False	0
101-300-512-5730 Program supplies				Office supplies					
2519049-0 Total:		99.06							
2522333-0	12/3/2014	16.71	0.00	12/16/2014				False	0
101-100-511-5700 Office supplies				Office supplies					
2522333-0 Total:		16.71							
2522334-0	12/3/2014	219.52	0.00	12/16/2014				False	0
101-350-512-5700 Office supplies				Office supplies					
2522334-0 Total:		219.52							
2522456-0	12/3/2014	222.57	0.00	12/16/2014				False	0
101-210-511-5700 Office supplies				Office supplies					
2522456-0 Total:		222.57							
2522456-1	12/4/2014	16.98	0.00	12/16/2014				False	0
101-210-511-5700 Office supplies				Office supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	2522456-1 Total:	16.98							
2523199-0	12/3/2014	15.08	0.00	12/16/2014				False	0
101-210-511-5700	Office supplies			Office supplies					
	2523199-0 Total:	15.08							
C2501117-0	11/25/2014	-8.09	0.00	12/16/2014				False	0
101-240-517-5700	Office supplies			Office supplies					
	C2501117-0 Total:	-8.09							
	WAREHOUS Total:	1,111.45							
	Warehouse Direct Total:	1,111.45							
Westmont Auto Parts									
WESTMONT									
5692	10/14/2014	36.41	0.00	12/16/2014				False	0
101-300-512-5480	R&M - vehicles			Brake pads for Squad #7					
	5692 Total:	36.41							
6053	11/13/2014	578.20	0.00	12/16/2014				False	0
101-300-512-5480	R&M - vehicles			Pad kit, rotor for Squad #210					
	6053 Total:	578.20							
	WESTMONT Total:	614.61							
	Westmont Auto Parts Total	614.61							
WGN Flag & Decoration									
WGNFLAG									
41052	10/23/2014	2,162.10	0.00	12/16/2014				False	0
101-420-511-5405	R&M - buildings			Flag pole installation					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	41052 Total:	2,162.10							
	WGNFLAG Total:	2,162.10							
	WGN Flag & Decoration T	2,162.10							
Work' N Gear, LLC WRKNGEAR									
HA36181	10/28/2014	225.00	0.00	12/16/2014				False	0
101-440-513-5070 Uniform allowance				Clothing for PW					
	HA36181 Total:	225.00							
HA36584	11/4/2014	-24.99	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				Clothing for PW					
	HA36584 Total:	-24.99							
HA36586	11/4/2014	200.00	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				Clothing for PW					
	HA36586 Total:	200.00							
HA37356	11/18/2014	627.95	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				Clothing for PW					
	HA37356 Total:	627.95							
HA37357	11/18/2014	-25.00	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				Clothing for PW					
	HA37357 Total:	-25.00							
HA37513	11/20/2014	400.00	0.00	12/16/2014				False	0
205-430-515-5070 Uniform allowance				Clothing for PW					
	HA37513 Total:	400.00							

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

WRKNGEAR Total:	1,402.96
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Work' N Gear, LLC Total:	1,402.96
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Report Total:	62,436.43
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Request For Board Action

REFERRED TO BOARD: December 16, 2014

AGENDA ITEM NO: 1

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of Recommendations by the Zoning Board of Appeals to: 1) Approve a Variation from Section 4.11 to Permit a One-Story Addition to Encroach Into the Required Side Yard Setback for the Property at 6755 North Kostner Avenue; and 2) to Refer to the Plan Commission Consideration of a Text Amendment Concerning Existing Nonconforming Setbacks and Proposed Building Additions

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Raimond Pavely, the property owner of 6755 North Kostner Avenue ("Petitioner"), requests a side yard setback variation in order to permit a one-story addition (in two locations) to his home. The required side yard setback is 6 feet and a 1.2-foot side yard encroachment is requested, which would result in a 4.8-foot side yard setback if the requested Variation is granted.

This requested Variation relates to two proposed additions to the home. The addition at the front of the home is for expanding the vestibule/front entrance. The addition to the rear of the home is for the purpose of expanding the existing kitchen.

A review of Village records indicates that the existing home was constructed in approximately 1955. A search of Village records resulted in no additional information regarding the subject property pertinent to the requested Variation.

Variation Request

The Petitioner seeks relief from the minimum side yard setback requirements in order to construct a combined 105-square-foot addition. The Zoning Code requires that the minimum side yard setback be 5 feet or 10% of the lot width, whichever is greater. The lot width of the subject property is 60 feet; therefore, the required side yard setback is 6 feet. The proposed addition is set back from the side lot line by 4.8 feet and so a side yard setback variation of 1.2 feet is requested. A portion of the existing home currently has a side yard setback of 4.8 feet and the proposed additions are designed to match this existing setback of the single-family home.

Since adoption of the 2008 Zoning Ordinance, the Village has considered several setback Variations for single-family residential additions. While every project is unique, the Village has approved ten requests for relief from side yard setback requirements. These requests resulted primarily from owners seeking building additions to match their existing home setback which encroaches into the current required setback.

Public Hearing

This matter was scheduled for a Public Hearing on October 15, 2014. The Petitioner, however, could not be present and so the Zoning Board of Appeals (ZBA) continued the matter without discussion to their November 19, 2014 meeting at which time deliberations commenced.

The Petitioner stated that the proposed building additions are intended to meet the spirit of the Zoning Code and to not encroach beyond the existing setback of the home. The ZBA questioned the Petitioner why the additions could not be constructed to comply with the currently required six-foot setback. Mr. Pavely indicated that the two small additions are approximately 6.5 feet in width and is intended to create more usable space. Mr. Pavely added that a portion of the existing home is deteriorating and as part of the project they intend to repair/rebuild. While undergoing this construction they desire to add two small additions.

In its deliberations, the ZBA noted that similar past Variation requests which proposed building additions which matched an existing building setback and which do not encroach farther into the currently required setback have been approved by the Village. The ZBA briefly reviewed the most recent consideration at 7131 North Keating Avenue where a proposed sunroom addition was recently approved to match the existing nonconforming setback.

At the November 19, 2014 Public Hearing, no member of the public provided any testimony, comment, or objection.

In considering this matter and the history of the Village in granting side yard setback Variations which match existing nonconforming building setbacks, the ZBA generally found logic in amending the Zoning Code in an effort to expedite approval of such requests. The ZBA discussed several possible options that could be enacted, such as enactment of an administrative review process. While the ZBA did not identify a specific recommended process, it believed a change in the code concerning Variation requests to match existing nonconforming setbacks was warranted.

Currently, the Zoning Code provides for a "Minor Variation" process. Only those Variations specifically listed in Section 5.14(3) are eligible as Minor Variations for residential uses. In these instances, the Zoning Officer has the authority to grant, subject to certain additional criteria, the following minor Variations:

- a. A reduction of up to 15% of the minimum required lot area;
- b. A reduction of up to 10% of the minimum required side or rear yard setback;
- c. A reduction of up to 10% of the required spacing between two or more single-family attached or multiple-family buildings, in the R-4 District only; and
- d. An increase of up to 15% in the finished first floor height.

Zoning Board of Appeals Recommendation

The ZBA concluded that the requested side yard setback is typical of many Variations granted and that the request met the standards to approve the Variation. By a unanimous 6-0 vote, the ZBA recommends approval of the requested side yard setback Variation.

By a separate vote of 6-0, the ZBA recommends the Village Board refer to the Plan Commission for consideration, a Text Amendment to consider alternative review and approval process for properties with existing legal nonconforming setbacks that seek building additions.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. ZBA Minutes
 - a. November 19, 2014 Excerpt (Draft)
 - b. October 15, 2014 Excerpt
2. November 19, 2014 ZBA Packet
 - a. Staff Report to ZBA
 - b. Plat of Survey
 - c. Residential Zoning Variation Application
 - d. Site Plan, Floor Plans, and Building Elevations
 - e. Zoning Calculation Sheet
 - f. Proof of Ownership
 - g. Petitioner Submitted Photographs

RECOMMENDED MOTION:

Move to concur with the recommendation of the Zoning Board of Appeals to approve a request for a Variation from Section 4.11, to permit the proposed one-story addition to encroach 1.2 feet into the required 6-foot side yard setback for the property located at 6755 North Kostner Avenue and to direct the Village Attorney to prepare the requisite Ordinance for adoption; and

Move to refer to the Plan Commission consideration of a Text Amendment to consider alternative review and approval processes for properties with existing legal nonconforming setbacks that seek building additions.

Mr. Cook mentioned that the semi-private fence definitions need work. Former Commissioner Gordon mentioned some of those weaknesses at the September meeting. The Village Board will be reviewing these definitions in order to provide clarity because there is some ambiguity in the definition. In the past, if a regulation needs reviewing, specific Variations have been continued while the Village reviews the legislation and determines the appropriateness if it should be changed. If and when the review is completed, there is a possibility that a Variation is no longer needed and may be withdrawn.

Chairman Theisen asked Ms. DeLeon if the Petitioner would be willing to wait while this issue is resolved. She replied that she would have to talk to the property owner. Since the fence would not be installed during the winter months, Chairman Theisen asked if they would like to have their request continued until after the Village Board reviews the statute on this issue or if they prefer, a vote could be made at tonight's meeting.

Ms. DeLeon does not want to hold this up any longer, and she would like a vote to be cast at tonight's meeting.

Chairman Theisen asked if anyone in the audience would like to address the Zoning Board regarding this Public Hearing. Let the record state that no one came forward.

Motion to deny was made by Commissioner Keller, and seconded by Commissioner Grant.

Aye: Keller, Grant, Ikezoe-Halevi, Nickell, and Theisen

Nay: Vorobeychik

Motion Approved: 5-1

Motion to review that the fence design standards be forward to the Village Board was made by Chairman Theisen.

Aye: Grant, Ikezoe-Halevi, Keller, Nickell, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

DRAFT

V. Public Hearing: 6755 North Kostner Avenue – Residential Side Yard Setback Variation

Chairman Theisen swore in the Petitioner, Mr. Raimond Pavely.

This Variation request was continued from the October 15, 2014 Zoning Board meeting. The property is located in the R-3 Residential Zoning District. The property has a side yard setback of six feet (ten percent of the lot width). The Petitioner seeks approval to add on to the existing single-family home in two locations, each encroaching into the required south side yard setback. Each area of the addition is proposed to match the existing 4.8-foot setback of the existing home. The Petitioner seeks relief from the 6-foot side yard setback requirement in order to construct the additions at approximately 4.8 feet. The proposed floor plan and elevation plans were presented for review. Two recent similar Variation requests were both approved.

Mr. Pavely concurred with Mr. Cook's presentation and added that he recently bought the house and would like to enlarge the kitchen. The small addition at the front of the house is falling apart and will have to be torn down.

Commissioner Grant identified that the two small additions are proposed to match the existing non-conforming setback of the existing home. Commissioner Grant referenced a recent approval at 7131 North Keating Avenue which a similar setback variation was granted. Commissioner Grant indicated his support for granting variations with these characteristics.

Chairman Theisen asked Mr. Pavely if there were any comments from his neighbors. Mr. Pavely said that there has been a Public Hearing sign in front of his house since the application has been filed and there have been no comments.

Chairman Theisen asked if anyone in the audience would like to address the Zoning Board regarding this Public Hearing. Let the record state that no one came forward.

Motion to approve the side yard setback Variation was made by Commissioner Keller, and seconded by Commissioner Grant.

Aye: Keller, Grant, Ikezoe-Halevi, Nickell, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

Mr. Cook recommended to the Board that if these types of setback requests are routinely granted, a recommendation should be made to the Village Board to review these standards. Mr. Cook indicated that the ZBA has considered and recommended approval of several variations in order to permit single-family additions to match existing non-conforming setbacks.

Motion to recommend that the review and approval process for setback variations to match existing non-conforming setbacks be forwarded by the Village Board to the Plan Commission for public hearing was made by Chairman Theisen.

Aye: Grant, Ikezoe-Halevi, Keller, Nickell, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

VI. ADJOURNMENT

Hearing no further business, **motion to adjourn** was made by Commissioner Grant, and seconded by Commissioner Nickell. Meeting adjourned at 7:45 p.m.

Aye: Grant, Nickell, Ikezoe-Halevi, Keller, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

Respectfully Submitted,

Motion to continue the Public Hearing for 6529 North Central Park Avenue to the November 19, 2014 Zoning Board of Appeals meeting 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

V. Public Hearing: 6755 North Kostner Avenue – Residential Side Yard Setback Variation

Chairman Theisen asked if the applicant was present. Mr. Cook indicated that he does not believe they were present.

Motion to continue the Public Hearing for 6755 North Kostner Avenue to the November 19, 2014 Zoning Board of Appeals meeting 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

VI. Public Hearing: 6557 Keating Avenue – Residential Variation

Chairman Theisen swore in the Petitioner and homeowner, Mr. Patrick Kaniff.

This Variation request is for relief from the prohibition on painting brick facades. The property is in the R-2 Residential Zoning District. Mr. Cook showed before and after photographs for comparison. A detailed photograph of the brick taken by the Village's building inspector was also shown. The Zoning Code prohibits the painting of bricks in residential and commercial districts. There have been no similar requests for relief from this prohibition. The Petitioner is requesting that the brick remain painted.

The Petitioner, Mr. Kaniff, explained that they are new to the Village and they have been renovating the home that has been vacant for six years. He was unaware that painting the exterior brick was prohibited. Mr. Kaniff stated that only the face brick was painted due to irregularities and mismatched bricks due to repairs. Mr. Kaniff further stated that he had letters from neighbors who had no objection to the brick. Mr. Kaniff submitted copies of these letters to staff for the file.

Mr. Theisen inquired as to Mr. Kaniff's hardship. Mr. Kaniff replied that due to the texture of the brick, taking off the paint would be a very difficult and expensive process.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing.



Staff Report Zoning Board of Appeals

November 19, 2014

Continued from October 15, 2014

Subject Property:

6755 North Kostner Avenue

Zoning District: R-3 Residential

Petitioner: Raimond Pavely - Property Owner

Requested Action: Variation sought to Article IV, Part C, Section 4.11 of the Zoning Code to reduce the required side yard setback.



Nature of Request: The property owner is seeking a Variation in order to allow a one-story addition to the side of the existing single-family home. The requested Variation is to permit an expansion of the existing kitchen to the rear and an extension of the vestibule at the front of the existing home to each encroach into the required side yard.

Notification of Public Hearing: Consistent with Village requirements, notice of the scheduled October 15, 2014 hearing was published in the Lincolnwood Review dated September 25, 2014, a Public Hearing sign installed at 6755 North Kostner Avenue, and notices dated September 25, 2014 were also mailed to properties within 250 feet.

Summary of Request

The subject property is 60-feet wide and, as per the Zoning Code, the side yard setback is 6 feet (10% of the lot width). The Petitioner seeks approval to add on to the existing single-family home in two locations, each encroaching into the required south side yard setback. The front of the two additions is intended to expand the vestibule/front entrance to the home. The section area is intended to expand the existing kitchen to the rear of the home. Each area of addition is proposed to match the existing 4.8-foot setback of the existing home.

While the existing home is considered an existing legal nonconforming as to bulk (side yard setback) any new construction must comply with the current regulations. The Petitioner seeks relief from the 6-foot side yard setback requirement in order to construct the additions at approximately 4.8 feet. Aside from encroaching into the required side yard setback, the addition complies with all other bulk regulations.

Related Village Action

Pertinent Property Background – The existing single-family home was constructed in or around 1955. A search of Village records resulted in no additional records or information regarding the subject property pertinent to this request.

Requests Considered in 2014

<u>Property Address</u>	<u>ZBA Recommendation</u>	<u>Status</u>
7131 North Keating Avenue	Recommended Approval 7-0	Ordinance No. 2014-3132 Approved
Requested side yard setback variation to permit 300-square-foot addition to encroach 1.9 feet into the required 7 foot side yard setback. The proposed sunroom addition designed to match existing legal non-conforming setback of the single-family home.		
5080 North Shore Avenue	Recommended Approval 4-3	Ordinance No. 2014-3133 Approved
Requested side yard setback variation to permit a one-story addition to encroach 1 foot 9 inches into the required 8 foot 1 inch side yard at the existing single-family home located at 5080 West North Shore Avenue. Approved plan modified by Village Board to reduce encroachment into required side yard setback.		

Summary of Other Side Yard Setback Variation Actions

The Village, in the past five years, has considered several Variation requests for single-family residential additions. The Village has considered and approved ten requests for relief from side yard setback requirements which resulted primarily from the existing home encroaching into the required setback. These requests permitted a second story addition to match the existing nonconforming first floor setback.

Conclusion

The property owner is seeking a Variation in order to allow two first floor additions to encroach into the required south side yard setback. The requested Variation is to permit the additions to match the existing nonconforming interior side yard setback of approximately 4.8 feet rather than the required six-foot setback. In granting a variation, a determination must be made that a hardship exists. The following page includes the standards which are to be taken into consideration.

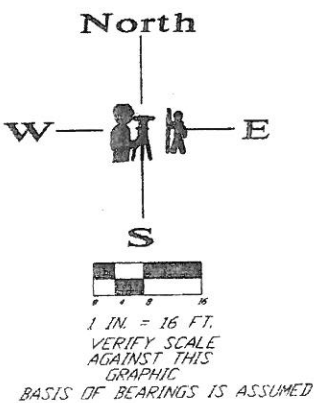
Documents Attached

1. Plat of Survey
2. Residential Zoning Variation Application
3. Site Plan, Floor Plans, and Building Elevations
4. Zoning Calculations Sheet
5. Proof of Ownership
6. Petitioner Submitted Photographs

Board Action Standards For Granting Relief

In determining whether in a specific case there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, the following standards shall be taken into consideration the extent to which the following facts are established:

<u>STANDARDS</u>	<u>Yes</u>	<u>No</u>
<i>a. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;</i>		
Notes:		
<i>b. 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;</i>		
Notes:		
<i>c. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;</i>		
Notes:		
<i>d. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;</i>		
Notes:		
<i>e. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;</i>		
Notes:		
<i>f. 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;</i>		
Notes:		
<i>g. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;</i>		
Notes:		
<i>h. 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.</i>		
Notes:		



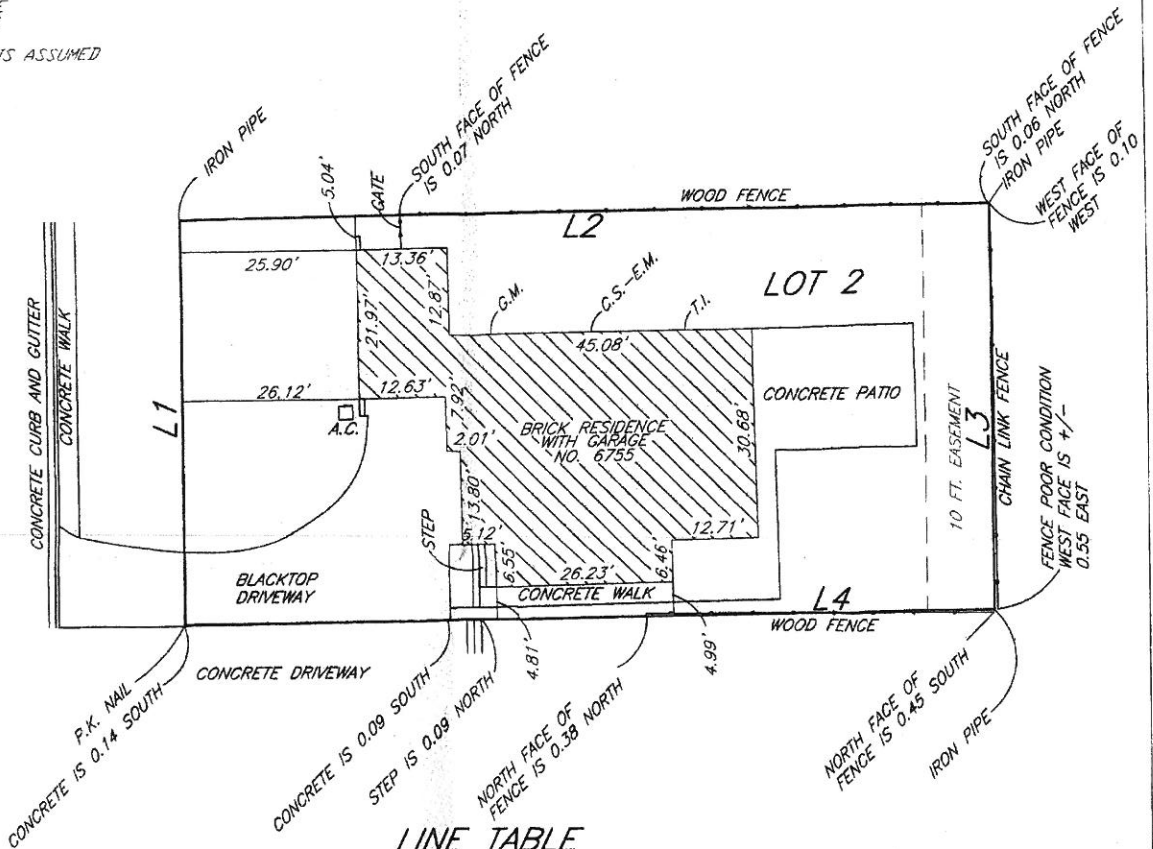
PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 6755 N. KOSTNER AVENUE
Legally described as:

LOT 2 IN BRYNWOOD SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

KOSTNER AVENUE



Line	Bearing	Distance	Measure
L1	N.00°05'32"W.	60.00'	60.09'
L2	N.89°26'43"E.	120.00'	120.00'
L3	S.00°04'23"E.	60.00'	60.00'
L4	S.89°24'16"W.	120.00'	119.98'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Brown, Udell, Pomerantz & Delrahim

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: May 4, 2014

Dated this 4th. day of May, 2014

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2014
Professional Design Firm Land Surveyor Corporation No. 184.004811



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
9 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

original plat is in colors
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6755 KOSTNER

Permanent Real Estate Index Number(s): 10-34-324-030-0000

Zoning District R3 Lot Area: 7200

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

FENCE, ATTACHED 1 CAR GARAGE

Are there existing development restrictions affecting the property? Yes ☒ No
(Examples: previous variations, conditions, easements, covenants)

If yes, describe: _____

REQUESTED ACTION

- | | |
|---|--|
| ☒ Variation - Residential | ☐ Variation - Signs/Special Signs |
| ☐ Variation - Non-Residential | ☐ Minor Variation |
| ☐ Variation - Off-Street Parking | ☐ Other |
| ☐ Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: ASKING FOR REDUCTION OF THE SOUTH
SIDE YARD SETBACK FROM 6 FEET TO 5 FEET.
BUILDING ONE STORY ADDITION. TRYING TO ALIGN THE NEW
ADDITION WITH THE OLD BUILDING.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): RAYMOND PAVELY

Address: 6755 KOSTNER

Telephone: (847) 966-1022 Fax: () E-mail Address: RPAVELY7@YAHOO.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 severally 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: RAYMOND PAVELY

Address: 6755 KOSTNER

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

Signature

Date

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 DESIGN IS CONSISTANT WITH THE INTEND AND THE PURPOSE OF THE ZONING ORDINANCE WHICH IS TO GUIDE AND REGULATE DEVELOPMENT. THE PROPOSED DESIGN PROVIDES THE REASONABLE DEVELOPMENT.

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 EXIST'G SOUTHERN WALL OF THE HOUSE IS LOCATED 5'-0" AWAY FROM THE PROPERTY LOT LINE. THE (2) SMALL ONE STORY ADDITIONS WILL ALIGN WITH THE SOUTHERN WALL, PROVIDING MUCH BETTER DESIGN IN SPIRIT AND HARMONY WITH THE REST OF THE HOUSE.

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 WHICH THE PETITION FOR THE VARIATION IS BASED ARE UNIQUE TO THIS PROPERTY. THE EXIST'G SOUTHERN WALL OF THE HOUSE IS LOCATED 5'-0" FROM THE LOT LINE. THE NEW ADDITIONS WILL ALIGN WITH EXIST'G WALL.

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

THE PURPOSE OF THE ADDITIONS IS TO ENHANCE AND IMPROVE THE QUALITY OF LIFE OF THE FAMILY OF 5 NOT TO ENHANCE THE VALUE OR INCREASE REVENUE FROM THE PROPERTY.

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

THE PRESENT HOMEOWNER DID NOT BUILD THE EXIST'G HOUSE OR DO ANY OTHER IMPROVEMENTS TO THE HOUSE OR THE PROPERTY. THE HOUSE WAS PURCHASED THIS YEAR. THE EXIST'G HOUSE WAS BUILT 5'-0" AWAY FROM THE PROPERTY'S SOUTH LOT LINE. THE NEW ADDITIONS WILL ALIGN WITH EXIST'G WALL LOCATED 5'-0" FROM THE LOT LINE.

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 NEW PROPOSED DESIGN CONSISTS OF (2) SMALL (6.5' x 4') AND (6.5' x 12') ONE STORY ADDITIONS WHICH WILL ALIGN WITH THE EXIST'G SOUTHERN WALL.

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

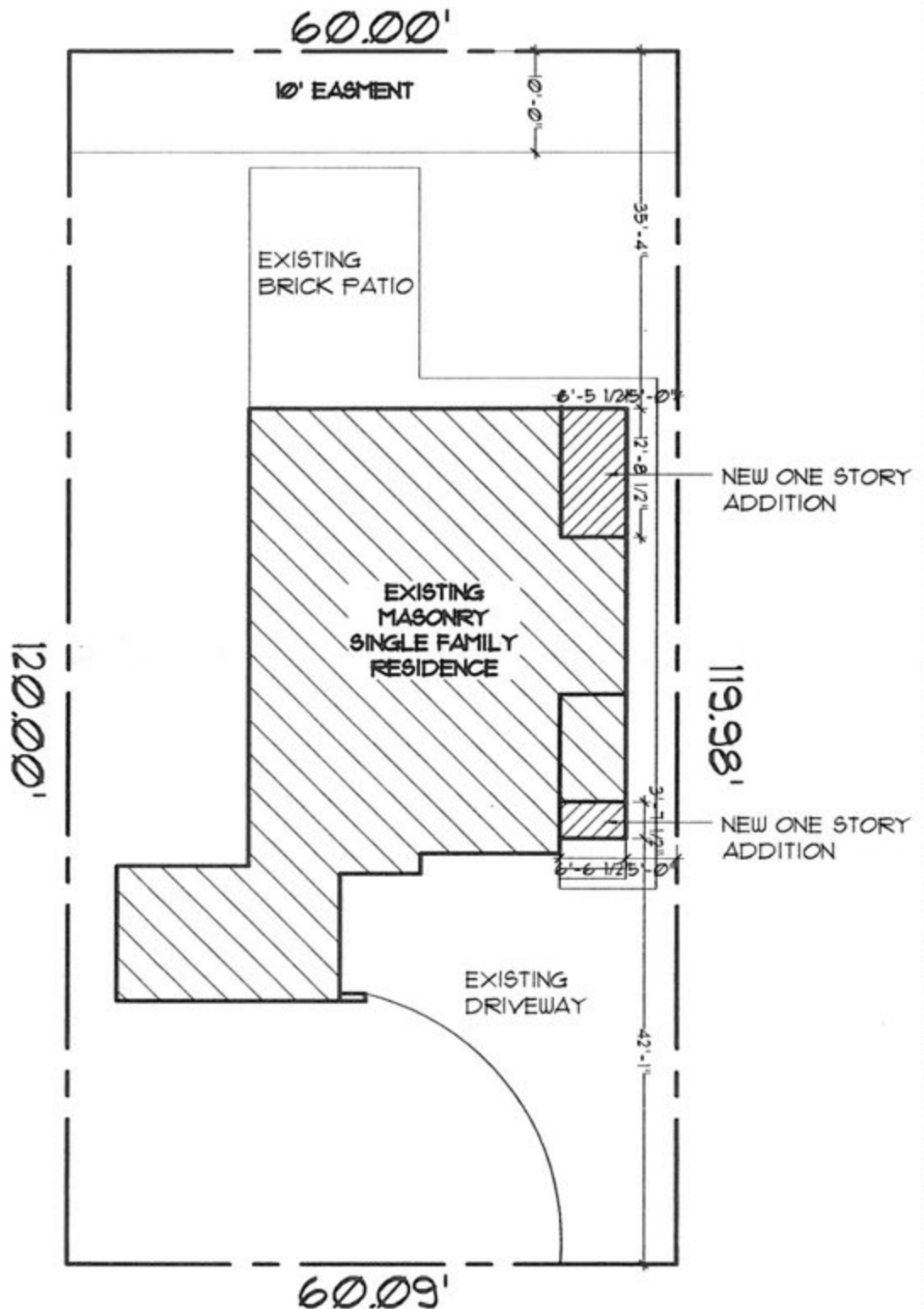
THE PROPOSED DESIGN IS THE SIMPLEST AND MOST REASONABLE DESIGN. IT IS THE ONLY WAY TO DO THE DESIGN WITH THE MINIMAL CHANGES TO THE ZONING ORDINANCE STANDARDS.

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 DESIGN CONSISTS OF 2 SMALL, ONE STORY ADDITIONS, (6.5' x 4'-0" AND 6.5' x 12'), FILLING OUT THE SOUTHEAST & SOUTH WEST CORNERS OF THE HOUSE. THE NEW ADDITIONS WILL ALIGN WITH THE EXIST'G WALL. THE ADDITION WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING & FIRE CODES, AND WITH THE MATERIALS MATCHING THE QUALITY OF EXIST'G STRUCTURE.

ONE STORY ADDITION TO SINGLE FAMILY RESIDENCE
 at 6755 N. Kostner Ave. - Lincolnwood, IL
SITE PLAN

KASIA HOCHBERG, ARCHITECT
 6603 NINEHAYA
 LINCOLNWOOD, ILLINOIS 60712
 Tel: 312/718-5224
 email: kasiahochberg@comcast.net



6755 N. KOSTNER AVE.
SITE PLAN

SCALE:

1" = 15' - 0"

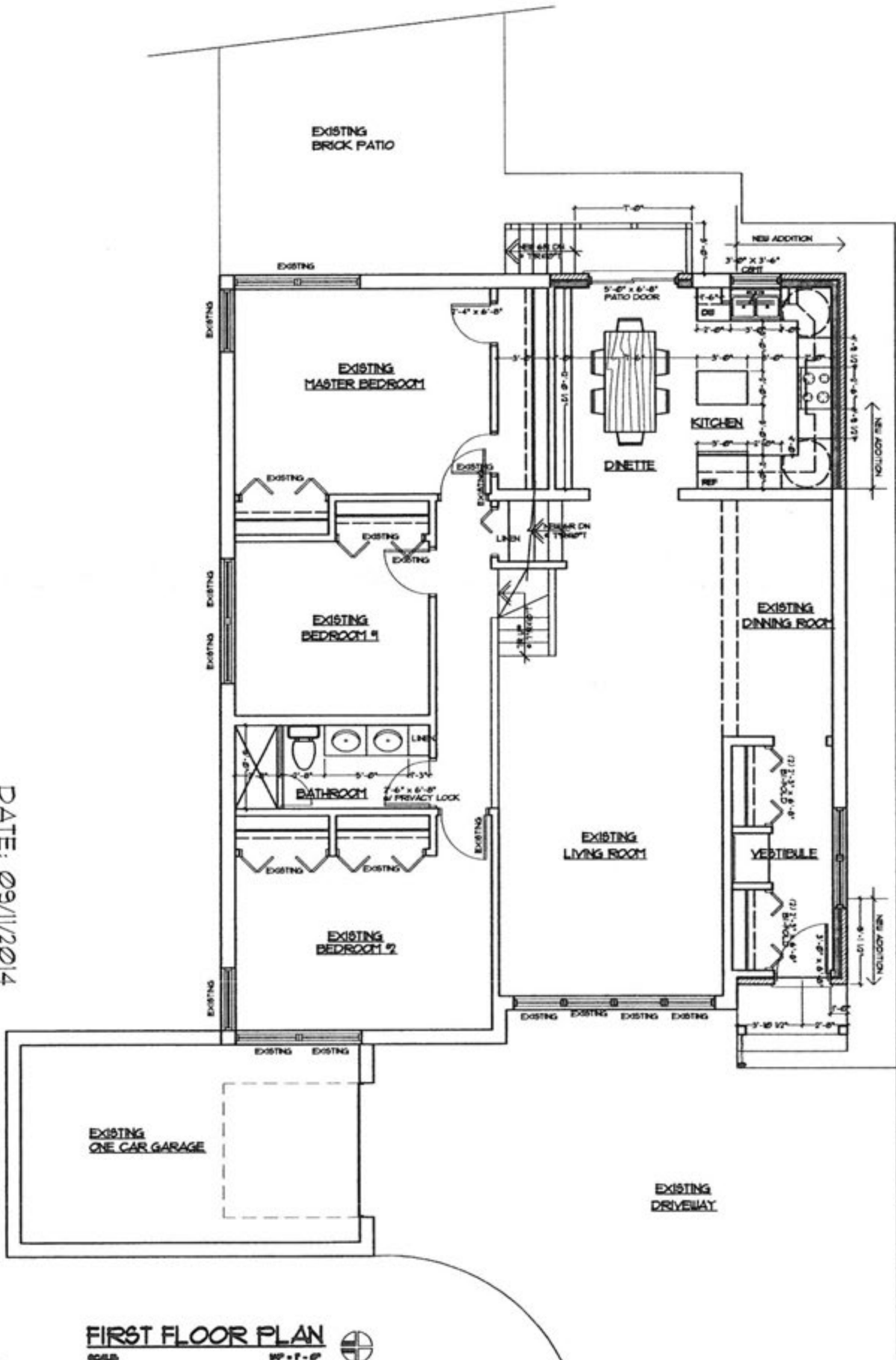


DATE: 09/11/2014

ONE STORY ADDITION TO SINGLE FAMILY RESIDENCE
 at 6755 N. Koerner Ave. - Lincolnwood, IL
FIRST FLOOR PLAN

KASIA HOCHBERG, ARCHITECT
 6603 MINNEAPOLIS
 LINCOLNWOOD, ILLINOIS 60712
 Tel: 312/718-5224
 email: kasiahochberg@comcast.net

DATE: 09/11/2014



FIRST FLOOR PLAN

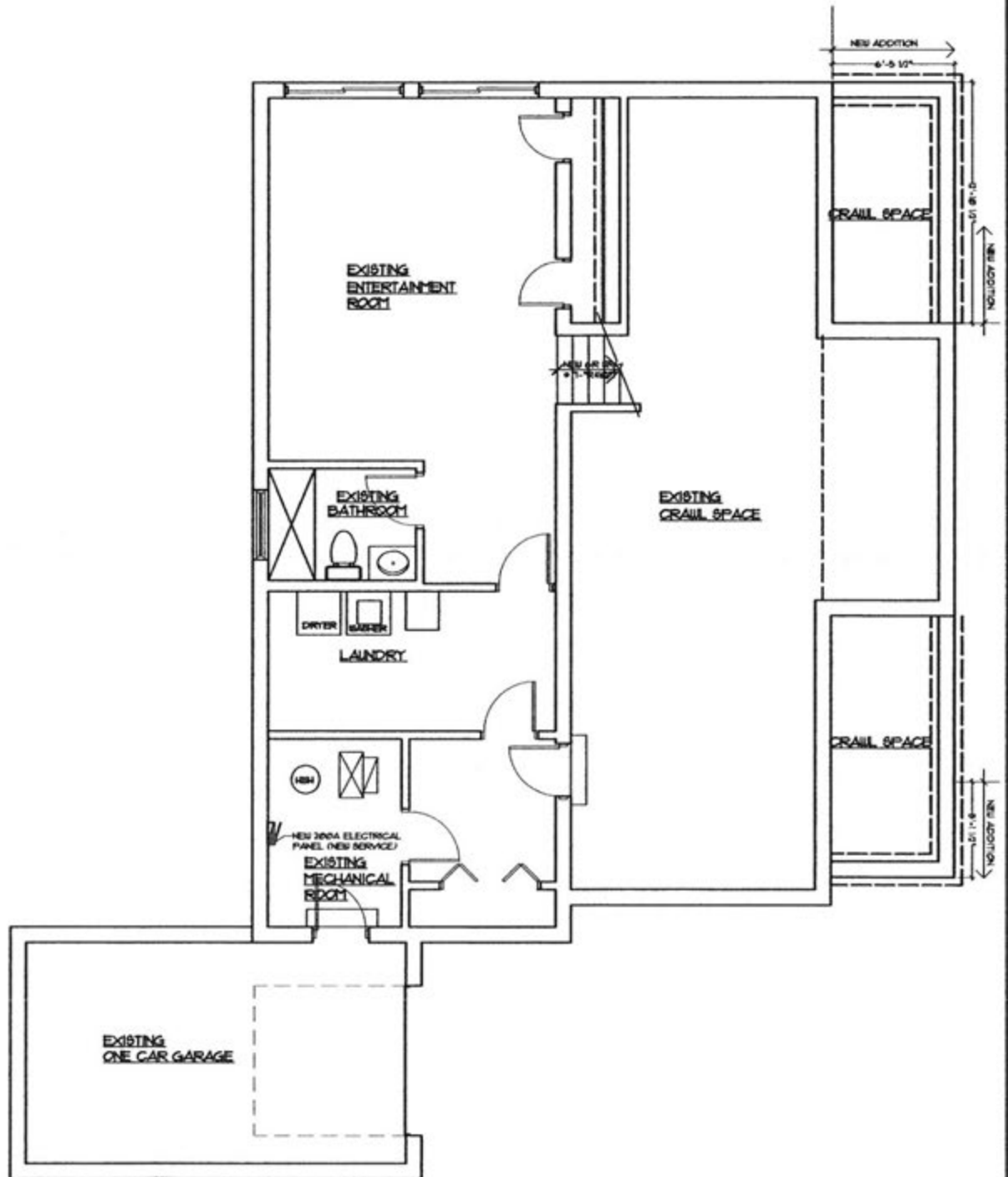
SCALE

1/8" = 1'-0"



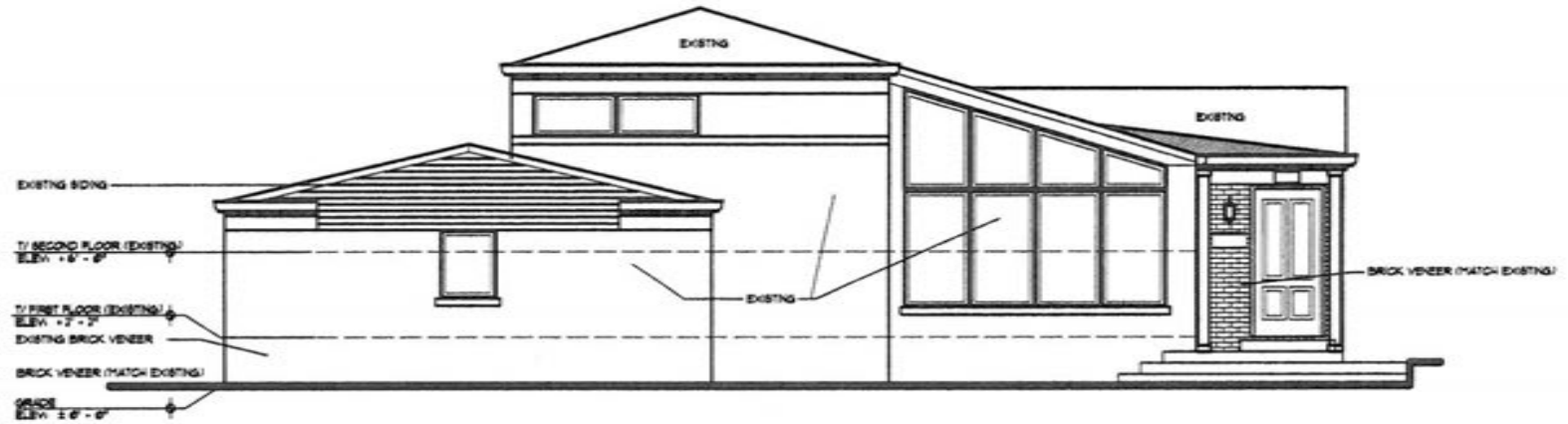
ONE STORY ADDITION TO SINGLE FAMILY RESIDENCE
 at 6755 N. Koester Ave. - Lincolnwood, IL
EAST AND WEST ELEVATION

KASIA HOCHBERG, ARCHITECT
 6603 NINEHAYA
 LINCOLNWOOD, ILLINOIS 60712
 Tel: 312/719-3224
 email: kasiahochberg@comcast.net



EXISTING BASEMENT PLAN
 SCALE 1/4" = 1'-0"

DATE: 09/11/2014



WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

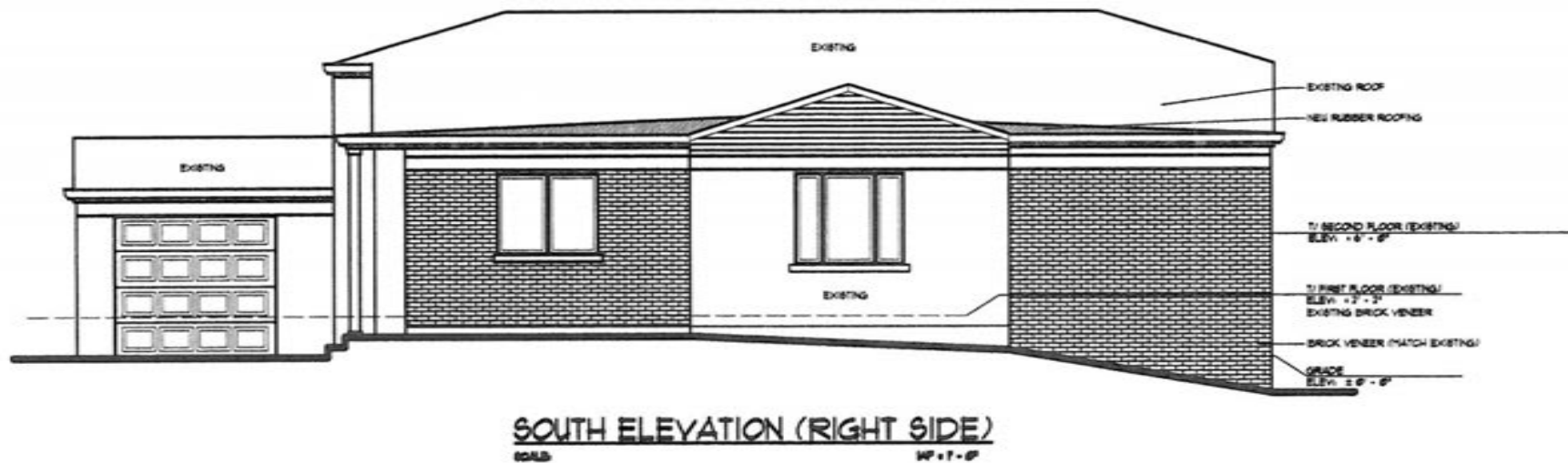


EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

DATE: 09/11/2014

ONE STORY ADDITION TO SINGLE FAMILY RESIDENCE
at 6755 N. Kostner Ave. - Lincolnwood, IL
EAST AND WEST ELEVATION

KASIA HOCHBERG, ARCHITECT
6603 MINNEHAHA
LINCOLNWOOD, ILLINOIS 60112
Tel: 312/719-3224
email: kasiahochberg@comcast.net



DATE: 09/11/2014

ONE STORY ADDITION TO SINGLE FAMILY RESIDENCE
 at 6755 N. Kostner Ave. - Lincolnwood, IL
SOUTH ELEVATION

KASIA HOCHBERG, ARCHITECT
 6603 MINNEHAWA
 LINCOLNWOOD, ILLINOIS 60112
 Tel: 312/719-3224
 email: kasiahochberg@comcast.net



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPT.

Zoning Calculations

Accessory Structure

Please fill out this form for all permits involving new detached accessory structures
(Garages and sheds)

ADDRESS 6755 N. KOSTNER

ZONING DISTRICT R-3

TOTAL LOT AREA = WIDTH 60 X LENGTH 120 = 7200 Sq.Ft.

ZONING ACCESSORY STRUCTURE SETBACKS

FROM SIDE PROPERTY LINE

Required

6.0 Ft.

Proposed

5.0 Ft.

FROM SIDE PROPERTY LINE

Ft.

Ft.

FROM REAR PROPERTY LINE

Ft.

Ft.

DISTANCE BETWEEN HOUSE AND ACCESSORY STRUCTURE

Minimum 15 Ft.

Ft.

ZONING CALCULATION INSTRUCTIONS

60% TOTAL LOT COVERAGE (Lot area)

7200 X .60 = 4320 Sq.Ft.

Proposed
Total

3287 Sq.Ft.

35% BUILDING COVERAGE (Lot area)

7200 X .35 = 2520 Sq.Ft.

1953 Sq.Ft.

30% REAR YARD BLDG. COV. (Rear yard)

_____ X .30 = _____ Sq.Ft.

_____ Sq.Ft.

AREA CALCULATIONS

A. BUILDING COVERAGE

Existing
1848 Sq.Ft.

Proposed
Changes

105 Sq.Ft.

Proposed
Total

1953 Sq.Ft.

B. DRIVEWAY/APRON

802 Sq.Ft.

_____ Sq.Ft.

802 Sq.Ft.

C. SIDEWALKS

217 Sq.Ft.

_____ Sq.Ft.

217 Sq.Ft.

D. PATIO/OTHER IMPERVIOUS SURFACE

313 Sq.Ft.

_____ Sq.Ft.

313 Sq.Ft.

ACCESSORY STRUCTURE HEIGHT (Measured from finished grade)

Permitted

Maximum 17 Ft.

Proposed

Ft.

VARIATION REQUIRED

No

☒ Yes

For SIDE YARD SETBACK

The undersigned hereby acknowledges the accuracy of the above information and accepts full responsibility for any discrepancies or inaccuracies.

Property Owners Signature

COMMUNITY DEVELOPMENT DEPT. • 6900 N. LINCOLN AVE. • LINCOLNWOOD, IL 60712 •

PHONE: 847-673-7402 • FAX: 847-673-7456

Date



TREE CITY USA

TO DETERMINE MAXIMUM PERMISSIBLE SQUARE FOOTAGE AMOUNTS

- Total Lot Coverage *Total Floor Area x Maximum Permissible Amount*
- Total Building Coverage *Total Floor Area x Maximum Permissible Amount*
- Rear Yard Coverage *Total Rear Yard x Maximum Permissible Amount*

ZONING CALCULATION INSTRUCTIONS

60% TOTAL LOT COVERAGE > Add Total of A + B + C + D = _____ Sq.Ft.

35% BUILDING COVERAGE > Total A (Existing and Proposed) = _____ Sq.Ft.

30% REAR YARD BUILDING COVERAGE > Rear Yard Proposed A = _____ Sq.Ft.

TO CALCULATE ZONING ACCESSORY STRUCTURE YARD SETBACK

The required minimum setback from the side property line is three (3) feet. The required minimum setback from the rear property line is three (3) feet or five (5) feet if the lot abuts an alley with vehicle access.

IMPERVIOUS SURFACE

This is the area of the lot which does not allow water to be absorbed so it may percolate into deeper ground. Impervious surfaces include the footprint of a home, Portland cement concrete, bituminous concrete, composed of stone or gravel, or any other surface that allows no water penetration.



AFFIDAVIT OF TITLE**STATE OF ILLINOIS)****COUNTY OF COOK)**

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named **Raimond Pavely and Ator Pavely**. That affiant(s) has an interest in the premises described below or in the proceeds thereof or is the grantor in the Deed dated May 5, 2014, , to grantee, conveying the following described premises:

SEE ATTACHED FOR LEGAL

That no labor or material has been furnished for premises within the last four months that is not fully paid for. That since the title date of 03/28/2014, in the report on title issued by Proper Title, affiant(s) has/have 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(s), nor has any judgment or decree been rendered against affiant(s), nor is there any judgment note or other instrument that can result in a judgment or decree against affiant(s) 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 N/A to N/A, 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 premises. Affiant further states: NONE

BILL OF SALE

Seller, **Jonathan Younan**, in consideration of Ten and 00/100 dollars, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer(s), **Raimond Pavely and Ator Pavely**, the following described personal property, if any, now on the premises: **Any and all personal property described in the Sale and Purchase Agreement signed by the Seller(s) and Buyer(s) dated March 23, 2014**. Seller(s) hereby represents and warrants to Buyer(s) that Seller(s) is/are the absolute owner(s) of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller(s) has/have 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 this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

Dated

5/5/14

Jonathan Younan

(SEAL)

State of Illinois) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jonathan Younan** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), 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 5/5/14 (date),



WARRANTY DEED

Return to VB Agenda

THE GRANTOR(S), **Jonathan Younan**, a married man, of the municipality of Lincolnwood, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to:

Raimond Pavely and Ator Pavely
6755 Kostner Ave.
Lincolnwood, IL 60712

Not as joint tenants but as tenants by the entirety

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL: SEE ATTACHED

Subject to: Covenants, conditions, and restrictions of record; public utility easements; general real estate taxes for the year of 2013 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 10-34-324-030-0000

This Property ☐ is ☒ is not Homestead Property

Address of Real Estate: **6755 Kostner Ave., Lincolnwood, IL 60712**

Dated 5/5/14.

Jonathan Younan (SEAL)

State of Illinois) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jonathan Younan** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), 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 5/5/14 (date),



Prepared by BUPD Law LTD., 607 Central Ave., Highland Park, IL 60035

Send tax bill to:

Raimond Pavely and Ator Pavely
6755 Kostner Ave.
Lincolnwood, IL 60712

Mail recorded deed to:

Raimond Pavely and Ator Pavely
6755 Kostner Ave.
Lincolnwood, IL 60712

BUPD, LTD
As an Agent for Fidelity National Title Insurance Company
1332 NORTH HALSTED STREET SUITE 100 CHICAGO, IL 60642

Commitment Number: PT14_00846AA1

SCHEDULE C
PROPERTY DESCRIPTION

Property commonly known as:
6755 N. KOSTNER AVE
LINCOLNWOOD, IL 60712
Cook County

The land referred to in this Commitment is described as follows:

LOT 2 IN BRYNWOOD SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-34-324-030-0000



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

Request For Board Action

REFERRED TO BOARD: December 16, 2014

AGENDA ITEM NO: 2

ORIGINATING DEPARTMENT: Police

SUBJECT: Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section Twelve of the Village Code Pertaining to Prohibiting Vehicular Parking at all Times on the North Side of Lunt Avenue between a Point 205 Feet East of the East Curb Line of Ridgeway Avenue and a Point 230 Feet East of Such Curb Line

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On October 16, 2014, Mr. Larry Bowman, owner of Domicile Furniture, 3701 Lunt Avenue requested that a single parking space be designated no parking to facilitate the safe and efficient movement of large delivery vehicles (trucks) for his business and to improve the line-of-sight and ease of access to a neighboring private parking lot.

The twenty-five foot area requested to be designated as no parking is on the north side of Lunt Avenue from 205 feet east to 230 feet east of the east curb line on Ridgeway.

Following a review, the Traffic Commission unanimously voted to recommend the Village Board approve the parking restriction as presented.

FINANCIAL IMPACT:

1. None

DOCUMENTS ATTACHED:

1. Proposed Ordinance
2. Excerpt from Draft November 20, 2014 Traffic Commission Meeting Minutes
3. GIS Map

RECOMMENDED MOTION:

Move to approve a recommendation by the Traffic Commission to amend Chapter Seven, Article Two, Section Twelve of the Village Code pertaining to prohibiting vehicular parking at all times on the north side of Lunt Avenue between a point 205 feet east of the east curb line of Ridgeway Avenue and a point 230 feet east of such curb line.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-____

**AN ORDINANCE AMENDING SECTION 7-2-12
(PROHIBITED PARKING)
OF THE MUNICIPAL CODE OF LINCOLNWOOD**

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

ORDINANCE NO. 2014-__

**AN ORDINANCE AMENDING SECTION 7-2-12
(PROHIBITED PARKING)
OF THE MUNICIPAL CODE OF LINCOLNWOOD**

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

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

WHEREAS, pursuant to Section 7-2-12 of the Municipal Code of Lincolnwood, as amended ("**Village Code**"), vehicular parking is prohibited on certain designated streets within the Village; and

WHEREAS, the President and the Board of Trustees desire to amend Section 7-2-12 of the Village Code to prohibit vehicular parking at all times on the north side of Lunt Avenue between a point 205 feet east of the east curb line of Ridgeway Avenue and a point 230 feet east of such curb line; and

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

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

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

SECTION 2. AMENDMENT OF MUNICIPAL CODE. Section 7-2-12 of the Village Code is hereby amended further to add the following entry:

"7-2-12: PROHIBITED PARKING: It shall be unlawful to stop, stand or park a motor vehicle at any time on the following designated streets, or portions thereof, within the corporate limits of the municipality:

<u>Street</u>	<u>Side</u>	<u>Location</u>
<u>Lunt Avenue</u>	<u>North</u>	<u>Between a point 205 feet east of the east curb line of Ridgeway Avenue and a point 230 feet east of such curb line."</u>

SECTION 3. ERECTION OF SIGNS. Pursuant to Section 7-2-21(B) of the Village Code, the Village Department of Public Works is hereby directed and authorized to install appropriate signs

that regulate traffic and parking in accordance with the amendments set forth in Section 2 of this Ordinance.

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

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

PASSED this _____ day of _____, 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 _____, 20____.

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

#34238451_v1

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

Excerpt from Draft November 20, 2014 Traffic Commission Minutes

Chief LaMantia presented a request from a local business to restrict 25' of parking on Lunt between Lawndale and Ridgeway. The intent of the request is to allow delivery trucks easier access to the surrounding businesses.

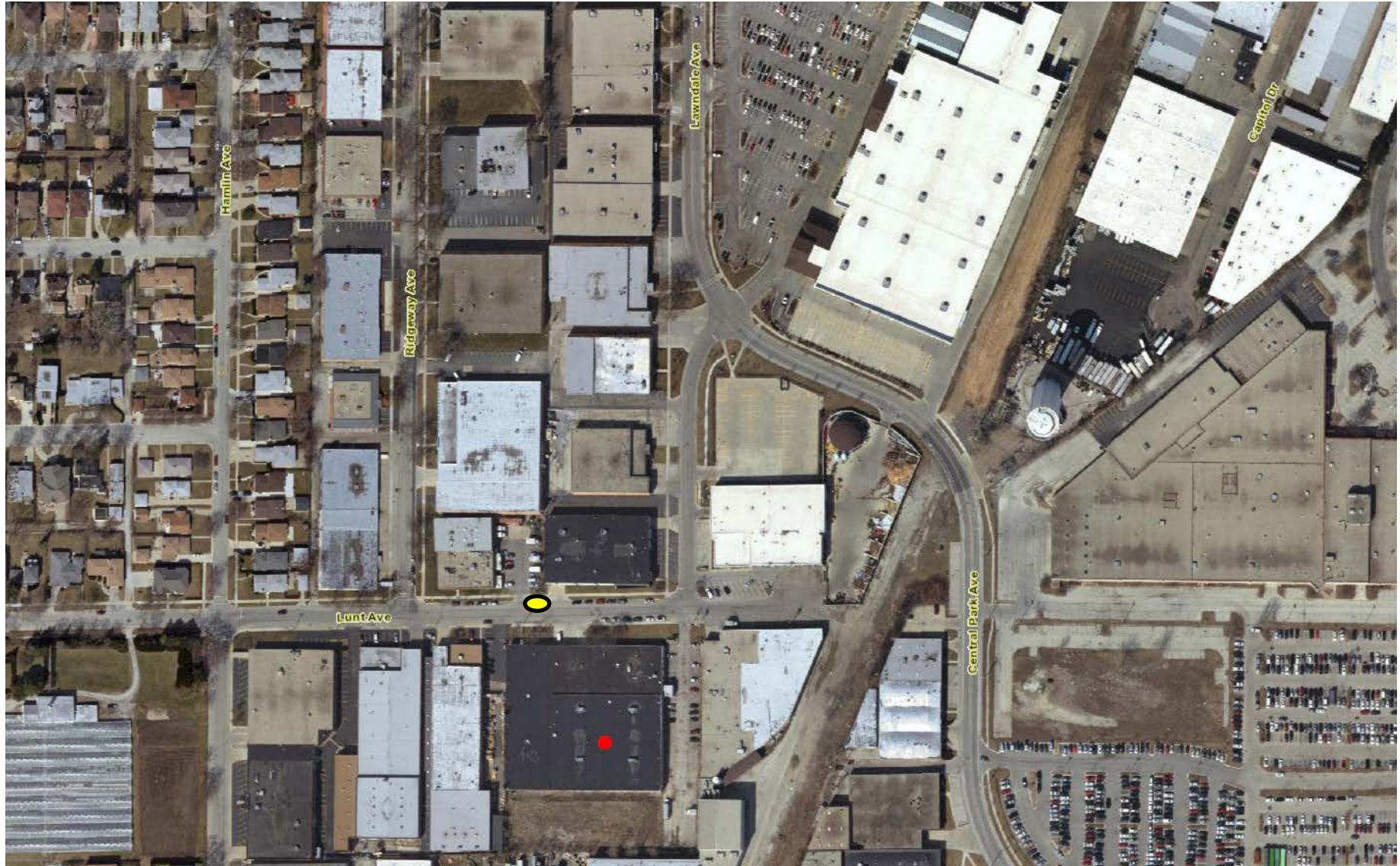
- 1. Parking Restriction: North Side of Lunt from 205' to 230' East of the East Curb Line on Ridgeway, or Between the Parking Lot Driveway of 7001 Ridgeway and the Loading Dock Apron of 7000 Lawndale**

Current Restriction: None

Recommended Restriction: No Parking Anytime

Following a review and discussion, Commissioner Troiani made a motion to recommend the Village Board approve the request. Commissioner Petit seconded. The motion unanimously passed.

Request for Restricted Parking North Side of Lunt Between Parking Lot Driveway of 7001 Ridgeway and Loading Dock Apron of 7000 Lawndale



Request For Board Action

REFERRED TO BOARD: December 16, 2014

AGENDA ITEM NO: 3

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution to Extend the Professional Janitorial Services Contract with Best Quality Cleaning, Inc. for \$39,660 for One Year

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On December 22, 2006 a request for proposals (RFP) for professional janitorial services was posted because staff found that the then current janitorial company, Perfect Cleaning's services were unsatisfactory. The RFP outlined the services that needed to be performed at Public Works, Village Hall, Community Center, Police Department, and the Fire/Building Departments. Specifications were sent to 28 firms and advertisements were submitted to the Pioneer Press and Dodge Report. On January 17, 2007 the Public Works Department received seven proposals for janitorial services. Results of the proposals can be found below:

Company	Annual Cost (\$)	Minimum Daily Man Hours	Provided Service to Village in the Past
Crystal Maintenance	38,280	12	YES - Unsatisfactory
Unimax	38,450	12	NO
Perfect Cleaning	40,200	12	YES - Unsatisfactory
1 st Quality Maintenance	41,520	12	YES - Unsatisfactory
Unlimited Services	43,560	14	YES - Unsatisfactory
G & V Cleaning	56,400	8	NO
Best Quality Cleaning Inc.	65,460*	14	NO

*Staff negotiated Best Quality Cleaning Inc.'s proposal to an annual cost of \$47,000 with 12 daily man hours

On February 1, 2007 the Village Board awarded a professional janitorial contract to Best Quality Cleaning, Inc. for one year with the option to renew. Throughout the first year of the contract staff was pleased with their services. On January 23, 2008 Best Quality Cleaning, Inc.'s contract was renewed with a modification that allowed for the contractor to utilize environmentally-friendly cleaning products at all municipal facilities for glass cleaner, floor soap, counters, stainless steel and washroom fixtures. The modification allowed for additional compensation to the contractor in the amount of \$200 per month for the use of environmentally-friendly cleaning products. This modification increased the annual contract price negotiated in 2007 by \$2,400 per year. On February 5, 2009 the Village Board renewed the janitorial contract for an additional year with the same price, terms and conditions of the contract renewed on January 23, 2008.

In 2010, due to the state of the economy, staff met with Best Quality Cleaning, Inc. to discuss ways to reduce the contract price for fiscal year 2010/2011. Staff was able to negotiate a reduced contract in the amount of \$38,760 for a savings of \$10,640 during fiscal year 2010/2011. The reduced contract modified the following services:

Location	Current Services	Modified Services
Police Station	6 days/week- full clean	4 days/week-full clean 2 days/week-washrooms & lunchrooms
Fire Station	6 days/week-full clean	4 days/week-full clean 2 days/week-washrooms & lunchrooms
Village Hall	5 days/week-full clean	3 days/week-full clean 2 days/week- washrooms & lunchrooms
Public Works	5 days/week-full clean	3 days/week-full clean 2 days/week- washrooms & lunchrooms
Community Center	7 days/week-full clean	5 days/week-full clean 2 days/week- washrooms & lunchrooms

In 2010, 2011, 2012 and 2013 the Village Board renewed the contract for an additional year with a continuation of the modified services contract that was negotiated in 2010.

Staff continues to be satisfied with the quality and level of service provided by Best Quality Cleaning, Inc. A monthly status meeting is held between the Public Works Department Administration and the contract representative to discuss any concerns or issues. In addition, a weekly meeting is held between the Cleaning Supervisor and designated staff in each Department to ensure that the services are maintained at a satisfactory level. Best Quality Cleaning, Inc. has satisfactorily met the contract specifications for the last six years. Therefore, staff is requesting that their contract be extended for one additional year as allowed by the 2007 contract with a continuation of the modified services agreement. The cleaning will include the following:

- Clean inside and outside of stove warming ovens, and microwave
- Clean inside and outside of refrigerator
- Clean inside and outside of cabinets
- Clean and sanitize all counter tops and back splash (move items to clean)
- Scour sink
- Spot clean walls
- Detail sweep and mop floor
- Wipe down wastebasket inside and out
- Scrub floor – 1 time per month

This modification is recommended due to the high volume use of the Community Center for rentals.

FINANCIAL IMPACT:

Funds will be budgeted accordingly in the Public Works Building Maintenance Fund for FY 2015/2016.

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Agreement Extension with Contract
3. Best Quality Cleaning, Inc.'s Letter of Intent to Renew

RECOMMENDED MOTION:

Move to approve a Resolution authorizing the Village Manager to extend the professional janitorial services contract with Best Quality Cleaning, Inc. for one year in the amount of \$39,660.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2014-_____

**A RESOLUTION APPROVING A ONE-YEAR EXTENSION OF THE PROFESSIONAL
JANITORIAL SERVICES CONTRACT WITH BEST QUALITY
CLEANING, INC., OF FRANKLIN PARK, ILLINOIS**

WHEREAS, on February 13, 2007, the Village entered into an agreement with Best Quality Cleaning, Inc., of Franklin Park, Illinois ("**Best Quality**"), for the provision of professional janitorial services ("**Agreement**"); and

WHEREAS, pursuant to Section 24.14 of the Agreement, the Village and Best Quality may mutually agree to extend the Agreement for additional one-year terms; and

WHEREAS, the Village and Best Quality have mutually agreed to extend the Agreement for additional one-year terms for calendar years 2008 through 2014; and

WHEREAS, the Village and Best Quality now desire to further extend the Agreement for an additional one-year term, beginning on March 1, 2015 ("**2015 Agreement Extension**"); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the 2015 Agreement Extension with Best Quality 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 2015 AGREEMENT EXTENSION. The 2015 Agreement Extension by and between the Village and Best Quality is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 3. EXECUTION OF 2015 AGREEMENT EXTENSION. The Village Manager and Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the 2015 Agreement Extension upon receipt by the Village Clerk of at least one original copy of the 2015 Agreement Extension executed by Best Quality; provided, however, that if the executed copy of the 2015 Agreement Extension is not received by the Village Clerk within 60 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.

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

#10084502_v3

EXHIBIT A

2015 AGREEMENT EXTENSION



AGREEMENT EXTENSION

FOR AND IN CONSIDERATION of their mutual promises, the Village of Lincolnwood (hereinafter "VILLAGE") and Best Quality Cleaning, Inc. (hereinafter "CONTRACTOR") hereby agree to adopt and continue each and every one of the conditions contained in the Agreement dated February 13, 2007 a copy of which is attached hereto. The undersigned agree that the service agreement dated February 13, 2007, is further modified as follows:

1. The Contractor shall provide general cleaning of the areas according to specifications and service as stated below:
 - Police Station- 4 days full clean, 2 days just washrooms and lunchrooms
 - Fire Station- 4 days full clean, 2 days just washrooms and lunchrooms
 - City Hall- 3 days full clean, 2 days just washrooms and lunchrooms
 - Public Works- 3 days full clean, 2 days just washrooms and lunchrooms
 - Community Center- 5 days full clean, 2 days just washrooms and lunchrooms

Green products will be used for cleaning.

The crew will arrive in the evening.

The above will be completed for a fee of \$3,230.00 per month.

IN WITNESS WHEREOF, THE PARTIES have executed this agreement this day ____ of _____, 2014.

INDEPENDENT CONTRACTOR

VILLAGE OF LINCOLNWOOD

Authorized Representative (Sign)

Timothy C. Wiberg
Village Manager

Title of Authorized Representative

ATTEST:

Beryl Herman
Village Clerk

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement ("**Agreement**" or "**Contract**") is made as of this 13 day of February 2007, by and between the VILLAGE of LINCOLNWOOD, 6900 NORTH LINCOLN AVENUE, LINCOLNWOOD, ILLINOIS, 60712, an Illinois Home Rule Municipality (the "**Village**") and BEST QUALITY CLEANING, INC. (the "**Contractor**").

WHEREAS, the Village Corporate Authorities ("**Corporate Authorities**") authorized an agreement for a 2007 Professional Janitorial Services (the "**Services**").

WHEREAS, all candidates received the following Request for Proposals documents ("**RFP Documents**") from the Village:

- A. Notice and Instructions (attached hereto as **Exhibit "A"**);
- B. RFP Specification Booklet (attached hereto as **Exhibit "B"**) containing the following items:
 - 1. General Conditions and Instructions
 - 2. Proposal

collectively described as the ("**RFP Documents**") which are incorporated into and made part of this Agreement (as defined herein below) by this reference.

WHEREAS, on January 17, 2007 the Village received the lowest responsible RFP for the Services from Contractor.

WHEREAS, on February 1, 2007 the Village Board of Trustees ("**Board**") authorized the Contractor to perform Professional Janitorial Services in the Village's Public Facilities as a part of the Village's 2007 Professional Janitorial Services Request for Proposals.

WHEREAS, the Village wishes to retain the Contractor under the terms and conditions of this Agreement.

WHEREAS, the Contractor wishes to be retained by the Village under the terms and conditions of this Agreement.

NOW THEREFORE IN CONSIDERATION of their mutual promises, the parties agree as follows:

1.0 ENTIRE AGREEMENT. This Agreement, including **Exhibits "A" through "E"** (collectively the "**Contract Documents**") when properly signed, is the only form which will be recognized by the Village, supersedes all previous communications and negotiations, and constitutes the entire agreement ("**Agreement**") between the parties. No terms stated by the Contractor in accepting or acknowledging this Agreement shall

be binding upon the Village unless duly approved and accepted in writing by the Village. The Contractor may not assign this Agreement without the Village's prior written consent. No waiver of a breach or any provision of the Agreement shall constitute a waiver of any other breach of such provision or of any other provisions. This Agreement shall specifically apply to the Proposal submitted by the Contractor dated January 17, 2007 and awarded by the Village on February 1, 2007 for the Project. Professional Janitorial Services will be performed at the prices submitted on page 3 of the Addendum to the original Proposal.

2.0 INCORPORATION OF RFP DOCUMENTS. All of the RFP Documents are specifically incorporated in this Agreement by reference and are made a part hereof.

3.0 CONTRACT BOND. Contractor's completed Contract Bond is attached hereto as Exhibit "C".

4.0 CONTRACTOR'S DUTIES AND OBLIGATIONS UNDER THE AGREEMENT.

4.1 Commencement and Completion of Duties. The Contractor is retained to perform the duties and obligations in this Agreement and in the Proposal which is attached hereto as Exhibit "B" and which is specifically incorporated by reference as part of this Agreement. This Agreement shall commence on the date that this Agreement is executed by the Village.

4.2 Contractor's Services. The Contractor agrees that it shall undertake all Services necessary and incident to achieve the timely completion of the Services as specifically set forth in the RFP Specifications, except for those duties and obligations specifically imposed upon, or assumed by, any contractor(s), pursuant to contract(s) therefore with the Village.

4.3 Work to Conform to Specifications. The Contractor performing the Work hereunder shall comply in all respects to the specifications set forth in the RFP Documents.

4.4 Degree of Care. The Contractor shall perform all Services with that degree of skill and care reasonably expected from members of its profession performing work on projects of comparable size and complexity and in strict compliance with all applicable laws, codes and governmental regulations and specifications.

4.5 Completion Date. Contractor shall begin the services on March 1, 2007 and shall end the services on February 29, 2008.

5.0 INDEPENDENT CONTRACTOR. Neither Contractor nor its employees, representatives or subcontractors are in any sense employees of the Village, it being specifically agreed that in respect to the Village, the Contractor and any party employed or engaged by the Contractor is an independent contractor.

6.0 RESPONSIBILITY. The Contractor will be responsible for performing all work and/or supplying all materials as specified and insure proper conduct of the work as well as proper operation of any equipment installed as per this Agreement.

7.0 CONTRACTOR'S RESPONSIBILITY FOR SUBCONTRACTORS. If Contractor uses any subcontractors to perform any of the Services, Contractor will be responsible for supervision, quality control, warranty, payment and insurance of and for all work performed by the subcontractor. Contractors will ensure that all subcontractors are operating in compliance with all applicable federal and state laws and local ordinances.

7.1 Professional Licenses. Contractor shall obtain a copy of the current license (or evidence of verification thereof) of any subcontractor who is required by any federal, state law or local law to hold such a license. Contractor shall make such licenses available to the Village on request.

7.2 Insurance. Contractor shall require that any subcontractor have insurance coverage which is equivalent to Contractor's insurance requirement under this Agreement. Contractor shall make subcontractor's insurance policies or evidence thereof available to the Village on request.

7.3 Monitor Subcontractor's Progress. The Contractor shall monitor the progress and performance of all subcontractors. The Contractor shall promptly give notice and recommend courses of action to the Village if the contract requirements are not being fulfilled and, with the concurrence of the Village, initiate the directive that corrective action be taken by the appropriate responsible party.

7.4 No Contractual Arrangement with the Village. Nothing in these contract documents shall create any contractual arrangement between any subcontractor and the Village.

8.0 VILLAGE'S RESPONSIBILITIES UNDER THE AGREEMENT. The Village shall cooperate with the Contractor in order to enable the Contractor to perform its work hereunder and shall direct its employees, agents, contractors to reasonably cooperate with the Contractor. The Village shall assist the Contractor by placing at its disposal all available information pertinent to the Services, including previous reports and any other data relative to planning of the Services.

9.0 DOCUMENTS TO BECOME VILLAGE PROPERTY. The Contractor's plans, specifications, synopses, surveys, plans, illustrations, drawings, specifications, estimates, memoranda, tables, charts and catalogues and other documents including all documents on electronic and magnetic storage media, prepared pursuant to this Agreement shall become Village property once the Village has compensated the Contractor pursuant to this Agreement.

10.0 INSURANCE AND INDEMNIFICATION.

10.1 Insurance Coverage. The Contractor shall purchase and maintain during the term of this Agreement, insurance coverage which will satisfactorily insure it against claims and liabilities which could arise in connection with this Agreement. The forms of coverage, limits of liability, deductibles or self-insured portions, insurance provider and premium for such insurance coverage are subject to the Village's prior review and approval. The Contractor shall be responsible for payment of all policy deductibles. The insurance coverage required is as follows:

- a. **Commercial General Liability Insurance.** Commercial General Liability Insurance protecting against any and all public liability claims which may arise in the course of performance of this Agreement and all subcontracts hereunder. The limits of liability for bodily injury shall not be less than \$1,000,000 per person, including death, and \$1,000,000 per occurrence. The limits of liability for property damage shall not be less than \$1,000,000 per occurrence with an aggregate of not less than \$2,000,000.
- b. **Comprehensive Automobile Liability Insurance.** Comprehensive Automobile Liability Insurance including employers non ownership and hired car coverage, protecting against automobile claims whether on or off the Village's premises with bodily injury limits of not less than \$1,000,000 per person and \$1,000,000 per occurrence and property damage limits of not less than \$1,000,000 per occurrence.
- c. **Worker's Compensation Insurance.** Worker's Compensation Insurance covering any and all claims which may arise because of the Worker's Compensation and Occupational Disease Acts of the State of Illinois. The employer's liability section of the Worker's Compensation policy shall have a limit of not less than \$500,000 and shall be consistent with the statutory limits of liability.
- d. **Errors and Omissions Insurance.** Professional Errors & Omissions Liability Insurance in an amount not less than \$1,000,000 per occurrence and \$2,000,000 aggregate.
- e. **An Umbrella Insurance Policy** in an amount not less than \$1,000,000.
- f. **Completed operations insurance** or the equivalent.

The Contractor shall cause the Village, its Trustees, agents, officials and employees to be listed as an additional named insured. As an additional named insured, the Village reserves the right to notify the Contractor's insurance carrier of any claims the Village may have against the Contractor. The Contractor shall furnish to the Village copies of all insurance policies or original certificates (not facsimiles) of insurance evidencing coverage as required above issued by an insurance company authorized to do business under the laws of the State of Illinois, accepted by the Village within fifteen (15) days of the execution of this Agreement. These shall be attached hereto as **Exhibit "D"**, attached hereto and incorporated by reference as part of this

Agreement. The Contractor shall provide written notice of cancellation or modification of the policies set forth herein at least thirty (30) calendar days prior to the cancellation or modification of such policies. Any notices of the cancellation or modification of policies shall be given in accordance with Articles 10 and 24 of this Agreement. If the policy is written on a claims made basis, then the Contractor shall purchase such additional insurance to provide specified coverage to the Village for a period not less than five (5) years from the termination of this Agreement. Unless the policies or original certificates are provided, the Village will not allow the Contractor to continue the Services until all insurance required under this Agreement is purchased and evidence of such is received and approved by the Village. Any renewal or replacement policy shall comply with the provisions of this Article 10.

10.2 Indemnification of Village. The Contractor agrees to pay and reimburse and defend, indemnify, keep and hold harmless the Village, its Trustees, officials, employees, agents and representatives (to the extent that such agents and representatives participate in any Services or service under this Agreement), successors and assigns, from and against any and all losses, demands, obligations, costs, damages, liabilities, suits, actions, judgments, claims (including, but not limited to, claims for the infringement of any patents, copyrights, licenses or other intellectual property rights) and expenses, including, but not limited to, attorneys' and experts' fees and expenses at trial and on-appeal and litigation expenses, arising out of or connected with: (a) the negligent performance or nonperformance of this Agreement by the Contractor; (b) any misstatement contained in any representation made by the Contractor in or pursuant to this Agreement; (c) any breach of any warranty made by the Contractor in or pursuant to this Agreement; or (d) any errors, omissions or negligent acts of the Contractor, its subconsultants, agents or employees. The Contractor expressly understands and agrees that any insurance protection required by this Agreement shall in no way limit the responsibilities or liabilities of the Contractor or serve as a prohibition or limit in recovery under this Article 10. The provisions of this Article 10.2 are applicable to the full extent allowed by the laws of the State of Illinois and not beyond any extent which would render them void or unenforceable.

11.0 COMPENSATION. Shall be paid on a monthly basis depending on services performed within each month.

11.1 Services. The Village shall compensate the Contractor for the Services as specified in the quoted amounts in the RFP Documents, specifically:

1. A monthly rate of \$3,750
2. One (1) carpet shampooing of all carpeted areas at times in the year designated by the Village at no additional charge.
3. A cost per incident of cleaning the Police Department Prisoner lock-up room at a rate of \$75 per incident. This rate will be charged on an as needed basis.

This stated compensation is the exclusive compensation for the Services hereunder.

11.2 Payment. Contractor will submit monthly invoices to the Village representing the Services performed. Invoices shall summarize the Services completed.

11.3 Schedule Governing Pay Requests. The Village Board meets on the first and third Thursday of each month. Contractor shall submit its requests for payment to the Village not less than fourteen (14) working days prior to the Village Board meeting to enable the Village to have sufficient time to inspect, order correction, and approve the Services. The Village shall notify the Contractor within ten (10) days of receipt of invoice if Services covered under the invoice is questioned or in any way unsatisfactory to the Village which may inhibit payment of said invoice.

11.4 Local Government Prompt Payment Act. The Village will use its best efforts to make payment within 30 days after Board approval of the Contractor's invoice. The parties agree that the terms of the Local Government Prompt Payment Act will not apply to this Agreement and that interest charges will not be levied or accrue as to any unpaid balance.

11.5 Payment Records Maintained. The Contractor shall keep and maintain records in sufficient detail as regarding the Service's cost. The Contractor shall make these records available to the Village for audit, inspection and copying upon request. In the alternative, the Contractor may turn over any of these records to the Village and upon doing so, shall obviate the requirements of this paragraph as to these records.

11.6 Payment Not a Waiver of Rights. Payment by the Village shall not be a waiver of the Village's right to audit, inspect and copy the Contractor's records, nor shall the Village's payment or the Contractor's acceptance of payment waive any disputes between the Village and the Contractor, including, without limitation, any disputes as to the correctness of the Contractor's invoices, the amount due to the Contractor, or the services rendered by the Contractor under this Agreement. The Contractor's compensation shall be subject to final audit and adjustment by the Village.

12.0 SCHEDULE. Upon written authorization to proceed with the Services, the Contractor will comply with the times and schedule set forth in the RFP Document ("Schedule" attached hereto as Exhibit "E" and incorporated by reference as part of this Agreement) for the performance of the Services.

13.0 TIME OF PERFORMANCE; LIQUIDATED DAMAGES.

13.1 Time of Performance. This Agreement shall become effective immediately upon its execution by the parties in full force and effective through the terms of this Agreement. The Contractor recognizes that time is of the essence and will make progress on the Services in accordance with the Schedule. The Services must be performed between the dates of March 1, 2007 through February 29, 2008.

13.2 Liquidated Damages. Time is of the essence of this Agreement. The parties agree that notwithstanding any other damages that the Village may incur, if Contractor shall fail to fully perform the Services required each month on a monthly basis, the Village will implement liquidated damages of \$100/ per calendar day for each calendar day beyond the month the services were not performed until the Services are completed, shall apply. The liquidated damages provided for herein are not a penalty. Nothing contained in this liquidated damages provision shall be construed as limiting the right of the Village to recover from the Contractor any and all amounts due or to become due, and any and all costs and expenses sustained by the Village for improper performance hereunder, repudiation of the Agreement by the Contractor, failure to perform, or breach or breaches in any other respect including, but not limited to, defective workmanship or materials.

14.0 NONDISCRIMINATION. The Contractor in performing under this Agreement, shall not discriminate against any worker, employee or applicant, or any member of the public because of race, creed, color, religion, age, sex, marital status, disability, national origin, or status of discharge from military, nor shall the Contractor otherwise commit an unfair employment practice. The Contractor has a written policy regarding sexual harassment which complies in all respects with the Illinois Human Rights Act, 775 ILCS 5/2-105 (A)(4) (2003).

15.0 NO THIRD PARTY BENEFICIARIES. The duties and obligations of the Contractor contained herein shall be for the benefit of the Village and shall not inure to the benefit of any third party, except as specifically provided herein. The rights of the Contractor contained herein shall not inure to the benefit of any third party, except as specifically provided herein.

16.0 CONFIDENTIALITY. The Contractor acknowledges and agrees that certain information regarding this Agreement is confidential and shall not be disclosed, directly, indirectly or by implication, or be used by any of the Contractor, whether during the term of this Agreement or at any time thereafter, except solely as required in the course of the Contractor's performance of services hereunder. The Contractor shall comply with the applicable privacy laws and regulations affecting the Village and will not disclose any of the Village's records, materials, or other data to any third party, other than its attorneys or other individuals within the Contractor's related business entities who have a need to know and who agree in advance not to make further disclosure or unless required to do so by law. The Contractor shall not have the right to distribute statistical analyses and reports utilizing data derived from information or data obtained from the Village without the prior written approval of the Village, other than to its attorneys or other individuals within the Contractor's related business entities who have a need to know and who agree in advance not to make further disclosure. In the event such approval is given, any such reports published and distributed by the Contractor shall be furnished to the Village without charge.

17.0 COMPLIANCE WITH LAWS. The Contractor shall observe and comply with the laws, ordinances, regulations and codes of the Federal, State, County, Village and any

other local government agencies which may in any manner affect the performance of this Agreement. Compliance with this requirement by the Contractor's employees, agents, and subcontractors is Contractor's responsibility.

18.0 INCOMPATIBLE INTERESTS. The Contractor covenants that: (a) it presently has no interest and shall not acquire any interest, direct or indirect, in the Services to which this Agreement pertains which would conflict in any manner or degree with the performance of its services hereunder; and (b) in the performance of this Agreement, no person having any such interest shall be employed. The Contractor agrees to inform the Village on a timely basis of all of the interests, if any, of the Contractor which the Contractor reasonably believes may be incompatible with any interest of the Village.

19.0 NO UNDUE INFLUENCE. The Contractor shall not, under circumstances which might reasonably be interpreted as an attempt to influence the recipient in the conduct of its duties, accept any gratuity or special favors from individuals or organizations with whom the Contractor is doing business or proposing to do business, in accomplishing the services under this Agreement.

20.0 USE OF PRIVILEGED INFORMATION. The Contractor shall not use for personal gain or make other improper use of privileged information which is acquired in connection with its services under this Agreement. In this connection, the term "privileged information" includes, but is not limited to, unpublished information relating to technological and scientific development, medical, personnel or security records of individuals, anticipated material requirements or pricing actions, and knowledge of selection of contractors, subcontractors and subconsultants in advance of official announcement.

21.0 TERMINATION.

21.1 For Convenience. The Village may terminate this Agreement, or any portion, at any time by notice in writing from the Village to the Contractor.

21.2 Good Cause. This Agreement may be terminated upon a seven (7) day written notice at any time for good cause by either party. In the event of termination, full payment shall be made for Services performed to termination date.

21.3 Transfer of Documents. In the event of termination of this Agreement all finished and unfinished documents, data, studies and reports prepared by the Contractor, its subcontractors, agents and employees and any other Village property in the Contractor's custody shall be transmitted to the Village within ten (10) days after the date of termination of this Agreement.

22.0 CONTRACTOR'S REPRESENTATIONS AND WARRANTIES. Except as specifically enumerated on the Schedule attached hereto, the Contractor hereby represents and warrants to and covenants with the Village as of the date hereof and throughout the term of this Agreement.

illa

C. Wiberg
Administrator
of Lincolnwood
Colon Avenue
Wood, Illinois 60712

Contractor:

Richards
President
Quality Maintenance,
1111 Pacific Avenue
Park, IL 60131

4.3 Amendment
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4.7 Waiver. No
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22.1 Requisite Knowledge. Contractor is familiar with the requirements Services and this Agreement and is experienced in the areas of planning, des budgeting, scheduling, and monitoring and other aspects of planning and h necessary skill, financial resources and personnel to successfully complete the S under this Agreement.

22.2 Financial Solvency. The Contractor is financially solvent, able to debts as they mature and possesses sufficient working capital to complete the s required and perform the obligations hereunder and will promptly give to the written notice of any material adverse change in the financial condition Contractor.

22.3 Requisite Personnel. The Contractor is able to furnish the labor re to complete the Services required hereunder and perform all of its obligations a sufficient experience and competence to do so. All personnel used by the Contr the performance of its Services shall be qualified by training and experience to p their assigned tasks.

22.4 Company Standing and Licensure. The Contractor is authorize business in the State of Illinois. The Contractor represents and warrants that company which is duly organized, validly existing and in good standing under th of the State of Illinois with power and authority to conduct its business as c conducted and as contemplated by this Agreement. Contractor is properly licer all necessary governmental and public and quasi-public authorities having juris over it and the Services required hereunder.

22.5 Company Authority. All necessary corporate, regulatory, or other action has been taken to authorize and empower the Contractor to execute, deli perform this Agreement. The person(s) executing this Agreement on behalf Contractor is duly authorized to do so and this Agreement is a legal, valid and obligation of each and all of the owners, shareholders, officers, managers or m of Contractor, enforceable against them in accordance with its terms, sul bankruptcy, equitable principles and laws affecting creditor's rights generally.

22.6 No Improper Inducement. Except only for those represer statements or promises expressly contained in this Agreement, no represe statement or promise, oral or in writing, of any kind whatsoever by the Vill officials, agents, or employees has induced the Contractor to enter into this Agr or has been relied upon by Contractor.

22.7 No Litigation Pending. No proceeding of any kind, including, limited to, litigation, arbitration, judicial or administrative, is pending or thr against or contemplated by the Contractor which would under any circumstan any material adverse effect on the execution, delivery, performance or enforce this Agreement. The Contractor has not received notice, or has a reasonable t

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LLAGE'S REPRESENTATIONS

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GENERAL PROVISIONS

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24.8 Headings. The headings of articles and paragraphs in this Agreement are included for convenience only and shall not be considered by either party in construing the meaning of this Agreement.

24.9 Entire Agreement. It is expressly agreed by the parties that the provisions set forth in this Agreement, together with all attachments hereto, constitute the understandings and agreements between the parties. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect.

24.10 Severability. The parties agree that to the extent a court of competent jurisdiction shall determine that any part or provision of this Agreement is unenforceable as a matter of law, such part or provision of this Agreement shall be deemed severed and the remainder of this Agreement shall survive.

24.11 Survival and Construction. All the covenants, indemnifications, representations and warranties of the Contractor and Village respectively, contained in this Agreement shall survive the consummation or termination of this Agreement. The parties acknowledge and agree that it is sophisticated and knowledgeable in the subject matter of this Agreement and has negotiated and reviewed this Agreement and that the rule of construction to the effect that ambiguities in a document are resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits attached hereto.

24.12 Time is of the Essence. Time is of the essence with respect to all provisions and covenants of this agreement. The Contractor agrees to perform all Services and obligations under this Agreement in a timely manner in accordance with the schedule set forth in "Exhibit E."

24.13 Execution in Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute and be taken as one and the same instrument.

24.14 Extension of Contract. Upon mutual agreement of both parties, this contract can be extended in one year intervals under the same prices, terms and conditions.

[This space intentionally left blank.]

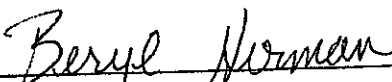
IN WITNESS, the parties hereto have caused this Agreement to be executed by the properly authorized officials as of the date and year first above written.

VILLAGE OF LINCOLNWOOD:



Timothy C. Wiberg
Village Administrator, Village of Lincolnwood

Attest:

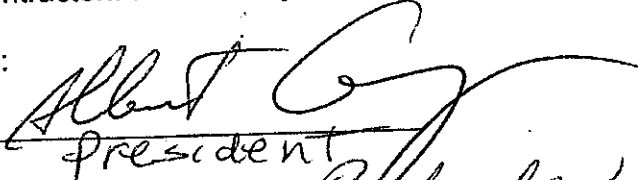


Beryl Herman
Village Clerk, Village of Lincolnwood

Contractor.: Best Quality Cleaning, Inc.

By:

Its



President

Attest:



Vice President

Title:

Vice President

Date: February 12 2007

List of Exhibits

EXHIBIT A Notice and Instructions

EXHIBIT B RFP Specification Booklet

EXHIBIT C Contract Bond

EXHIBIT D Insurance Certificates

EXHIBIT E Schedule

EXHIBIT A
Notice and Instructions

**VILLAGE OF LINCOLNWOOD
REQUEST FOR PROPOSAL**

PROFESSIONAL JANITORIAL SERVICES

The Village of Lincolnwood will accept Proposals for Professional Janitorial Services until 4 p.m., Wednesday, January 17, 2007. Proposals should be sealed and submitted to the attention of Manuel Castañeda, Director of Public Works, Public Works Department, Village of Lincolnwood, 7001 North Lawndale Avenue, Lincolnwood, Illinois 60712. (Envelopes are to be marked "Lincolnwood Professional Janitorial Services Proposal"). Qualified firms must submit four copies of their proposals. Faxes and/or email proposals WILL NOT BE ACCEPTED.

PRE-BID CONFERENCE

There will be an optional pre-bid conference on Tuesday, January 9, 2007 at 10:00 a.m. in the Village Hall Council Chambers. This meeting will include a tour of all facilities.

Specifications are available free of charge at the Public Works Department. Email for a copy in .pdf format.

Contact:

**Mike Braiman
Public Works Department
Village of Lincolnwood
7001 North Lawndale Avenue
847-745-4859
mbraiman@lwd.org**

EXHIBIT B
RFP Specification Booklet



REQUEST FOR PROPOSALS:

PROFESSIONAL JANITORIAL SERVICES

Sealed proposals to be submitted by 4:00 pm on the 17th day of January 2007, at which time they will be opened and read.

Proposals shall be submitted to the Director of Public Works.

Specifications are available free of charge at the Village Hall and the Public Works Department. Email for a copy in .pdf format or visit www.demandstar.com.

Hand Delivered
or by Mail:

Manuel Castañeda
Director of Public Works
Village of Lincolnwood
6900 North Lincoln Ave.
Lincolnwood, Illinois 60712

INFORMATION

Contact:

Michael Braiman
Management Analyst
Public Works Department
Village of Lincolnwood
847-745-4859
mbraiman@lwd.org

Village of Lincolnwood
Request for Proposals
Professional Janitorial Services

SUMMARY

The Village of Lincolnwood is seeking a company to perform high quality professional Janitorial Services for its municipal facilities beginning March 2, 2007. These facilities are: the Village Hall, Police Department, Fire Department, Community Center (all at 6900 North Lincoln Avenue), and the Public Works Facility (7001 North Lawndale Avenue). These facilities are approximately 16 years old. The nature of the service requested is ongoing high quality cleaning and maintenance of these facilities after and during normal working hours to ensure that employees may work in a healthy environment.

GENERAL OVERVIEW

The Village is a full service organization consisting of 98 full-time employees. All employees, with the exception of the Public Works Department, operate out of the Village's municipal complex, located at 6900 North Lincoln Avenue. The Public Works Department operates at 7001 North Lawndale Avenue.

Total Square Footage – Village Buildings:

Facility	Square Footage
Police Department	14,026
Village Hall	12,735
Fire Department	11,881
Community Center	5,720
Public Works Main Facility	2,500

Note:

Not all square footage of these buildings is to be maintained by the proposing company. Also, the square footage listed is an approximate square footage.

SCOPE OF WORK

All work is expected to be performed in a high quality and professional manner. Areas to be serviced include:

- Entrances
- Lobby
- Council Chambers
- General Offices
- Private Offices
- Conference Rooms
- Hallways
- Break Areas/Lunchrooms
- Detention Garage
- Stairways
- Private & Public Restrooms
- Display Cases
- Locker Rooms & Jail Cells
- Communications & Records Area

Doors with Glass Panels

All doors with glass panels are to be cleaned daily.

Dusting

Dusting of certain items is to be accomplished as specified. There are no height limitations.

Carpeted Areas in Offices

Carpeted areas in offices and hallways should be shampooed annually and/or spot cleaned at the direction of the Village.

Prisoner Lock Up Room

On a per incident basis, the Village may request the cleaning of the prisoner lock up room in the Police Department. Work will include disinfecting potential diseases and cleaning up bodily fluids.

Community Center

On evenings when there are events at the Community Center, there will be 50 gallon bags full of garbage that shall be disposed of at the Police/Fire garbage dumpsters.

TERMS AND CONDITIONS:

- A. The Village reserves the right to reject any and all proposals, and to waive minor irregularities in any proposal.
- B. The Village reserves the right to request clarification of information submitted, and to request additional information.
- C. Taxes: Federal Excise Tax does not apply to services purchased by the Village of Lincolnwood. Illinois Sales Tax does not apply to services purchased by the Village of Lincolnwood by virtue of Statute. Illinois Tax Exemption identification No. E9998-1580-05. The prices quoted herein shall agree with all Federal Laws and regulations.
- D. Compliance with Applicable Laws: Consultant agrees to comply with all applicable laws, regulations and rules promulgated by any Federal, State, County, Municipal and/or other governmental unit or regulatory body now in effect or which may be in effect during the performance of the work. Included within the scope of the laws, regulations and rules referred to in this paragraph but in no way to operate as a limitation, are all forms of traffic regulations, public utility and Interstate and Interstate Commerce Commission regulations, Workers' Compensation Laws, Prevailing Wage Laws, the Social Security Act of the Federal government and any of its titles, the Illinois Department of Human Rights, Human Rights Commission, or EEOC statutory provisions and rules and regulations.
- E. Indemnification: Consultant agrees to protect, indemnify, hold and save harmless and defend the "Municipality" against any and all claims, costs, causes, actions and expenses, including but not limited to attorney's fees incurred by reason of a lawsuit or claim for compensation arising in favor of any person, including the employees or officers or independent consultants or subconsultants of the consultant or municipality, on account of growing out of, incident to, or resulting directly or indirectly from the performance by the personal injuries, death or damages to property occurring, "Consultant or subconsultant" hereunder. Whether such loss, damage, injury or liability is contributed to by negligence of the "Municipality" or by premises themselves or any equipment thereon whether latent or patent, or from other causes whatsoever, except that the "Consultant" shall have no liability or damages or the cost incident thereto caused by the sole negligence of the "Municipality."
- F. Bond covering performance labor and materials: The Village will require that the contractor shall supply and deliver to the Director of Public Works a performance bond in the amount of 100% of the bid as sufficient surety to the Village.

PROFESSIONAL JANITORIAL SERVICES PROPOSAL**I. COST****A. Police Department, Village Hall, Building/Fire Department, Community Center, and Public Works Main Facility:**

Calendar Year 2007: \$ _____ Per Month
 \$ _____ Prisoner Lock Up Per Incident
 \$ _____ 1 Carpet Shampooing
 _____ Minimum Daily Man Hours
 _____ Minimum Annual Man Hours

Calendar Year 2008: \$ _____ Per Month
 \$ _____ Prisoner Lock Up Per Incident
 _____ Minimum Daily Man Hours
 _____ Minimum Annual Man Hours

II. COMPANY

Firm Name: _____

Contact Person: _____

Address: _____

Telephone: _____

III. AUTHORIZATION

The contractor affirms having read and completed all of the above information that it is true and correct. Further, the contractor acknowledges that they have read the foregoing and agrees to comply with the terms set forth herein. Each signatory warrants that they possess full authority to so sign.

Contractor: _____ Date: _____

Subscribed and sworn to me this _____ day of _____ 2007

Notary Public

SERVICES AND MATERIALS TO BE RENDERED

The Contractor agrees to furnish the labor, equipment, cleaning materials and supervision necessary to provide high quality janitorial services to the following municipal buildings:

Facilities

Police Department
Village Hall
Building/Fire Department
Community Center
Public Works Main Facility

Frequency of Work

Work shall be completed in the hours as shown below:

- 6:00 p.m. to 6:00 a.m. at the Building/Fire Department, and the Public Works Main Facility
- 12:00 a.m. to 6:00 a.m. at the Community Center
- 6:00 a.m. to 12:00 p.m. at the Village Hall (Vacuuming and floors mopped before 9:00 a.m.)
- 6:00 a.m. to 12:00 p.m. at the Police Department (Vacuuming and floors mopped before 9:00 a.m.)
- A supervisor shall be on site weekly between the Village's regular business hours of 9:00 a.m. and 5:00 p.m. to ensure that all facilities are properly cleaned and maintained.

Work shall be completed on the days as shown below:

- Village Hall and Public Works Department shall be maintained five (5) days per week, Monday through Friday
- Police Department and Fire Department shall be maintained six (6) days per week, Monday through Saturday except where otherwise indicated.
- Community Center shall be maintained seven (7) days a week.

The contractor is responsible for all labor, equipment, cleaning supplies, wastebasket liners, and incidental items which are necessary to clean and maintain the buildings. The Community Center will require heavy duty wastebasket liners. The Contractor is also responsible for filling and refilling all holders and dispensers in all the bathrooms. The Village, at its own expense, will provide paper towels, soap, and toilet paper.

EXTERIOR/INTERIOR – ALL BUILDINGS
Lobby & Entrances/Council Chamber/Miscellaneous Areas
(Excluding the Fire Department living quarters and hose tower)

1	Doors	Spot Wash	Daily
2	Floors (Carpeted)	Vacuum	Daily
3	Floors (Hard Surfaced – <i>Linoleum, not vinyl</i>) (Not linoleum floor)	Dust/Damp Mop Spray Buff Strip/Refinish	Daily Monthly Twice Annually
4	Furniture	Dust Tables, Desks, File Cabinets Dust Chairs Dust Lamps	Daily Monthly Monthly
5	Display Cases	Wash	Monthly
6	Windows-Inside & Out	Wash	Quarterly
7	Garage Areas	Sweep Hose Down	Weekly Monthly

GENERAL OFFICES – ALL BUILDINGS

Note: The private offices and other areas of the Village Hall, Police Department and Fire Department shall only be maintained five (5) days per week, Monday through Friday

1	Floors (Carpeted)	Vacuum Traffic Lanes	Daily
		Detail Vacuum	Weekly
2	Floors (Hard Surfaced) (Not linoleum)	Dust Mop & Spot	Daily
		Damp Mop	Monthly
		Damp Mop & Spray Buff Strip/Refinish	Twice Annually
3	Desks	Dust & Damp Wipe	Weekly
4	Chairs	Vacuum Cloth	Quarterly
		Damp Wipe Vinyl	Quarterly
5	Wastebaskets	Empty/Replace Liner	Daily
6	Telephones	Damp Wipe	Weekly
7	Filing Cabinets	Dust & Damp Wipe Top	Weekly
8	Wall Hangings	Dust	Monthly
9	Blinds	Dust	Quarterly
10	Bookshelves	Dust	Monthly

RESTROOMS – ALL BUILDINGS
(includes locker rooms, showers, and jail cells)

1	Floors (Carpeted)	Vacuum	Daily
2	Floors (Hard Surfaced)	Dust/Damp Mop Wash/Disinfect Scrub/Refinish	Daily Weekly Quarterly
3	Wastebaskets	Empty & Replace Liner	Daily
4	Doors & Frames	Spot Clean	Daily
5	Light Switches	Spot Clean	Daily
6	Kick Plates	Spot Clean	Daily
7	Sinks	Clean & Disinfect	Daily
8	Commodes/Urinals	Clean & Disinfect	Daily
9	Metal & Hardware	Damp Wipe/Polish	Daily
10	Mirrors	Wash	Daily
11	Dispensers	Refill	Daily
12	Sanitary Disposal	Refill	Daily
13	Public Works Locker Room	Wash Floor with Hose	Daily

HALLWAYS – ALL BUILDINGS

1	Floors (Carpeted)	Vacuum	Daily
2	Floors (Hard Surfaced) (Not linoleum)	Dust Mop & Spot Damp Mop Buff & Light Wax Dust Mop Strip/Refinish	Daily Monthly Weekly Quarterly
3	Doors & Frames	Spot Clean Touchup/oil Polish Wood	Daily Semi-Annually
4	Light Switches	Spot Clean	Daily
5	Kick Plates	Spot Clean	Daily
6	Water Fountain	Clean & Disinfect	Daily
7	Partition Glass	Spot Wash	Daily
8	Dispensers	Refill	Daily
9	Sanitary Disposal	Refill	Daily

LUNCHROOM/BREAKROOMS – ALL BUILDINGS

1	Floors (Carpeted)	Vacuum	Daily
2	Floors (Hard Surfaced)	Dust/Damp Mop Spray Buff Strip/Refinish with 2 coats of wax	Daily Monthly Quarterly
3	Chairs	Damp Wipe Seats	Daily
4	Wastebaskets	Empty/Replace Liners Wash	Daily Monthly
5	Doors & Frames	Spot Clean	Daily
6	Kick Plates	Spot Clean	Daily
7	Light Switches	Spot Clean	Daily
8	Sinks	Clean/Disinfect	Daily
9	Tables	Wash Tops	Daily
10	Appliances (Refrigerator and microwave)	Damp Wipe Fronts	Daily

KITCHEN – COMMUNITY CENTER

1	Counter Tops	Damp Wipe	Daily
2	Floors (Hard Surfaced)	Dust/Damp Mop Wet Mop* Spray Buff Strip/Refinish with 2 coats of wax	Daily Weekly Monthly Quarterly
3	Chairs	Damp Wipe Seats	Daily
4	Wastebaskets	Empty/Replace Liners ** Wash	Daily Monthly
5	Doors & Frames	Spot Clean	Daily
6	Kick Plates	Spot Clean	Daily
7	Light Switches	Spot Clean	Daily
8	Sinks	Clean/Disinfect	Daily
9	Tables	Wash Tops	Daily
10	Refrigerator, Warming Oven, Microwave	Damp Wipe Fronts Wash Inside	Daily Daily
11	Window Ledges	Dust/Damp Wipe	Monthly
12	Table Tops in Large Room	Damp Wipe	Weekly

*Murphy's Soap Oil or Mr. Floor cleaner are the only required cleaning products for the wet mop. Other products must be approved by the Village.

**Wastebasket liners must be heavy duty.

PRE-BID CONFERENCE

There will be an optional pre-bid conference on Tuesday, January 9, 2007 at 10:00 a.m. in the Village Hall Council Chambers. This meeting will include a tour of all facilities.

SUBMITTAL DEADLINE

The Village of Lincolnwood will accept Proposals for Professional Janitorial Services until 4 p.m., Wednesday, January 17, 2007. Four (4) copies of the proposal must be sealed and placed in an envelope and are to be marked "**Lincolnwood Professional Janitorial Services Proposal.**"

Proposals must be submitted to:

Manuel Castañeda
Public Works Department
Village of Lincolnwood
7001 North Lawndale Avenue
Lincolnwood, IL 60712

Faxed and/or email proposals will **not** be accepted.

SUBMITTAL REQUIREMENTS

Proposals shall contain the following information:

1. **Profile** – A profile of the company, including a description of business history and clients.
2. **Project Staffing** – Identification of the qualifications and experience of key staff who will be directly involved in this project.
3. **Fees** – Provide monthly cost for work. Include on completed proposal form, "**Page 5**" of this document.
4. **Man Hours** – Provide minimum daily and annual man hours for which work will be provided. Include on completed proposal form, "**Page 5**" of this document.
5. **References** – Provide the names, company, and contact information of at least five client organizations where similar work has been provided as contained in this RFP.

COMPLIANCE WITH GENERAL TERMS & CONDITIONS

As a point of information, the successful contractor will be required to meet the following conditions for a contract award: EEOC statement, Certificate of Insurance for Liability and Workman's Compensation Insurance, and a Sexual Harassment Policy.

REVIEW OF PROPOSALS

The Village Public Works Department will review the proposals received and recommend the most qualified candidate to the Village Board for approval. It is the intent of the Village to have a vendor chosen and in place by February 1, 2007. The Village does not guarantee meeting this deadline.

The Village of Lincolnwood reserves the right to reject any and all proposals; waive formalities, technical requirements and/or deficiencies and irregularities; or solicit new proposals, if such actions are deemed reasonable and in the best interest of the Village of Lincolnwood.

CONTACT INFORMATION

Questions concerning this RFP document may be directed to:

Mike Braiman
Public Works Department
Village of Lincolnwood
7001 North Lawndale Avenue
Lincolnwood, Illinois 60712
847-745-4859
mbraiman@lwd.org

PROFESSIONAL JANITORIAL SERVICES PROPOSAL**I. COST**

- A. Police Department, Village Hall, Building/Fire Department, Community Center, and Public Works Main Facility:

Calendar Year 2007: \$ 5455.00 Per Month *See following page*

\$ 75.00 Prisoner Lock Up Per Incident

\$ no charge Carpet Shampooing

14 Minimum Daily Man Hours

4300 Minimum Annual Man Hours

Calendar Year 2008:

\$ 5455.00 Per Month *See following page*

\$ 75.00 Prisoner Lock Up Per Incident

14 Minimum Daily Man Hours

4300 Minimum Annual Man Hours

II. COMPANY

Firm Name: Best Quality Cleaning, Inc.

Contact Person: Melissa Richards

Address: 10015 Pacific Ave, Franklin Park, IL 60131

Telephone: 847-233-0202

III. AUTHORIZATION

The contractor affirms having read and completed all of the above information that it is true and correct. Further, the contractor acknowledges that they have read the foregoing and agrees to comply with the terms set forth herein. Each signatory warrants that they possess full authority to so sign.

Contractor: Melissa Richards Date: 01/11/07

Subscribed and sworn to me this 11th day of January 2007

Marcia Peterson
Notary Public



BQC, Inc.



10015 Pacific Ave., Franklin Park, IL 60131

Phone: (847) 233-0202 * Fax: (847) 233-0505 * E-Mail: bqc@sbcglobal.net

Village of Lincolnwood

January 23, 2007

Regarding: 2007 Lincolnwood Janitorial RFP Quotes

Mike,
As discussed earlier today.

Existing RFP

\$49,500.00 (annual) for 14 man hours

\$45,000.00 (annual) for 12 man hours

For night cleaning of all buildings according to the village's specifications - \$42,000.00
(annual) for 12 man hours.

Thank You,
Melissa Richards
Vice President

Best Quality Cleaning, Inc.
BQC

10015 W. Pacific Avenue, Franklin Park, IL 60131
Phone: (847) 233-0202 * Fax: (847) 233-0505 * E-Mail: bqc@sbcglobal.net

References For
Village of Lincolnwood

City of Elmhurst

209 N. York
Elmhurst, IL 60126
Ray Dlouhy
630-530-3034

Village of Arlington Heights

33 S. Arlington Heights Road
Arlington Heights, IL 60005
Rob Balfor
847-368-5860

Village of Hillside

425 Hillside Avenue VH and PD
Hillside, IL 60162
Russ Wajda
708-449-6450

Village of Lincolnshire

1 Olde Half Day Road
Lincolnshire, IL 60069
Randy Wiest
847-883-8600

Village of Mundelein

440 E. Hawley Street
Mundelein, IL 60060
Michael Flynn
847-949-3200

EXHIBIT C
Performance Bond

EXHIBIT D
Insurance Certificates

ACORD CERTIFICATE OF LIABILITY INSURANCEOP ID CC
BEST-C5

DATE (MM/DD/YYYY)

03/13/06

PRODUCER

R-H INSURANCE GROUP
P.O. BOX 370
ZURICH IL 60047

Phone: 847-438-6400 Fax: 847-438-1128

INSURED

BEST QUALITY CLEANING, INC.
10015 PACIFIC AVE
FRANKLIN PARK IL 60131

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: WEST BEND MUTUAL

INSURER B: Western Surety Company

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	BDD0254726	03/13/06	03/13/07	EACH OCCURRENCE \$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☐ CLAIMS MADE ☒ OCCUR				MED EXP (Any one person) \$ 5,000
	☐ PER PROJECT				PERSONAL & ADV INJURY \$ 1,000,000
	☐ AGGREGATE				GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COM/OP AGG \$ 2,000,000
	☐ POLICY ☐ PRO- JECT ☐ LOC				
A	AUTOMOBILE LIABILITY	BDD0254726	03/13/06	03/13/07	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO				BODILY INJURY (Per person) \$
	☒ ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
A	☒ HIRED AUTOS	BDD0254726	03/13/06	03/13/07	
A	☒ NON-OWNED AUTOS	BDD0254726	03/13/06	03/13/07	
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	☐ ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS/UMBRELLA LIABILITY	CPD0290544	03/13/06	03/13/07	EACH OCCURRENCE \$ 3,000,000.
	☐ OCCUR ☐ CLAIMS MADE				AGGREGATE \$ 3,000,000.
	☐ DEDUCTIBLE				\$
	RETENTION \$				\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WCD0273061	03/13/06	03/13/07	☒ WC STATU- TORY LIMITS ☐ OTH- ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
	OTHER				E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	JANITORIAL BOND	68582596	02/25/06	02/25/07	BLANKET \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
JANITORIAL SERVICE ***SAMPLE CERTIFICATE*****

CERTIFICATE HOLDER

BEST007

BEST QUALITY CLEANING INC.
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX IL XXXXXXXX

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL ~~XXX~~ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

KENNETH C. MATEJA

Kenneth C. Mateja

EXHIBIT E Schedule

The services described below shall be completed on or before the specified date. All other services as described in the RFP are to be completed, daily, weekly, bi-weekly, or monthly.

Contract Begins	March 1, 2007
Wash Windows (Inside & Out)	May 31, 2007, August 31, 2007, November 30, 2007, February 1, 2008
Strip and Wax Hard Floors	May 31, 2007, August 31, 2007, November 30, 2007, February 1, 2008
Scrub and Refinish Hard Floors	May 31, 2007, August 31, 2007, November 30, 2007, February 1, 2008
Dust Blinds	May 31, 2007, August 31, 2007, November 30, 2007, February 1, 2008
Chairs- Vacuum Cloth and Damp Wipe Vinyl	May 31, 2007, August 31, 2007, November 30, 2007, February 1, 2008
Touchup/Oil Polish Wood Doors and Frames	August 31, 2007, February 1, 2008
Strip and Refinish Hard Floors	August 31, 2007, February 1, 2008
Contract Terminates	February 29, 2008

Letter of Understanding

BETWEEN THE VILLAGE OF LINCOLNWOOD AND BEST QUALITY
CLEANING, INC.

MARCH 1, 2007 – FEBRUARY 28, 2008

During the 2007 negotiations for the professional janitorial contract between the Village of Lincolnwood and Best Quality Cleaning, Best Quality Cleaning proposed night cleaning of all buildings according to the Village's specifications for \$42,000.00 (annual) for 12 man hours. Should the Village and Best Quality Cleaning agree to implement night services at any time during the term of this contract, section 11.1 point of the contract shall be revised as follows:

11.1 Services. The Village shall compensate the Contractor for the Services as specified in the quoted amounts in the RFP Documents, specifically:

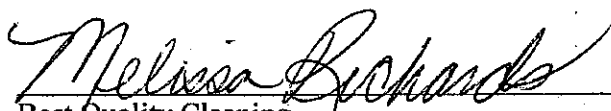
1. A monthly rate of ~~\$3,750~~ \$3,500
2. One (1) carpet shampooing of all carpeted areas at times in the year designated by the Village at no additional charge.
3. A cost per incident of cleaning the Police Department Prisoner lock-up room at a rate of \$75 per incident. This rate will be charged on an as needed basis.

This stated compensation is the exclusive compensation for the Services hereunder.

Agreed to this 13 day of February, 2007



Village of Lincolnwood
Tim Wiberg, Village Administrator



Best Quality Cleaning
Melissa Richards, Vice President

Enclosure: Best Quality Cleaning Proposal Dated January 23, 2007

BQC, Inc.



10015 Pacific Ave., Franklin Park, IL 60131

Phone: (847) 233-0202 * Fax: (847) 233-0505 * E-Mail: bqc@sbcglobal.net

Village of Lincolnwood

January 23, 2007

Regarding: 2007 Lincolnwood Janitorial RFP Quotes

Mike,
As discussed earlier today.

Existing RFP

\$49,500.00 (annual) for 14 man hours

\$45,000.00 (annual) for 12 man hours

For night cleaning of all buildings according to the village's specifications - \$42,000.00
(annual) for 12 man hours.

Thank You,
Melissa Richards
Vice President



10015 Pacific Avenue
Franklin Park, IL 60131

[Return to VB Agenda](#)

Phone: (847) 233-0202 * Fax: (847) 233-0505
Email: bqc@sbcglobal.net
Website: www.bestqualitycleaninginc.com

December 10, 2014

Ms. Ashley Engelmann
Village of Lincolnwood
Fax: 847-675-4432

Dear Ms. Engelmann:

Best Quality Facility Services d/b/a Best Quality Cleaning, would like to extend our contract starting March 1, 2015 through February 28, 2016. Our current price of \$3,230.00 per month will remain the same for next year.

Sincerely,

Melissa Richards
Vice President

Request For Board Action

REFERRED TO BOARD: December 16, 2014

AGENDA ITEM NO: 4

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of Recommendations by the Zoning Board of Appeals to: 1) Deny a Variation from Section 3.13 of the Zoning Code, Sought to Permit a Solid Fence in the Rear Yard at 6529 North Central Park Avenue; and 2) to Refer a Text Amendment to the Plan Commission for Public Hearing to Clarify the Definition of Semi-Private Fence

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Petitioner, Julie deLeon of Groundwork Design, on behalf of David and Heidi Hartman, property owner, seek a Variation to install a solid fence in the rear yard of their property located at 6529 North Central Park Avenue.

Initially, the property owner sought Variations to install a fence in both the side and rear yards of the property. The Petitioner submitted a plan to install a six-foot solid fence which would enclose the side and rear yards. This plan included two different fence designs; however, both are considered solid fences per the Zoning Code. Village fence regulations generally do not allow solid fences in side and rear yards.

Village fence regulations provide locational exceptions for solid fences identified by Section 3.13(11)a. These exceptions for where solid fences are allowed are:

- 1) Immediately surrounding and enclosing recreational water tub or swimming pool;
- 2) Abutting an alley;
- 3) Abutting a lot in a business district;
- 4) Abutting a lot in a residential district used for nonresidential uses; and
- 5) In a rear or side yard along a lot line which abuts a lot in a manufacturing district.

The Petitioner proceeded to seek a Variation from Section 3.13 of the Zoning Code to install a solid fence as the subject property does not meet any of the identified exceptions allowed for solid fences.

The Petitioner also initially requested a Variation to permit a fence in the side yard to exceed the maximum four feet in height (this request was however subsequently withdrawn).

Public Hearing

The Public Hearing for this matter began on September 17, 2014. The Zoning Board of Appeals (ZBA) received testimony from landscape architect Julie deLeon, and the property owner, Mr. Hartman.

The ZBA asked the property owner to identify the hardship for the Variation requests. Mr. Hartman indicated that his primary concern is privacy for his property. Ms. deLeon indicated that the rear yard fence is a solid design, but that the side yard fence does have half-inch gaps between each horizontal board. After ZBA discussion, the Petitioner requested that the matter be continued to the next ZBA meeting so they may revise the fence design. Accordingly, the matter was continued to October 15, 2014.

At the October 15, 2014 ZBA meeting, the matter was again continued as revised fence designs were not submitted for consideration. The ZBA continued the matter without discussion to their November 19, 2014 meeting.

At the November 19, 2014 ZBA meeting, the Petitioner submitted revised plans for a six-foot wrought iron, open fence for the side yard. Staff indicated that the Zoning Code permits this type of fence at six feet in height in the side yard subject to a 75% open design. Since this fence design was now compliant with Village regulations, the requested side yard fence Variation was withdrawn.

The ZBA next reviewed the revised rear yard fence design. Ms. deLeon explained that the gap between proposed horizontal boards has been increased from half an inch to one inch. Staff indicated that the revised design continues to require relief from the Zoning Code. Staff noted the definition of semiprivate fence:

"FENCE, SEMIPRIVATE or SEMIPRIVATE FENCE A fence which is not a solid fence nor an open fence. These types of fences are restricted to board-on-board fences (also known as "shadow box types"). The open space between vertical fence boards shall not exceed 85% of the width of the boards on the same side of the fence."

Staff noted that the definition of a semiprivate fence restricts the design of such a fence to board-on-board/shadow box fences. The definition also specifically includes reference to vertical fence boards, thereby disallowing horizontal boards. Because of the horizontal board design of the proposed fence, staff indicated that the fence does not meet the definition of an open or semiprivate fence and is, therefore, considered a solid fence. Staff therefore indicated a Variation is required in order to permit the proposed fence.

The ZBA questioned the Petitioner why a semiprivate fence, consistent with Village regulations, could not be installed. Ms. deLeon explained that the property owner prefers the fence design with horizontal fence boards as presented and that they believe this design is consistent with the Zoning Code requirements. Ms. deLeon asserted that a board-on-board fence, which is permitted by the Zoning Code, does not have any gaps between the boards. This would create a fence that has the characteristics of a solid fence more than the proposed fence they seek a Variation for. Staff confirmed the statement made by the Petitioner and reiterated that the Variation is a matter of fence design rather than bulk (height, location, etc.)

Other than the Petitioner and property owner, no other public comment was received on this matter.

ZBA Deliberations

Since adoption of the Village's new Zoning Code in 2008, only two fence Variation cases have any possible relevance to the subject case. In deliberating this matter, the ZBA reviewed these two fence Variation cases but did not find these cases (6402 North Kolmar Avenue and 6546 Sauganash Avenue) to have any direct relevance to this petition. In deliberating the evidence before it, the ZBA generally found that the Petitioner did not demonstrate sufficient hardship to merit the approval of the requested Variation.

In examining this matter, the ZBA also determined that the existing language of the Zoning Code is unclear concerning the definition of semiprivate fence. The ZBA generally believed language improvements to this section should be made to improve clarity of the regulation.

Recommendation

By a 5-1 vote (Commissioner Vorobeychik dissenting), the Zoning Board of Appeals recommends denial of the Variation request to permit a solid fence in the rear yard of 6529 North Central Park Avenue.

By a separate vote of 6-0, the ZBA recommends that the Village Board refer to the Plan Commission for consideration, a Text Amendment to review the definition of Semiprivate Fence and other fence related definitions as may be determined necessary.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. ZBA Minutes
 - a. November 19, 2014 (Draft)
 - b. October 15, 2014 Excerpt
 - c. September 17, 2014 Excerpt
2. Revised Side Yard Fence Design dated November 18, 2014
3. ZBA Packet – November 19, 2014
 - a. Staff Report to ZBA
 - b. Residential Zoning Variation Application
 - c. Proof of Ownership
 - d. Plat of Survey
 - e. Proposed Fence Information

RECOMMENDED MOTION:

Move to concur with a recommendation of the Zoning Board of Appeals to deny a request for a Variation to permit a solid fence in the rear yard of 6529 North Central Park Avenue; and

Move to refer to the Plan Commission consideration of a Text Amendment to the definition of Semiprivate Fence and other fence related definitions as determined necessary.



**DRAFT MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
NOVEMBER 19, 2014 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Herb Theisen
Paul Grant
Jean Ikezoe-Halevi
Martina Keller
Christopher Nickell
Kirill Vorobeychik

MEMBERS ABSENT:

Kathy O'Brien

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

Chairman Theisen noted a quorum of six members and called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to recommend approval of the October 15, 2014 Meeting Minutes was made by Commissioner Grant, and seconded by Commissioner Ikezoe-Halevi.

Aye: Grant, Ikezoe-Halevi, Keller, Nickell, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

**IV. Public Hearing: 6529 North Central Park Avenue – Residential Fence
Variations**

DRAFT

Chairman Theisen swore in the Petitioner's representative, Julie DeLeon of Groundwork Design, who is the landscape architect for this project.

This discussion is a continuation from the September 17, 2014 ZBA meeting. The matter was continued to the October 15, 2014 ZBA meeting so the applicant could reconsider their design. A final proposal was not finalized at that time, so the Zoning Board continued the matter to the November 19, 2014 meeting.

The newly-built property is in the R-3 Residential Zoning District. The plat of survey and revised site plan was presented. There are two different fence designs proposed for this property. The revised side yard fence they have proposed is a six-foot wrought iron fence. The rear fence design is a six-foot semi-private fence. The height of the fence is permitted, but the design of the fence is the subject of the Variation request. The proposed design has the boards placed horizontally with a one-inch opening between the boards. The Zoning Code requires that a semi-private fence is restricted to a board on board shadowbox style. The design is interpreted to be a solid fence, which is prohibited.

Ms. DeLeon agreed with Mr. Cook's summary of the Variation request and believes that the proposed design should not be considered a solid fence.

Chairman Theisen answered that under the current Zoning Code, the proposed design is deemed to be a solid fence and not a board on board fence. Ms. DeLeon replied that the design is not a board on board, but the gap between the horizontal boards qualifies the design to be considered a semi-private fence and not a solid fence.

Chairman Theisen asked Ms. DeLeon as to why the Petitioner is not satisfied with the code compliant shadowbox style fence. Ms. DeLeon answered that the Petitioner liked the design that she presented.

When asked what was the Petitioner's hardship, she replied that this is his property and wishes to do with it what he wants.

Commissioner Keller asked if there was a reason why the fence could not be done vertically. Ms. DeLeon replied that the property owner wishes to have the design as presented. For security and safety reasons, the property owner do not want to have the wrought iron fence around the whole property. There is living space in the rear yard and the property owners would like the privacy that this fence affords.

Chairman Theisen asked Ms. DeLeon if the property owners feel that a solid fence is more secure than a board on board fence. Ms. DeLeon answered that she feels that a board on board fence is more solid than their design. She further stated that the property owners feel that this design does not constitute a solid fence; it has the separation between the horizontal boards the same as a shadowbox design. If security is an issue, Chairman Theisen inquired as to whether a more substantial fence, such as the shadowbox design, would be warranted. Ms. DeLeon replied that security and aesthetics are important to her client and this design is what is requested.

Commissioner Nickell asked Mr. Cook what needs to be done to make this fence compliant. Mr. Cook replied that this request is solely a design issue, and if the boards were placed vertically, the fence would then be compliant. Commissioner Nickell did not believe that a hardship has been proven and would deny their request.

Mr. Cook mentioned that the semi-private fence definitions need work. Former Commissioner Gordon mentioned some of those weaknesses at the September meeting. The Village Board will be reviewing these definitions in order to provide clarity because there is some ambiguity in the definition. In the past, if a regulation needs reviewing, specific Variations have been continued while the Village reviews the legislation and determines the appropriateness if it should be changed. If and when the review is completed, there is a possibility that a Variation is no longer needed and may be withdrawn.

Chairman Theisen asked Ms. DeLeon if the Petitioner would be willing to wait while this issue is resolved. She replied that she would have to talk to the property owner. Since the fence would not be installed during the winter months, Chairman Theisen asked if they would like to have their request continued until after the Village Board reviews the statute on this issue or if they prefer, a vote could be made at tonight's meeting.

Ms. DeLeon does not want to hold this up any longer, and she would like a vote to be cast at tonight's meeting.

Chairman Theisen asked if anyone in the audience would like to address the Zoning Board regarding this Public Hearing. Let the record state that no one came forward.

Motion to deny was made by Commissioner Keller, and seconded by Commissioner Grant.

Aye: Keller, Grant, Ikezoe-Halevi, Nickell, and Theisen

Nay: Vorobeychik

Motion Approved: 5-1

Motion to review that the fence design standards be forward to the Village Board was made by Chairman Theisen.

Aye: Grant, Ikezoe-Halevi, Keller, Nickell, Vorobeychik, and Theisen

Nay: None

Motion Approved: 6-0

V. Public Hearing: 6755 North Kostner Avenue – Residential Side Yard Setback Variation

Chairman Theisen swore in the Petitioner, Mr. Raymond Pavely.

This Variation request was continued from the October 15, 2014 Zoning Board meeting. The property is located in the R-3 Residential Zoning District. The proposed floor plan and elevation plans were presented for review. Two recent similar Variation requests were both approved.

Mr. Pavely concurred with Mr. Cook's presentation and added that he recently bought the house and would like to enlarge the kitchen.



**MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
OCTOBER 15, 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:

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

III. APPROVAL OF MINUTES

Motion to recommend approval of the September 17, 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

**IV. Public Hearing: 6529 North Central Park Avenue – Residential Fence
Variations**

Mr. Cook indicated that the Petitioners have not submitted their revised plans for this Variation and, therefore staff recommends that the matter be continued to the November 19, 2014 meeting.

Motion to continue the Public Hearing for 6529 North Central Park Avenue to the November 19, 2014 Zoning Board of Appeals meeting 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

V. Public Hearing: 6755 North Kostner Avenue – Residential Side Yard Setback Variation

Chairman Theisen asked if the applicant was present. Mr. Cook indicated that he does not believe they were present.

Motion to continue the Public Hearing for 6755 North Kostner Avenue to the November 19, 2014 Zoning Board of Appeals meeting 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

VI. Public Hearing: 6557 Keating Avenue – Residential Variation

Chairman Theisen swore in the Petitioner and homeowner, Mr. Patrick Kaniff.

This Variation request is for relief from the prohibition on painting brick facades. The property is in the R-2 Residential Zoning District. Mr. Cook showed before and after photographs for comparison. A detailed photograph of the brick taken by the Village's building inspector was also shown. The Zoning Code prohibits the painting of bricks in residential and commercial districts. There have been no similar requests for relief from this prohibition. The Petitioner is requesting that the brick remain painted.

The Petitioner, Mr. Kaniff, explained that they are new to the Village and they have been renovating the home that has been vacant for six years. He was unaware that painting the exterior brick was prohibited. Mr. Kaniff stated that only the face brick was painted due to irregularities and mismatched bricks due to repairs. Mr. Kaniff further stated that he had letters from neighbors who had no objection to the brick. Mr. Kaniff submitted copies of these letters to staff for the file.

Mr. Theisen inquired as to Mr. Kaniff's hardship. Mr. Kaniff replied that due to the texture of the brick, taking off the paint would be a very difficult and expensive process.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing.



**MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
SEPTEMBER 17, 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
Kathy O'Brien

MEMBERS ABSENT:

Christopher Nickell

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

Chairman Theisen noted a quorum of five members and called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to recommend approval of the September 17, 2014 Meeting Minutes was made by Commissioner Grant, and seconded by Commissioner Keller.

Aye: Grant, Keller, Gordon, Ikezoe-Halevi, and Theisen

Nay: None

Motion Approved: 5-0

**IV. Public Hearing: 6529 North Central Park Avenue – Residential Fence
Variations**

Chairman Theisen swore in the Petitioners, Mr. David Hartman and Ms. Julie DeLeon.

Mr. Cook presented the site plan for 6529 North Central Park Avenue which is in the R-3 Residential Zoning District as well as the requested fence design. The two proposed fence designs for this six-foot-tall fence are considered solid fences which are not allowed in residential districts. A six-foot fence is not permitted in a side yard. The maximum size for a side yard fence is four feet. A six-foot semi-private or open fence is allowed in a rear yard. The Petitioner is requesting two Variations: 1) to allow a solid fence in the rear yard; and 2) to allow a six-foot-tall fence in the side yard.

Homeowner Mr. David Hartman spoke about the privacy and security concerns for requesting these Variations.

Chairman Theisen asked Mr. Hartman what hardships he has encountered in asking for these Variations. Mr. Hartman's concern is that there are window wells on the north side of the property and would like to make sure they are not vulnerable or available to someone coming onto their property. His main concern is the privacy factor. Chairman Theisen reminded Mr. Hartman that solid fences are not allowed and that he has not shown any hardship.

Julie DeLeon, the landscape architect, spoke about the design of the fence and indicated that there is a half-inch gap between each board. She agreed that an adjustment could be made in this regard. Mr. Hartman also agreed that he would be willing to increase the spacing between the boards.

Commissioner Keller asked if there was opposition to this motion. There was no one in the audience to oppose this matter nor did staff receive any calls regarding this matter.

There was a discussion as to whether the fence could be modified to achieve the open fence standards but still keep the six-foot height. Mr. Hartman asked about the procedure for modifying their request. Mr. Cook answered that Mr. Hartman would have to resubmit new plans for the Zoning Board to review at a future meeting. If a Variation is still needed, a specific plan would be required. The ZBA review process would be continued to the next meeting and they would not have to start the process anew.

Mr. Hartman was agreeable to an open fence option, including a wrought iron fence. Wrought iron fences can be six-feet high in a side yard. The solid rear yard fence does not meet the Zoning Code. Chairman Theisen asked them to submit revised plans and will continue this to another meeting.

Motion to continue this matter to the October 15, 2014 meeting of the Zoning Board of Appeals was made by Commission O'Brien, and seconded by Commissioner Gordon.

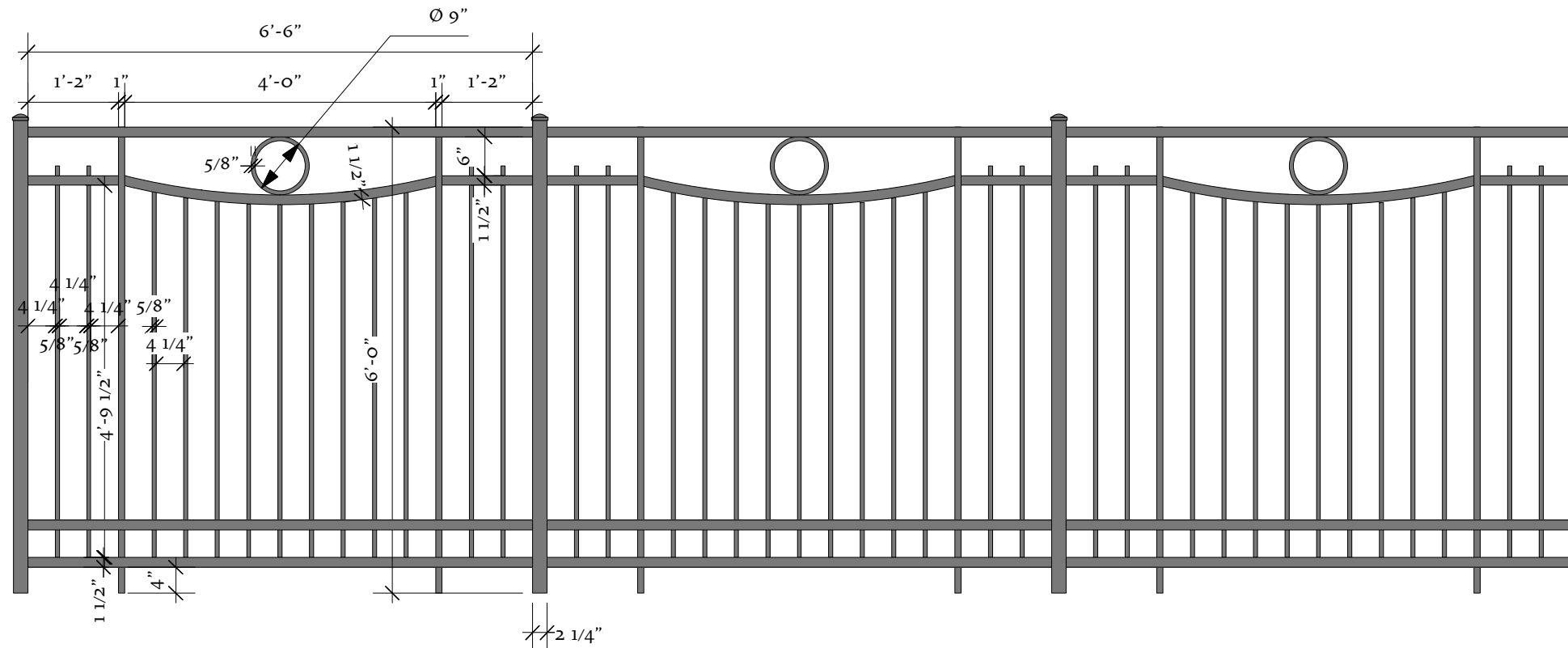
Aye: O'Brien, Gordon, Grant, Ikezoe-Halevi, Keller, and Theisen

Nay: None

Motion Approved: 6-0

HARTMAN
RESIDENCE

6529 N. CENTRAL PARK
AVENUE
LINCOLNWOOD, IL 60712



GROUNDWORK
ELEMENT+DESIGN+NATURE

2335 W.THOMAS ST. #1R
CHICAGO, IL 60622
312-379-9277

groundwork-design.com

SHEET TITLE:
METAL FENCE DESIGN

PLANS ISSUED:
18 NOVEMBER 2014

SHEET NUMBER:

L 1.2



Staff Report Zoning Board of Appeals

November 19, 2014

Continued from October 15, 2014 & September 17, 2014

Subject Property:

6529 North Central Park Avenue

Zoning District: R3 Residential

Petitioner: Julie deLeon -
Groundwork Design, on behalf of David
and Heidi Hartman - Property Owner

Requested Action: Variation sought to
Article III, Section 3.13(11)a and Section
3.13(11)c of the Zoning Code to permit a
solid fence in the rear yard.



Nature of Request: The property owner is seeking variations in order to install a solid six-foot-tall fence in rear yard on the subject property.

Notification: Consistent with Village requirements, notice of the scheduled September 17, 2014 hearing was published in the Lincolnwood Review dated August 28, 2014, a Public Hearing sign installed at 6529 North Central Park Avenue, and notices dated August 28, 2014 were also mailed to properties within 250 Feet.

Summary of Request

At the September 17, 2014 meeting, the ZBA discussed the request for variations to permit a new fence at the property commonly known as 6529 North Central Park Avenue. The property owner initially sought to install a six-foot solid fence enclosing the rear and side yard of the property. The petitioner originally proposed two different fence designs, both considered solid fences by the Zoning Code. The ZBA deliberated the request and generally found that the petitioner did not demonstrate sufficient hardship. The petitioner expressed a desire to modify the proposed fence design/style and accordingly the ZBA continued the hearing to October 15, 2014. At the October 15th meeting, the matter was again continued to the November 19th meeting as the petitioner did not submit revised fence plans for consideration.

Revised Plans: The petitioner has submitted a revised fence proposal which a six foot wrought iron fence is proposed within the side yard. The Zoning Code permits this type of fence at six

feet in height in the side yard subject to a 75% open design. As a result, a variation is no longer needed for the fence portion as proposed to be located in the side yard.

The petitioner has also modified the proposed rear yard fence design. The gap between horizontal boards has been increased from .5 inches to one inch. This revised design does still require relief from the Zoning Code. As per Section 3.13(11)g of the Zoning Code (underline added for emphasis), “...open and semiprivate fences not more than six feet in height may be erected in a rear yard but only to a line which is perpendicular to the rear face of the residence.” The definition of a semiprivate fence (found below) restricts the design to board-on-board/shadow box fences. The definition also specifically includes reference to vertical fence boards.

“FENCE, SEMIPRIVATE or SEMIPRIVATE FENCE A fence which is not a solid fence nor an open fence. These types of fences are restricted to board-on-board fences (also known as "shadow box types"). The open space between vertical fence boards shall not exceed 85% of the width of the boards on the same side of the fence.”

Because of the design of the proposed fence, it is staff’s interpretation that the fence does not meet the definition of an open or semiprivate fence and is therefore a solid fence. Accordingly, the petitioner requests a variation to permit a six foot solid fence in the rear yard of the residential property. The Zoning Code does not permit solid fences in residential districts (Section 3.13(11)a) except:

- 1) Immediately surrounding and enclosing recreational water tub or swimming pool,
- 2) Abutting an alley,
- 3) Abutting a lot in a business district,
- 4) Abutting a lot in a residential district used for nonresidential uses, and
- 5) In a rear or side yard along a lot line which abuts a lot in a manufacturing district.

The property at 6529 North Central Park does not meet any of these exceptions. The petitioner has indicated to staff that, other than the orientation of the boards, the proposed fence is not dissimilar in the design to that of a shadow box fence.

Related Village Action

Pertinent Property Background – The single-family home has been under construction since 2012 and is nearing completion. A search of Village records resulted in no additional records or information regarding the subject property pertinent to this request.

Requests Considered Since 2008

<u>Property Address</u>	<u>ZBA Recommendation</u>	<u>Status</u>
6402 North Kolmar Avenue	Recommended Denial 3-2	Ordinance No. 2012-3018 Approved
Requested fence height variation in October 2012 to permit a five foot shadow box fence in a corner side yard. In granting the variation to exceed the maximum four foot fence height, the Village Board 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.		

6546 North Sauganash Ave Recommended Denial 5-0 Village Board Denied

Requested fence height variation in January 2013 to permit a six foot high fence on a corner side lot. The ZBA recommended denial of the requested variation and Village Board concurred as there were no hardships presented to merit approval.

Conclusion

The property owner is seeking a variation in order to install a solid six-foot-tall fence in rear yard of the subject property. Since the last meeting, staff received one phone call inquiring on the public hearing sign posted on the property. The caller did not comment on the nature of the requested variation. No other communication regarding this application has been received.

In granting a variation, a determination must be made that a hardship exists. The last page of this staff report includes the standards which are to be taken into consideration.

Documents Attached

1. October 15, 2014 ZBA Draft Minutes Excerpt
2. September 17, 2014 ZBA Minutes Excerpt
3. Revised Fence Plan dated November 12, 2014
4. Residential Zoning Variation Application
5. Plat of Survey

Board Action Standards For Granting Relief

In determining whether in a specific case there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, the following standards shall be taken into consideration the extent to which the following facts are established:

<u>STANDARDS</u>	<u>Yes</u>	<u>No</u>
<i>a. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;</i>		
Notes:		
<i>b. 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;</i>		
Notes:		
<i>c. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;</i>		
Notes:		
<i>d. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;</i>		
Notes:		
<i>e. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;</i>		
Notes:		
<i>f. 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;</i>		
Notes:		
<i>g. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;</i>		
Notes:		
<i>h. 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.</i>		
Notes:		



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 6529 N. Central Park Ave. Lincolnwood, IL

Permanent Real Estate Index Number(s): _____

Zoning District R3 Lot Area: 99x123.71

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 - Signs/Special Signs |
| ☐ Variation - Non-Residential | ☐ Minor Variation |
| ☐ Variation - Off-Street Parking | ☐ Other |
| ☐ Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: The property owner requests to have a 6' H, semi-solid fence at the north and south side yards extending 21.5 LF at north side yard and 14' LF at south side yard.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): David & Heidi Hartman

Address: 6529 N. Central Park, Lincolnwood

Telephone: (773) 259-1600 Fax: (____) _____ E-mail Address: djh@symphonypan.com

Petitioner (if different from owner): Groundwork Design
Name: Julie deLeon Relationship to Property: Designer

Address: 2345 W. Thomas St. #12 Chicago, IL

Telephone: (312) 379-9277 Fax: (____) _____ E-mail Address: julie@groundwork-design.com

REQUIRED ATTACHMENTS *

Check all documents that are attached:

Plat of Survey X

Site Plan X

Proof of Ownership X

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 severally 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: GROUNDWORK DESIGN ATTN: JULIE DELEON

Address: 2325 W. Thomas St. #12

City, State: Chicago, IL 60622

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 _____

Date _____

PRINT NAME _____

PETITIONER (If different than property owner)

Julie DeLeon 8/18/14

Signature Date

JULIE DELEON

PRINT NAME

To: Village of Lincolnwood
Community Development Department - Zoning Board of Appeals

Re: Fence Variance Request at 6529 N. Central Park Ave. Lincolnwood

Variation Standards

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

Yes. We ask to install a semi-solid 6'H fence to the north side yard. The property owner, Mr. David Hartman, is also the owner of the neighboring property to the north where a day care facility operates. The neighbor to the south has erected a black chain link fence with evergreen hedge. At the south rear yard, we request to install a semi-solid 6'H fence that extends 14LF into the side yard.

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 the Zoning Ordinance is enforced.

In consideration of the daily activities of the northern neighbor and that David Hartman is the owner of the property a sense of privacy is imperative. Because the south neighbor has installed a black chain link fence along with an evergreen hedge, our request to extend the semi-solid 6'H fence to the side yard would not disrupt the southern neighbor's physical surroundings.

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zone District.

Because David Hartman is the owner of the property to the north, it is applicable that he install a semi-solid 6'H fence between his tenant and his private property.

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

No. The variation is not to increase the value of the property. The request is for added security at the side yard where the adjoining property to the north is owned by David Hartman.

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.

Correct.

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.

HARTMAN
RESIDENCE
6529 N. CENTRAL PARK
AVENUE
LINCOLNWOOD, IL 60712

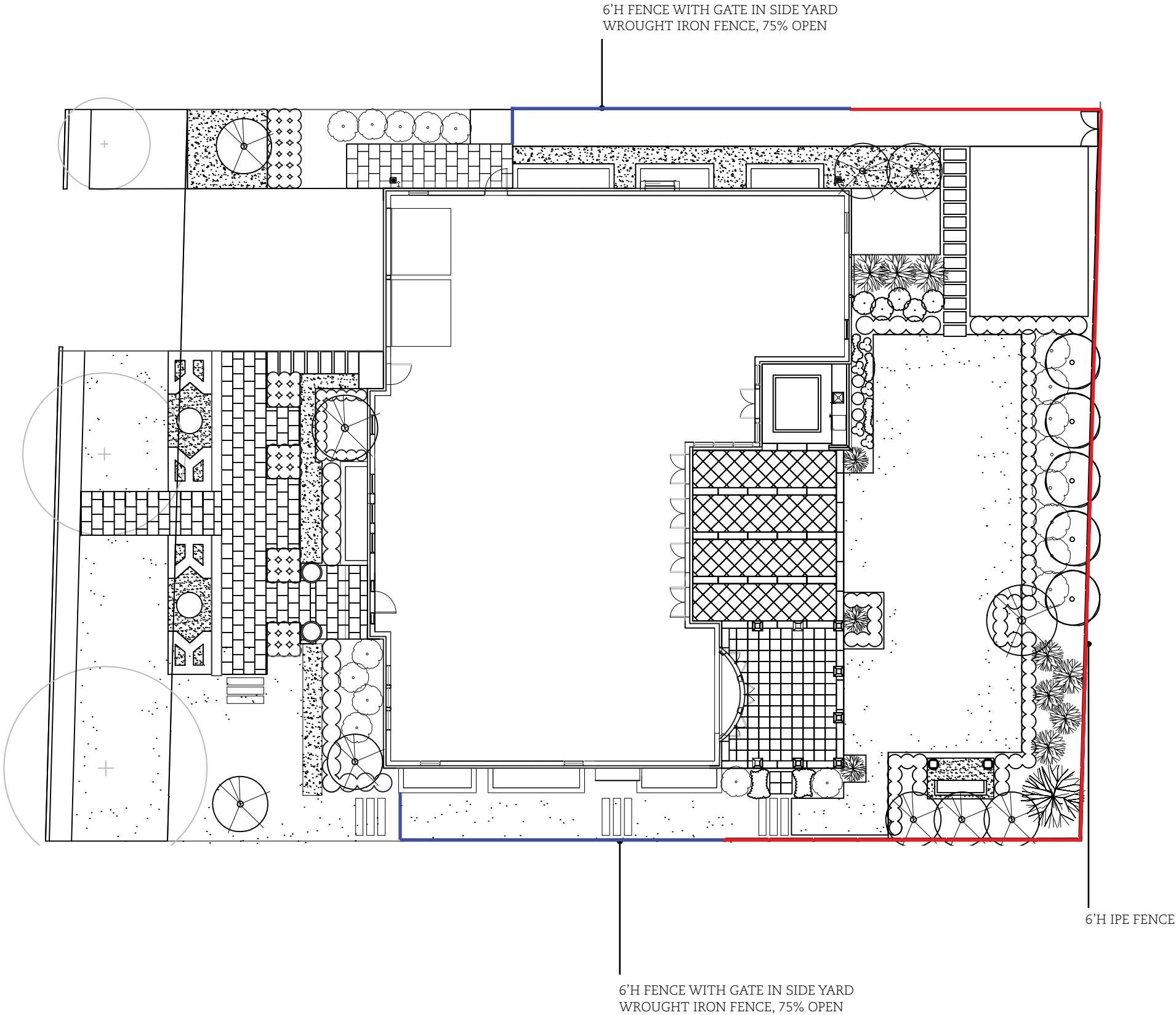
G R O U N D W O R K
ELEMENT+DESIGN+NATURE
2335 W.THOMAS ST. #1R
CHICAGO, IL 60622
312-379-9277
groundwork-design.com

SHEET TITLE:
FENCE PLAN

PLANS ISSUED:
12 NOVEMBER 2014

SHEET NUMBER:

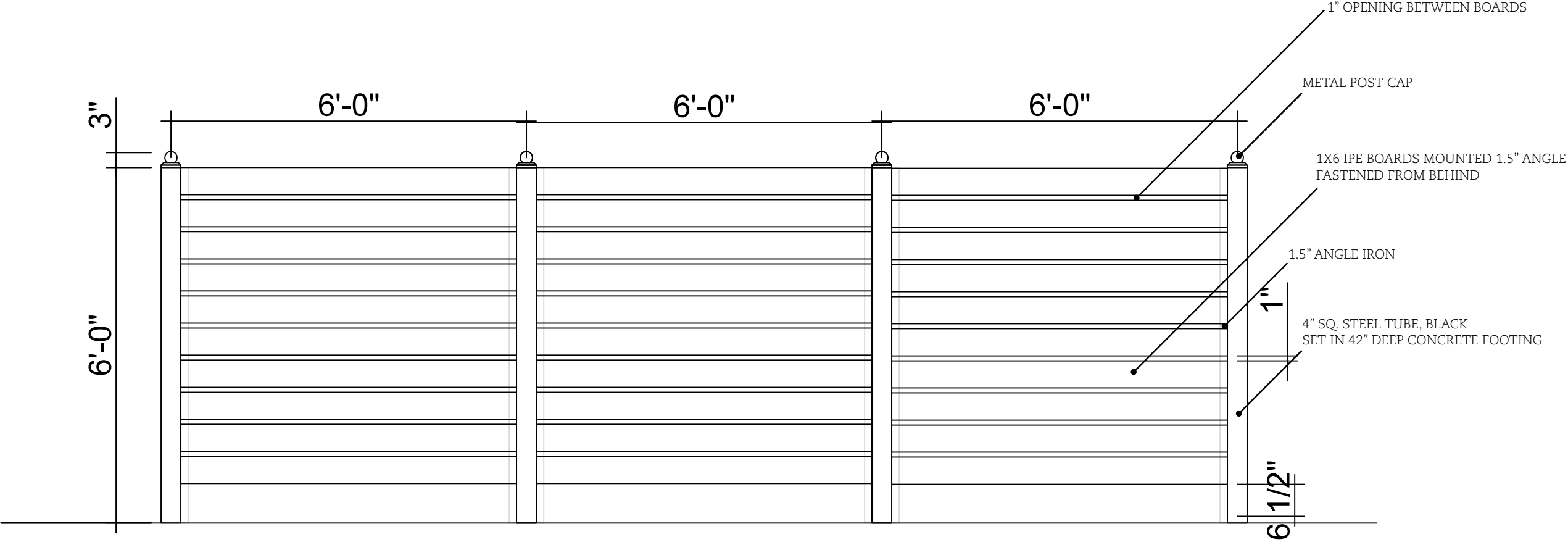
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FINAL PLAN

SCALE: 1/16" = 1' - 0"

HARTMAN
RESIDENCE
6529 N. CENTRAL PARK
AVENUE
LINCOLNWOOD, IL 60712



 FENCE DETAIL: SEMI-SOLID FENCE
SCALE: 1/2" = 1'- 0"

G R O U N D W O R K
ELEMENT+DESIGN+NATURE
2335 W.THOMAS ST. #1R
CHICAGO, IL 60622
312-379-9277
groundwork-design.com

SHEET TITLE:
FENCE DESIGN
REAR YARD

PLANS ISSUED:
12 NOVEMBER 2014

SHEET NUMBER:
L 1.1



EFFECTIVE 5/1/14, THE WATER RATE IS
\$7.20 PER 1,000 GALLONS OF WATER.

WATER BILLING INFORMATION

BILL DATE: 06/04/2014
NAME: DAVID HARTMAN
SERVICE ADDRESS: 6529 CENTRAL PARK

ACCOUNT NUMBER: 106575-000



METER 1 INFORMATION: 0202525035735155

CURRENT READING..... 0
PREVIOUS READING..... 0
TOTAL UNITS..... 0

METER 2 INFORMATION: N/A

CURRENT READING..... 0
PREVIOUS READING..... 0
TOTAL UNITS..... 0
TOTAL UNITS CONSUMPTION... 0

BILLING PERIOD: 03/01/2014 TO: 05/31/2014

CURRENT READING DATE..... 05/23/2014
PREVIOUS READING DATE..... 02/28/2014
TYPE OF READING..... Actual

PREVIOUS AMOUNT \$13.95
PENALTY/ADJUSTMENT AMOUNT \$0.00
LAST PAYMENT RECEIVED \$0.00

PAST DUE BALANCE \$13.95

CURRENT CHARGES

CAPITAL IMPROVEMENTS \$9.45
WATER METER FUND \$4.50

CURRENT CHARGES \$13.95

TOTAL AMOUNT DUE BY: 07/03/2014 \$27.90

A 10% LATE CHARGE WILL BE ADDED TO YOUR ACCOUNT IF PAYMENT IN FULL IS NOT RECEIVED BY DUE DATE

RETURN THIS PORTION WITH CHECK PAYABLE TO: VILLAGE OF LINCOLNWOOD

SERVICE ADDRESS: 6529 CENTRAL PARK
ACCOUNT NUMBER: 106575-000



TOTAL AMOUNT DUE ON
OR BEFORE: 07/03/14

AMOUNT PAID

\$27.90

DAVID HARTMAN
CLTLTC U/T/A/8002348639
7257 N LINCOLN AVE
LINCOLNWOOD, IL 60712





CHICAGO TITLE INSURANCE COMPANY

59 N. VIRGINIA STREET, CRYSTAL LAKE, ILLINOIS 60014

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CHICAGO TITLE INSURANCE COMPANY

59 N. VIRGINIA STREET

CRYSTAL LAKE, ILLINOIS 60014

Attn: DENISE M. MALDONADO

ESCROW TRUST NUMBER: CLC 201265963

PROJECT NAME/ADDRESS: 6529 N CENTRAL PARK, LINCOLNWOOD

We hereby authorize Chicago Title and Trust Company to accept either of the signatures below with respect to the signing of documents, the making of corrections or additions, and any other items that may require owner's signatures relating to Construction Escrow Trust Number

(X)

DAVID HARTMAN

(X)

HEIDI HARTMAN

BY:

DATE:

SIGAUTH

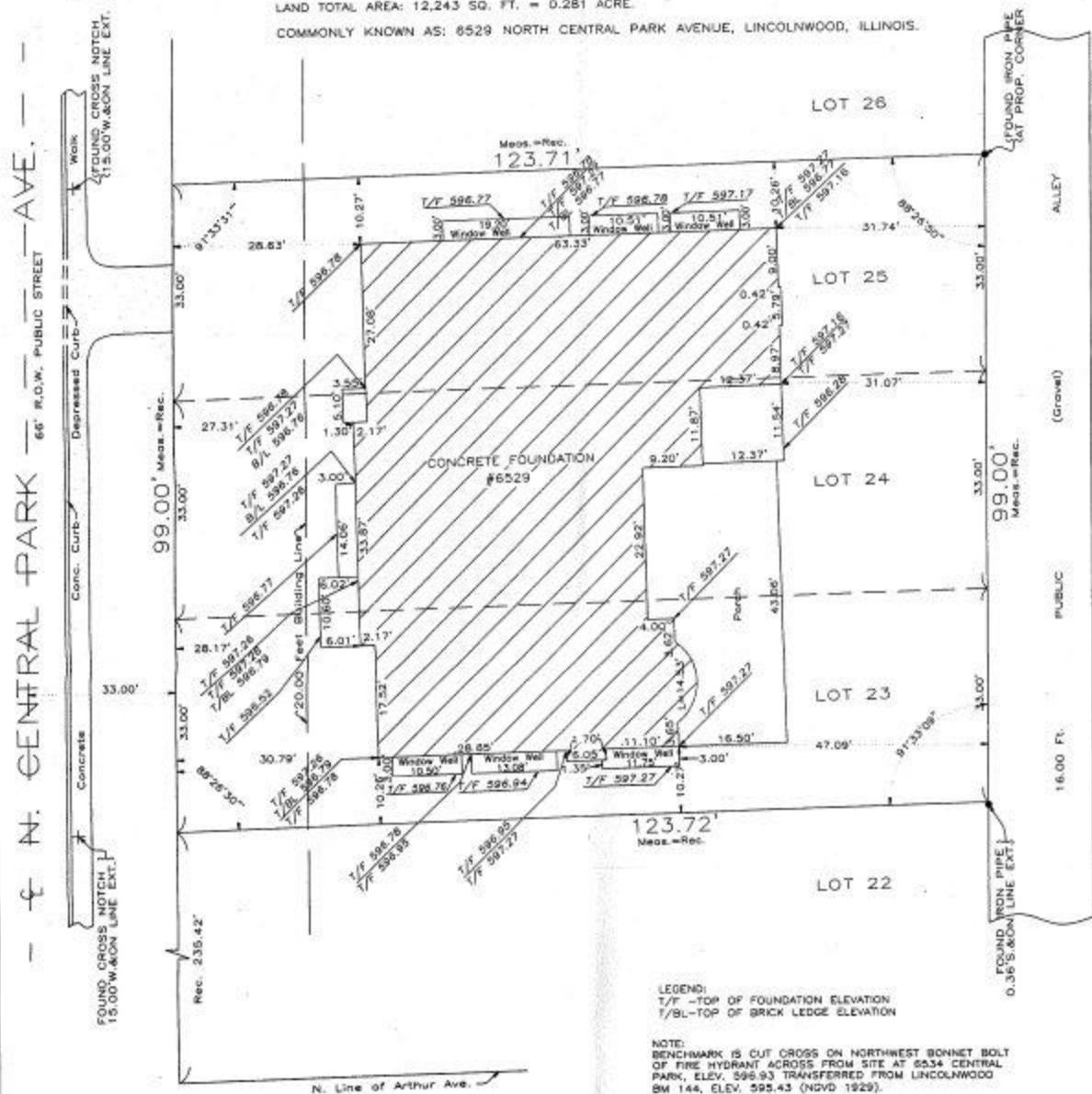
PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: na@professionalssassociates.com

OF

LAND TOTAL AREA: 12,243 SQ. FT. = 0.281 ACRE.

COMMONLY KNOWN AS: 6529 NORTH CENTRAL PARK AVENUE, LINCOLNWOOD, ILLINOIS.



LEGEND:
T/F -TOP OF FOUNDATION ELEVATION
T/BL-TOP OF BRICK LEDGE ELEVATION

NOTE:
BENCHMARK IS CUT CROSS ON NORTHWEST BONNET BOLT
OF FIRE HYDRANT ACROSS FROM SITE AT 6534 CENTRAL
PARK, ELEV. 596.93 TRANSFERRED FROM LINCOLNWOOD
BM 144, ELEV. 595.43 (NVD 1929).
(ESTABLISHED BY OTHERS).
AS SHOWN ON BOND CONSULTING, INC. ENGINEERING
DRAWING C-2.

Order No. 04-67635
Scale: 1 inch = 16 feet.
Date of Field Work: December 31, 2012
Ordered by: RED ROCK CUSTOM HOMES, INC

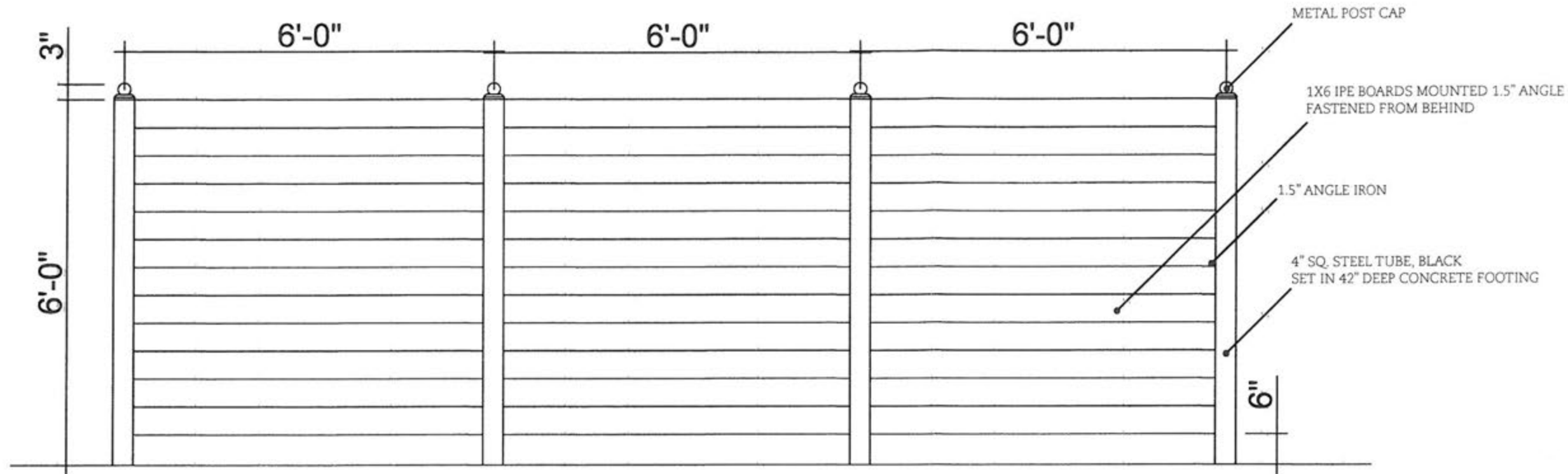
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

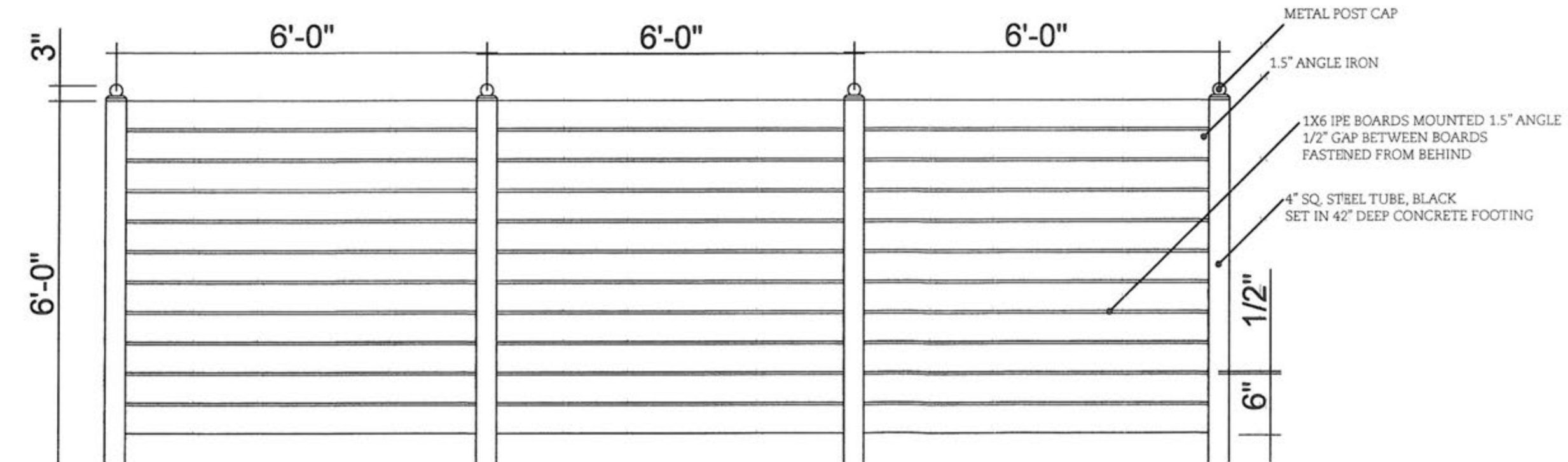
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: January 3, 2013

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.



☐ FENCE DETAIL: SOLID FENCE
SCALE: 1/2" = 1'-0"



☐ FENCE DETAIL: SEMI-SOLID FENCE
SCALE: 1/2" = 1'-0"

HARTMAN
RESIDENCE
6529 N. CENTRAL PARK
AVENUE
LINCOLNWOOD, IL 60712

GROUNDWORK
ELEMENT+DESIGN+NATURE
2335 W. THOMAS ST. #1R
CHICAGO, IL 60622
312-379-9277
groundwork-design.com

SHEET TITLE:
REAR LANDSCAPE
FENCE DETAIL

PLANS ISSUED:
22 JANURAY 2014

SHEET NUMBER:
L 1.4

Request For Board Action

REFERRED TO BOARD: December 16, 2014

AGENDA ITEM NO: 5

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of Recommendations by the Economic Development Commission Concerning Residential Uses in the Devon Avenue Corridor and Residential Parking Standards for Multi-Family Development

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At the October 21, 2014 Committee of the Whole meeting, the Village Board reviewed a proposed mixed-use development for the Whistler's Restaurant property located at 3420 Devon Avenue. This proposal provided ground level commercial space along with 2 upper levels of residential units. Central to this discussion was residential use, since residential use is currently prohibited in the B-2 Zoning District which comprises the Devon Avenue Business Corridor located between McCormick Boulevard and Drake Avenue. At this meeting, the Village Board requested that the Economic Development Commission review this matter and provide its recommendation concerning residential use in this Corridor.

At its November 19, 2014 meeting, the Economic Development Commission considered whether the current residential prohibition in this Corridor should be changed. In considering this matter, the Commission reviewed current Village policies and plans, including the recent Urban Land Institute (ULI) report, the proposed development for the Whistler's site, as well as techniques that could be used to allow residential use, if desired.

In its deliberations, the Commission found that creating a zoning technique that would allow residential as part of a mixed use development in the Devon Avenue Corridor, could spur beneficial corridor revitalization. Specifically, the Commission found that allowing residential units above ground level commercial space could assist in this revitalization. In this discussion, the Chairman noted that there is much interest by Chicago-area developers in undertaking mixed-use development.

Commissioners also considered whether residential use alone, without having ground level commercial, would also be a benefit, but Commissioners found there was a benefit for requiring ground level commercial in the Corridor. Discussion also occurred as to whether residential use should be considered a Special Use or Permitted Use and Commissioners found that classifying residential use above the ground level as a Special Use would allow specific project review and approval and this process would help to ensure parking adequacy and compatibility with surrounding properties. Commissioners found that implementation of an overlay zone for the Devon Avenue Corridor, similar to the enacted retail overlay zone implemented along Touhy Avenue in the MB zone, was the best technique to use. The

Commission also considered whether similar uses, such as senior housing, assisted living, or nursing facilities, all presently also prohibited in the B-2 Zoning District, should also be made Special Uses in the Devon Corridor in addition to residential use. Commissioners determined to limit their recommendation to only residential use.

Accordingly, by a 7-0 vote, the Economic Development Commission is recommending that the Village create an overlay zone along the Devon Avenue Corridor, (McCormick Boulevard to Drake Avenue) to allow as a Special Use, residential units above the ground level. To effectuate this recommendation, a Text Amendment to the Zoning Code would be required.

In the Commission's review of the proposed mixed-use development for the Whistler's site, many Commissioners found the proposal to have many attractive elements. Much discussion, however, occurred regarding parking demand created by the project and current area parking supply.

In this discussion, it was noted that while there was adjacent off-street parking available, parking for the proposed development was only provided in an enclosed garage and that there was no open-air, off-street parking provided for guests of the proposed residential units. In discussing this matter, it was noted that presently the Village has no requirement for multi-family developments to have any open-air, off-street parking for guests and this was found by the Commission to be a deficiency in the existing Zoning Code.

Accordingly, by a 7-0 vote, the Commission is also recommending that the Village require some off-street open-air guest parking spaces for multi-family developments. To effectuate this recommendation, a Text Amendment to the Zoning Code would be required.

Should the Village Board support either of these recommendations or desire further consideration of them, the next procedural step would be to refer the recommendation(s) to the Plan Commission for a Public Hearing and further deliberations. The recommended motions below are consistent with the next step.

FINANCIAL IMPACT:

None.

DOCUMENTS ATTACHED:

1. EDC Minutes November 19, 2014 (Draft)
2. Staff Memorandum to Commission
3. Concept Plans for 3420 Devon Avenue
4. Comprehensive Plan Excerpt
5. ULI Report
6. Commercial Corridor Narrative
7. Residential Narrative
8. Business Inventory

RECOMMENDED MOTION:

1. Move to refer to the Plan Commission for Public Hearing and deliberation, the Economic Development Commission recommendation concerning an overlay zone for residential use in the Devon Avenue Corridor.

2. Move to refer to the Plan Commission for Public Hearing and deliberations, the Economic Development Commission recommendation concerning guest parking requirements for multi-family developments.



Economic Development Commission

DRAFT

**Wednesday, November 19, 2014
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chairman
James Kucienski, Vice-Chair
James Berger
Paul Levine
Patrick McCoy
Nadia Seniuta
Terrence Strauch

Commissioners Absent

Maureen Ehrenberg
William Pabst

Staff Present

Timothy M. Clarke AICP, Community Development Director
Aaron N. Cook AICP, Development Manager
Robert Merkel, Finance Director

Others Present

Village Trustee Jesal Patel
Jackie Boland, Lincolnwood Chamber of Commerce
Alberto Gonzales, Owner of 90 Miles Cuban Café
Chris Dimas, Whistler's Restaurant
Laszlo Simovic, Laszlo, Simovic, Architects, LLC
Kevin Murphy, KE Murphy Masonry

1. Call to Order/ Quorum Declaration

Noting that a quorum of 6 members was present, the meeting was called to order at 8:04AM by Vice Chairman Kucienski.

2. Welcome to 90 Miles Cuban Café Restaurant

Commissioners welcomed to the meeting, Alberto Gonzales, owner of 90 Miles Cuban Café. Alberto, who is also an 18 year resident of the Village, advised the Commission of his exciting plan to open his third restaurant in the former Ruby Tuesday space at the Town Center. He noted an aggressive timeline for completing interior renovation but was hopeful to open by the end of the year. He stated this would be his largest restaurant at approximately 7,100 square feet. He thanked Commissioners for their warm welcome.

3. Minutes Approval

Commissioner Berger moved to approve as presented, the proposed October 22, 2014 meeting minutes of the Commission. Commissioner Strauch seconded the motion. Motion approved by voice vote, 5-0.

4. Residential Use in Devon Corridor

Chairman Persino and Commissioner Levine arrived to the meeting at the beginning of this item. Director Clarke began by summarizing the matter for Commissioners, noting the Village Board has invited Commissioner input on this issue. Clarke proceeded to provide a power point, giving background and current status of residential use in the Devon Corridor, located between McCormick and Drake. He also continued by summarizing a zoning overlay technique that could be utilized to allow for residential use if desired in the corridor as well as summarizing current policies and plans affecting residential in the corridor. He then provided an overview of a proposed mixed use development for the Whistler's site located at 3420 Devon Avenue. He ended his presentation noting that staff has available block-by-block slides of the corridor should Commissioners have specific questions or wish to review current conditions in the corridor.

Chairman Persino noted that currently in the Chicago area there is much developer interest in mixed use development and they have largely embraced this form of development.

Chairman Persino suggested that such development might be needed to spur revitalization of this corridor. He noted however a specific concern regarding guest parking for the proposed Whistler's mixed use development because it lacked off street open air parking spaces for guests. Discussion continued on possible parking impacts of this proposed development for both the corridor and in the adjacent neighborhood. Commissioner McCoy noted much of the street parking found on this block is consumed by traffic produced by the Post Office across the street. Commissioner Levine indicated he believed the proposed Whistler's mixed use project was attractive and would improve the corridor. It was noted that the density, height and location of the proposed building toward Devon Avenue were attractive features of this proposed development.

Commissioners discussed the retail viability of the corridor and whether the addition of residential use would be beneficial. Commissioner's generally concurred that residential use would be beneficial to the corridor but believed it was important to maintain the ground floor for commercial uses, limiting residential units to only upper floors.

While noting the importance of creating a new streetscape for the corridor and the recent establishment of a TIF District for the area, Commissioners generally believed that mixed use development in the Devon Corridor would provide an impetus for other beneficial development in the corridor. It was further noted that allowing mixed use development in the

corridor was generally consistent with various planning and policy documents and the recent ULI study.

The overlay technique was then examined by Commissioners and whether Residential Use above the ground level should be listed as a Permitted or Special Use in such a proposed overlay zone. Chairman Persino noted that he generally does not favor using Special Use as a technique since it delays approvals and often is view as a potential obstacle in the development community.

Discussion continued regarding the Special Use technique and how it could be used on a case-by-case basis to review parking matters and address possible guest parking concerns on site specific plans, as was expressed earlier in the meeting. At the conclusion of this discussion, there was general concurrence that listing Residential Use above the ground level as a Special Use rather than as a Permitted Use was most appropriate at this time. In considering this matter, Chairman Persino noted that the Village should review its residential parking standards to address guest parking issues.

Commissioners considered whether an overlay zone should allow other related uses, such as senior housing, assisted living or nursing homes. By consensus, Commissioners believed a use change should only be related to residential use in the corridor.

Hearing no other discussion, Commissioner Kucienski made a motion, seconded by Commissioner Levine, to recommend to the Village Board the creation of an overlay zone for the Devon Avenue Corridor (McCormick Blvd. to Drake Avenue) which would allow as a Special Use, Residential units above the ground floor. Roll Call vote was taken. Supporting the Motion: Strauch; Berger; McCoy; Seniuta; Kucienski; Levine; and Persino. Opposing the Motion: none. Motion approved 7-0.

A motion was then made by Commissioner Kucienski, seconded by Commissioner Strauch to recommend to the Village Board that it consider a zoning code text amendment to address open air, off street guest parking at multifamily developments. Roll Call vote was taken. Supporting the Motion” Strauch; Berger; McCoy; Seniuta; Kucienski; Levine; and Persino. Opposing the Motion: none. Motion approved 7-0.

Director Clarke indicated he expected these recommendations to be considered by the Village Board on December 16, 2014.

5. Development Update Report

Director Clarke summarized the written Update report noting, noting interest in potential development on two parcels along Touhy Avenue.

6. Other Business

No other business came before the Commission.

7. Public Forum

No member of the public desired to address the Commission.

8. Adjournment

The meeting was adjourned by consensus at 9:17AM.

Respectfully Submitted,

Timothy M. Clarke, AICP
Community Development Director

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: November 7, 2014

Subject: Residential Use in the Devon Avenue Corridor

Presently no type of residential use is allowed in the Village's B2 General Business District Zoning District. This zoning district is found in several locations in the Village including at certain locations along Cicero, Touhy, and Devon Avenues. The Devon Avenue Corridor, located between McCormick and Drake Avenue is zoned B2 and does not now allow for any residential use.

The matter being brought to the Commission only relates to the existing residential prohibition as it relates to the Devon Avenue Corridor. Recently, a mixed use development has been proposed for the Whistler's site located at 3420 Devon Avenue (see attachments) and the Village Board has invited the Economic Development Commission to provide its recommendation concerning residential use in the Devon Avenue Corridor.

Concept Plan for 3420 Devon

As conceived, the proposal for the Whistler's site would include approximately 5,173 square feet of ground level commercial space, identified on the plans for 4 tenants, as well as 18 residential dwellings located on the second and third floors in a 3 story, 38 foot tall building. A one -level indoor parking garage containing 36 parking spaces for the residential component and 7 parking spaces for the commercial component, is also indicated.

The 38 foot, 3 story proposed building height is at the maximum height currently allowed in the B2 Zoning District. As proposed, there would be 2 off-street parking spaces for each of the residential units. This parking amount exceeds the Village's current requirement of 1.5 spaces for each residential unit located above 1st floor commercial.

The Village's minimum parking requirement for commercial space is dependent on the specific type of each commercial tenant and therefore cannot be currently calculated. Applying the Village's parking requirement of 3.3 spaces required for standard commercial space to the indicated gross commercial space of 5,172.8 square feet, would require a minimum of 17 off street parking spaces for the commercial component. The Code does provide certain exclusions in calculating this parking requirement, such as for washrooms, so the actual off street parking requirement for general commercial space may be somewhat less. Based on this brief analysis and with the concept plan

showing 7 of street parking spaces for the commercial component, a parking variation for the commercial component is probably likely. That said, there is a dedicated parking lane located on this block along Devon Avenue and although it is not striped for individual spaces, it appears that this parking lane could accommodate up to 10 vehicles, with additional parking possible if some adjustments to the mailbox drop off area located on this block were made.

Except for a possible parking variation for the commercial component, based on a review of the submitted concept plans, the only additional relief required for this development would be a change in the prohibition on residential use at this location. Attached are drawings of this concept development for 3420 Devon Avenue.

Comprehensive Plan

The Village's Comprehensive Plan, prepared in 2001, identifies the Devon Corridor as a "Potential Redevelopment Area" and while this Plan states the preferred land use for this corridor is commercial, it also notes that retail may not be practical and in such cases consideration should be given to multi-family residential. Attached is an excerpt from this Plan concerning the Devon Avenue commercial corridor.

ULI Corridor Study

Earlier this year, the Urban Land Institute (ULI) released its report from its study of the Devon Avenue Corridor. This report identifies the Whistler Restaurant site as one of the 5 key sites where corridor redevelopment efforts should be focused. Much of the reason this site was chosen by ULI is because of the current single ownership of the approximate 28,800 square foot site which currently has about 70 parking spaces in addition to the restaurant building. For this property, the ULI report suggests upgrading the existing restaurant, or redeveloping it as a new destination-oriented single or multi-tenant restaurant, could create a large draw for the corridor. Separately within this report, ULI suggests that the Village consider toward the west end of the corridor, 3-4 story Senior Housing, indicating also that a similarly sized residential development might also fit in. Attached is the entire ULI report for the Corridor.

Devon-Lincoln TIF District

The subject property at 3420 Devon Avenue is located in the newly created Devon-Lincoln TIF District. Pursuant to the Intergovernmental Agreement with the overlapping school districts and the documents adopted for this TIF District, in the event that residential development occurs in this TIF District, the Village is required to declare surplus, TIF Funds equal to the incremental revenue generated by the new residential development, minus any amounts paid the school districts as required by the TIF Act. This Intergovernmental Agreement and the Devon-Lincoln TIF Documents further prohibit the use of TIF Funds to support residential development in this TIF District. The developer/owner has not requested any Village financial assistance for their proposed mixed use development.

Commission Review

What is before the Commission is not specifically the redevelopment proposal for 3420 Devon Avenue, but whether a change in zoning should be made in the Devon Avenue Corridor to allow for residential use. That said, representatives for the Whistler's proposed redevelopment are expected to attend the Commission's meeting and can answer any specific questions Commissioners may have concerning that proposal.

If the Commission is inclined to recommend a change in zoning to allow for residential use, this could be accomplished through the implementation of an overlay district limited only to the B2 Zoning District along Devon Avenue. Such an overlay district could allow residential use as either a permitted or special use, and it could allow residential as a single use of a property or only as part of a mixed use development, such as requiring the ground level to be commercial. Assisted living, independent living for seniors, as well as nursing homes, are also prohibited uses in this zoning district, and the Commission may wish to consider whether a change in zoning should be made for these uses as well.

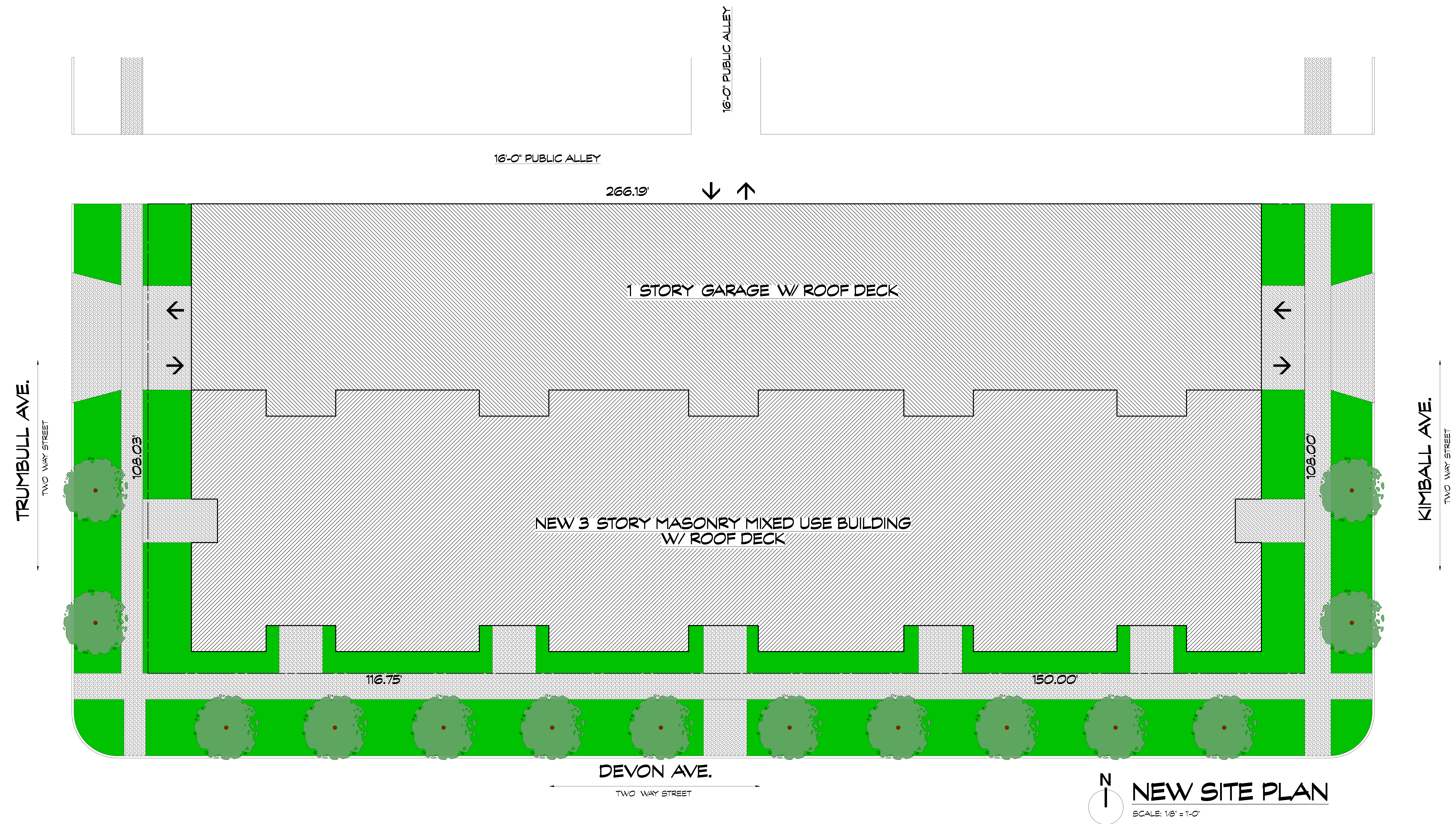
There are presently 11 separate property ownerships along the Devon Corridor between McCormick and Lincoln. In considering this matter, Commissioners may wish to consider whether allowing residential use would both create sufficient private market incentive to undertake desired Corridor redevelopment and whether the introduction of residential would help sustain or revitalize the commercial district. Further, given the 11 separate property ownerships, the Commission may also wish to consider whether residential use would, even if allowed, likely occur on the other smaller properties in the corridor given their size and typical challenges with land assembly.

For Commissioner reference, attached is a narrative description on commercial development and residential use in the corridor prepared by staff last year to brief ULI as well as a Business inventory listing. The residential narrative summarizes past discussions concerning residential use in the corridor and a prior proposal for residential development on the Whistler's property.

Attachments

1. Concept Plans for 3420 Devon
2. Comprehensive Plan Excerpt
3. ULI Report
4. Commercial Corridor Narrative
5. Residential Narrative
6. Business Inventory



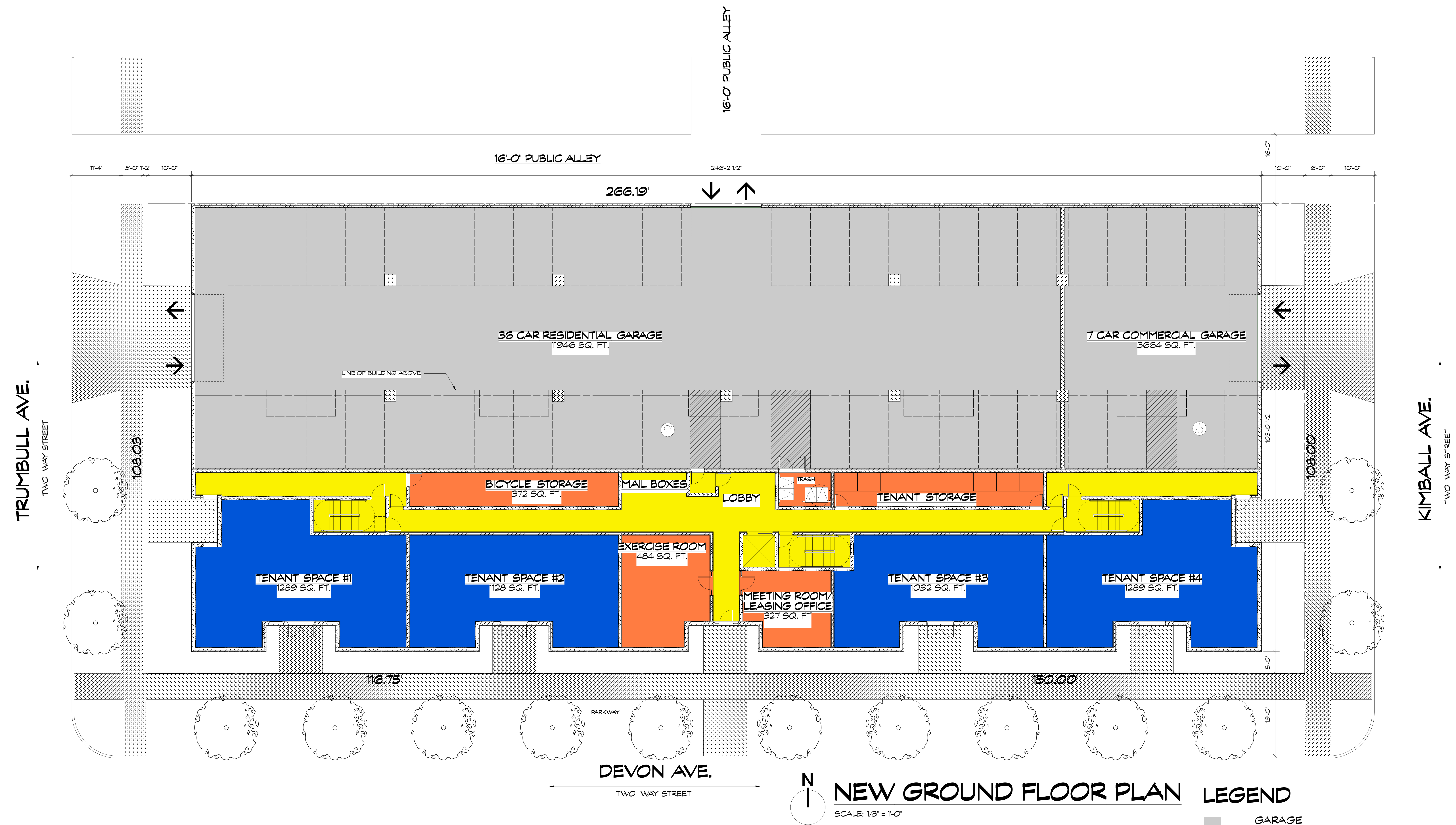


LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, IL. 60645-5328
EMAIL: LASZLO@LASZLOARCH.COM
FAX: 773-338-2226 TEL: 773-338-2225

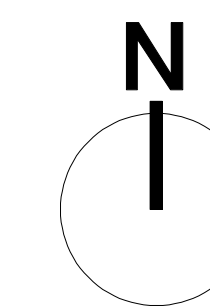
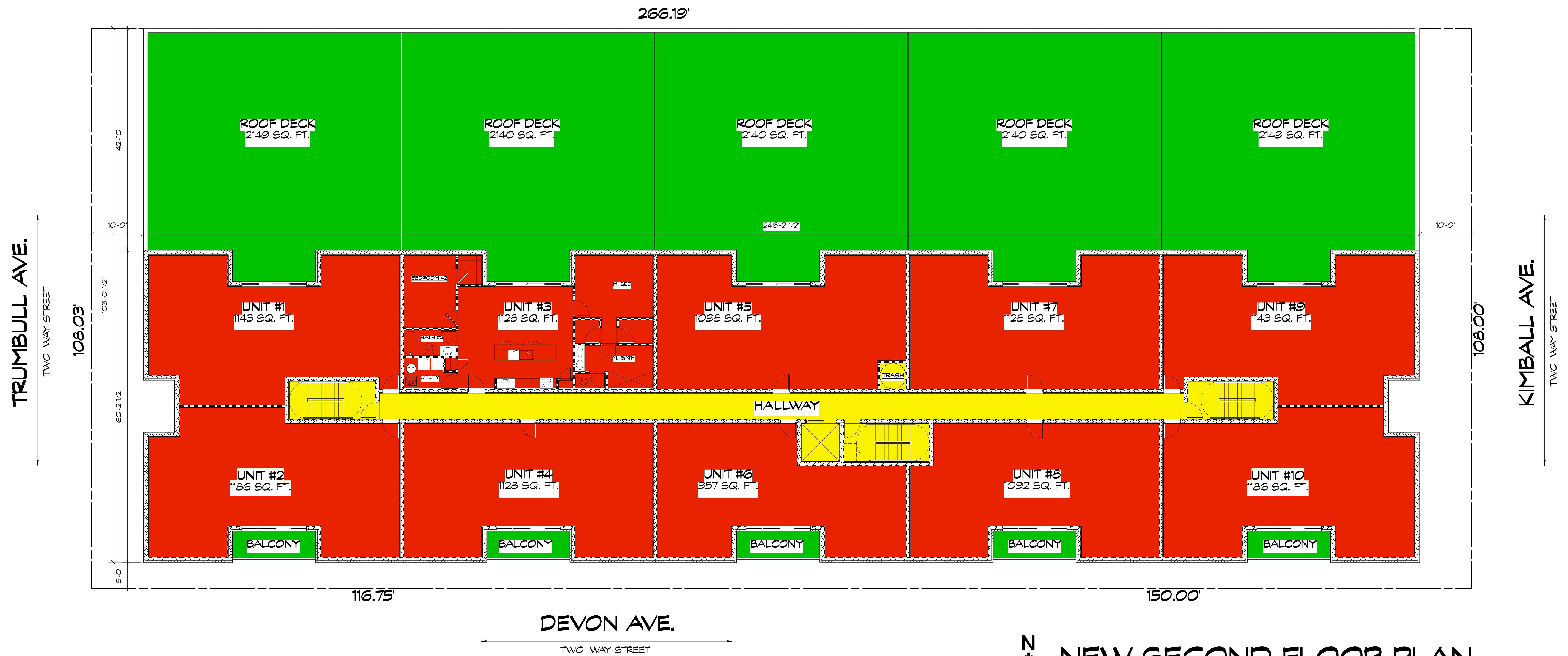
BUILDING INFORMATION

TOTAL F.A.R. (INCLUDING GARAGE)
TOTAL AREA OF GARAGE
TOTAL HEIGHT (TO TOP OF PARAPET)
TOTAL NUMBER OF DWELLING UNITS
TOTAL AREA OF COMMERCIAL UNITS

52243.8 SQ. FT.
15099.6 SQ. FT.
38'-0" / 3 STORIES
18 DWELLING UNITS
5172.8 SQ. FT.



LASZLO SIMOVIC, ARCHITECTS, L.L.C.
 6512 N. ARTESIAN AVE.
 CHICAGO, IL. 60645-5328
 EMAIL: LASZLO@LASZLOARCH.COM
 FAX: 773-338-2226 TEL: 773-338-2225



NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
 CHICAGO, IL. 60645-5328
 EMAIL: LASZLO@LASZLOARCH.COM
 FAX: 773-338-2226 TEL: 773-338-2225

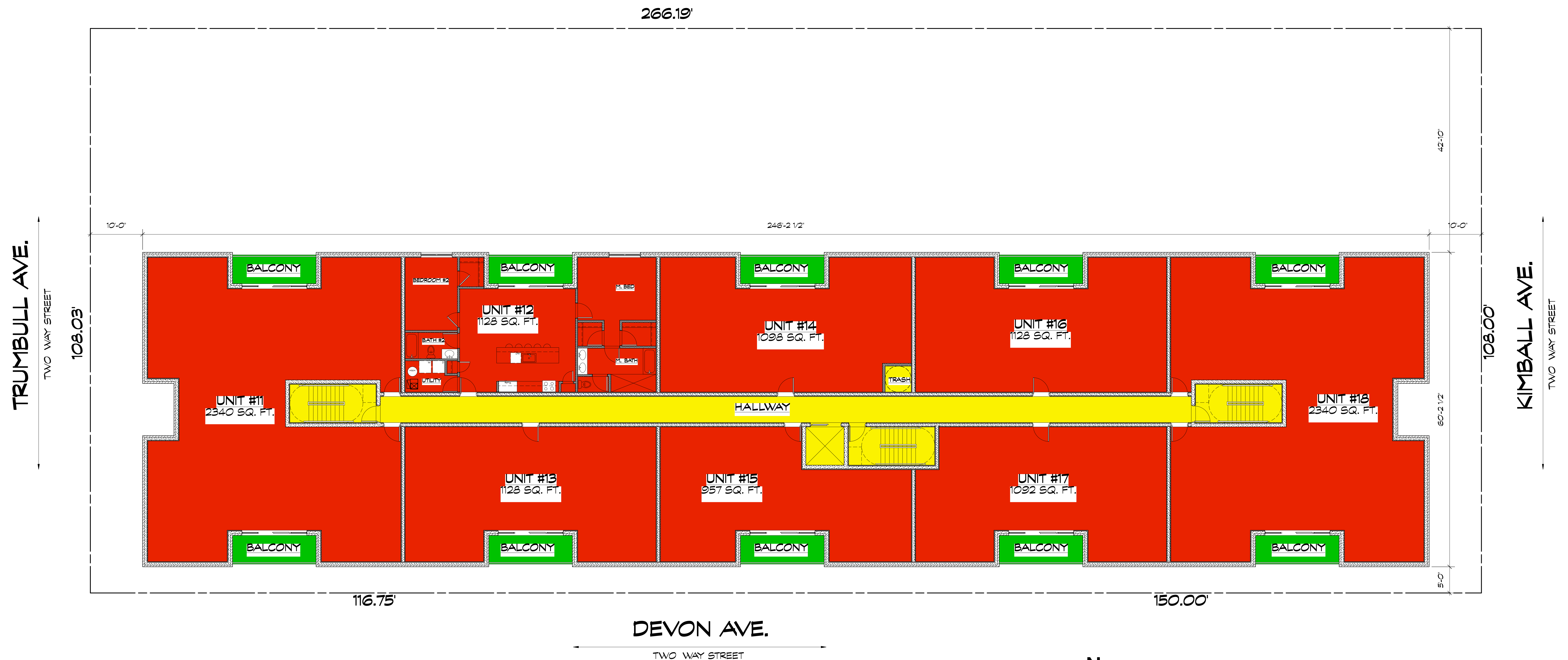
BUILDING INFORMATION

TOTAL FOOT PRINT 2ND FLOOR
 TOTAL UNITS THIS FLOOR

13739.5 SQ. FT.
 10 DWELLING UNITS

LEGEND

- GARAGE
- COMMERCIAL UNIT
- CIRCULATION SPACE
- RESIDENTIAL UNIT
- BUILDING COMMON SPACE
- EXTERIOR SPACE



NEW THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

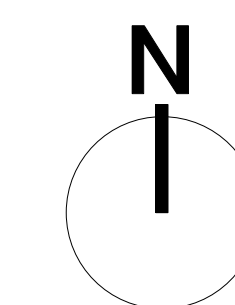
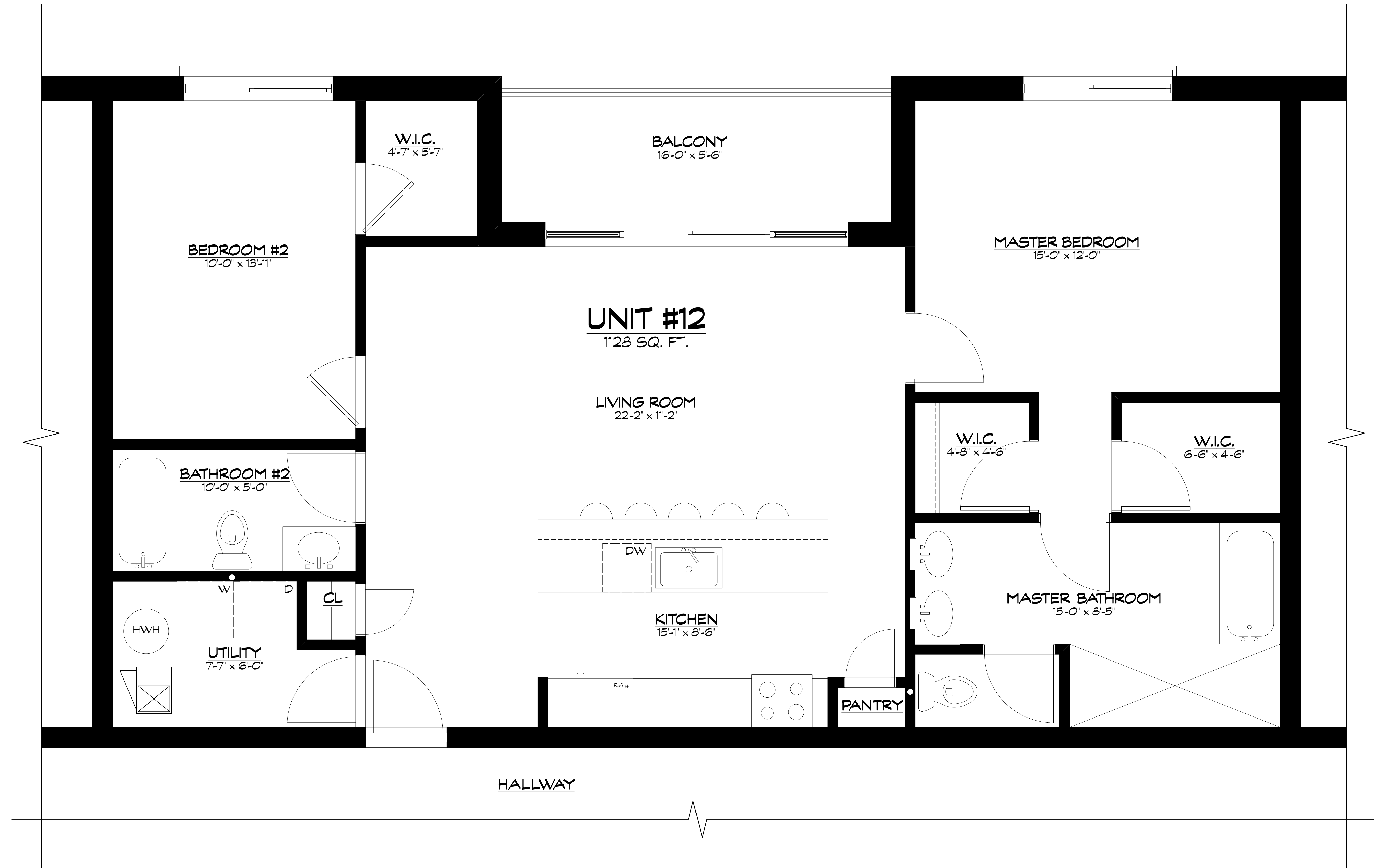
LEGEND

-  GARAGE
-  COMMERCIAL UNIT
-  CIRCULATION SPACE
-  RESIDENTIAL UNIT
-  BUILDING COMMON SPACE
-  EXTERIOR SPACE

BUILDING INFORMATION

TOTAL FOOT PRINT 3RD FLOOR
TOTAL UNITS THIS FLOOR

13739.5 SQ. FT
8 DWELLING UNITS



TYPICAL UNIT PLAN

SCALE: 1/2" = 1'-0"



DEVON ELEVATION

SCALE: 1/8" = 1'-0"



KIMBALL ELEVATION

SCALE: 1/8" = 1'-0"



TRUMBULL ELEVATION

SCALE: 1/8" = 1'-0"



ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

Devon Avenue Commercial Area

The Devon Avenue commercial area is a six block long strip of commercial frontage between Lincoln and McCormick Avenues. Current uses include a variety of commercial uses with limited off-street parking that is accessed from the alley, as well as two strip centers, a restaurant and the 1st National Bank of Lincolnwood, which all have off-street customer parking that can be accessed from Devon Avenue. Uses on the Chicago side of Devon Avenue include a Super Kmart, U.S. Post Office and a variety of other retail uses.

There is a relatively large parcel of vacant land north on Drake Avenue immediately north of the 1st National Bank of Lincolnwood that is currently zoned B1 Restricted Business District. A bowling alley formerly occupied the site. The remainder of the Devon Avenue commercial frontage is zoned B2 General Business District.

One of the primary issues affecting both existing uses and the redevelopment potential of this subarea is the relatively shallow 125-foot lot depth of properties fronting on Devon Avenue. There is a narrow one-way alley that separates these commercial uses from the single-family residential neighborhood to the north. There is little or no landscaping or fencing to buffer commercial properties from these residential uses.

The following land use policies have been established to guide future land use decisions regarding this subarea:

1. Enhance the property and sales tax base.
2. Protect residential blocks to the north from cut-through traffic.
3. Require uses to provide adequate on-site parking.
4. Improve buffering between commercial and residential uses.
5. Encourage small-scale commercial uses that are compatible with the adjacent single-family neighborhood.
6. Consider allowing low-density multiple family residential development along Devon Avenue east of Drake Avenue.
7. Consider selective cul-de-sacing of residential streets to reduce excess traffic and allow the development of additional parking for commercial uses.
8. Encourage high quality development at the northeast corner of Lincoln and Devon Avenues as a signature entrance to the community.

The preferred land use for the Devon Avenue commercial corridor is retail or other commercial uses. Rezoning of the vacant land on Drake Avenue north of Devon Avenue for two-family residential use is recommended, consistent with the development pattern immediately north of this site. Given the shallow lot depths along this corridor, redevelopment of obsolete commercial properties for retail use may not be practical. In such cases consideration should be given to allowing such sites to recycle as multi-family residential development. Wherever possible, such uses should be oriented to the side streets, which are currently residential in character. *Figure 9: Commercial/Residential Redevelopment Transition* illustrates how lots could be replatted to facilitate this type of development.

The banking facility at the corner of Devon and Lincoln Avenue could continue as a bank/office development or eventually be redeveloped as a retail or high-density multiple family residential development. However, given the prominent location of the site, it is essential that any redevelopment proposal be a high-quality development to enhance this community gateway location.

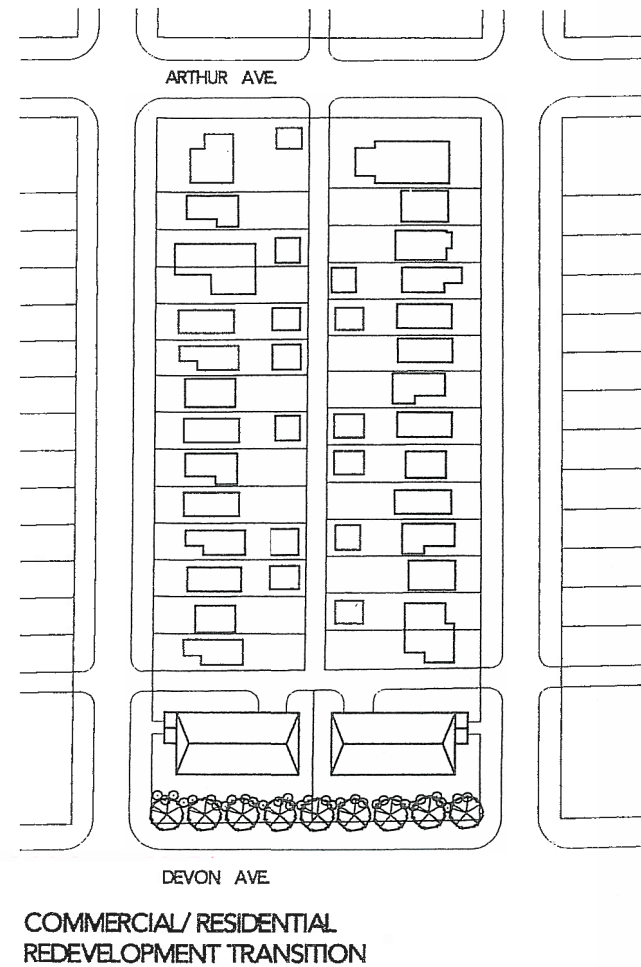
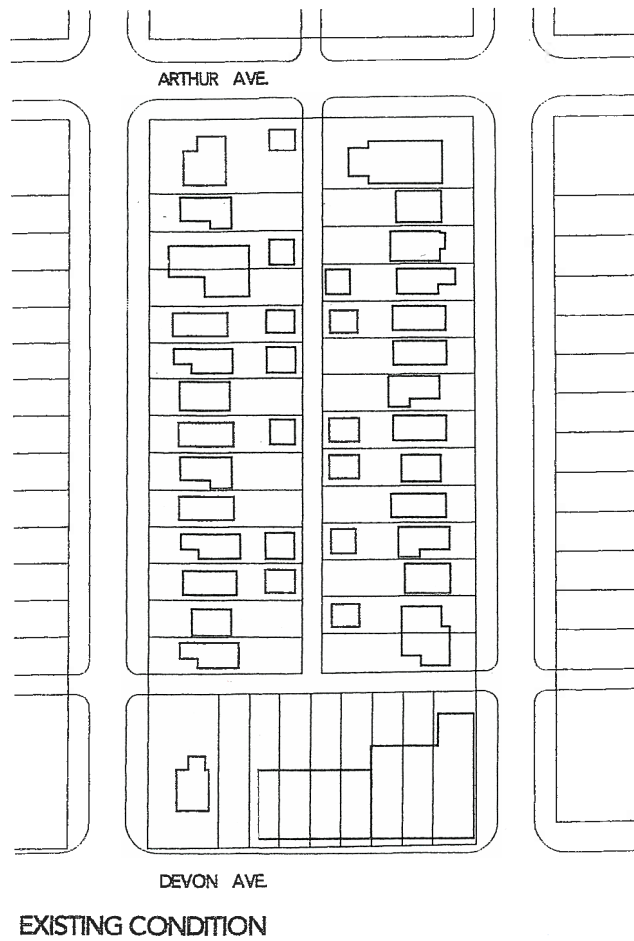


FIGURE 9

COMMERCIAL/ RESIDENTIAL REDEVELOPMENT TRANSITION

LINCOLNWOOD, ILLINOIS



CAMIROS
Planning, Zoning, Community Development, Landscape Architecture
111 South Wells Street, Chicago, Illinois 60607 Phone: (312) 952-4111

A TECHNICAL ASSISTANCE PANEL REPORT

Devon Avenue Corridor

Lincolnwood and Chicago, IL

September 10-11, 2013



**Urban Land
Institute**

Chicago



Chicago Metropolitan
Agency for Planning

Urban Land Institute Chicago

The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI Chicago, a District Council of the Urban Land Institute, has more than 1,200 members in the Chicago region spanning the land use industry including developers, builders, engineers, attorneys, planners, investors, financial advisors, academics, architects and public officials.

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James Cox

Department of Housing and Economic Development

Benet Haller

Department of Housing and Economic Development

TAP Partner

The Chicago Metropolitan Agency for Planning (CMAP) is the official regional planning organization for the north-eastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry and Will. CMAP developed and now leads the implementation of GOTO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years. To address anticipated population growth of more than 2 million new residents, GOTO 2040 establishes coordinated strategies that help the region's 284 communities address transportation, housing, economic development, open space, the environment, and other quality-of-life issues.

This project was supported through CMAP's Local Technical Assistance (LTA) program, which is funded by the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), U.S. Department of Housing and Urban Development (HUD), Illinois Department of Transportation (IDOT), and the Chicago Community Trust. The Village of Lincolnwood, City of Chicago, Urban Land Institute Chicago, and CMAP would like to thank these funders for their support for this project.

Sustaining Support

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Crown Community Development

Epstein

Ernst & Young LLP

Gould & Ratner LLP

Pearlmark Real Estate Partners, L.L.C.

SB Friedman Development Advisors

Solomon Cordwell Buenz

Walsh Construction Company

Wells Fargo

CONTRIBUTOR

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Regional Transportation Authority

SUPPORTER

Edward R. James Partners, LLC

Kensington Realty Advisors, Inc.

Devon Avenue Corridor

Lincolnwood and Chicago, IL

September 10-11, 2013

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Introduction

The Village of Lincolnwood and the City of Chicago engaged the Urban Land Institute (ULI), through the Chicago Metropolitan Agency for Planning (CMAP), to provide recommendations for redevelopment of a six-block span on Devon Avenue, between McCormick Boulevard to the east and Lincoln Avenue to the west (Figure 1). The inter-jurisdictional Technical Assistance Panel (TAP) was held September 10-11, 2013.

Positioned on the northern border of Chicago, Lincolnwood is a diverse community surrounded by vibrant ethnic neighborhoods. More than half of its approximately 12,000 residents speak a language other than English at home. Its population is mostly upper-middle-class and aging, and many residents hope to age in place as they have lived in Lincolnwood for decades.

Along most of its eastern boundary, the Village is bordered by the North Shore Channel, a man-made canal that is navigable by boat or canoe. The Channel, completed in 1909, along with the nearby railway,

spurred initial development in the area, and the Village was incorporated in 1911 with 359 residents. Today the Channel is part of a larger Chicago River Corridor Development Plan and features bike and walking trails that draw residents from across the region. The Channel also forms a natural habitat for a variety of wildlife and migrating birds.

Challenges Facing the Devon Avenue Corridor

The focus of the TAP, a six-block corridor on Devon Avenue, was once a vibrant stretch of retail which has declined in recent years. Two long-time retail businesses that were a main draw for the area — Smart Jewelers and Avenue Fashions—departed two years ago, following their customer base north. Their departure has left a void and drained significant energy from the strip, making it hard to attract new retail. Currently, more than 25% of the storefronts in the corridor are vacant. A new business that was slated for the highly visible northwest corner of Devon

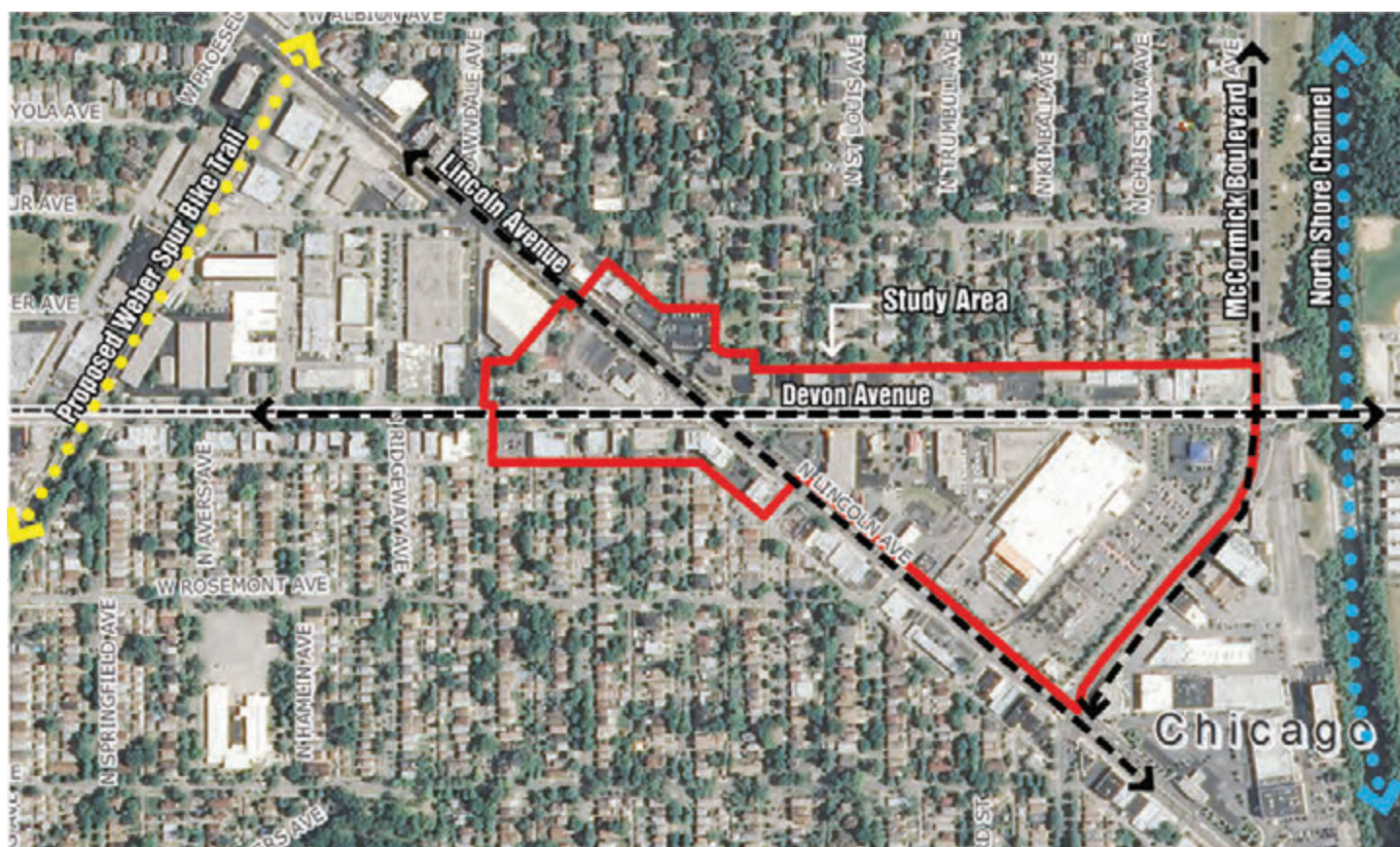


Figure 1: Devon Avenue Corridor Study Area

and McCormick has halted construction midstream because of financing issues, leaving the impression that retail in the area is struggling.

The area, many feel, lacks an identity or brand, and as one community resident put it, “it’s a forgotten part of town: unappealing and unattractive.”

Contributing to this perception is the lack of a unified streetscape on the north and south sides of Devon Avenue. Devon Avenue is the dividing line between Lincolnwood and Chicago, and national chains such as Home Depot and other large retail stores have located on the Chicago side (south side) of the street. These businesses do not always front Devon Avenue and have large surface parking lots, creating a different sense of scale than on the north side of the street.

The businesses on the Lincolnwood side of Devon, in contrast, are in smaller buildings built in a mix of architectural styles, and directly front the sidewalk. Many of these storefronts are currently occupied by small, independently owned businesses ranging from a check-cashing outlet to a real estate office. Most businesses on the Lincolnwood side rely on on-street parking for their customers. Ironically, as many noted, the retail on the Chicago-side is more suburban in character than the actual suburban side of the street.

Another challenge in the corridor is pedestrian and bike safety. In the study area, Devon Avenue is a heavily trafficked stretch of four lanes carrying high-speed traffic. The panel found the Corridor to be highly auto-centric, but with limited parking options and few pedestrian amenities to ensure safe crossings. Lincolnwood and Chicago officials as well as local residents regard pedestrian safety as a big concern, especially near the Post Office, which attracts significant foot traffic.



Home Depot on the Chicago (south) side of Devon Avenue



Storefronts on the Lincolnwood (north) side of Devon Avenue



Devon Avenue lacks pedestrian crosswalks in the study area

The TAP Process and Framing Questions

The Village's vision for the corridor is a dynamic, safe, and attractive commercial district that provides various goods and services that complement the residential neighborhood immediately to the north. A vibrant commercial district and enhanced streetscape, the Village hopes, will also help establish an attractive gateway into the Village. Recognizing the importance of collaboration, the Village of Lincolnwood partnered with the City of Chicago to jointly sponsor this TAP. By coordinating efforts across jurisdictional lines the Village hopes to create a cohesive identity for the area.

The Village of Lincolnwood and the City of Chicago identified several complementary questions and issues that they hoped the TAP could address. These are:

1. What is the market for commercial redevelopment in the corridor? If commercial market demand is limited, what are other uses that could be successful in the corridor?
2. Would streetscaping have an impact on the viability of development? What impact would pedestrian and median improvements have? What type of streetscaping would be most valuable?
3. How can the corridor take advantage of nearby transportation assets such as the North Shore Channel Trail, PACE, and CTA bus routes? What opportunities are there for connections to Sauganash and Weber Spur trails across Devon Avenue?
4. What is the plan for the site at the northeast corner of Devon and McCormick (immediately adjacent to the study area)?

ULI Chicago convened a panel of experts to provide technical assistance to the Village and the City by developing realistic, implementable strategies to address the issues along Devon Avenue.

The ten-member panel met over two days and included experts from a variety of fields including transportation planning, real estate redevelopment,

sustainable design, and, landscape design. The panel was chaired by John Mays, a lawyer specializing in real estate development at Gould & Ratner, LLP, a mid-sized Chicago law firm.

To prepare for the panel, all panelists reviewed detailed background briefing material in advance. During the two day panel, the panelists toured the study area, heard from City of Chicago and Village of Lincolnwood representatives, and met with 40 area stakeholders, including residents and business owners. Using this information, the panelists worked together to develop several near term and longer term strategies to rejuvenate the study area.

Key Recommendations

The Village has several strengths to capitalize on, including its location, diverse demographics, high median income, strong retail base, and good fiscal health. However, socio-economic realities, including an aging population and the existence of retail elsewhere in the Village that competes with the corridor, limit the potential of the study area. Further, within the corridor, smaller lots, limited parking, and a small buffer area (alleyway) with the single-family residential neighborhoods, create challenging conditions for retail.

To restore vitality to the corridor, the Village must adapt to demographic changes, the changing retail landscape they usher in, as well as the physical constraints of the corridor. Additionally, the Village and the City must continue to collaborate to ensure that future developments and improvements create a more cohesive and a safer experience for all users along the corridor.

The panel's recommendations to address the questions posed by the Village and the City, focus on:

- **Redevelopment Opportunities,**
- **Transportation Improvements - Safety and Access, and**
- **Streetscape Enhancements**

Redevelopment Opportunities

1. Focus Redevelopment Efforts on Key Sites

The panel recommends focusing on key sites that have the most development potential and can re-energize the rest of the corridor (Figure 2). These sites include:

A: Northwest corner of Devon Avenue and McCormick Boulevard,

B: Northwest corner of Lincoln and Devon Avenues,
 C: Whistler's Restaurant,
 D: Vacant lot on Drake Avenue
 E: Vacant MovieTheater Site



Figure 2: Key Redevelopment Opportunities

Site A: Northwest corner of Devon and McCormick.

This 21,300 square foot parcel, as a key bookend to the corridor and with strong potential for redevelopment, should be a primary, and immediate, focus for the Village. If the current tenant is unable to complete construction and start operations in a timely fashion, Lincolnwood should recruit another business for this location. The site and the currency exchange to its west are under the same ownership and could be assembled for redevelopment. Because of its high visibility, the panel recommends a retail focus for this location. A developer could use Tax Increment Financing (TIF) proceeds to renovate or rebuild.



Construction remains halted on the site at the NW corner of Devon and McCormick

Site B: Northwest corner of Lincoln and Devon Avenues. This 2.9 acre site, which forms the other bookend of the study area, consists of three parcels currently occupied by a Shell gas station, miniature golf, and a parking lot, as well as a Village-owned street that could be vacated.

As an assembled site with one owner, this corner is another attractive option for redevelopment. TIF status would be particularly helpful for redevelopment. Because of the need to assemble the parcel, vacate the street and potentially complete an environmental clean-up, this site should be viewed as a longer-term redevelopment opportunity.



Northwest corner of Devon and Lincoln Avenues is currently under-utilized

Site C: Whistler's Restaurant. Located between Kimball and Trumbull Avenues, Whistler's is a key redevelopment site because of its size (28,800 square feet), large parking area (70 spaces), and single ownership. By upgrading the existing restaurant, or redeveloping it as a new destination-oriented single or multiple tenant restaurant, this site can become a big draw on Devon Avenue. A new or upgraded restaurant could potentially attract many more people to the area, increasing the customer base for other nearby businesses.



Whistler's has the large on-site surface parking lot on the north side of Devon

Site D: Vacant lot on Drake between Devon and Arthur Avenues. This 26,400 square foot site, which is privately owned and has been vacant for more than 50 years, is a prime residential development opportunity, and should be included in any TIF district that is established for the Devon Corridor. The lot, which is zoned R-4, could be developed as townhomes or market-rate senior housing. It could also be developed as usable open space. If developed, this property would generate additional tax revenue for the TIF.



Vacant private property on Drake Avenue

Site E: Vacant Movie Theater Site. Although not within the immediate study area, the vacant movie theater site at the southeast corner of McCormick and Devon, offers another significant redevelopment opportunity. Because the site is located in Chicago, Lincolnwood should collaborate with the City of Chicago including the 50th Ward Alderman's office, to incorporate the site as an important component of the future plans for the overall area. If redeveloped, a retail use similar to Walgreens could be appropriate for this site.

2. Focus on Service-based Commercial Uses

Once some of the key sites, especially the northwest corner of Devon and McCormick, are redeveloped, it will be easier to attract smaller businesses to fill vacancies in the rest of the corridor. For these spaces, the panel recommends that the Village focus its efforts on attracting service-based commercial outlets providing services such as dentists, physical therapy, real estate, and similar uses.

The reason to focus on service business rather than traditional retail in this area is because the retail market along the six-block corridor on the Lincolnwood side of Devon is currently weak. Vacancy rates exceed 25 percent. The lots are shallow (125 feet deep), and a narrow alleyway behind the properties offers little barrier between the Devon business corridor and the residential neighborhood. Further, most of the buildings are privately owned, some with long tenures, and the rents are low. Together, these conditions suggest that tearing down existing buildings and replacing with newer retail would be difficult and not an effective use of funds.

In addition, there are already strong retail options elsewhere in the Village. In some ways, the decline of the corridor is a result of the Village doing an excellent job elsewhere in attracting retail. The Lincolnwood Mall, the planned development for the “Purple Hotel” site, and the retail options in the Touhy-Crawford area have saturated the Village with retail options. Therefore developing more retail in the Devon corridor would likely be self-defeating, and risk cannibalizing retail elsewhere.

3. Consider Market-rate Senior Housing

In addition, at the west end of the corridor, several parcels could be assembled to create market-rate, independent living, senior housing to accommodate the aging demographics in the area, which is also reflective of the national trend. The location is a prime spot, near the Swedish Covenant medical facility and a park, and could spur improvements in the buildings and parcels nearby. Zoning would need to be altered to accommodate higher density—three or four stories—to make this option viable. Because the surrounding architecture is three- to four-story buildings, a similarly sized residential building would



Many storefronts are vacant on the Lincolnwood side of Devon Avenue

fit in, and the development could add energy to the corridor. Indeed, senior housing is a growth market with many developers seeking opportunities in the market.

4. Build Relationships with Property Owners

To build out the commercial/service tenants in the four sites and along the full corridor, it will be critical that the Village build strong relationships with the current owners of the parcels and gather pertinent information to have on hand when courting real estate developers. Vacancy rates, zoning options, and lot sizes and prices, are the types of information that real estate developers will seek when making decisions where to invest. Having that information readily available will be critical.

Transportation Improvements - Safety and Access

The Devon corridor is a heavily trafficked span. However, it also has the potential to be a walkable, inviting stretch, with certain safety improvements. While motorists are important, so too are pedestrians. The visible activity that a highly walkable street filled with pedestrians encourages, sends a signal that the area is a good place to shop and linger.

A unique feature of the area is its Orthodox Jewish community, which is forbidden to drive on the Sabbath. Therefore, there is a built-in walking community already, which with some encouragement via high-quality design, could be convinced to abandon their cars and walk on other days of the week as well. In addition, people are coming from other parts of the region to use the trails along the North Shore Channel. Once completed, the Saugansah Trail and the Weber Spur Trail along with the existing North Shore Channel Trail, will form a strong regional bike network, a significant portion of which will traverse through Lincolnwood. Improving bike and pedestrian access to the Devon corridor from these trails would encourage additional visitors.

Creating opportunities for people to “trip-chain”—park and shop in two or more places—makes for a more vibrant area, as does the seamless integration of public transit. Encouraging a more walkable area also reduces the need for additional parking, because customers can park once and walk between shops.

With some effort, the six-block stretch of Devon could be a “complete” street—a street attractive to all users.

1. Improve Pedestrian Safety

A key element in any plan to attract more pedestrians is to improve safety. Two of the most frequent comments from residents were that the area does not have a cohesive look and that the lack of pedestrian crossings was dangerous. This latter concern was confirmed by looking at accident data, which shows higher incidences of pedestrian and bicycle accidents in the study area, compared to the other segments of Devon Avenue. (Figure 3)

To transform this auto-oriented stretch of Devon into a “complete” street, Lincolnwood and Chicago should work together to develop a shared vision for the corridor. Also because the Illinois Department of



Transportation (IDOT) has jurisdiction over Devon Avenue, Lincolnwood and Chicago should jointly approach IDOT to make safety improvements. Features such as refuge islands, curb bump-outs, and improved sidewalks, will certainly help.

Create refuge Islands. Pedestrian safety can be improved by creating a median with pedestrian refuge islands. This allows people to cross halfway and then safely pause before crossing the other half of the street.

Add pedestrian crosswalks. The panel recommends installing a crosswalk with pedestrian-activated flashing beacons near the Post Office at Devon and Kimball. The beacons signal to drivers that a pedestrian is about to cross. Although a signal at the intersection is the best option for safety, it is also the most expensive.

Create Curb Bump-outs. The panel also recommends curb bump-outs at intersections with residential streets. Bump-outs shorten the distance from one side of the street to the other for pedestrians, making their passage safer.

Complete Sidewalks. The Village should complete the missing sidewalk between Lincoln and Hamlin streets, and should maintain continuous sidewalks along Devon.

2. Create Bike Lanes

The Panel recommends adding a bike lane, both to slow traffic and to increase transportation options in the corridor. Making Devon Avenue bike-friendly will make the bike trail along the Channel more accessible from the proposed Saugansah and Weber Spur trails, further strengthening the regional bike network.



Bike lanes increase transportation options

3. Improve Parking Options

The panel recommends that the Village consider creating angled parking on residential streets at intersections with Devon. Angled parking will significantly increase the amount of parking in the area and is likely to work within the existing street width. The Village could also approach MB Bank to share some of the parking in the large bank lot with area businesses, especially during the evening, when the bank is closed, but the other businesses are open. Additionally, the Village should create end-caps for street parking to enhance pedestrian safety.



Mid-block crosswalks and curb bump outs allow pedestrians to cross safely

A landscaped "end-cap" for on-street parking enhances safety and appearance



A detailed engineering study will be needed to develop a new “complete street” design for Devon Avenue. However, based on preliminary roadway measurements provided by the Village of Lincolnwood, Devon Avenue is approximately 60 feet wide from curb to curb in the study area, which is sufficient to incorporate many of the safety recommendations. Over a longer term, by reconstructing curbs and redesigning the entire right-of-way, which is almost 100 feet, Devon Avenue can be transformed into a street that is safe and attractive for all users. Figure 4 presents a roadway cross-section concept developed by the Active Transportation Alliance which illustrates several pedestrian and bike safety features recommended for Devon Avenue.

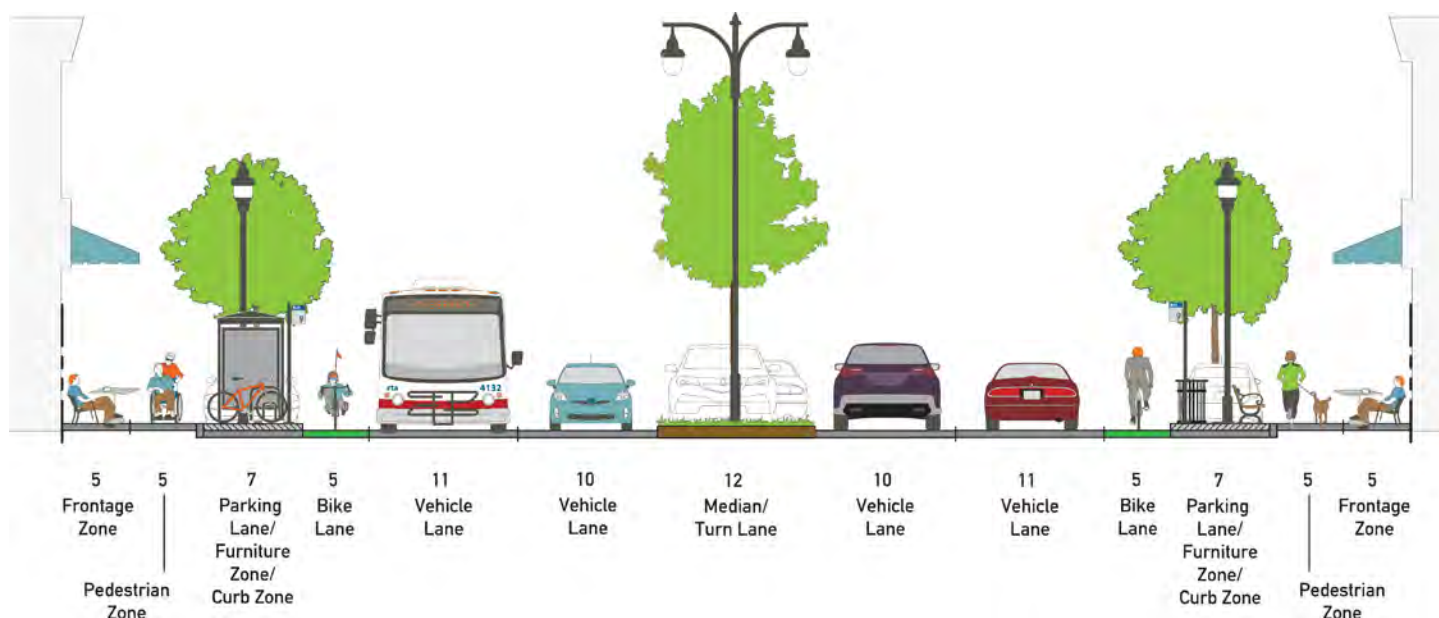


Figure 4: Typical Cross-Section for a Urban Commercial Mixed Use Boulevard

Source: Complete Streets, Complete Networks Design Manual by the Active Transportation Alliance

Streetscape Enhancements

An improved streetscape along Devon Avenue can help build enthusiasm for the area and signal visually that the area is rejuvenated. As one resident said, “The worst case outcome is to do nothing.”

To improve the look and feel of the corridor, the corridor should be tied into the North Shore Channel and trail on the east, and Lincoln Avenue on the west side. To make shoppers feel welcome and engaged in the shopping experience, the panel suggests several beautification strategies, some immediate, others short-term, as well as longer-term plans. The panel feels strongly that the investment in landscaping and beautification would reap dividends in increased shoppers, and several features could greatly improve safety. Furthermore, streetscape is an essential investment if private developers are to show any interest.

50th Ward Alderman, Debra Silverstein, reported that Devon Avenue just east of the study area will undergo major streetscaping starting in 2014. With funding from an established TIF district and the State of Illinois, Devon Avenue from Kedzie Avenue to Leavitt Street in Chicago, will see new street lighting, wider sidewalks with decorative pavers, trees, benches, new crosswalks and community identifiers, among other improvements. To remain an attractive draw for shoppers and service seekers, the panel recommends that Lincolnwood focus on improving its own streetscape along Devon Avenue, drawing from the existing Streetscape Plan adopted by the Village for Lincoln Avenue. In addition to aligning with the design elements of Lincoln Avenue, key elements of the new streetscape should include public art and public spaces (Figures 5a and 5b). More specifically, the panel recommends that the Village do the following:

1. Clean up the Area

Encourage current building owners to invest in their own properties to make them more attractive for leasing. In addition, have the Village Public Works Department do an immediate clean-up, focusing on sidewalks, trash, weeds, and other eyesores.

2. Create Gateways

The panel recommends focusing on the corner of Devon and McCormick as the gateway into the Village from the south and the east, and the corner of Devon and Lincoln as a gateway to the north and west. The panel recommends creating gateways as a way to visually bring attention to the transition into the Village and to slow traffic, giving drivers a reason to pause and look around.

The panel further recommends creating a gateway green space on the empty lot owned by the Metropolitan Water Reclamation District (MWRD),

on the east side of McCormick. Because MWRD's preference is to create and maintain developed open space along the Channel, the panel proposes creating a public space that could also be used for a farmer's market or local food trucks. The area is tied directly to the bike trails, which can encourage bikers to stop and explore the Village.

3. Install Public Art

The MWRD lot could be the beginning of several public art displays throughout the Devon corridor, which can be used as an element of continuity in the streetscape. Art is already on display along the bike paths, and there are many nonprofit and commercial organizations anxious to support public art installations. Some of the art could also be functional, such as bike racks or a bus stop. The panel recommends that the art installations begin on the northeast corner of Devon and McCormick, and continue down Devon.

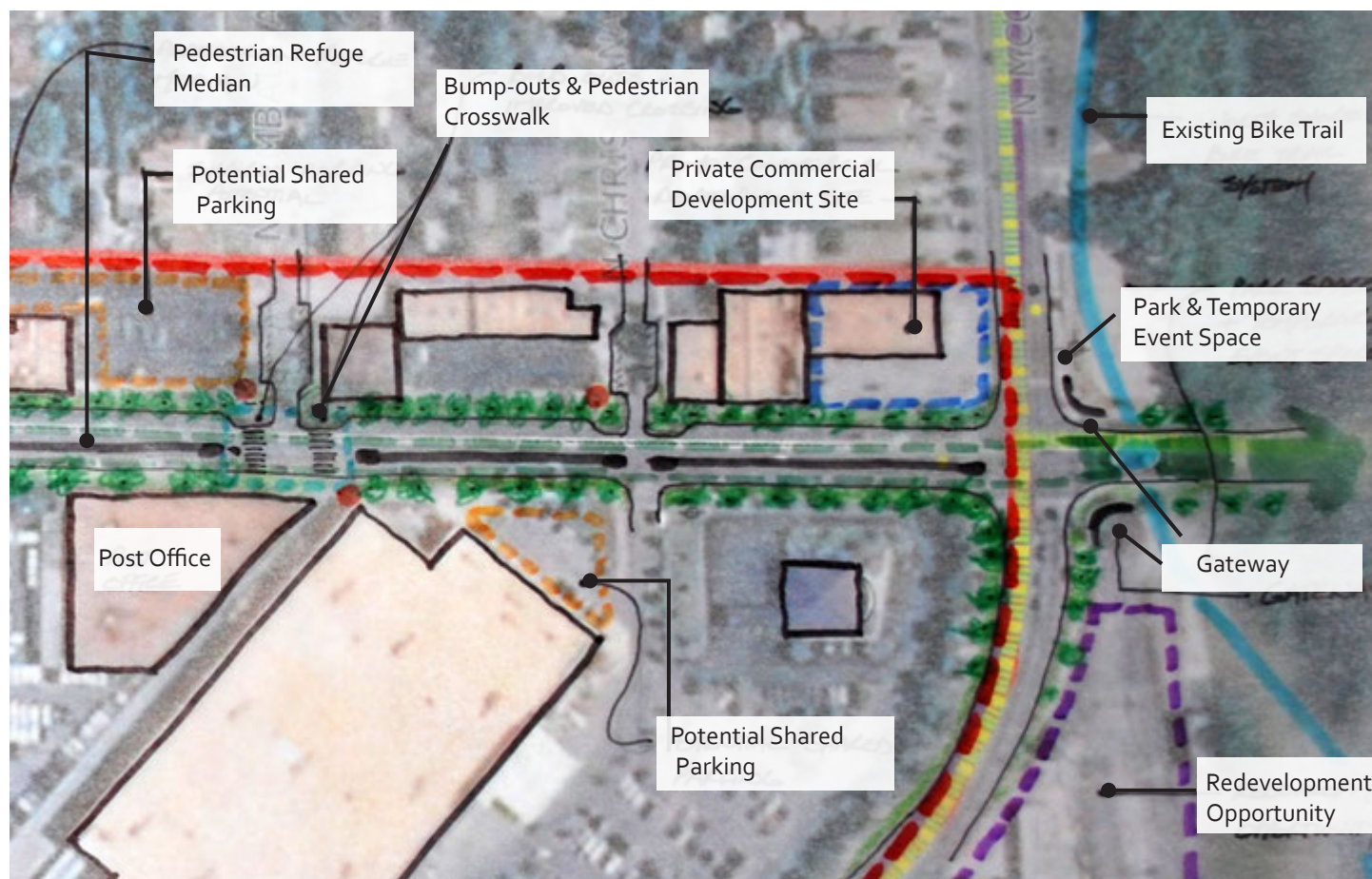


Figure 5a: Redevelopment Sketch for the eastern portion of the study area prepared during the two day panel

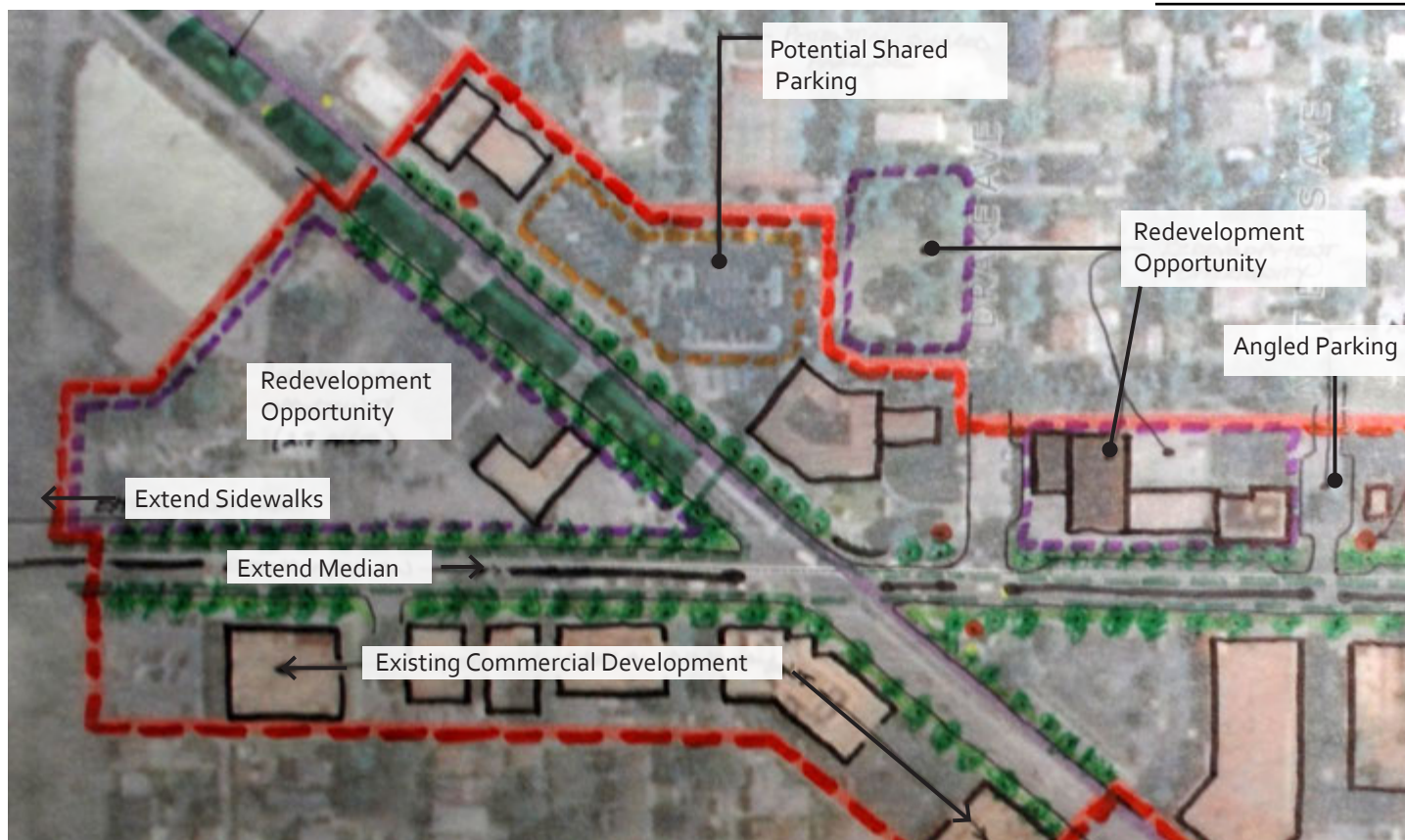


Figure 5b: Redevelopment Sketch for the western portion of the study area prepared during the two day panel

4. Create a Unified Corridor Design

Visual elements indicated in the Lincoln Avenue Streetscape Plan can be extended down into Devon Avenue. These elements include trees, benches, planter boxes, lighting, and signage. The elements should be placed on both sides of Devon, Lincolnwood and Chicago, to tie the street together visually.

Financing the Improvements

The key to successful commercial/service redevelopment, the panel notes, will be to establish a Tax Increment Finance (TIF) district. TIF districts capture increases in property tax revenues in a specific area without changing the actual tax rate for property owners. Any increased tax revenue is held in a specific TIF fund, which is used to help finance improvements aimed at stimulating economic growth within the district. Village opponents of a TIF on Devon have argued that current taxing bodies, such as the school system, could lose revenue because under a TIF, their share of the property tax would be limited to the



Examples of Recommended Street Furnishings
Source: Lincoln Avenue Streetscape Plan, Village of Lincolnwood

equalized assessed value of the area at the time the TIF was approved. While the TIF district is in place, tax revenue from increased property values generated within the TIF boundaries go into the TIF fund and then are reinvested in that area.

Although acknowledging the community resistance to a TIF, the panel feels strongly that short of floating a bond, this form of financing is the best option to rejuvenate the area. A TIF would be a clear draw to real estate developers, whose investment can stem the deterioration of the corridor. Without a TIF, the area will continue to decline and with it, the overall tax base. Ultimately, the infrastructure improvements in the area will benefit the public, not the private developers, as some opponents to the TIF have worried.

In addition to a TIF, the panel encourages the Village to reach out to local businesses to support beautification efforts. Home Depot, for example, has already volunteered trees for the streetscape project. In addition, the Village could target \$25,000 annually in Property Enhancement Program funding for four years for the Devon Corridor in the budget. The Property Enhancement Program is designed to provide an incentive to business owners to make improvements to their building's exterior or other property enhancement that will improve the appearance of a business district. The panel also encourages the Village to coordinate with the City of Chicago on beautification planning.

To finance the pedestrian- and bike-safety improvements, the panel recommends approaching IDOT for funds through its Highway Safety Improvements Program. Finally, the panel recommends timing the more major renovations along Devon to align with the eventual sewer repairs to be done by MWRD, as a way to "dig once," and save money.

Conclusion

The panel recommends that the Village focus on improving the look and safety of the Devon Corridor as a gateway to the Village and to encourage a service use focus for the area with retail on key

sites. The panel also identified options for funding the recommended upgrades and redevelopment efforts. Additionally, the panel has created a set of immediate and longer-term steps the Village can take to implement the recommendations presented in this report.

Immediate Actions

- Establish a TIF, without which developer interest will wane.
- Send Village crews to clean up trash, weeds, and other eyesores along Devon.
- Address the issues at the languishing, highly visible site at the northwest corner of Devon/McCormick.
- Establish relationships with local business and land owners in the corridor; develop a database of information such as rents and vacancies that are critical to developers.
- Reach out to businesses for potential sponsorships of public art and streetscaping elements.
- Actively engage with MWRD for the post-remediation use of the site on the northeast corner of McCormick and Devon.
- Establish regular meetings with the Chicago Alderman's office, and the City planning staff to build a strong relationship between the Village and the City.

Longer-term Initiatives

- Establish a zoning overlay district with flexibility in use and density to entice redevelopment on key sites.
- Approach the entire street with a consistent visual design plan and provide incentives for current owners to upgrade their properties.
- Address safety as a part of street design. Partner with the City of Chicago to jointly approach IDOT regarding implementing pedestrian and bike safety improvements along Devon.
- Address parking issues including angled parking on side streets off Devon as a part of overall street design. Identify potential funders for the public art related recommendations.
- Work with owners of key sites to facilitate land assembly and/or redevelopment.

ULI Chicago Technical Assistance Panel Members

Chair

John H. Mays
Gould & Ratner LLP

Panel Members

Patrick Ahern
Associated Bank

Chris Lambert
Cannon Design

Keith Privett
Chicago Department of Transportation

Nic Pryor
Cannon Design

Lucas Sivertsen
Village of Wilmette

Shawn Temple
Weston Solutions Green Development

Peter Tortorello
Newcastle Limited

Brandon Whyte
Active Transportation Alliance

Diane Williams
Business Districts, Inc.

Staff Writer

Barbara Ray, Hiredpen, Inc.

Village of Lincolnwood Representatives

Gerald C. Turry
President, Village of Lincolnwood

Timothy Clarke
Director, Department of Community Development

Aaron Cook
Development Manager, Department of Community Development

City of Chicago Representatives

Debra Silverstein
Alderman, 50th Ward, City of Chicago

James Cox
Project Manager, Department of Housing and Economic Development

Benet Haller
Director of Urban Design and Planning, Department of Housing and Economic Development

CMAP Representatives

Bob Dean
Deputy Executive Director for Local Planning

Elizabeth Panella
Associate Planner

Justine Reisinger
Communications Associate

ULI Chicago

Cynthia McSherry
Executive Director

Swasti Shah
Director of Community Engagement

ULI Chicago
1700 West Irving Park Road
Suite 208
Chicago, IL 60613
773-549-4972
773-472-3076 (f)
chicago.uli.org

Chicago Metropolitan Agency for Planning (CMAP)
233 South Wacker Drive
Suite 800
Chicago, IL 60606
312-454-0400
312-454-0411 (f)
cmap.illinois.gov

Village of Lincolnwood

Devon Avenue Corridor

(Study Area: north side of Devon Avenue between McCormick and Lincoln Avenues)

Commercial Development

The Devon Avenue corridor, located between McCormick Blvd. and Lincoln Avenue and within the Village of Lincolnwood, is comprised of 6 blocks, having approximately 22 businesses, 6 vacancies and 11 separate property ownerships. There is no established local business association or organization specifically for this corridor, although businesses may join the Lincolnwood Chamber of Commerce which serves the entire community. Attached is an inventory of the existing businesses located within the Devon Avenue corridor.

The Lincolnwood side of this corridor is characterized by a traditional urban development form with most buildings fronting directly onto the public sidewalk. For these properties, there is either no off-street parking or off-street parking is limited and located to the rear of the building, accessible via an alleyway.

Although the general condition is for the buildings to front directly onto the public sidewalk, 2 properties on the Lincolnwood side of the corridor are developed in a more traditional suburban strip pattern, with the 2 buildings situated toward the rear of the property with off-street parking occurring toward the street front. In the approximate middle of the corridor, an independent restaurant with a large adjoining off-street parking lot, comprises the entire block.

The corridor is generally characterized by single story buildings. Four properties however have second stories. While construction dates of the existing buildings located in the corridor is generally not known, most buildings appear to date to the 1950's-1960's. The one exception is the MB Financial Bank building located at the corner of Lincoln and Devon Avenues which was constructed in approximately 2003 (and which replaced another bank building at this location).

An alleyway separates the Devon Avenue commercial corridor properties from an adjacent well established residential area immediately to the north. Except for this alleyway however, there is little if any buffer between these land uses.

While there is no statistical data available, anecdotally a large orthodox Jewish population resides in this neighborhood north of the corridor. Within the Devon Corridor itself, a Community Kollel has been established on the Village side of the corridor and west of Lincoln Avenue along Devon in Chicago, two synagogues exist, one denoted as an orthodox synagogue.

In addition to religious diversity present, 26.6% of the Village's population is of Asian race, and more than half of the Village population speaks a foreign language at home, with 37.5% of the population foreign born. The largest Asian ethnic groups present in the Village are Asian Indian,

followed by Filipino and Korean. In 2009, the median household income of the Village was \$82,875. 71% of residents have either a college degree or some college.

In October 2010, the Village commissioned a study, prepared by Houseal Lavigne Associates, to study the feasibility of retail in an area of the Village located five blocks north of the Devon Avenue Corridor. This area, locally identified as the Lincolnwood Business Park, is an industrial area adjoining the newer Lincolnwood Town Center Mall development. While this study focused on the feasibility of retail in the Lincolnwood Business Park area, the report identified the Devon/McCormick/Lincoln Triangle as one of the retail concentrations located in Lincolnwood's primary market area. For reference, attached is this report.

Attachments

1. Inventory of Businesses in Corridor
2. Houseal Lavigne Retail Report

Village of Lincolnwood

Devon Avenue Corridor

(Study Area: north side of Devon Avenue between McCormick and Lincoln Avenues)

Residential Development

The Devon Avenue corridor within the Village of Lincolnwood is presently zoned B2 General Business District, from McCormick Blvd., westward to Drake Avenue. This zoning district does not allow for any type of residential development and there are no existing residential units found along this corridor, nor any currently planned.

Westward of Drake Avenue, including properties adjacent to the Devon/Lincoln Avenue intersection and taking in other properties north along Lincoln Avenue, the properties are presently zoned B1 Traditional Business District with a Mixed Use overlay zone. Within this Devon/Lincoln hub area, residential housing is not a Permitted Use; however, multifamily housing may be authorized with specific Special Use approval by the Village Board.

Whether to allow through any means, residential uses, including multifamily housing in the Mixed Use, Devon/Lincoln overlay zone, was of some controversy when the Village considered adopting new zoning in the 2007-08 time period. Some in the community did not believe it was appropriate that residential housing should be allowed at this Lincoln/Devon gateway area into the community.

On Lincoln Avenue, properties located north of approximately Arthur Avenue and northward for some distance, current zoning allows for residential development of up to three stories, although recently the Village Board has requested the Plan Commission to review whether any residential development along Lincoln Avenue south of Pratt Avenue to Devon Avenue is appropriate. This review has not yet occurred.

In 2008, at the time the Village adopted a comprehensive amendment to its zoning code, a proposal to allow residential development in the B2 District along Devon Avenue east of Drake, to McCormick Blvd., was made. This proposal was put forward in response to a plan by Whistler's Restaurant to develop a multi-story condominium building with first floor retail on this property within the corridor. This proposal became somewhat controversial in the community with concerns of the impact new residential units would have on local schools voiced and a call for further study before any change in the code was made allowing for residential in the Devon Avenue corridor. This proposal to allow for residential development in the Devon Avenue Corridor was subsequently defeated and no further interest or action concerning residential use in the corridor has been made.

Notwithstanding that presently residential is not allowed within the B2 zone of the Devon Avenue Corridor and the most recent land use consideration has been not to change this policy, the Village's 2001 Comprehensive Plan (updated in 2006 which added changes for Lincoln Avenue) recommends consideration of low density multifamily residential See attached excerpt.

The area immediately north of the Devon Avenue corridor within the Village is zoned R4 Residential District, which allows for single family, duplex, townhouse and multifamily dwellings on minimum lot sizes of 5,400 square feet. While properties which front Spaulding Avenue (facing McCormick Blvd.) are largely 3 flats and there exists some duplexes, the character of this area immediately north of the Devon corridor is generally single family residential. Prior to the economic downturn in 2008, residential teardowns and rebuilds occurred in this area. Foreclosures in this area do not appear excessive.

Attachments

1. Excerpt Lincolnwood Comprehensive Plan Devon Avenue Corridor (2001)

**Village of Lincolnwood
Devon Avenue Corridor Business Inventory**

Address	Business Name	Business Type	Approximate Size*	Off Street Parking	Comments
<u>McCormick Intersection</u>					
3300 Devon	Jaffa Bagels (not open)	Restaurant	4600 sq ft	15 spaces (in front)	Premises Under Construction
3310 Devon (2 story)	Currency Exchange	Financial	1000 sq ft	3 spaces (to side)	
3318 Devon (2 story)	Shore Galleries	Firearm Shop	4400 sq ft	None	
3320 Devon	CD One Price Cleaners	Dry Cleaner	3300 sq ft	6 spaces (in rear)	
<u>Christiana Intersection</u>					
3350-56 Devon	Vacant	N/A	3000 sq ft	29 spaces shared (in front)	Previously Smart Jewelers
3362 Devon	Vacant	N/A	1300 sq ft	See above	
3364 Devon	Vacant	N/A	1300 sq ft	See above	Previously World Unlimited Travel
3366 Devon	Vacant	N/A	1300 sq ft	See above	
3368-70 Devon	Eye on Devon	Optometry Office	2600 sq ft	See above	Previously Avenue Fashion
3372 Devon	Vacant	N/A	5000 sq ft	10 spaces	Previously Monty Levenson Golf
<u>Kimball Intersection</u>					
3420 Devon	Whistler's Restaurant	Restaurant	5200 sq ft	70 spaces	
<u>Trumbull Intersection</u>					
3450 Devon	Fast Signs	Sign and Banner Shop	2800 sq ft	None	
3454 Devon	Global Podiatry	Medical	3600 sq ft	8 spaces (in rear)	
3456 Devon	Allstate	Insurance	1400 sq ft	14 spaces shared (in rear)	
3458 Devon	Mr. Refund	Financial (tax services)	1400 sq ft	See above	
3462 Devon	Lincolnwood Community Kollel	Religious Center	3000 sq ft	See above	
3472 Devon	Dairy Star	Restaurant (ice cream)	980 sq ft	16 spaces	
<u>St.Louis Intersection</u>					
3500 Devon (2 story)	Siddharth Jewelers	Jeweler	2600 sq ft	18 spaces shared (in rear)	
	Dianoor Collectibles	Specialty		See above	
	Memsahab Boutique	Clothing		See above	
	Senior Helpers of Niles/Lincolnwood	Senior care		See above	On Second Floor
	Dream Life Realty	Real Estate		See above	
	Shree Balaji Travel & Tours	Travel Agency		See above	On Second Floor
3508-3510 Devon	E-Tech Services	IT/Computer Repair	2300 sq ft	24 spaces shared (in rear)	
3514 Devon	Vacant		1600 sq ft	See above	
3516 Devon	Jerger Design Services	Window Coverings	2600 sq ft	None	
3518 Devon	Jackson Hewitt	Financial (tax services)	2600 sq ft	None	
3520 Devon	Prudential Realty	Real Estate	5200 sq ft	None	
<u>Drake Intersection</u>					
6401 Lincoln (2 story)	MB Financial	Bank, Financial Services	10300 sq ft	77 spaces	Property includes drive-thru
<u>Lincoln Intersection</u>					
Notes					
<i>Parking count is estimated from aerial maps</i>					
<i>Business space is estimated from aerials; only ground square footage is shown</i>					
<i>Businesses are located on ground level unless otherwise noted</i>					
<i>All properties along the corridor are one story unless otherwise noted</i>					