



**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
6:30 P.M., JUNE 21, 2016**

AGENDA

- I) Call to Order**
- II) Roll Call**
- III) Regular Business**
 - 1) Discussion Concerning Potential Changes to the Village's Engineering Regulations (6:30 – 7:00 p.m.)
 - 2) Discussion Concerning the Recommended Parks and Recreation Department Strategic Plan (7:00 – 7:30 p.m.)
- IV) Public Comment**
- V) Adjournment**

DATE POSTED: June 17, 2016

MEMORANDUM

TO: President Turry and Members of the Village Board

FROM: Timothy C. Wiberg, Village Manager

DATE: June 17, 2016

SUBJECT: **June 21 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 in the Village Hall Board Conference Room beginning at 5:45 p.m. Please find below a summary of the items for discussion:

1) **Discussion Concerning Potential Changes to the Village's Engineering Regulations (6:30 – 7:00 p.m.)**

Since June, 2014 Christopher Burke Engineering has been serving as the Village Engineer. During this time they have been reviewing the Village's current Code regulations as they pertain to various engineering issues. [Attached](#) is a memorandum from the Public Works Director summarizing recommended Code changes which regulate engineering issues.

2) **Discussion Concerning the Recommended Parks and Recreation Department Strategic Plan (7:00 – 7:30 p.m.)**

Approximately every three years, the Parks and Recreation Department updates its Strategic Planning document. The purpose of this document is to carefully plan for significant future initiatives so they can be implemented within the context of that year's fiscal budget. [Attached](#) is the proposed Strategic Plan which has been reviewed and approved by the Park and Recreation Board. On Tuesday evening, staff will highlight the key aspects of the plan. Appearing as Agenda Item Number 1 on the Village Board Agenda is the plan for formal consideration.

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



MEMORANDUM

TO: Timothy C. Wiberg, Village Manager

FROM: Ashley Engelmann, Public Works Director

DATE: June 13, 2016

SUBJECT: Engineering Related Code Updates

Background: In 2015, the Village Engineer along with Village staff began reviewing and discussing engineering related items that were either not addressed or the standards are recommended to be revised within the Village Code. Staff has developed a list of recommended items for review. Those items may be found below:

1. **12-2-1 VILLAGE WATER MAIN CONNECTION REQUIRED (C)**. Include language to support Residential and Commercial Water Service Typical Detail. See attached detail.
2. **12-2-14 MANNER OF FILLING TRENCHES**. Revise the section to update backfilling requirements to note the use of trench backfill under pavement and compaction requirements. The current Village Code allows for existing material to be used as trench backfill. Proposed language would require that stone be used, which is in line with Illinois Department of Transportation standards.
3. **12-4-5 FOOTING DRAINS**. Add sentence to end of section: *All sump pumps not discharging to a storm sewer or drainage ditch shall discharge a minimum of 5' from the property line and not towards adjacent buildings. A drywell shall be constructed at the discharge point of the pipeline to encourage infiltration of the flow into the surrounding earth.*

4. **12-4-6 DOWNSPOUTS.** Add paragraph(C): *Downspouts shall discharge toward the front or rear of the property and shall not discharge towards adjacent buildings.*
5. **12-4-7 RESIDENTIAL DRAINAGE SYTEMS.** Insert this new section and renumber the remainder. *Residential drainage systems, whether constructed in conjunction with or independent of a footing drain and/or downspout discharge lines, shall discharge a minimum 5' from the property line and not towards adjacent buildings. All residential drainage system design shall be approved by the Village Engineer and in conformance with section 12-6-4 of the Village Code.*
6. **12-6-2 DEFINITIONS ONE HUNDRED-YEAR FREQUENCY STORM.** Delete the definition and replace with the following: *A design storm having an intensity-duration that has a 1% probability of being equaled or exceeded on a yearly basis, as defined by the Illinois State Water Survey.*
7. **12-6-2 DEFINITIONS TWO-YEAR FREQUENCY STORM.** Delete the definition and replace with the following: *A design storm having an intensity-duration that has a 50% probability of being equaled or exceeded on a yearly basis, as defined by the Illinois State Water Survey.*
8. **12-6-6-7 METHOD OF DISCHARGE, 12-6-6-8 EXCESSIVE RELEASE RATE FEE, and 12-6-6-9 RESTRICTOR DESIGN AND SIZE.** The text should be revised to eliminate the 3-inch minimum restrictor size requirement and the fee for excessive release rate. Small restrictors are not necessarily maintenance problems if they are designed properly and have devices to protect them from clogging debris.
9. **15-4-11 and 15-4-12 BULK REGULATION TABLES.** The tables should be revised to define where the Top of Curb (T/C) elevation for a given lot is to be determined from. Three options are: lowest end of lot, highest end of lot, or average of the two values. The value of the T/C is used to determine the allowable Finished Floor (F/F) elevation of a residential home.
10. **INCLUSION OF RESTRICTIONS ON CHANGING DRAINAGE PATTERN/LOT FILLING AND GRADING.** The Village Code does not include language regarding restrictions on changing site drainage patterns and/or the placement of fill that would affect drainage. The following language is proposed:

General Requirement- No person may fill, store or dispose of earth materials; alter an existing land grade, contour or drainage pattern; or perform any other land-disturbing activity, without first obtaining a grading permit pursuant to this section.

Specific Projects Requiring a Permit- Projects that require a grading permit include, but are not limited to: (a) construction of new homes or buildings; (b) construction of new

garages or accessory structures of 500 sq ft. or more; (c) installation of underground swimming pools; (d) construction of an addition to an existing structure of 500 sq. ft. or more of the existing structure's footprint; (e) landscaping that changes the grade of the site such that existing drainage flows will be altered; (f) any project that includes the creation of a foundation; (g) land-disturbing activity proposed in a floodplain as established by the Federal Emergency Management Agency (FEMA); (h) any land-disturbing activity equal to or greater to than one acre in area; and (l) demolition of any building or structure.

Earth moving- It shall be unlawful to move earth by creating any excavations, cuts, filling, or otherwise, which, singly or in combination: (1) alter the existing natural grade five feet from the lot line; or (2) alter any storm water conveyance system or existing drainage flow; (3) cover more than 50 square feet in area.

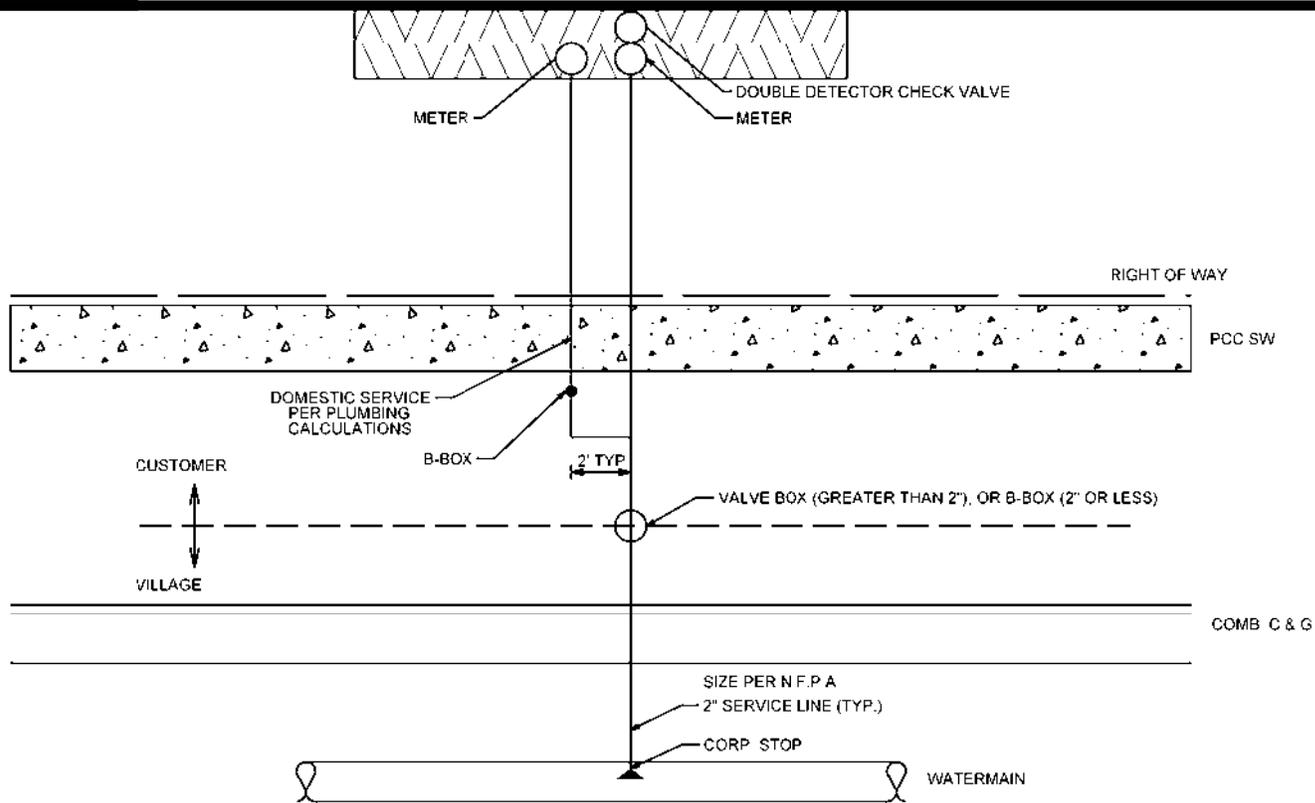
If the Code is amended, it is recommended that language either be placed within Chapter 12, Article 6 of the Village Code or as a modification to the adopted Village Building Code in Chapter 14, Article 2.

11. **15-6-03 GENERAL DEVELOPMENT STANDARDS.** Language should be included to require a minimum distance of 10 feet from the edge of a driveway to existing trees.

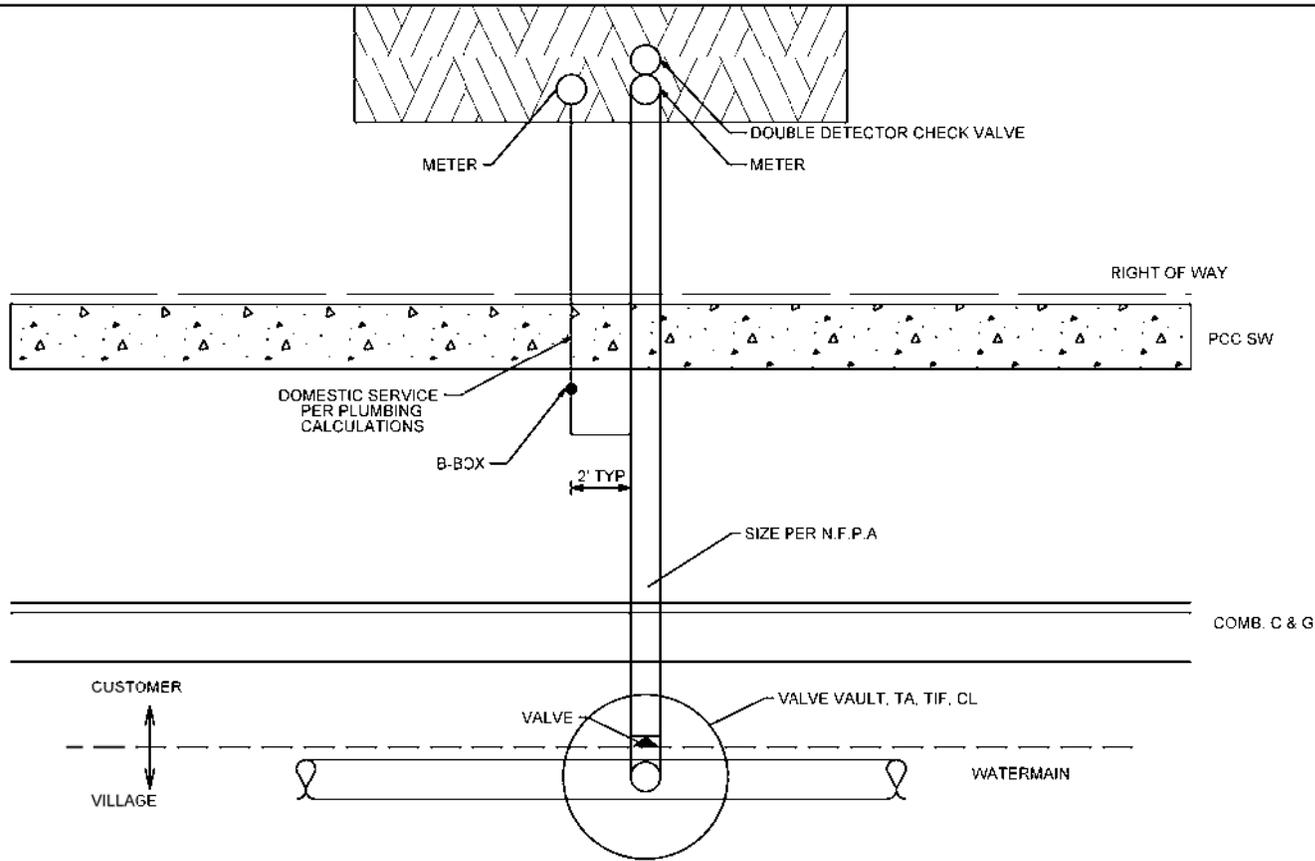
Staff Direction Requested: Staff is seeking direction regarding the recommended Village Code updates. Upon receiving direction to move forward staff will work with the Village Attorney to draft an Ordinance for review by the Village Board.

Documents Attached:

1. Residential and Commercial Water Service Typical Detail
2. Current Village Code Sections 12-2-1, 12-2-14, 12-4-5, 12-4-6, 12-4-7, 12-6-2 and 12-6-6-7
3. Current Zoning Code Sections 15-6-3, 15-4-11 and 15-4-12



TYPICAL RESIDENTIAL WATER SERVICE



TYPICAL COMMERCIAL WATER SERVICE

CLIENT:



VILLAGE OF LINCOLNWOOD
6900 N. LINCOLN AVENUE
LINCOLNWOOD, IL 60712

TITLE:

WATER SERVICE DETAIL

PROJ. NO 140090

DATE: 7/29/2014

SHEET 1 OF 1

DRAWING NO.



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN	JFA	JFA	SCALE	1'
DWN			MODEL:	Default
CHKD.			PLOT DATE:	7/14/2015
FILE:	Water Service Exhibit			

Village of Lincolnwood, IL
Tuesday, June 14, 2016

Chapter 12. Water and Sewers

Article 2. WATER MAIN AND SEWER SERVICE CONNECTIONS

12-2-1. Village water main connection required.

- (A) The water distribution of any building, structure or premises in which plumbing fixtures are installed shall be connected to a Village-owned water main. The drilling and use of wells for a potable or nonpotable water source, including for irrigation, is prohibited within the Village. The provisions of this Section 12-2-1 shall apply to all persons and entities, including, but not limited to, the Village and all other public, private and governmental entities.
[Amended 7-15-2014 by Ord. No. 2014-3113]
- (B) It shall be the duty of the owner, occupant, party or parties in possession or control of any building, structure or premises located within the corporate limits of the Village to cause such building, structure or premises to be connected to the combined sanitary and stormwater sewer system of the Village and to the Village water system.
- (C) For all new residential construction, all reconstruction of at least 50% of an existing residential structure, and all additions to existing residential structures of at least 50% of the square footage of the existing structure, the owner shall either: (1) provide proof that the existing water service line is in a condition of good repair, is at least 1.5 inches in diameter, and capable of being operated in compliance with applicable laws and regulations; or (2) disconnect the existing water service line from the water main, and install a new water service line of a diameter not less than 1.5 inches.
- (D) The connection into the Village utility systems including, but not limited to, the excavation, the physical connection and the cleanup, shall take place in accordance with this Article 2 and in accordance with other applicable Village laws and regulations, including, without limitation, the Village Plumbing Code set forth in Chapter 14, Article 4 of this Code.

12-2-14. Manner of filling trenches.

After the pipe is laid and the connection to the municipal system has been inspected, as soon as possible thereafter, the backfilling is to be commenced by thoroughly ramming the earth under and around the pipe to a point level with the top of the same. All of the material excavated must be put back in the trench, and whatever more material may be required to fill the trench must be furnished by the contractor at his or her own expense. The backfilling shall not be left unfinished more than 200 feet behind the completed pipe work. Surplus material and rubbish must be entirely removed from the street at the expense of the contractor, as may be directed by the Superintendent.

Article 4. SANITARY AND STORM SEWERS

12-4-5. Footing drains.

No footing drains or drainage tile shall be connected to the sanitary sewer or combined sewers. Footing drains shall be connected to sump pumps, and discharge shall be made into storm sewers or into drainage ditches, unless an alternate discharge method has been approved in advance and in writing by the Village Engineer.

12-4-6. Downspouts.

- (A) Downspouts, rainwater leaders, cisterns and overflows shall not be connected to any sanitary or combined sewer within the Village.
- (B) Downspouts and rainwater leaders may be connected to separate storm sewers upon the prior written approval of the Community Development Director.

12-4-7. Interference with system prohibited.

It shall be unlawful for any person to injure, deface, mar, damage, destroy or in any manner to interfere with any equipment or any other part of the municipal storm or sanitary sewerage system.

Article 6. STORMWATER MANAGEMENT

12-6-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this Article 6.

ADDITION

Refers to any changes to a property which add to either the total impervious area or total building (superstructure) area or any combination thereof, to the extent of 2,000 square feet or greater.

ALLOWABLE RELEASE RATE

The maximum permitted rate of stormwater discharge from a site during a one-hundred-year design storm.

BYPASS

A physical means or method by which water flow is passed from an upstream watershed through a site, whether through or around a detention system.

DETENTION

The temporary ponding of runoff achieved by restricting its release from a basin to a limited flow rate (but not 0).

DETENTION BASIN

A facility constructed or modified to provide for the temporary storage of stormwater runoff and the controlled release by gravity or pumping of this runoff at a prescribed rate during and after a flood or storm.

DEVELOPMENT

The following changes to real estate, including:

- (A) With respect to any industrial or commercial property, development shall include any new construction on a vacant lot, redevelopment, or reconstruction of any industrial or commercial building, or any addition to an existing industrial or commercial building, adjacent parking lot or accessory structure;
- (B) Any residential construction with a lot size of one acre or larger;
- (C) Construction of new roads, new parking lots or similar paving projects. Pavement maintenance is not considered new construction;
- (D) Filling, dredging, grading, clearing, excavating, paving, or other nonagricultural alterations to the ground surface;
- (E) Any other activity that alters the magnitude, frequency, direction, or velocity of stormwater flows from a property.

DRAINAGE PLAN

A plan, including engineering drawings and supporting calculations, which describes the existing stormwater drainage system and topographic features, as well as the drainage system and topographic features which are proposed after development of a property.

EMERGENCY OVERFLOW

A release elevation above which stored water is allowed to flow out of a property, primarily to protect buildings from damage due to malfunctioning or overtaxed stormwater management facilities.

FREEBOARD

The vertical elevation difference between high water level or the emergency stormwater release level, whichever is higher (overflow), and the top of a bank.

IMPERVIOUS

Any surface improvement which reduces the absorption capability of the existing soil to less than 50%, as determined by the Village Engineer.

LOT

A single parcel of land located within a single block which is under unified ownership or control, and which is designated by the owner or developer as a tract to be used, developed or built upon as a unit. A "lot" as used herein may be a single parcel legally described as such or may consist of one or more lots or parts of lots of a recorded subdivision.

MWRD

Metropolitan Water Reclamation District of Greater Chicago.

NATURAL

Conditions resulting from physical, chemical, or biological processes without intervention by man.

ONE-HUNDRED-YEAR FREQUENCY STORM

A design storm having an intensity-duration relationship that has a probability of being equaled or exceeded, on the average, once in a period of 100 years, as defined by the Illinois State Water Survey.

OVERLAND FLOW ROUTE

A designated route over and through which emergency overflows are directed.

PAVEMENT MAINTENANCE

Pavement maintenance items include the following: seal coating, bituminous concrete overlays of existing impervious areas, pavement patching of less than 50% of the total parking lot area, milling, pulverizing, and resurfacing of existing impervious areas, or reconstruction of existing impervious areas with less than 50% subbase repairs.

PIPE STORAGE

Stormwater detention system utilizing underground pipes as part or all of the detention system.

RATIONAL METHOD

The empirical method that relates stormwater runoff to rainfall intensity by the formula $Q = CIA$ where "Q" is the peak runoff rate in cubic feet per second (cfs), "C" is the runoff coefficient, "I" is the average rainfall intensity in inches per hour (in./hr.) and "A" is the area of the site in acres (ac.).

RECONSTRUCTION

Rebuilding, rehabilitating, renovating or remodeling of the structures on a property to the extent where the impervious area of a property is increased by 50% or more from its present size or where 50% or more of the total building area is removed and replaced with a building, structure or other impervious areas.

REDEVELOPMENT

Involves a total change in the physical configuration and content of a property or the removal and replacement of major physical improvements. Usually will involve the total razing of buildings and replacement with upgrades.

RELEASE RATE

The rate of discharge in cubic feet per second from a detention or retention facility.

RESTRICTOR

The physical mechanism or means for controlling the rate of stormwater discharge from a detention or retention basin. Most restrictors are in the form of pipes, orifice plates, short tubes, or weirs, although other forms are possible.

RETENTION BASIN

A basin for stormwater storage that functions in the same manner as a detention basin except that a retention basin has a permanent/inactive water surface, with active storage above that surface.

RUNOFF COEFFICIENT

The percentage of precipitation that appears as stormwater runoff.

STORM SEWER

The minor portion of the overall stormwater transmission system which carries stormwater and surface water, including round or elliptical pipes, box sections and other enclosed systems.

STORMWATER DRAINAGE SYSTEM

All means, natural or man-made, for conducting stormwater from or through any property to a point of final outlet from that property. The stormwater drainage system includes, but is not limited to, any of the following: conduits and appurtenant features, canals, channels, ditches, streams, culverts, streets, storm sewers, detention basins, swales and pumping stations.

STORMWATER RUNOFF

The waters derived from melting snow or rain falling within a tributary drainage basin which are in excess of the infiltration capacity of the soils of that basin, and which flow over the surface of the ground or are collected in channels or conduits.

TWO-YEAR FREQUENCY STORM

A design storm having an intensity-duration relationship that has a probability of being equaled or exceeded, on average, once in a period of two years, as defined by the Illinois State Water Survey.

12-6-6-7. Method of discharge control.

Discharge shall be controlled by means of a restrictor, either single pipe projecting trap outlet or orifice plate. The pipe restrictor shall consist of a minimum two-foot long pipe properly sized with a minimum three-inch diameter, projecting into a pond or a catch basin which shall include a trap. A cleanout shall be placed immediately adjacent to this restrictor. Methods of acceptable detention are wet retention ponds, dry bottom detention basins, pipe storage, and parking lot detention. Rooftop detention is not allowed.

Village of Lincolnwood, IL
 Tuesday, June 14, 2016

Chapter 15. Zoning

Article IV. ZONING DISTRICTS; MAPS

Part C. Area, Bulk, Density and Setback Requirements

4.11. Area, bulk, density and setback standards: R-1, R-2, and R-3 Districts.

[Amended 2-5-2013 by Ord. No. 2013-3039]

Use Category	Residential Zones		
	R-1	R-2	R-3
Lot Standards (single-family dwelling units)			
Minimum lot size (square feet)	9,000 SF	7,000 SF	5,400 SF
Maximum impervious coverage: %	60%	60%	60%
Maximum building coverage (%)	35%	35%	35%
Minimum Ground Floor Area Per Dwelling			
SF detached 1-story dwelling without basement	1,700 SF	1,400 SF	1,300 SF
SF detached 1-story dwelling with basement	1,500 SF	1,200 SF	1,100 SF
SF detached dwellings with (1 + stories)	1,000 SF	800 SF	700 SF
Building Standards			
Maximum building height (feet) peaked roof SF detached measured to roof peak	35 feet	35 feet	35 feet
Maximum building height (feet) flat roof SF detached measured to the highest point of the flat roof	22 feet	22 feet	22 feet
Finished 1st floor height limit SF residential (elevation at top of curb to the top of the finished first floor)	Max. 3 feet	Max. 3 feet	Max. 3 feet
Maximum building height (feet) nonresidential	40 feet	40 feet	40 feet
Maximum FAR			
SF detached, lot size ≥ 6,000 SF	0.6	0.6	0.6
SF detached, lot size < 6,000 SF or total floor area < 3,600 SF	0.66	0.66	0.66
Nonresidential permitted or special uses	0.5	0.5	0.5
Yard Standards			
Minimum front setback (feet) (Note 3)	25 feet	25 feet	25 feet
	50%	50%	50%

Use Category	Residential Zones		
	R-1	R-2	R-3
Maximum front yard coverage with impervious surface (%)			
Minimum interior side setback (feet) single-family detached dwellings	5 feet or 10% of lot width*	5 feet or 10% of lot width*	5 feet or 10% of lot width*
Minimum interior side yard setback (feet) nonresidential uses	15 feet each side yard	15 feet each side yard	15 feet each side yard
Minimum corner side setback (feet)	10 feet	10 feet	10 feet
Minimum rear setback (feet)	30 feet	30 feet	30 feet

Note 1 See Section 2.02, Definitions, of this Zoning Ordinance for further clarification on how standards are defined.

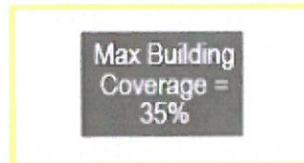
Note 2 SF detached = single-family detached dwelling unit

Note 3 See Section 4.10(2)b for an additional requirement concerning minimum front yard setbacks.

Lot Standards

- 1) Maximum impervious coverage of 60% includes all surfaces that do not allow water penetration (driveways, paving bricks, composed stone, building foundation etc.)
- 2) Maximum building coverage of 35% means the percentage of the lot occupied by any building including accessory buildings or structure.

R-1: Min Lot Size = 9,000



R-2: Min Lot Size = 7,000 SF

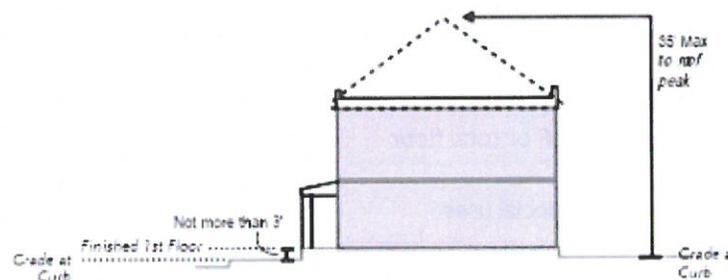


R-3: Min Lot Size = 5,400 SF



Building Height

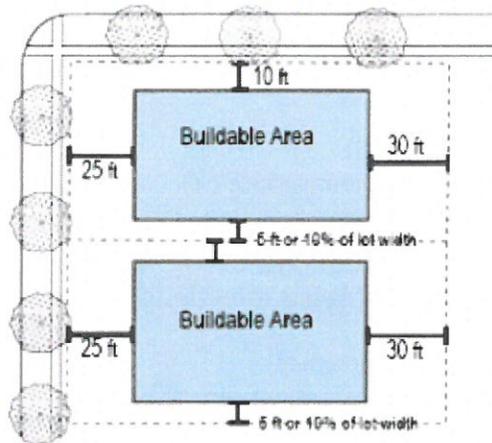
- 1) Single-family residential building height vertical distance from grade at curb to the highest point of a flat roof or to the roof peak for pitched roofs, Chimneys, towers, or similar projections are not included.



Yard Standards

Yard Standards

- 1) Corner side yard: a side yard which adjoins a street
- 2) Interior side yards: Required at 5 feet each or 10% of lot width (each side), whichever is greater
- 3) Rear yards may be decreased by the distance, if any, that the sum of both interior side yards exceeds the minimum requirements subject to the following (a) Such decrease shall not be greater than the distance by which the building exceeds 30 feet in length, measured along the longest part of the building perpendicular to the front line, and (b) Such decrease shall not exceed 10 feet, so that the rear yard shall not be reduced to less than 20 feet. In the event that the lot in question exceeds 125 feet in length, the required rear yard will increase by 50% of the lot depth in excess of 125 feet.



4.12. Area, bulk, density and setback standards: R-4 - General Residence District.

[Amended 2-5-2013 by Ord. No. 2013-3036; 2-5-2013 by Ord. No. 2013-3039]

Use Category	Zoning District Residential Zone R-4
Lot Standards	
Minimum lot size (square feet)	5,400 SF
Minimum lot area all non-SF dwelling types (per unit)	3,000 SF
Minimum lot width (feet) detached single-family with attached garage	60 feet
Maximum impervious coverage single-family (%)	60%
Maximum building coverage single-family (%)	35%
Minimum Coverage Floor Area Per Dwelling	
SF detached 1-story dwelling without basement	1,100 SF
SF detached 1-story dwelling with basement	1,000 SF
SF detached dwellings with (1 + stories)	650 SF
SF semidetached dwelling (1 story)	1,000 SF
SF semidetached dwelling (1 + stories)	650 SF
Two-family detached dwellings	1,000 SF
Building Standards	
Single-family attached or detached maximum building height for pitched roofs (Note 1)	35 feet or 2 stories

Use Category	Zoning District Residential Zone R-4
Single-family maximum building height for flat roofs	22 feet
Finished 1st floor height limit single-family detached; (elevation at top of curb to the top of the first floor)	Maximum 3 feet
Multifamily or nonresidential maximum building height (feet)	45
Maximum FAR	
SF detached, lot size >= 6,000 SF	0.6
SF detached, lot size < 6,000 SF or total floor area <3,600 SF	0.66
Multifamily residential	0.6
Non residential permitted or special uses	0.6
Yard Standards (Note 2)	
Minimum front setback (feet) (Note 5)	25
Max. front yard coverage with impervious surface (%)	50%
Min. interior side setback (feet) single-family detached dwellings	5 or 10% of lot width*
Min. interior side setback (feet) single-family semidetached dwellings (one yard only)	5
Min. interior side yard (single-family attached)	None
Min. interior side yard setback (feet) multifamily dwellings and nonresidential uses	5
Min. corner side yard setback (feet)	10
Min. rear setback (feet)	30
Min. rear setback (feet) where alley exists (measured from center line of alley)	38
Spacing between buildings (2 or more SF attached or multifamily)	
Front wall of building to front or rear	50 feet
Rear wall of building to rear wall	40 feet
Side wall of building to front or rear (Note 3)	20 feet
Side wall of building to side wall (Note 4)	10 feet
Wall with no windows or doors facing wall with no windows or door	10 feet

Notes:

- 1) Height does not apply to multifamily dwellings or nonresidential structures/35 feet or 2 stories, whichever is less
- 2) Yards general, for buildings more than 30 feet in height, each front, side and rear yard as required above shall be increased in width or depth by two feet for each additional one foot of building height over 30 feet
- 3) Where a side wall faces a front or a rear wall, and there are more than 4 windows per floor, 2 of which are bathroom or storage, then the building separation shall not be less than 40 feet or 50 feet where one of the walls contains an entrance door.
- 4) Where a side wall faces another side wall, and there are more than 4 windows per floor, 2 of which are bathroom or storage, then the building separation shall not be less than 40 feet or 50 feet where one of the walls contains an entrance door.
- 5) See Section 4.10(2)b for an additional requirement concerning minimum front yard setbacks.

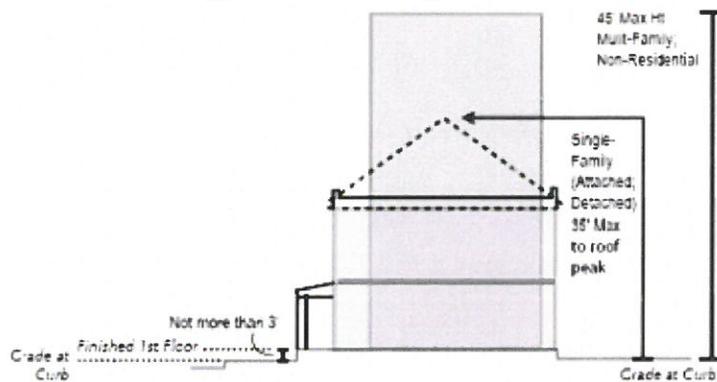
Lot Standards

- 1) Maximum building coverage of 35% means the percentage of the lot occupied by any building including accessory buildings or structures



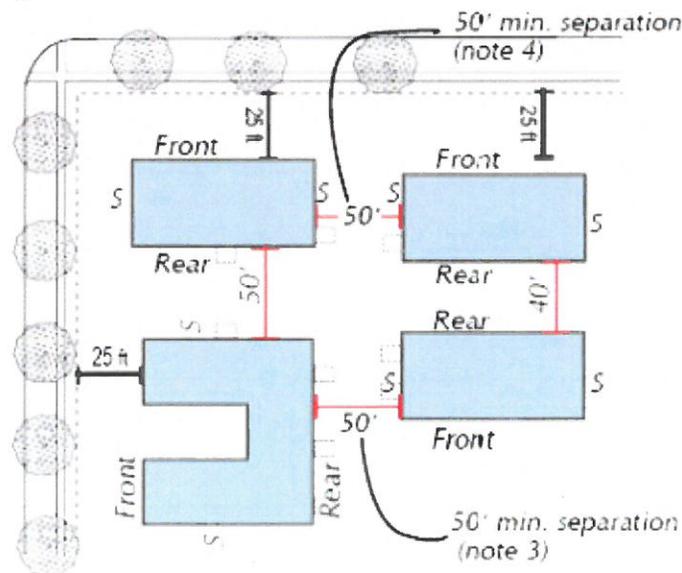
Building Height

- Single-family detached/attached residential building height: Vertical distance from grade at curb to the highest point of a flat roof or to the roof peak for pitched roofs. Chimneys, towers, or similar projections are excluded.**
- 1) Single-family detached/attached residential building height: Vertical distance from grade at curb to the highest point of a flat roof or to the roof peak for pitched roofs. Chimneys, towers, or similar projections are excluded.
 - 2) Multifamily or nonresidential = 45 feet maximum height



Building Separation (SF Attached or Multifamily)

- 1) Building separation applies to spacing between single-family attached or multifamily buildings
- 2) Greater separation shall be required where side or rear walls have 4 or more windows and/or entry doors (see notes)



Village of Lincolnwood, IL
Tuesday, June 14, 2016

Chapter 15. Zoning

Article VI. SITE DEVELOPMENT STANDARDS

Part B. Nonresidential and Multifamily Residential Design Standards

6.03. General development standards.

- (1) Traffic, off-street parking, and pedestrian circulation.
 - a. Site plans shall minimize dangerous traffic movements and congestion, while achieving efficient traffic flow and providing the minimum number of off-street parking spaces required by Article VII (Off-Street Parking and Loading).
 - b. Off-street parking shall not be permitted to dominate the visual image of any development site. Where practical, parking shall be located in side and rear yards. Parking located in any yard shall be screened with landscaping as required in Part D of this article (Landscape Standards).
 - c. Sidewalks. Pedestrian sidewalks, not less than five feet in width, shall be incorporated into the site plan and are required: 1) along all sides of a lot that abut a public street and 2) along all sides of a building visible from a public right-of-way or accessible from an off-street parking area. The Zoning Officer may otherwise determine that additional landscaping is preferred in lieu of a sidewalk not abutting a public street.
 - d. Crosswalks, designated by striping or alternate paving material, are required across vehicular driveways to connect off-street parking with building entrances, where practical. To enhance pedestrian safety and comfort, and increase the attractiveness of the walkway, pedestrian paths shall be clearly distinguished from vehicular drives with landscaping, paving materials, or architectural elements.
 - e. Traffic studies may be required by the Village Zoning Officer or Village Engineer. Such studies may include: a projection of the number of motor vehicles to enter or leave the site, estimated daily and peak hour traffic levels based on the Institute of Transportation Engineers' Trip Generation, 3rd Edition (as may be updated from year to year), projected traffic flow patterns, impact of development on vehicular movement at major intersections and upon abutting roads capacities, combined traffic impact of approved, but not yet fully developed projects within the Village, safety and appropriateness of site design and circulation, and any foreseen traffic hazards or circulation conflicts.

A traffic study shall be required when the development site is:

 - i. Within 500 feet from the nearest point of an elementary, junior or senior high school, playground or park, or

- ii. Within 1/4 mile of an elementary, junior or senior high school, playground or park, when the proposed use is located along the same street right-of-way as the school.
- (2) Access points, driveways and parking. Points of vehicular ingress and egress from any site shall be limited to the adjacent major and/or secondary thoroughfares only and shall be reviewed by the Zoning Officer and Village Engineer for location and design of curb cuts and driveways and for layout of parking and loading areas.
- a. Where practical, cross-access between sites is encouraged and shall be granted through cross-access easement agreements.
 - b. Minimum widths and distances of driveways shall be provided as follows:

**Table 6.03.01
Minimum Driveway and Access Standards**

Driveway width (one-way, minimum)	12 to 16 feet
Drive width (two-way, minimum)	24 feet
Number of driveways for each property:	Not more than 2 in the first 100 feet of frontage and one per additional 100 feet of frontage.
Distance between driveways (measured from the two closest driveway curb cuts, minimum)	30 feet
Distance of a driveway from a street intersection (measured from the intersection of the street ROW to the nearest end of the curb radius, minimum)	30 feet
Distance from the end of the driveway curb cut to the nearest crosswalk (minimum)	10 feet
Curb radius of all driveways	5 to 15 feet
Angle between the curbline of a street and the center line of a driveway (minimum)	60°

- c. Vehicles used in conjunction with any permitted business may be parked only on the building owner's property.
- (3) Site improvements; service/utility areas. All service and utility areas, including but not limited to, loading docks, exterior storage areas, trash enclosures, dumpsters, HVAC and mechanical equipment shall be screened from view. Service/utility areas shall meet the following standards:
- a. All service or utility areas shall not be located near public rights-of-way, building entrances, and pedestrian areas.
 - b. All utility meters shall be located either inside the building or in a recessed area within the rear or interior side yard facade of the building. Utility metering and exterior mounted telecommunication junction boxes shall be screened from view along a public right-of-way by walls, fences, landscaping or other such elements in accordance with applicable building codes and other agencies having jurisdiction.
 - c. Trash, refuse, and recycling areas. Suitable areas for the storage of trash, refuse and recyclables shall be provided and designed to: 1) be fully screened from view; 2) prevent waste from blowing around the site or onto adjacent properties or public rights-of-way; and 3) permit safe, easy removal of trash, refuse and recyclables by truck or hand. Where provided, refuse areas shall be screened as follows:
 - i.

All outdoor refuse and recycling collection and holding areas shall be screened on three sides from public view by a matching masonry wall integral to the building's architectural design.

- ii. The height of such wall enclosure is subject to the regulations set forth in this Article **VI**, Part D — Landscape Standards.
 - iii. Where the use of a matching masonry wall for such screening is not feasible, masonry, or other material approved by the Zoning Officer, which is compatible with the main building's architectural design with the same height requirements of a masonry wall may be substituted at the determination of the Zoning Officer.
 - iv. The opening to the refuse enclosure shall be gated with a solid gate that is equal in height to the height of the enclosure.
 - v. Refuse disposal enclosures shall be situated to the greatest extent feasible, so that it does not face towards any abutting property zoned residential.
 - vi. The enclosure shall be used strictly for the confinement of refuse awaiting pick up and the gate shall remain closed except when refuse pick up occurs.
- d. All rooftop mechanical equipment shall be screened and enclosed in a manner that masks the equipment from view from all sides. Architectural features such as parapet walls and varying rooflines are encouraged. The means of screening rooftop equipment shall relate to the building materials, architecture and color.
 - e. All utilities (e.g. electrical, communication) shall be buried underground.



**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., JUNE 21, 2016**

AGENDA

I. Call to Order

II. Pledge to the Flag

III. Roll Call

IV. Approval of Minutes

1. Village Board Minutes – June 7, 2016

V. Warrant Approval

VI. Village President's Report

1. Misericordia Home Candy Days Thank You
2. Proclamation Regarding Parks and Recreation Month
3. Honoring Cardiac Responders
4. Madeleine Grant Volunteer of the Year Recognition
5. Human Relations Commission Person of the Year
6. Proclamation Regarding Student Achievers
7. Student Achievers Awards
8. Chamber of Commerce Madeleine Grant Scholarship Award
9. Top Male and Female Student Achievers

A brief reception will take place.

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

1. Approval of a Recommendation by the Parks and Recreation Board to Approve a Resolution Adopting the Parks and Recreation Department Strategic Plan covering Fiscal Years 2016-17, 2017-18 and 2018-19 (Appears on the Consent Agenda Because it is a Routine Function of Government)

2. Approval of an Ordinance in Case #ZB-05-16 to Approve a Wall Sign Variation on the South Building Elevation and Deny a Wall Sign Variation on the West Building Elevation for the Property Located at 6540 North Lincoln Avenue (Appears on the Consent Agenda Because it was Approved at a Previous Village Board Meeting)
3. Approval of an Ordinance Concerning Case #PC-05-16 Regarding Sign Regulations Associated with Collective Parking Agreements (Appears on the Consent Agenda Because it was Approved at a Previous Village Board Meeting)

VIII. Regular Business

4. Consideration of a Recommendation by the Plan Commission in Case #PC-06-16, to Approve a Special Use and Certain Variations of the Zoning Code to Permit a New Retail Building and Off-Street Parking Area at 3701 West Touhy Avenue
5. Consideration of a Recommendation by the Plan Commission in Case #PC-07-16, to Approve a Special Use and Certain Variations of the Zoning Code Needed to Allow an Expansion of an Existing Off-Street Parking Area at 3550 West Pratt Avenue
6. Consideration of a Recommendation by the Zoning Board of Appeals (ZBA) in Case #ZB-04-16 to Adopt an Ordinance Granting a Front Yard Setback Major Variation for a Second Floor Addition at 6440 North Leroy Avenue

IX. Manager's Report

X. Board, Commission, and Committee Reports

XI. Village Clerk's Report

XII. Trustee Reports

XIII. Public Forum

XIV. Closed Session

A Closed Session is Requested to Discuss Employment Matters 2(c)(1)

XV. Adjournment

DATE POSTED: June 17, 2016

All Village Board meetings are broadcast live to residents on Comcast Cable Channel 6, AT&T U-VERSE Channel 99, RCN Channel 49, 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 lwdtv.org or on the Lincolnwood Mobile App.

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
JUNE 7, 2016**

DRAFT

Call to Order

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M., Tuesday, June 7, 2016, 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 Bass, Cope, Elster, Klatzco, Spino
ABSENT: Patel

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; Steve McNellis, Director of Community Development; Amanda Pazdan, Management Analyst; Charles Greenstein, Village Treasurer.

Approval of Minutes

The minutes of the May 17, 2016 Village Board Meeting were distributed and examined in advance. Trustee Klatzco moved to approve the minutes as corrected. The motion was seconded by Trustee Elster. The motion passed by voice vote.

Warrant Approval

Trustee Klatzco moved to approve warrants in the amount of \$847,965.68. The motion was seconded by Trustee Spino.

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

AYES: Trustees Spino, Klatzco, Elster, Cope, Bass

NAYS: None

The motion passed.

Village President's Report

1. Proclamation Regarding Olympic Day

President Turry read the proclamation resolving that Gerald Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees formally designate June 23, 2016 as Olympic Day in the Village of Lincolnwood and urge all citizens and community organizations to join in this observance.

2. Appointment of Henry Novoselsky to the Plan Commission

President Turry announced his intention to appoint Henry Novoselsky to the Plan Commission.

Trustee Klatzco moved to accept this appointment, seconded by Trustee Cope.

The motion passed with a Voice Vote.

Mr. Novoselsky thanked President Turry and the Board for providing him with this opportunity to serve.

3. Restore the Canopy

President Turry read a letter from the Metropolitan Water Reclamation District (MWRD) of Greater Chicago.

Small saplings are being offered free of charge for planting in the area. The letter spoke of the advantages of more trees in the area and of the fact that severe weather and emerald ash borers have reduced our local canopy. Residents may contact the MWRD for further information.

4. Drug Collection

President Turry read portions of a letter from the Metropolitan Water Reclamation District (MWRD) regarding collection boxes for drugs.

In our area, Medsafe collection boxes will be open from 9AM to 6PM seven days a week at: 3500 West Howard Street in Skokie.

The boxes will accept no illegal drugs.

5. U.S. and European Mayors

President Turry received a copy of an ad from the Wall Street Journal. The ad includes mayors of cities around the world who coming out against anti-semitism and hate crimes. President Turry would like to be sure that his name is included in the future.

Trustee Cope moved to approve Lincolnwood's participation, seconded by Trustee Spino.

The motion passed with a Voice Vote

6. Concert Series

President Turry announced that the Lincolnwood Summer Concert Series will continue this Thursday, and every Thursday until Lincolnwood Fest begins. Information may be found on the Village Website.

7. Upcoming Meetings

President Turry announced upcoming meetings. These meeting dates may be found on the Village Website.

Consent Agenda

President Turry introduced the Consent Agenda which was presented by PowerPoint as follows:

- 1. Approval of a Resolution Authorizing the Amended Employment Agreement Between the Village of Lincolnwood and Timothy C. Wiberg**

2. **Approval of a Resolution Regarding the Release of Certain Written Minutes and the Destruction of Verbatim Records of Certain Closed Meetings of the Village Board**
3. **Approval of an Ordinance (A) Waiving the Bid Process and Awarding a Proposal from Christopher B. Burke Engineering, Ltd. for Construction Engineering for the Pratt Avenue Resurfacing Project, (B) Authorizing the Village President to Execute both a Construction Engineering Agreement for Federal Participation and a Local Agency Agreement for Federal Participation for Construction for the Pratt Avenue Resurfacing Project**
4. **Approval of an Ordinance Waiving the Bid Process and Awarding a Proposal from Christopher B. Burke Engineering, Ltd. for Design of Preliminary Plans for a Storm Sewer Outfall at the North Shore Channel**
5. **Approval of a Resolution Pledging \$55,917 in Local Funds Required to Apply for a \$279,585 Grant through the Illinois Transportation Enhancement Program for the Centennial Park Multi-Use Path**
6. **Approval of a Resolution to Award a Contract to Globe Construction of Addison, Illinois for the 2016 Sidewalk and Curb Replacement Program**
7. **Approval of a Resolution Supporting Reclassification of Lawndale Avenue, Central Park Avenue, and Northeast Parkway as a Major Collector Route**

Trustee Spino moved to approve the Consent Agenda as presented. The motion was seconded by Trustee Elster.

Upon Roll Call the Results were:

AYES: Trustees Bass, Cope, Elster, Klatzco, Spino

NAYS: None

The motion passed

Regular Business

8. **Consideration of a Recommendation by the Zoning Board of Appeals Concerning Case #ZB-05-16 Regarding Approval of a Wall Sign Variation on the South Building Elevation and Denial of a Wall Sign Variation on the West Building Elevation for the Property Located at 6540 North Lincoln Avenue**

This item was presented by Mr. McNellis with use of PowerPoint.

Zoning Board of Appeals Recommendation

Case #ZB-05-16

Wall Sign Variation

*Aerial views of property was exhibited

Variation Requested

*Number of Wall Signs Variation (Section 11.04(2)i)

- Maximum of one sign per street frontage
- Subject property allowed maximum of two wall signs (corner lot)

- Received Variation to permit three wall signs in 2013
 - Seeking Variation to add two wall signs for a total of five wall signs
- *Elevations and proposed wall signs were exhibited as well as sign locations

ZBA Deliberations

- *Public Hearing Held on May 18, 2016
- *Wall Sign Variation requests/concerns
- Request by building occupants due to customer confusion
 - ^Advocate Medical not identified for Northbound traffic on Lincoln Avenue
 - ^Rear entrance identification on west elevation
 - Nearby resident concerned over light pollution
 - ^Requests all signs be placed on timer
 - ^Petitioner agreed to signs on a timer
 - ZBA considered previous Wall Sign Variation approved in 2013
- *Wall Signs and Variation Consideration
- ZBA Unanimous opposition to requested box sign on west elevation, facing parking lot
 - ^Code Compliant 10 square foot entrance sign should be installed
 - General consensus on need for second wall sign on south elevation facing Hamlin Avenue
 - ^Majority agreed second tenant should have sign on south elevation
 - ^Dissenting Commissioner stated condition created by owner, but expressed understanding for request

ZBA Recommendation

- *By 6-0 vote, recommends denial of Rear Box sign on West Elevation (facing off-street parking area)
- ZBA found Petitioner did not demonstrate proposed box sign was minimum change necessary to alleviate the practical hardship
 - ^Preference for compliant “Entrance” sign
- *By 5-1 vote, recommends approval of Advocate Medical Sign on South Elevation (facing Hamlin Avenue)

Variations Requested

“Number of Wall Signs” – Variations at 6540 N. Lincoln Avenue (Section 11.04(2)(i))

1. Consideration of a ZBA recommended denial of a Variation to permit an additional wall sign on the rear building elevation
2. Consideration of a ZBA recommendation for approval of an additional wall sign on the Hamlin Avenue frontage

Discussion ensued.

Trustee Cope moved to direct the attorney to draft the necessary ordinance to concur with both recommendations by the ZBA.

Upon Roll Call the Results were:

AYES: Trustees Spino, Klatzco, Elster, Cope, Bass

NAYS: None

The motion passed

9. Consideration of a Recommendation by the Plan Commission Concerning Case #PC-05-16 Regarding Sign Regulations Associated with Collective Parking Agreements

This item was presented by Mr. McNellis using PowerPoint.

Background

- *Lou Malnati's Restaurant Addition
 - During Public Hearing for addition, discussion about parking agreement with owner of office building
 - Plan Commission indicated support for signage announcing additional off-site parking
 - Off-premises sign currently prohibited by Zoning Code
- *Referral of a Public Hearing to consider a Text Amendment
 - Village Board concurred with Plan Commission and referred text amendment for off-premises signage associated with collective (shared) parking

Research

- *Nine nearby communities researched
 - Des Plaines, Evanston, Glenview, Morton Grove, Niles, Park Ridge, Skokie, Wilmette, Winnetka
- *Each community limits off-premises signs
 - Morton Grove and Des Plaines prohibit in all circumstances
- *Skokie, Wilmette and Park Ridge regulations are most applicable for Lincolnwood consideration
 - On sign per shared parking area
 - Maximum seven feet in height
 - Maximum nine feet in area
 - Signs shall not include advertising
 - Standard font and no logos

Plan Commission Deliberation

April 15 and May 25 Meetings:

- *Considered nearby communities regulations
 - *Concurred with staff on utilizing regulations from Skokie, Wilmette and Park Ridge
 - *Generally concurred with staff-prepared draft text, with desired modifications to improve clarity
 - *Discussed potential regulations for location of "Collective Parking Signs"
 - *Concluded Zoning Officer should review and approve location
- Commissioners Jakobowski and Goldfein requested notice to be given to adjoining property owners.*

Plan Commission Recommendation

By unanimous 7-0 vote PC recommends Zoning Code Text Amendment to establish "Collective Parking Signs" subject to:

- *One on-premises and one off-premises sign per approve collective parking agreement
- *Maximum seven feet in height
- *Maximum nine square feet in area
- *Signs shall include the names and location of businesses only
- *Signs shall be in a standard font and shall not include business logos
- *Location subject to approval by Zoning Officer

Additional Consideration

After further consideration, staff recommends the Village Board consider:

- *One collective parking sign on-premises, per point of ingress/egress, not to exceed a total of two on subject property
 - Plan Commission did not specifically discuss appropriate number of on-site collective parking signs
 - Provides greater opportunity to notify customers of available parking off-site

Some discussion and questions ensued.

It was suggested that neighbors need not be notified, as there has been continuous good communication between petitioner and neighbors.

Trustee Cope moved to direct the attorney to prepare an Ordinance reflecting the Plan Commission recommendation, the motion was seconded by Trustee Spino.

Upon Roll Call the Results were:

AYES: Trustees Bass, Cope, Elster, Klatzco, Spino

NAYS: None

The motion passed

Manager's Report

Mr. Wiberg reminded the public that on Thursday, June 9, there will be a meeting with the Board, the Public and the Traffic Commission for the purpose of information regarding Devon Avenue improvements.

Board and Commissions Report

None

Village Clerk's Report

A reminder to residents and others: If you place a call to the office of the Clerk, please be sure that you leave your full name and a full phone number so that you may receive a call back.

Trustees Reports

None

Public Forum

None

Adjournment

At 8:00 PM Trustee Elster moved to adjourn, seconded by Trustee Spino

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: June 17, 2016

The following are the totals for the List of Bills being presented at the June 21st Village Board meeting.

06/21/2016	4,334.86
06/21/2016	281,086.21
06/21/2016	57,743.00
06/21/2016	42,763.29
06/21/2016	369,426.62
Total	<hr/> \$ 755,353.98

Accounts Payable

To Be Paid Proof List

User: korlich
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Batch: 00200.06.2016



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Commonwealth Edison					
COMED					
0592075011	5/27/2016	2,390.73	0.00	06/21/2016	
101-440-513-5785					Utilities - public way
					Master Account 4/28/2016-5/27/2016
		<hr/>			
	0592075011 Total:	2,390.73			
		<hr/>			
	Commonwealth Edison To	2,390.73			
Fedex					
FEDEX					
5-435-25294	6/1/2016	20.06	0.00	06/21/2016	
101-230-511-5399					Other professional services
					Shipping of Documents for Recording/Village Attorney
		<hr/>			
	5-435-25294 Total:	20.06			
		<hr/>			
	Fedex Total:	20.06			
Lowe's Business Acc/GEFCF					
LOWES					
01009	5/12/2016	214.61	0.00	06/21/2016	
205-560-515-5730					Program supplies
					Pool Locker Room Supplies
		<hr/>			
	01009 Total:	214.61			
01086	5/16/2016	79.52	0.00	06/21/2016	
205-563-515-5649					Supplies
					Cleaning Supplies- Concession Stand

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
	01086 Total:	79.52			
01087	5/16/2016	137.16	0.00	06/21/2016	Plastic Chain for Pool Entrance
	205-560-515-5405 R&M - buildings				
	01087 Total:	137.16			
01223	5/24/2016	5.88	0.00	06/21/2016	Concrete Blocks / Shelter Renovation
	205-430-515-6350 Park Construction & Improvem				
	01223 Total:	5.88			
02096	5/17/2016	18.21	0.00	06/21/2016	Electrical Covers / Pool
	205-560-515-5405 R&M - buildings				
	02096 Total:	18.21			
02230	5/18/2016	122.31	0.00	06/21/2016	Paint Supplies / Pool
	205-560-515-5405 R&M - buildings				
	02230 Total:	122.31			
02381	5/20/2016	37.89	0.00	06/21/2016	Paint Supplies / Pool
	205-560-515-5405 R&M - buildings				
	02381 Total:	37.89			
02639	5/23/2016	51.60	0.00	06/21/2016	Patching materials / Shelter Renovation
	205-430-515-6350 Park Construction & Improvem				
	02639 Total:	51.60			
02753	5/24/2016	59.51	0.00	06/21/2016	Clocks-Thermometers / Pool
	205-560-515-5730 Program supplies				
	02753 Total:	59.51			
07642	6/2/2016	18.88	0.00	06/21/2016	Tarps
	101-350-512-5799 Other materials & supplies				
	07642 Total:	18.88			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

	Lowe's Business Acc/GEC	745.57		
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United States Postal Service
USPOSTAL

PB060116	6/1/2016	58.69	0.00	06/21/2016
101-210-511-5720 Postage				Postage
PB060116	6/1/2016	11.83	0.00	06/21/2016
205-500-515-5720 Postage				Postage
PB060116	6/1/2016	652.96	0.00	06/21/2016
660-610-519-5720 Postage				Postage

	PB060116 Total:	723.48		
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PB060616	6/6/2016	386.69	0.00	06/21/2016
101-210-511-5720 Postage				Postage
PB060616	6/6/2016	43.24	0.00	06/21/2016
660-610-519-5720 Postage				Postage
PB060616	6/6/2016	25.09	0.00	06/21/2016
205-500-515-5720 Postage				Postage

	PB060616 Total:	455.02		
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	United States Postal Servic	1,178.50		
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	Report Total:	4,334.86		
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Accounts Payable

To Be Paid Proof List

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Batch: 00201.06.2016 - 00201.06.2016



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
ABC Business Forms Inc					
ABCBUSFO					
202291	5/26/2016	5,272.73	0.00	06/21/2016	
101-210-511-5560					Printing & copying services
202291	5/26/2016	2,230.84	0.00	06/21/2016	2016-2017 VL Application & Envelope Printing
101-210-511-5720					Postage
					2016-2017 Vehicle License Mailing/Postage
	202291 Total:	7,503.57			
	ABC Business Forms Inc T	7,503.57			
Accela Inc. #774375					
ACCELA					
2283	5/10/2016	6,750.00	0.00	06/21/2016	
101-250-511-5330					Data processing
					Consult/Training
	2283 Total:	6,750.00			
	Accela Inc. #774375 Total:	6,750.00			
Active Electrical Supply Co. Inc. & Fox Lighting					
ACTIVELE					
10481867-00	5/17/2016	116.14	0.00	06/21/2016	
205-560-515-5405					R&M - buildings
					Pool Locker Room Ballast
	10481867-00 Total:	116.14			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
		116.14			
					Active Electrical Supply C
ADStarr Sports					
ADSTARR					
149543A	5/26/2016	292.58	0.00	06/21/2016	
205-540-515-5730					Program supplies
					Six Dozen Softballs / Summer League
		292.58			
					149543A Total:
		292.58			
					ADStarr Sports Total:
American First Aid Services					
AFAS INC					
37387	6/6/2016	20.72	0.00	06/21/2016	
101-350-512-5660					EMS supplies
					First Aid Supplies
37387	6/6/2016	20.73	0.00	06/21/2016	
101-220-512-5799					Other materials & supplies
					First Aid Supplies
		41.45			
					37387 Total:
		41.45			
					American First Aid Service
Avalon Petroleum					
AVALON					
017114	5/26/2016	528.33	0.00	06/21/2016	
101-350-512-5670					Fuel
					Fuel usage/Fire
017114	5/26/2016	445.04	0.00	06/21/2016	
101-440-513-5670					Fuel
					Fuel usage/PW Street Maintenance
017114	5/26/2016	425.64	0.00	06/21/2016	
205-430-515-5670					Fuel
					Fuel usage/Park Maintenance
017114	5/26/2016	270.91	0.00	06/21/2016	
660-620-519-5670					Fuel
					Fuel usage/Water- Sewer
		1,669.92			
					017114 Total:
459565	5/26/2016	1,609.25	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-300-512-5670 Fuel 459565	5/26/2016	87.08	0.00	06/21/2016	Fuel usage/Police
101-350-512-5670 Fuel 459565	5/26/2016	22.40	0.00	06/21/2016	Fuel usage/Fire
101-410-511-5670 Fuel 459565	5/26/2016	32.55	0.00	06/21/2016	Fuel usage/PW Vehicle Maintenance
101-420-511-5670 Fuel 459565	5/26/2016	417.85	0.00	06/21/2016	Fuel usage/PW Buildings
101-440-513-5670 Fuel 459565	5/26/2016	272.65	0.00	06/21/2016	Fuel usage/PW Street Maintenance
205-430-515-5670 Fuel 459565	5/26/2016	283.22	0.00	06/21/2016	Fuel usage/Park Maintenance
660-620-519-5670 Fuel					Fuel usage/Water-Sewer
459565 Total:		2,725.00			
Avalon Petroleum Total:		4,394.92			
Beach, Carrie BEACHCA REF060216CB	6/2/2016	144.00	0.00	06/21/2016	Refund / Pool Passes
205-000-210-2430 Parks and Recs Control Deposi					
REF060216CB Total:		144.00			
Beach, Carrie Total:		144.00			
Bensenville Park District BENSENVI 233636	4/7/2016	140.00	0.00	06/21/2016	Field Trip / Last Hurrah
205-530-515-5270 Purchased program services					
233636 Total:		140.00			
Bensenville Park District T		140.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Bound Tree Medical, LLC BOUND 82160905	5/27/2016	1,700.33	0.00	06/21/2016	
101-350-512-5660 EMS supplies					Medical Supplies
	82160905 Total:	1,700.33			
	Bound Tree Medical, LLC	1,700.33			
Canon Solutions America, Inc CANONSOL 988679479	5/25/2016	310.87	0.00	06/21/2016	
101-210-511-5440 R&M - office equipment					Maintenance/Plotter
	988679479 Total:	310.87			
988688132	6/2/2016	246.97	0.00	06/21/2016	
101-210-511-5440 R&M - office equipment					Copier Maintenance
	988688132 Total:	246.97			
	Canon Solutions America,	557.84			
CDW Government CDWGOV DCX3756	5/20/2016	165.39	0.00	06/21/2016	
101-250-511-6530 Equipment - data processing					Adobe Upgrade
	DCX3756 Total:	165.39			
	CDW Government Total:	165.39			
Cortes, Pablo CORTESE REF052716PC	5/27/2016	148.50	0.00	06/21/2016	
205-000-210-2430 Parks and Recs Control Deposi					Refund/Little Lincolns

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	REF052716PC Total:	148.50			
	Cortes, Pablo Total:	148.50			
Doheny's Commerical DOHENYS 240930	5/30/2016	224.10	0.00	06/21/2016	
205-560-515-5730 Program supplies					Pool Brushes & Skimmers
	240930 Total:	224.10			
	Doheny's Commerical Tota	224.10			
Douglas Truck Parts DOUGTK 16002	5/27/2016	45.00	0.00	06/21/2016	
101-410-511-5730 Program supplies					Brake Clean
	16002 Total:	45.00			
	Douglas Truck Parts Total:	45.00			
Emcor Services Team Mechanical Inc EMCOR 3051964	5/20/2016	2,314.08	0.00	06/21/2016	
205-560-515-5405 R&M - buildings					Pre Season Heater Inspection & repairs
	3051964 Total:	2,314.08			
	Emcor Services Team Mec	2,314.08			
Eterno Attorney at Law, David ETERNO 11753	6/2/2016	712.50	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-230-511-5399 Other professional services					Adjudication Hearing Officer/May
11753 Total:		712.50			
Eterno Attorney at Law, D		712.50			
Farazi, Dragica FARAZI 060316VL	6/3/2016	40.00	0.00	06/21/2016	Refund/2016-2017 Vehicle Sticker
101-000-410-4201 License - passenger car					
060316VL Total:		40.00			
Farazi, Dragica Total:		40.00			
Fire Investigators Strike Force FIREINVE MEM05312016RW	5/23/2016	75.00	0.00	06/21/2016	Annual Membership
101-350-512-5570 Professional associations					
MEM05312016RW Total:		75.00			
Fire Investigators Strike Fo		75.00			
GE Capital GECAPITA 64908992	5/25/2016	232.43	0.00	06/21/2016	Copier Lease/PW
660-610-519-5340 Maintenance Agreement Expen					
64908992	5/25/2016	269.95	0.00	06/21/2016	Copier Lease/Parks & Recreation
205-500-515-5440 R&M - office equipment					
64908992	5/25/2016	232.44	0.00	06/21/2016	Copier Lease/Fire
101-000-210-2650 Contractor Permits Payable					
64908992	5/25/2016	697.36	0.00	06/21/2016	Copier Lease/Police, Admin, Finance
101-210-511-5440 R&M - office equipment					
64908992 Total:		1,432.18			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

GE Capital Total:		1,432.18		
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Grainger GRAINGER 9127246388	6/6/2016	276.30	0.00	06/21/2016
101-350-512-5730 Program supplies				Wire tags

9127246388 Total:		276.30		
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Grainger Total:		276.30		
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Hafele America Co. HAFELE 4494891	5/23/2016	81.03	0.00	06/21/2016
205-560-515-5405 R&M - buildings				Pool Locker Room Replacement Keys

4494891 Total:		81.03		
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Hafele America Co. Total:		81.03		
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Halogen HALOGEN 484665	5/17/2016	509.88	0.00	06/21/2016
205-560-515-5405 R&M - buildings				Pool Equipment

484665 Total:		509.88		
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484666	5/17/2016	3,875.20	0.00	06/21/2016
205-560-515-5630 Chemicals - swimming pool				Pool Chlorine

484666 Total:		3,875.20		
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484903	5/19/2016	2,300.00	0.00	06/21/2016
205-560-515-5405 R&M - buildings				Pool Equipment

484903 Total:		2,300.00		
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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
485388	5/24/2016	452.00	0.00	06/21/2016	Filter Room Probes
205-560-515-5405 R&M - buildings					
	485388 Total:	452.00			
485676	5/26/2016	76.60	0.00	06/21/2016	WaterTest Equipment
205-560-515-5630 Chemicals - swimming pool					
	485676 Total:	76.60			
485961	5/28/2016	549.00	0.00	06/21/2016	Acid Feeder/Pump
205-560-515-5405 R&M - buildings					
	485961 Total:	549.00			
	Halogen Total:	7,762.68			
Impact Networking, LLC					
IMPACT					
665927	6/2/2016	154.25	0.00	06/21/2016	Copier/Public Works
660-610-519-5340 Maintenance Agreement Expen					
665927	6/2/2016	154.25	0.00	06/21/2016	Copier/Parks & Recreation
205-500-515-5440 R&M - office equipment					
665927	6/2/2016	154.25	0.00	06/21/2016	Copier/Fire
101-000-210-2650 Contractor Permits Payable					
665927	6/2/2016	406.25	0.00	06/21/2016	Copier/Police, Admin, Finance
101-210-511-5440 R&M - office equipment					
	665927 Total:	869.00			
	Impact Networking, LLC T	869.00			
IRMA					
IRMA					
IVC0009741	5/23/2016	117.00	0.00	06/21/2016	Training/Public Works
101-400-511-5590 Training					
	IVC0009741 Total:	117.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
SALES0015222	5/31/2016	1,110.81	0.00	06/21/2016
101-210-511-5260				Liability insurance May Deductible
	SALES0015222 Total:	1,110.81		
SALES0015258	5/31/2016	620.00	0.00	06/21/2016
101-210-511-5260				Liability insurance May Optional Deductible
	SALES0015258 Total:	620.00		
	IRMA Total:	1,847.81		
Leon, Simona				
LEONSIM				
REF060416SL	6/4/2016	508.00	0.00	06/21/2016
205-000-210-2430				Parks and Recs Control Deposi Refund/Potawatomie Camp
	REF060416SL Total:	508.00		
	Leon, Simona Total:	508.00		
Lionheart Critical Power Specialists, Inc.				
LIONHEAR				
2072821	5/24/2016	828.00	0.00	06/21/2016
101-350-512-5405				R&M - buildings Generator Inspections
	2072821 Total:	828.00		
	Lionheart Critical Power S	828.00		
MGP, Inc.				
MGPINC				
3075	5/31/2016	275.00	0.00	06/21/2016
101-250-511-5599				Other contractual GISC staffing
	3075 Total:	275.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
3076	5/31/2016	883.09	0.00	06/21/2016
101-250-511-5599 Other contractual				GISC staffing
3076	5/31/2016	883.09	0.00	06/21/2016
101-000-210-2650 Contractor Permits Payable				GISC staffing
3076	5/31/2016	1,766.19	0.00	06/21/2016
660-620-519-5599 Other contractual				GISC staffing
	3076 Total:	3,532.37		
	MGP, Inc. Total:	3,807.37		
Orange Crush LLC				
ORANGCRH				
4432	5/31/2016	333.04	0.00	06/21/2016
213-000-561-5490 R&M Road Repairs				Mod surface
	4432 Total:	333.04		
	Orange Crush LLC Total:	333.04		
Personnel Strategies, LLC				
PERSONNE				
PS05312016	5/31/2016	750.00	0.00	06/21/2016
101-200-511-5599 Other contractual				Pre Employment Psychological Assessment
	PS05312016 Total:	750.00		
	Personnel Strategies, LLC	750.00		
PPG Architectural Finishes				
PPGAR				
944403068139	5/31/2016	428.04	0.00	06/21/2016
101-440-513-5745 Small tools				Glass Beads & Yellow Paint
	944403068139 Total:	428.04		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
		428.04		
PPG Architectural Finishes				
PSI LLC				
PSILLC				
4793	6/1/2016	231,048.30	0.00	06/21/2016
101-350-512-5220 Fire protection				Services rendered 6/30/2016
4793	6/1/2016	387.93	0.00	06/21/2016
101-350-512-5220 Fire protection				Call Backs
		231,436.23		
4793 Total:				
		231,436.23		
PSI LLC Total:				
Quinlan Security Systems				
QUINLANS				
18559	6/1/2016	165.00	0.00	06/21/2016
101-250-511-5340 Maintenance Agreement Expen				Service/Maintenance Agreement
		165.00		
18559 Total:				
		165.00		
Quinlan Security Systems T				
Raypole, Travis				
RAYPOLE				
TR06032016TR	6/3/2016	1,941.70	0.00	06/21/2016
101-300-512-5065 Tuition reimbursement				Educational Assistance
		1,941.70		
TR06032016TR Total:				
		1,941.70		
Raypole, Travis Total:				
Robinson, Karla				
ROBINSKA				
REF052716KR	5/27/2016	293.40	0.00	06/21/2016
205-000-210-2430 Parks and Recs Control Deposi				Refund Swim Pass

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	REF052716KR Total:	293.40			
	Robinson, Karla Total:	293.40			
Slidecare, LLC					
SLIDECAR					
35010	5/27/2016	1,393.00	0.00	06/21/2016	
205-560-515-5405 R&M - buildings					Water Side Start Tub Repair
	35010 Total:	1,393.00			
	Slidecare, LLC Total:	1,393.00			
The Faucet Shoppe					
THEFAUCE					
47046	5/25/2016	179.90	0.00	06/21/2016	
205-430-515-6350 Park Construction & Improvem					Shelter faucet
	47046 Total:	179.90			
	The Faucet Shoppe Total:	179.90			
TKE Corporation					
TKECORP					
3002591257	6/1/2016	521.29	0.00	06/21/2016	
101-420-511-5405 R&M - buildings					Full Maintenance Elevator
	3002591257 Total:	521.29			
	TKE Corporation Total:	521.29			
Welding Supply Inc.					
WELDINGS					
896648	5/31/2016	6.57	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
205-571-515-5730 Program supplies					Helium Tank Rental/June
896648	5/31/2016	6.57	0.00	06/21/2016	
101-350-512-5730 Program supplies					Argon Tank Rental/June
		<u>13.14</u>			
896648 Total:		13.14			
		<u>13.14</u>			
Welding Supply Inc. Total:		13.14			
Wholesale Direct Inc					
WHOLESALE					
221310	5/27/2016	246.65	0.00	06/21/2016	
101-440-513-5480 R&M - vehicles					Deflectors for PW Vehicles
		<u>246.65</u>			
221310 Total:		246.65			
		<u>246.65</u>			
Wholesale Direct Inc Total		246.65			
Zoll Medical Corporation GPO					
ZOLLMEDC					
2383041	5/16/2016	607.05	0.00	06/21/2016	
101-350-512-5660 EMS supplies					Pediatric AED Pads
		<u>607.05</u>			
2383041 Total:		607.05			
		<u>607.05</u>			
Zoll Medical Corporation G		607.05			
		<u>607.05</u>			
		<u>607.05</u>			
Report Total:		<u>281,086.21</u>			

Accounts Payable

To Be Paid Proof List

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 Batch: 00202.06.2016



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Advanced Data Technologies					
ADT					
0030541-IN	5/31/2016	1,186.70	0.00	06/21/2016	
					660-620-519-5490 R&M - water system equipmen
					Junction Box Replacement/ Pump House
	0030541-IN Total:	1,186.70			
	Advanced Data Technologi	1,186.70			
Alexander Chemical Corporation					
ALEXANDE					
SLS10046332	5/25/2016	1,350.00	0.00	06/21/2016	
					660-620-519-5635 Chemicals - water system
					10-150 Lb Chlorine Tanks Replaced/Pump House
	SLS10046332 Total:	1,350.00			
	Alexander Chemical Corpo	1,350.00			
American First Aid Services					
AFAS INC					
37384	6/6/2016	75.44	0.00	06/21/2016	
					101-400-511-5730 Program supplies
					First Aid Supplies
	37384 Total:	75.44			
37386	6/6/2016	46.55	0.00	06/21/2016	
					101-300-512-5730 Program supplies
					First Aid Supplies

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
37386 Total:		46.55			
37389	6/6/2016	27.60	0.00	06/21/2016	First Aid Supplies
101-200-511-5599 Other contractual					
37389 Total:		27.60			
American First Aid Service		149.59			
American Traffic Solutions					
ATS					
INV00022227	5/31/2016	4,925.00	0.00	06/21/2016	ATS Program Fee & Collection of Violations/May 2016
101-300-512-5599 Other contractual					
INV00022227 Total:		4,925.00			
American Traffic Solutions		4,925.00			
Anderson Pest Solutions					
ANDERP					
3842696	6/1/2016	265.00	0.00	06/21/2016	Pest Control Services
101-420-511-5405 R&M - buildings					
3842696 Total:		265.00			
Anderson Pest Solutions To		265.00			
Arrow Road Construction Co					
ARROWROA					
58302MB	6/2/2016	896.04	0.00	06/21/2016	UPM Cold Patch
213-000-561-5340 Engineering					
58302MB Total:		896.04			
Arrow Road Construction C		896.04			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Back Flow Solutions Inc					
BFSINC					
1359	6/6/2016	688.60	0.00	06/21/2016	
660-620-519-5399	Other professional services				Program Management Fee
	1359 Total:	688.60			
	Back Flow Solutions Inc T	688.60			
Bakker, Lisa					
BAKKER					
REF060716LB	6/7/2016	460.00	0.00	06/21/2016	
205-000-210-2430	Parks and Recs Control Deposi				Refund/Camps
	REF060716LB Total:	460.00			
	Bakker, Lisa Total:	460.00			
Burris Equipment Co.					
BURRISEQ					
P162790	5/3/2016	511.60	0.00	06/21/2016	
101-440-513-5730	Program supplies				Spacer, Slide,Bracket for Wood Splitter
	P162790 Total:	511.60			
	Burris Equipment Co. Tota	511.60			
Cassidy Tire					
CASSIDYT					
5182222	5/12/2016	118.50	0.00	06/21/2016	
101-440-513-5480	R&M - vehicles				Tires/Lawn Mower
	5182222 Total:	118.50			
5182394	5/24/2016	20.00	0.00	06/21/2016	
205-430-515-5480	R&M - vehicles				Mount & Dismount

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
	5182394 Total:	20.00			
5182403	5/24/2016	93.75	0.00	06/21/2016	Tires/Tractor # 4
	101-440-513-5480 R&M - vehicles				
	5182403 Total:	93.75			
5182417	5/25/2016	402.30	0.00	06/21/2016	Tires/Lawn Mowers
	205-430-515-5480 R&M - vehicles				
	5182417 Total:	402.30			
	Cassidy Tire Total:	634.55			
Chicago Communications, LLC					
CHGOCOMM					
283148	6/2/2016	816.05	0.00	06/21/2016	Police Mobile & Portable Radio Maintenance/2016
	101-300-512-5410 R&M - communications equipm				
	283148 Total:	816.05			
283152	6/2/2016	456.00	0.00	06/21/2016	Megaplex 2104 Maintenance Renewal
	101-210-511-5580 Telephone				
	283152 Total:	456.00			
	Chicago Communications,	1,272.05			
Christopher Burke Engineering					
CHRISTB					
129409	6/7/2016	4,500.00	0.00	06/21/2016	Retainer/May
	101-290-511-5920 Administration Engineer Costs				
129409	6/7/2016	4,500.00	0.00	06/21/2016	Retainer/May
	660-620-519-5399 Other professional services				
	129409 Total:	9,000.00			
129410	6/7/2016	885.30	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
205-430-515-6350	Park Construction & Improvem				Roof Replacement/ Proesel Park Shelter
	129410 Total:	885.30			
129411	6/7/2016	3,916.00	0.00	06/21/2016	Lincoln Avenue Medians
465-000-561-5340	Engineering				
	129411 Total:	3,916.00			
129412	6/7/2016	259.00	0.00	06/21/2016	UP Parking Lot Traffic Study
217-000-561-5340	Engineering				
	129412 Total:	259.00			
129413	6/7/2016	546.00	0.00	06/21/2016	3900 Devon
101-290-511-5922	Building Engineering Costs				
	129413 Total:	546.00			
129414	6/7/2016	1,554.00	0.00	06/21/2016	3400 Pratt
101-290-511-5922	Building Engineering Costs				
	129414 Total:	1,554.00			
129415	6/7/2016	481.00	0.00	06/21/2016	Begyle Brewery & Tap Room
101-290-511-5922	Building Engineering Costs				
	129415 Total:	481.00			
129416	6/7/2016	74.00	0.00	06/21/2016	4320 Touhy Plan Review
101-290-511-5922	Building Engineering Costs				
	129416 Total:	74.00			
129417	6/7/2016	298.15	0.00	06/21/2016	Airoom Parking
101-290-511-5922	Building Engineering Costs				
	129417 Total:	298.15			
	Christopher Burke Enginee	17,013.45			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Clark Baird Smith, LLP					
CLARKBAI					
7281	6/1/2016	4,382.50	0.00	06/21/2016	
101-230-511-5399	Other professional services				Legal Services/Personnel Matters
	7281 Total:	4,382.50			
	Clark Baird Smith, LLP To	4,382.50			
Classic Design Awards					
CLASSICD					
161106	6/8/2016	14.00	0.00	06/21/2016	
101-100-511-5799	Other materials & supplies				Madeleine Grant Recognition Engraving
	161106 Total:	14.00			
	Classic Design Awards Tot	14.00			
Cook County Recorder of Deeds					
COOKCOUN					
3515312016	5/31/2016	212.00	0.00	06/21/2016	
101-230-511-5399	Other professional services				Recording Fees
3515312016	5/31/2016	120.00	0.00	06/21/2016	
101-230-511-5399	Other professional services				Recording Fees
	3515312016 Total:	332.00			
	Cook County Recorder of D	332.00			
Delacruz, Ann & Marco					
DELACRUZ					
16-5401	5/5/2016	100.00	0.00	06/21/2016	
101-400-511-5210	Animal control				Animal Control Sevices
	16-5401 Total:	100.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	Delacruz, Ann & Marco To	100.00			
Doje's Inc DOJESINC					
20292	5/26/2016	279.40	0.00	06/21/2016	
101-300-512-5730	Program supplies				Evidence Technician Supplies
20292	5/26/2016	14.28	0.00	06/21/2016	
101-210-511-5720	Postage				Shipping
	20292 Total:	293.68			
	Doje's Inc Total:	293.68			
Eapen, Kunjukunju EAPENK					
061016	6/10/2016	40.00	0.00	06/21/2016	
101-000-410-4201	License - passenger car				Refund Vehicle Sticker / Vehicle Sold
	061016 Total:	40.00			
	Eapen, Kunjukunju Total:	40.00			
Electrical Resource Management ELECRES					
37493	5/16/2016	1,150.00	0.00	06/21/2016	
213-000-561-6310	Street lights' improvements				Gaskets for Street Lights on NE Parkway
	37493 Total:	1,150.00			
	Electrical Resource Manag	1,150.00			
Emcor Services Team Mechanical Inc EMCOR					
3052187	6/2/2016	907.50	0.00	06/21/2016	
101-420-511-5405	R&M - buildings				Contract Maintenance/June 2016

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
3052187 Total:		907.50			
Emcor Services Team Mec		907.50			
Evanston Funeral & Cremation EVANSFUN 113	5/1/2016	325.00	0.00	06/21/2016	Death Investigation/Body Removal ase # 16-9089
101-300-512-5599 Other contractual					
113 Total:		325.00			
Evanston Funeral & Crema		325.00			
Executive Partners EXECUTI 1612206	6/1/2016	4,250.00	0.00	06/21/2016	Strategic Planning Process
101-100-511-5320 Consulting					
1612206 Total:		4,250.00			
Executive Partners Total:		4,250.00			
Fitzgerald, John FITZGERA RED060716JF	6/6/2016	293.40	0.00	06/21/2016	Refund/Pool Pass
205-000-210-2430 Parks and Recs Control Deposi					
RED060716JF Total:		293.40			
Fitzgerald, John Total:		293.40			
Hussein, Zaid HUSSEINZ REF060616ZH	6/6/2016	80.00	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
205-000-210-2430 Parks and Recs Control Deposi					Refund/Camp 74
	REF060616ZH Total:	80.00			
	Hussein, Zaid Total:	80.00			
Illinois City/County Management Association ILCMA					
MEM051716AL	6/8/2016	119.75	0.00	06/21/2016	
101-400-511-5570 Professional associations					Membership/PW Assistant to Manager
	MEM051716AL Total:	119.75			
MEM060816AE	6/8/2016	179.77	0.00	06/21/2016	
101-400-511-5570 Professional associations					Membership/PW Director
	MEM060816AE Total:	179.77			
	Illinois City/County Manag	299.52			
Impact Networking, LLC IMPACT					
668601	6/8/2016	19.50	0.00	06/21/2016	
101-000-210-2650 Contractor Permits Payable					Shipping Fees/Copier C654E Fire Dept
	668601 Total:	19.50			
	Impact Networking, LLC T	19.50			
JG Uniforms Inc JGUNIFOR					
2365	5/28/2016	77.00	0.00	06/21/2016	
101-300-512-5730 Program supplies					Honor Guard Uniform Items
	2365 Total:	77.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
JG Uniforms Inc Total:		77.00			
Keny, Aleyamma					
KENYALE					
REBATE052716FC	5/27/2016	2,000.00	0.00	06/21/2016	Flood Control Rebate
460-000-561-6350 Sewer Fund					
REBATE052716FC Total:		2,000.00			
Keny, Aleyamma Total:		2,000.00			
KGI Landscaping Co					
KGILANDS					
222729	6/1/2016	1,125.00	0.00	06/21/2016	
205-560-515-5270 Purchased program services					Landscaping/Medians, Pool & Village Hall
222729	6/1/2016	1,250.00	0.00	06/21/2016	
205-430-515-5250 Contract Maintenance					Landscaping/Medians, Pool & Village Hall
222729	6/1/2016	2,125.00	0.00	06/21/2016	
101-440-513-5250 Landscaping services					Landscaping/Medians, Pool & Village Hall
222729 Total:		4,500.00			
KGI Landscaping Co Total		4,500.00			
Kiesler's Police Supply					
KIESLERS					
07940172B	6/2/2016	2,797.71	0.00	06/21/2016	
101-300-512-5610 Ammunition & range supplies					Ammunition
07940172B Total:		2,797.71			
0794072	5/13/2016	1,209.70	0.00	06/21/2016	
101-300-512-5610 Ammunition & range supplies					Ammunition
0794072 Total:		1,209.70			
0794072A	5/24/2016	491.92	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-300-512-5610					Ammunition & range supplies
					Ammunition
		0794072A Total:			491.92
		Kiesler's Police Supply Tot			4,499.33
Landscape Concepts Management					
LANDSCAP					
106392	6/1/2016	2,835.00	0.00	06/21/2016	
205-430-515-5250					Contract Maintenance Landscaping Maintenance/Centennial Park
		106392 Total:			2,835.00
		Landscape Concepts Mana			2,835.00
Lurvey Landscape Supply					
LURVEY					
SI-10019879-01	5/27/2016	895.50	0.00	06/21/2016	
101-420-511-5680					Landscaping supplies Flowers/Village Hall
		SI-10019879-01 Total:			895.50
SI-10020671-01	6/6/2016	763.20	0.00	06/21/2016	
205-430-515-5680					Landscaping supplies Flowers/Exercise Area Prosel Park
		SI-10020671-01 Total:			763.20
T1-10156080	6/6/2016	-107.70	0.00	06/21/2016	
205-430-515-5680					Landscaping supplies Refund
		T1-10156080 Total:			-107.70
		Lurvey Landscape Supply			1,551.00
Lynn Peavey Company					
LYNNPEAV					
318547	5/31/2016	48.75	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-300-512-5730 Program supplies					ET Brushes
318547	5/31/2016	22.00	0.00	06/21/2016	
101-210-511-5720 Postage					Shipping
	318547 Total:	70.75			
318598	5/31/2016	263.25	0.00	06/21/2016	
101-300-512-5730 Program supplies					Evidence Tape
	318598 Total:	263.25			
	Lynn Peavey Company Tot	334.00			
Mansuri, Naheed					
MANSURI					
REF060716NM	6/7/2016	33.00	0.00	06/21/2016	
205-000-210-2430 Parks and Recs Control Deposi					Refund/Camp Change
	REF060716NM Total:	33.00			
	Mansuri, Naheed Total:	33.00			
North Suburban					
NORTHSUB					
473-93676	5/16/2016	-18.00	0.00	06/21/2016	
205-430-515-5480 R&M - vehicles					Core Credit
	473-93676 Total:	-18.00			
473-96009	6/8/2016	91.99	0.00	06/21/2016	
205-430-515-5480 R&M - vehicles					Golf Cart Battery
	473-96009 Total:	91.99			
	North Suburban Total:	73.99			

Accounts Payable

To Be Paid Proof List

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Chicago Tribune					
CHGOTRIB					
4214733	5/27/2016	2,520.00	0.00	06/21/2016	
101-240-517-5510 Advertising					Legal Notice/Case # PC-06-16 /3701 Touhy
		<hr/>			
4214733 Total:		2,520.00			
		<hr/>			
Chicago Tribune Total:		2,520.00			
Martin Implement Sales Inc					
MARTINIM					
P00339	5/25/2016	2,141.06	0.00	06/21/2016	
660-620-519-5480 R&M - vehicles					Tie Rods/Tractors 3,4,5 & 7
		<hr/>			
P00339 Total:		2,141.06			
		<hr/>			
Martin Implement Sales In		2,141.06			
MBS Identification					
MBS					
2435	5/24/2016	288.00	0.00	06/21/2016	
101-300-512-5730 Program supplies					Supplies/Village ID Printer
2435	5/24/2016	20.00	0.00	06/21/2016	
101-210-511-5720 Postage					Shipping
		<hr/>			
2435 Total:		308.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

MBS Identification Total:		308.00		
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Menini Cartage Inc
MENICRT

46731	5/31/2016	3,842.99	0.00	06/21/2016
101-440-513-5760	Street materials - aggregate			Gravel for Alleys

46731 Total:		3,842.99		
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Menini Cartage Inc Total:		3,842.99		
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MG Mechanical Service, Inc.
MGMECH

24971	6/6/2016	797.50	0.00	06/21/2016
101-420-511-5405	R&M - buildings			Repairs/PW Air Conditioner

24971 Total:		797.50		
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MG Mechanical Service, In		797.50		
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Midwest Meter Inc
MIDWESTM

0078162-IN	5/25/2016	179.92	0.00	06/21/2016
660-620-519-5796	Water system repair parts			Connectors

0078162-IN Total:		179.92		
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Midwest Meter Inc Total:		179.92		
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NAPA
NAPA

216016	6/6/2016	71.84	0.00	06/21/2016
660-620-519-5730	Program supplies			Dielectric Grease

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

216016 Total:		71.84		
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NAPA Total:		71.84		
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North East Multi-Regional Training
NORTHEST

204555	3/28/2016	3,515.00	0.00	06/21/2016
101-300-512-5590 Training				Membership

204555 Total:		3,515.00		
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North East Multi-Regional		3,515.00		
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O'Leary's Contractor Equip
OLEARYS

176601	5/31/2016	58.29	0.00	06/21/2016
101-440-513-5480 R&M - vehicles				Hydraulic Filter/Bob Cat

176601 Total:		58.29		
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O'Leary's Contractor Equip		58.29		
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Planned Forest Solutions LLC
PLANNED

168207	6/6/2016	2,304.00	0.00	06/21/2016
101-400-511-5039 Other contract labor				Tree Permits & Inspection Requests

168207 Total:		2,304.00		
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Planned Forest Solutions L		2,304.00		
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PPG Architectural Finishes
PPGAR

944402082448	5/23/2016	1,261.52	0.00	06/21/2016
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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-440-513-5745 Small tools					Glass Beads & Yellow Paint
	944402082448 Total:	1,261.52			
	PPG Architectural Finishes	1,261.52			
Prairie Material Sales Inc PRAIRIEM 886680613	5/11/2016	961.00	0.00	06/21/2016	
660-620-519-5769 Street materials - Other					5 Cubic Yards of Concrete to Repair Water & Sewer Leaks
	886680613 Total:	961.00			
	Prairie Material Sales Inc T	961.00			
Psisteria Greek Tavern PSIS 73	6/7/2016	190.00	0.00	06/21/2016	
101-100-511-5840 Meals					Village Board Meeting Dinner
	73 Total:	190.00			
	Psisteria Greek Tavern Tota	190.00			
Ray O'Herron Inc RAYOHERR 1631862-IN	6/2/2016	229.70	0.00	06/21/2016	
101-300-512-5730 Program supplies					Weapon Magazines
	1631862-IN Total:	229.70			
	Ray O'Herron Inc Total:	229.70			
Raynor Door Co RAYNOR					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
16-03630	5/31/2016	168.70	0.00	06/21/2016	
101-420-511-5405 R&M - buildings					Brake Assembly/PW Garage Door
	16-03630 Total:	168.70			
	Raynor Door Co Total:	168.70			
Russo Power Equipment					
RUSSO					
3102585	5/3/2016	422.56	0.00	06/21/2016	
205-430-515-5730 Program supplies					Parts/Riding Mover #2
	3102585 Total:	422.56			
3105914	5/4/2016	295.61	0.00	06/21/2016	
205-430-515-5730 Program supplies					Parts/Riding Mover # 2
	3105914 Total:	295.61			
3112457	5/6/2016	61.61	0.00	06/21/2016	
205-430-515-5730 Program supplies					Parts/Riding Mover # 2
	3112457 Total:	61.61			
3119118	5/9/2016	1.10	0.00	06/21/2016	
205-430-515-5730 Program supplies					Parts/Riding Mover # 2
	3119118 Total:	1.10			
3170092	5/26/2016	21.60	0.00	06/21/2016	
205-430-515-5730 Program supplies					Parts/Riding Mover # 2
	3170092 Total:	21.60			
3181931	6/1/2016	89.22	0.00	06/21/2016	
101-440-513-5730 Program supplies					Air Filters & Coil /Paint Machine
	3181931 Total:	89.22			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

		891.70		
	Russo Power Equipment T			

Shore Galleries
SHOREGAL

36081	5/31/2016	45.00	0.00	06/21/2016
101-300-512-5070	Uniform allowance			Uniform Allowance

	36081 Total:	45.00		
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	Shore Galleries Total:	45.00		
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Sirchie Fingerprint Lab
SIRCHIEF

0256097-IN	5/29/2016	1,015.35	0.00	06/21/2016
101-300-512-5730	Program supplies			ET Supplies
0256097-IN	5/29/2016	42.65	0.00	06/21/2016
101-210-511-5720	Postage			Shipping

	0256097-IN Total:	1,058.00		
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	Sirchie Fingerprint Lab To	1,058.00		
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Snap-On Industrial
SNAPON

ARS/11955519	4/12/2016	82.00	0.00	06/21/2016
101-410-511-5745	Small tools			Wrench Repair

	ARS/11955519 Total:	82.00		
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ARS/11955520	4/12/2016	95.00	0.00	06/21/2016
101-410-511-5745	Small tools			Wrench Repair

	ARS/11955520 Total:	95.00		
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	Snap-On Industrial Total:	177.00		
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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
Solon, Julie SOLONJUL REF060716JS	6/7/2016	1,124.00	0.00	06/21/2016	Refund/Rutledge & OT Camp
205-000-210-2430 Parks and Recs Control Deposi					
	REF060716JS Total:	1,124.00			
	Solon, Julie Total:	1,124.00			
Standard Equipment Company STANDARD C13379	5/20/2016	870.39	0.00	06/21/2016	Wire for Sweeper #1 & #2
101-440-513-5480 R&M - vehicles					
	C13379 Total:	870.39			
C13464	5/23/2016	417.80	0.00	06/21/2016	Main Broom/Sweeper #1 & #2
101-440-513-5480 R&M - vehicles					
	C13464 Total:	417.80			
	Standard Equipment Comp	1,288.19			
Suburban Laboratories, Inc. SUBURB 134851	5/31/2016	280.00	0.00	06/21/2016	Coliform Testing & Disinfectant By Products
660-620-519-5320 Consulting					
	134851 Total:	280.00			
	Suburban Laboratories, Inc	280.00			
T.P.I. Building Code Consultants, Inc. TPI 201605	5/30/2016	6,425.28	0.00	06/21/2016	Plan Review/May 2016
101-240-517-5399 Other professional services					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number	Description			
201605	5/30/2016	10,503.00	0.00	06/21/2016
101-240-517-5399	Other professional services In House/May 2016			
	201605 Total:	16,928.28		
	T.P.I. Building Code Cons	16,928.28		
Trans Union Corp				
TRANSU				
5600587	5/25/2016	50.00	0.00	06/21/2016
101-300-512-5399	Other professional services Credit Checks/ Monthly Subscription Fee			
	5600587 Total:	50.00		
	Trans Union Corp Total:	50.00		
TransUnion Risk and Alternative				
TRANSUN				
556811053116	6/1/2016	111.25	0.00	06/21/2016
101-300-512-5399	Other professional services Online Investigative Database/May 2016			
	556811053116 Total:	111.25		
	TransUnion Risk and Alter	111.25		
Vollmar Clay Products Company				
VOLLMER				
169901	5/4/2016	730.80	0.00	06/21/2016
660-620-519-5796	Water system repair parts PVC Bends			
	169901 Total:	730.80		
	Vollmar Clay Products Com	730.80		

Voss Sign LLC

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
VOSS					
C-187985	6/8/2016	195.00	0.00	06/21/2016	
101-300-512-5730					Program supplies
					No Parking Temporary Police Order Signs
	C-187985 Total:	195.00			
	Voss Sign LLC Total:	195.00			
Williams, Ray					
WILLIAMS					
REIM060816RW	6/8/2016	53.97	0.00	06/21/2016	
101-300-512-5820					Local mileage, parking & tolls
					Reimbursement/Auto Usage
REIM060816RW	6/8/2016	15.00	0.00	06/21/2016	
101-300-512-5840					Meals
					Reimbursement/Meals
REIM060816RW	6/8/2016	363.20	0.00	06/21/2016	
101-300-512-5850					Purchased Transportation
					Reimbursement/Transportation
REIM060816RW	6/8/2016	84.00	0.00	06/21/2016	
101-300-512-5850					Purchased Transportation
					Reimbursement/GroundTransportation
REIM060816RW	6/8/2016	39.00	0.00	06/21/2016	
101-300-512-5820					Local mileage, parking & tolls
					Reimbursement/Parking Fee @ Airport
	REIM060816RW Total:	555.17			
	Williams, Ray Total:	555.17			
Woitel, Liz					
WOITELLI					
REF060716LW	6/7/2016	79.50	0.00	06/21/2016	
205-000-210-2430					Parks and Recs Control Deposi
					Refund/Soccer
	REF060716LW Total:	79.50			
	Woitel, Liz Total:	79.50			
Work' N Gear, LLC					
WRKNGEAR					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
HA62499	5/31/2016	197.38	0.00	06/21/2016
101-440-513-5070				Uniform allowance
				Clothing Allowance/Jose Pina
HA62499	5/31/2016	167.50	0.00	06/21/2016
660-620-519-5070				Uniform allowance
				Clothing Allowance/Jose Pina
	HA62499 Total:	364.88		
HA62658	6/2/2016	335.00	0.00	06/21/2016
101-440-513-5070				Uniform allowance
				Clothing Allowance/Ricardo Cano
	HA62658 Total:	335.00		
	Work' N Gear, LLC Total:	699.88		
	Report Total:	42,763.29		

Accounts Payable

To Be Paid Proof List

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

Ace Hardware Skokie
ACEHRDS

199902	4/30/2016	55.95	0.00	06/21/2016
101-350-512-5770 Training supplies				New Window
199902 Total:		55.95		
Ace Hardware Skokie Tota		55.95		

Advocate Occupational Health
ADVOCA

612229	6/3/2016	6,236.00	0.00	06/21/2016
101-200-511-5599 Other contractual				Drug Screening
612229 Total:		6,236.00		
614410	6/3/2016	56.00	0.00	06/21/2016
101-200-511-5599 Other contractual				Drug Screening
614410 Total:		56.00		
Advocate Occupational He		6,292.00		

Averus
AVERIS

8150596	5/31/2016	303.15	0.00	06/21/2016
101-350-512-5499 R&M - other				Exhaust System Cleaning

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
8150596 Total:		303.15			
Averus Total:		303.15			
Canon Solutions America, Inc					
CANONSOL					
988688131	6/2/2016	310.87	0.00	06/21/2016	
101-210-511-5440 R&M - office equipment					Plotter Maintenance/June 2016
988688131 Total:		310.87			
Canon Solutions America,		310.87			
Chicago Metropolitan Fire Prevention Co.					
CHGOMETR					
IN00132875	5/31/2016	795.50	0.00	06/21/2016	
101-350-512-5411 R&M- Wireless Alarm Equipm					Wireless Radio Network Maintenance Fee
IN00132875 Total:		795.50			
Chicago Metropolitan Fire		795.50			
City of Chicago Dept of Water					
CTYOFCHI					
430881-430881	6/9/2016	114.08	0.00	06/21/2016	
660-620-519-5790 Water purchases					Water/Apr 11-May 31, 2016
430881-430881 Total:		114.08			
430882-430882	6/9/2016	228.16	0.00	06/21/2016	
660-620-519-5790 Water purchases					Water/Apr 11-May 31, 2016
430882-430882 Total:		228.16			
430883-430883	6/9/2016	81,823.88	0.00	06/21/2016	
660-620-519-5790 Water purchases					Water/Apr 11-May 10, 2016

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
	430883-430883 Total:	81,823.88		
430884-430884	6/9/2016	72,583.40	0.00	06/21/2016
660-620-519-5790	Water purchases			Water/Apr 11-May 10, 2016
	430884-430884 Total:	72,583.40		
	City of Chicago Dept of W	154,749.52		
Commonwealth Edison				
COMED				
2028043041	6/9/2016	2,466.26	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Master Acct/Street Lighting/May 6-Jun 8, 2016
	2028043041 Total:	2,466.26		
2631087013	6/8/2016	50.26	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Electric/6851 Central PK/RT-25 Lights/May 4-Jun 3, 2016
	2631087013 Total:	50.26		
2873043051	6/7/2016	129.95	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Electric/6471 1/2 Lincoln Ave/May 6-Jun 7, 2016
	2873043051 Total:	129.95		
381169268	6/6/2016	141.00	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Electric/7002 1/2 Tripp Ave/May 5-Jun 6, 2016
	381169268 Total:	141.00		
4357072009	6/3/2016	125.45	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Electric/6401 1/2 McCormick Blvd/May 4-Jun 3, 2016
	4357072009 Total:	125.45		
4847019018	6/7/2016	118.29	0.00	06/21/2016
101-440-513-5785	Utilities - public way			Electric/6668 1/2 N. Lincoln Ave/May 6-Jun 7, 2016

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	4847019018 Total:	118.29			
57221-35010	6/8/2016	124.19	0.00	06/21/2016	
101-440-513-5785	Utilities - public way				Master Acct/Street Lighting/ May 9-Jun 8, 2016
	57221-35010 Total:	124.19			
	Commonwealth Edison To	3,155.40			
Fedex					
FEDEX					
5-442-12059	6/8/2016	20.06	0.00	06/21/2016	
101-230-511-5399	Other professional services				Shipping/Village Attorney
	5-442-12059 Total:	20.06			
	Fedex Total:	20.06			
Gewalt Hamilton Associates Inc					
GEWALT					
9232.378-11	5/12/2016	465.00	0.00	06/21/2016	
212-000-511-5320	Consulting				Street Lighting Year 4
	9232.378-11 Total:	465.00			
	Gewalt Hamilton Associate	465.00			
Groot Recycling & Waste Services					
GROOT					
14132352	5/31/2016	1,984.95	0.00	06/21/2016	
101-440-514-5230	Garbage & recycling				Acct # 22280-001/Public Works
	14132352 Total:	1,984.95			
14135251	5/31/2016	1,901.14	0.00	06/21/2016	
101-440-514-5230	Garbage & recycling				Acct # 22280-002/Public Works

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
14135251 Total:		1,901.14			
14135669	6/1/2016	55,017.88	0.00	06/21/2016	101-440-514-5230 Garbage & recycling Acct # 1229-001/Community Pickup
14135669 Total:		55,017.88			
14135670	6/1/2016	700.56	0.00	06/21/2016	101-440-514-5230 Garbage & recycling Acct # 1230-001/School District 74
14135670 Total:		700.56			
Groot Recycling & Waste S		59,604.53			
IL Municipal Retirement Fund					
ZZIMRF					
060716	6/7/2016	35,844.30	0.00	06/21/2016	102-000-210-2023 Employee IMRF withholding Employer Contribution
060716	6/7/2016	14,756.84	0.00	06/21/2016	102-000-210-2023 Employee IMRF withholding Employee Contribution
060716 Total:		50,601.14			
IL Municipal Retirement F		50,601.14			
Lowe's Business Acc/GECF					
LOWES					
01804	5/27/2016	239.13	0.00	06/21/2016	101-440-513-5730 Program supplies Gloves & Landscape Fabric for Planters
01804 Total:		239.13			
02122	5/27/2016	66.70	0.00	06/21/2016	660-620-519-5730 Program supplies Screws, ZipTies, Scissors & Cleaning Supplies/Pump House
02122 Total:		66.70			
02534	6/1/2016	11.22	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-410-511-5730 Program supplies					Shop Keys
02534 Total:		11.22			
02762	5/24/2016	11.66	0.00	06/21/2016	PVC Connectors & Couplings/Village Hall
101-420-511-5405 R&M - buildings					
02762 Total:		11.66			
02820	6/7/2016	141.84	0.00	06/21/2016	Nut Driver Set, Bit, Graffiti Remover/ Proesel Park
205-430-515-5730 Program supplies					
02820 Total:		141.84			
02837	6/7/2016	14.25	0.00	06/21/2016	Lumber for Hockey Rink/Proesel Park
205-430-515-5730 Program supplies					
02837 Total:		14.25			
02842	6/1/2016	14.47	0.00	06/21/2016	Shop Air Fresheners
101-410-511-5730 Program supplies					
02842 Total:		14.47			
19931	6/6/2016	56.94	0.00	06/21/2016	Gas Tank/Proesel Park
205-430-515-5730 Program supplies					
19931 Total:		56.94			
20671	6/6/2016	27.90	0.00	06/21/2016	Mulch/Proesel Park
205-430-515-5680 Landscaping supplies					
20671 Total:		27.90			
Lowe's Business Acc/GEC		584.11			
Marc Printing MARCP CYC1	6/10/2016	769.86	0.00	06/21/2016	Postage/Water Bills Cycle 1
660-610-519-5720 Postage					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	70-61-47-04487 Total:	69.66			
	Nicor Gas Total:	5,693.49			
North Suburban Employee Benefit NSEBENEF MAY2016	6/7/2016	83,160.00	0.00	06/21/2016	
102-000-210-2027 Health insurance premium with					Employee Health Insurance PPO/ May 2016
	MAY2016 Total:	83,160.00			
	North Suburban Employee	83,160.00			
Secretary of State/Dept of Police SECDEPT SOSL239431	6/13/2016	101.00	0.00	06/21/2016	
101-300-512-5599 Other contractual					License Plate Renewal/Squad #35
	SOSL239431 Total:	101.00			
	Secretary of State/Dept of P	101.00			
Trizetto Provider Solutions TRIZETTO 7108061600	6/1/2016	179.80	0.00	06/21/2016	
101-000-410-4315 Ambulance & EMS fees					Claims Transaction Fee/Ambulance Invoices
	7108061600 Total:	179.80			
	Trizetto Provider Solutions	179.80			
Verizon Wireless VERIZON 9765542534	5/16/2016	723.72	0.00	06/21/2016	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-210-511-5580 Telephone 9765542534	5/16/2016	4.87	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-508-515-5580 Telephone 9765542534	5/16/2016	37.99	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-520-515-5580 Telephone 9765542534	5/16/2016	308.28	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-530-515-5580 Telephone 9765542534	5/16/2016	3.30	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-560-515-5580 Telephone 9765542534	5/16/2016	1.10	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-550-515-5270 Purchased program services 9765542534	5/16/2016	127.52	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
101-000-210-2650 Contractor Permits Payable 9765542534	5/16/2016	403.75	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
660-610-519-5580 Telephone 9765542534	5/16/2016	657.57	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
101-250-511-5580 Telephone 9765542534	5/16/2016	22.96	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
205-430-515-5410 R&M - communications equipm 9765542534	5/16/2016	18.36	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
660-620-519-5410 R&M - communications equipm 9765542534	5/16/2016	27.55	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
101-440-513-5410 R&M - communications equipm 9765542534	5/16/2016	9.18	0.00	06/21/2016	Telephone Service/Apr 17-May 16, 2016
101-410-511-5410 R&M - communications equipm					Telephone Service/Apr 17-May 16, 2016
9765542534 Total:		2,346.15			
9766239503 660-610-519-5580 Telephone	6/10/2016	90.10	0.00	06/21/2016	Cell Service/Data Collector Units
9766239503 Total:		90.10			
Verizon Wireless Total:		2,436.25			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

Report Total:

369,426.62



Proclamation

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including the Village of Lincolnwood; and

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

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

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

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

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

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

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

NOW THEREFORE, BE IT RESOLVED that I, Gerald C. Turry, President of the Village of Lincolnwood along with the Village Board of Trustees formally designate that July is recognized as Parks and Recreation Month in the Village of Lincolnwood.

DATED this 21st day of June, 2016

ATTEST:

Beryl Herman
Village Clerk

Gerald C. Turry
Village President



Proclamation

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

WHEREAS, 35 of the Village of Lincolnwood High School graduates from the class of 2016 have qualified to be designated as 2016 Illinois State Scholars; and

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

WHEREAS, the Village of Lincolnwood acknowledges our State Scholars for this outstanding achievement and further recognizes them as 2016 LINCOLNWOOD STUDENT ACHIEVERS.

NOW, THEREFORE, BE IT RESOLVED that I, Gerald C. Turry, President of the Village of Lincolnwood along with the Village Board of Trustees congratulate the 2016 Lincolnwood Student Achievers and do hereby proclaim Tuesday, June 21, 2016 as

LINCOLNWOOD STUDENT ACHIEVERS' DAY

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

DATED this 21st day of June, 2016

ATTEST:

Beryl Herman
Village Clerk

Gerald C. Turry
Village President

Request For Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 1

ORIGINATING DEPARTMENT: Parks and Recreation

SUBJECT: Approval of a Recommendation by the Parks and Recreation Board to Approve a Resolution Adopting the Parks and Recreation Department Strategic Plan covering Fiscal Years 2016-17, 2017-18 and 2018-19

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In 2008 a strategic planning process was initiated by the Parks and Recreation Department. Parks and Recreation staff and the Parks and Recreation Board participated in this process facilitated by an outside consultant. Input from the Comprehensive Master Planning process as well as recommendations from the Parks and Recreation Board and staff helped to form the department strategic plan covering fiscal years 2009-2012. From this point forward it was agreed that the strategic plan would be reviewed and updated every three years for the upcoming fiscal years.

As part of the planning process for the upcoming three fiscal years a recap and updates were presented to the Parks and Recreation Board including analysis of the Department Mission and Vision and discussion regarding the initiatives. Comments and suggestions were then incorporated into the plan for the approaching three fiscal years.

This plan will reflect the timeframe of May 1, 2016 through April 30, 2019 and is the Parks and Recreation Department's vision for the community as we strive to be more effective and responsive in our quest to promote a feeling of community and stewardship and fulfill our mission to provide safe, quality programs, green spaces and facilities.

FINANCIAL IMPACT:

NONE

DOCUMENTS ATTACHED:

1. Proposed Resolution
2. Strategic Plan 2016-2019
3. Unapproved Parks and Recreation Board Meeting Minutes of May 10, 2016

RECOMMENDED MOTION:

Move to approve a resolution adopting the Parks and Recreation Department Strategic Plan covering fiscal years 2016-17, 2017-18 and 2018-19.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2016-_____

A RESOLUTION ADOPTING THE PARKS AND RECREATION DEPARTMENT STRATEGIC PLAN COVERING FISCAL YEARS 2016-17, 2017-18 AND 2018-19

WHEREAS, the Village Department of Parks and Recreation ("*Department*") maintains parks and recreational programs, facilities, and services for the use and benefit of the Village and its residents; and

WHEREAS, the Department has prepared a three year strategic plan that will set priorities to strengthen operations and ensure that employees and other stakeholders are working toward common goals ("*Parks and Recreation Strategic Plan*"); and

WHEREAS, on May 10, 2016, the Village Parks and Recreation Board unanimously voted to recommend that the Village President and Board of Trustees adopt the Strategic Plan covering fiscal years 2016-17, 2017-18 and 2018-19; and

WHEREAS, the Village President and Board of Trustees determined that the approval of the Strategic Plan will serve and be in the best interest of the City.

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. ADOPTION OF STRATEGIC PLAN. The Parks and Recreation Strategic Plan shall be, and it is hereby, approved and adopted in substantially the form attached as **Exhibit A**.

SECTION 3. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2016.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2016.

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

ATTESTED and FILED in my office this
_____ day of _____, 20__

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

Village of Lincolnwood Parks and Recreation Department Strategic Plan 2016-2019

COVERING FISCAL YEARS 2016-17, 2017-18 AND 2018-19

“Planning for the Future of Parks and Recreation in Lincolnwood”



Parks and Recreation Department
6900 N. Lincoln Ave - Lincolnwood, IL 60712
www.recreation.lwd.org
847-677-9740

Approved by



STRATEGIC PLANNING TEAM

PARKS AND RECREATION ADVISORY BOARD

Demerise Gratch	Chairperson
Sarah Hardin	Board Member
Grace Diaz Herrera	Board Member
Amy Kaniff	Board Member
Art Lovering	Board Member
Victor Shaw	Board Member
Laura Tomacic	Board Member
Jennifer Spino	Village Board Liaison

PARKS AND RECREATION DEPARTMENT LEADERSHIP TEAM

Laura McCarty	Parks and Recreation Director
Katie Gamroth	Superintendent of Recreation
Melissa Rimdzius	Superintendent of Parks and Facilities
Olivia Antosz	Recreation Supervisor
Aryn Fletcher	Youth Programs Coordinator
Linda Vering	Community Outreach Coordinator
Julie Glowacki.....	Clerk

Mission: The Lincolnwood Parks and Recreation Department is committed to providing safe, quality programs, green spaces and facilities, ultimately improving the social, environment and physical welfare of the diverse constituency of Lincolnwood

Vision: It is the vision of the Parks and Recreation Department of the Village of Lincolnwood to promote a feeling of community and stewardship with quality recreational programs, green space and facilities that meet the needs of each age, ability, culture, and interest represented in the Community

Department History and Executive Summary

This strategic plan will help the Village of Lincolnwood Parks and Recreation Department position and prepare itself for the future.

In 1955, the Lincolnwood Parks and Recreation Department, then known as the Parks and Recreation Board, was created to establish, maintain and conduct a recreation program. Prior to the establishment of the Parks and Recreation Board, the Lincolnwood Day Association, a non-profit organization began to acquire land to build a network of neighborhood playgrounds.

In 1914, Village President Proesel acquired land for the first Lincolnwood Park, a 50 x 125 lot on Keeler Avenue. It was on that lot in 1916 that the first Village Hall was built. In the late 1920's, five more acres, known as the Kaufman Tract, were added and the first baseball diamond was built. In 1955, through condemnation proceedings, the Lincoln-Kostner subdivision consisting of 58 lots was acquired. In 1960, also through condemnation, 26 lots on the north side of Morse Avenue were added. The next acquisition was 226 feet of Lincoln Avenue frontage giving the Village 24 acres of Village owned property in one five-sided piece, now the site of the Village Hall campus and Lincolnwood's beloved Proesel Park.

In 1973, a study performed by the League of Women Voters of Skokie-Lincolnwood analyzed the needs of the Lincolnwood community relative to recreation programs and parks. The League recommended that a professional consulting firm be hired by the Village to prepare a long-range plan to best implement the recreational needs of Lincolnwood. There was a need for improved communication and better publicity. An experiment of a "lighted school house" was recommended to serve the whole community from senior citizens to pre-school children. The group also thought that the resources allocated to the delivery of parks and recreation services were not being used to their best advantage.

In 2005, a ten year strategic plan was developed, and updated in 2006. However, it was the goal of the current staff in 2008 to decrease the duration of the plan to three years and to develop concrete action plans for the areas of need, assigning tasks to positions within the department and establishing a timeline for updating and completion.

Subsequently in November 2008, a strategic planning process was initiated for the fiscal years 2009-2012. Park and Recreation Board members and staff participated in this process facilitated by an outside consultant.

PARKS AND RECREATION DEPARTMENT STRATEGIC PLAN 2016 - 2019

As part of the Comprehensive Master Planning process, a community survey was generated via *Survey Monkey*. The Comprehensive Master Plan was presented to the Park and Recreation Board and Village Board, and was officially adopted at the May 5, 2011 meeting of the Village Board. Input from the Comprehensive Master Planning process as well as recommendations from the Park and Recreation Board and staff helped to form the strategic plan for fiscal years 2009- 2012.

Toward the end of the strategic plans for fiscal years 2009-2012 and 2012-2015 and as part of the planning process for the next three years, again a recap was given and updates were provided to the Park and Recreation Board. Analysis of the Mission and Vision of the Department was performed and discussion ensued regarding the initiatives. Comments and suggestions were incorporated into the plans for the following three fiscal years.

This plan will reflect the timeframe of May 1, 2016 through April 30, 2019 and is the Park and Recreation Department's vision for the community as we strive to be more effective and responsive in our quest to promote a feeling of community and stewardship and fulfill our mission to provide safe, quality programs, green spaces and facilities.

The following four strategic objectives are the focus of the strategic plan and will be the catalyst used in setting the future direction and annual objectives of the Park and Recreation Department over the next few years. These four objectives are essential for the ongoing success and growth of the Park and Recreation Department:

STRATEGIC OBJECTIVES

- Maintain and Develop Parks to Meet the Needs of Residents and Program Users
- Plan, Implement and Evaluate Quality Recreation Programs and Services to Meet the Needs of Lincolnwood and Area Program Users
- Strengthen Community and Regional Public Relations and Publicity
- Supplement the Capital Budget through the use of Grants

Tasks and Timelines: Park Development and Maintenance

Maintain and Develop Parks to Meet the Needs of Residents and Program Users

Task		Fiscal Year	Responsibility
1.1	Continue to explore possibilities for the development of additional programming spaces.	2016-2019	L. McCarty K. Gamroth M. Rimdzius
1.2	Continue to implement a Multicultural Task Force with representatives from various cultures in the community.	2016-2019	K. Gamroth
1.3	Continue to pursue development of soccer fields. Work to pursue development of the land on the east side of the channel.	2016-2017	L. McCarty
1.4	Continue to implement playground equipment replacement plan	2016-2019	L. McCarty & M. Rimdzius
1.5	Purchase and develop the Union Pacific Pro.	2016	L. McCarty
1.6	Develop a plan to promote recreational use of the new Valley Line (ComEd) bike path.	2017	L. McCarty
1.7	Implement aquatic center master plan.	2017-2018	L. McCarty M. Rimdzius & K. Gamroth
1.8	Maintain level of Environment Statement for the maintenance of parks and facilities.	2016-2019	All staff
1.9	Research and develop a plan to incorporate park history signage and kiosks at outdoor parks.	2017	L. McCarty & L. Vering
1.10	Evaluate overall aquatic center policies, procedures and operations to ensure customer service efficiency and professionalism.	2017	M. Rimdzius

Tasks and Timelines: Program and Services Development

Plan, Implement, and Evaluate Quality Recreation Programs and Services to Meet the Needs of Lincolnwood and Area Program Users

Task	Fiscal Year	Responsibility
2.1	2016-2019	K. Gamroth & M. Rimdzius
2.2	2016-2019	L. McCarty
2.3	2016-2019	L. McCarty
2.4	2017	K. Gamroth O. Antosz & A. Fletcher
2.5	2017	L. McCarty; K. Gamroth & M. Rimdzius
2.6	2017	L. McCarty K. Gamroth & M. Rimdzius
2.7	2017	All staff
2.8	2017	K. Gamroth & O. Antosz
2.9	2017-2018	L. McCarty & L. Vering
2.10	2016-2019	All staff

PARKS AND RECREATION DEPARTMENT STRATEGIC PLAN 2016 - 2019

Task		Fiscal Year	Responsibility
2.11	Research the possibility of implementing a Village-wide Health and Wellness initiative for internal and external customers	2017-2018	L. McCarty & J. Glowacki
2.12	On a quarterly basis, research and identify fitness industry trends and develop and implement programs accordingly.	2017-2019	O. Antosz
2.13	Implement a system to ensure participant evaluation forms are distributed at the end of each brochure cycle.	2017	K. Gamroth, O. Antosz & A. Fletcher
2.14	Move toward increasing senior age to 65.	2017-2018	L. McCarty & K. Gamroth
2.15	Target a launch group for the development of an active adult program area.	2017-2018	K. Gamroth & O. Antosz
2.16	Create a process to improve outreach to minority population.	2017-2018	All Staff
2.17	Plan and implement a minimum of 3 new programs or events with each brochure cycle.	2017-2019	All Staff

Tasks and Timelines: Public Relations & Marketing

Strengthen and Improve Community and Regional Public Relations and Publicity Efforts

Task	Fiscal Year	Responsibility	
3.1	Monitor and refine the School Park Agreement with District 219.	2016-2019	L. McCarty
3.2	Attend a minimum of one District 74 school board meeting each year to promote upcoming programs and events.	2016-2019	L. McCarty
3.3	Research the possibility of partnerships for a recreation community center.	2016-2019	L. McCarty
3.4	Continue to implement email marketing program through an outside vendor.	2016-2019	L. Vering
3.5	Distribute information via the seasonal brochure to Edgebrook, Wildwood and Sauganash.	2016-2019	All Staff
3.6	Publish and distribute pool schedule and summer concert series magnets for families to post in their homes.	2016-2019	L. Vering
3.7	Publish bike path map for website and distribution.	2017	L. McCarty & L. Vering
3.8	Develop and distribute information via an aquatic newsletter to all pass holders/members.	2017	M. Rimdzius
3.9	Explore the creation of a new Parks and Recreation Department logo	2017	All staff
3.10	Identify three to four locations throughout the community in which signage can be displayed to promote programs and events on a consistent basis.	2017	L. McCarty & L. Vering
3.11	Develop and implement a department-wide marketing plan to increase awareness, presence and branding of the Parks and Recreation department within the Village.	2017-2018	L. McCarty; K. Gamroth M. Rimdzius & L. Vering
3.12	Explore revisiting the department vision statement to establish a more clear and concise statement.	2018-2019	All Staff
3.13	Continue to increase cross-promotion of all programs and events.	2016-2019	All Staff

Tasks and Timelines: Grants and Partnerships

Supplement the Capital Budget through the use of grants

Task		Fiscal Year	Responsibility
4.1	Explore partnership opportunities	2016-2019	L. McCarty
4.2	Research and apply for a grant for the renovation of the Proesel Park playground.	2017	L. McCarty
4.3	Stay abreast of federal and state grant opportunities.	2016-2019	L. McCarty
4.4	Continue to increase sponsorship utilizing newly formed sponsorship policy.	2016-2019	L. Vering
4.5	Research and apply for a grant to help fund the Aquatic Center Master Plan.	2017-2018	L. McCarty



Lincolnwood Park and Recreation Board Meeting
Lincolnwood Village Hall – Council Chambers
May 10, 2016
DRAFT MINUTES

CALL TO ORDER

The meeting was called to order at 7:04 P.M.

PRESENT AT MEETING

Park Board Members: Laura Tomacic, Art Lovering, Amy Kaniff, Grace Diaz Herrera, Victor Shaw; Sarah Hardin

Parks and Recreation Department Staff: Laura McCarty, Katie Gamroth, Melissa Rimdzius, Olivia Antosz

Village of Lincolnwood Staff: Andrew Letson

Audience:

APPROVAL OF MINUTES

On motion Kaniff/Shaw to approve the meeting minutes of the April 12, 2016. 6-0, motion passed.

AUDIENCE PARTICIPATION/LETTERS FROM THE PUBLIC

OLD BUSINESS

A. Update on Request to Name Field #3 in Proesel Park After Former Resident, Alan Chapman

McCarty- Notes that the request has been withdrawn and that Mr. Chapman was very appreciative of Park Board professionalism and time spent on the request

Park Board Members- Comments on the compliments received from Mr. Chapman in the withdrawal letter sent to the Parks and Recreation Department and points brought up that lead to withdraw.

B. Approval of the 2016-2019 Parks and Recreation Department Strategic Plan

McCarty- Notes that Strategic Plan in the packet was a result of the planning session in April, and this plan went into effect May 1, 2016

Park Board – Commented on liking the addition of dates and staff for accountability

On motion Diaz Herrera/Kaniff to approve the 2016-2019 Parks and Recreation Department Strategic Plan, 6-0 motion passed

NEW BUSINESS

A. Presentation of Proposed ITEP Projects

Letson- As noted in presentation

Board Discussion on Plan One-

- Questions width, and proximity to curb at McCormick the path would be located
- Questions if it would impact current features such as Frisbee golf in the park
- Questions if this would be intended to replace the current path
- Questions if there is anything else that could be done instead in Centennial
- Notes it is a positive addition to utilize the lumen from current street lights to light up path, making it safer later in the evening

Letson- Notes that the current path would continue to be maintained, and because of current gas line the path would be approximately six to seven feet away from the curb but close enough to be lit by the current street lights.

Board Discussion on Plan Two-

- Questions if this plaza has been a request from users of the bike path
- Questions what is included in the plaza
- Questions location of plaza
- Notes it is a nice enhancement to the paths and would be more of an aesthetic project

Letson- Plaza came up again because it was something that was initially applied for. The Plaza at the Valley Line Trail is at the crossing point on Lincoln Ave. and would be a potential joint project with

Skokie, and the Village would be looking to cost share. The Plaza would include benches, bike racks and would not be covered. Staff is continuing to contact Skokie to get them on board.

Hardin- States that both worthwhile, if we had to pick one it would be the first

Lovering- Go for both

Lovering- Notes the grant mentions vegetation management and storm water management, things to bring back native plants, could beautification of new bike path be included?

Letson- Potentially, staff will take a look at the grant requirements to see if it falls in

B. Approval of Amendment to Alltown Bus Service Contract, Inc. of Skokie, Illinois

McCarty- Notes that last year staff went through a formal bid process for summer bus transportation. This year staff is recommending renew with following amendment to include dates and fees of 2.5%

On motion Hardin/Tomacic move to approve first amendment to Alltown Bus Service Contract, 6-0 motion passed

CHAIRPERSON'S REPORT –

COMMISSIONERS' REPORTS –

DIRECTOR'S REPORT –

McCarty- Notes that the bike path plan was included in the packet for board to review

Lovering- Speaks to his concern of some of the fences that seem very close to the path.

McCarty- Mentions that John form FGM will be at next meeting to present Aquatic Center Master Plan. Would like to have board tour the Aquatic Center before June meeting.

Lovering- Do we want audience participation for this?

McCarty- First would like to inform the Park Board and then begin public outreach

McCarty- June Park Board meeting will start at 7pm at the pool and then reconvene in Council Chambers after the tour

STAFF REPORTS

A. SUPERINTENDENT OF RECREATION – GAMROTH

Lovering- Refers to Park Inspections and would like to see if anything can be done with the fence at Flowers Park. It's old and rusted and might not be needed now that the tracks are gone

Hardin- Maybe put in an access point to the path and clean up the rest of the fence

B. SUPERINTENDENT OF PARKS AND FACILITIES – RIMDZIUS

Rimdzius- Notes the pool is full and start-up procedures are happening now. It will take approximately two weeks to balance out the chemicals.

Rimdzius- Comments on new pool hours for the summer. Activity pool open two hours earlier and main pool opening one hour earlier than past years. Post season the Aquatic Center is opening at 4pm on weekdays and 10am on weekends. Overall the Aquatic Center is scheduled to be open 10 more hours than last year. This is a change and will continue to promote as much as possible. The goal is to provide a consistently safe environment to our public.

Rimdzius- Picnic reservations are up from last year, but have begun to plateau. Staff would like to open reservations to non-residents on June 4th in hopes to attract more use and generate additional revenue.

C. RECREATION SUPERVISOR – ANTOSZ

Antosz- Comments on Memorial Day planning and putting procedures to paper for future years

D. COMMUNITY OUTREACH AND MARKETING COORDINATOR – VERING

As noted in report

E. YOUTH PROGRAMS COORDINATOR - FLETCHER

As noted in report

ADJOURNMENT

Meeting adjourned at 7:56 P.M.

Park Board Minutes prepared by: Katie Gamroth, Superintendent of Recreation

Park and Recreation Board President:

Signature

Date

Request For Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 2

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of an Ordinance in Case #ZB-05-16 to Approve a Wall Sign Variation on the South Building Elevation and Deny a Wall Sign Variation on the West Building Elevation for the Property Located at 6540 North Lincoln Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At the June 7, 2016 meeting, the Village Board considered the Zoning Board of Appeals' (ZBA) recommendation to approve a Variation to permit a second wall sign on the Hamlin Avenue elevation (south elevation) and deny a Variation to permit a box sign on the rear elevation (west elevation) facing the off-street parking area at 6540 North Lincoln Avenue.

At its June 7, 2016 meeting, by a 5-0 vote, the Village Board moved to concur with the ZBA recommendation and directed the Village Attorney to prepare the requisite Ordinance. Consistent with this direction, attached for approval is the proposed Ordinance prepared by the Village Attorney.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. Proposed Ordinance

RECOMMENDED MOTION:

Move to approve an Ordinance concurring with the ZBA recommendation to approve the Advocate Medical group individual letter wall sign on the south elevation (facing Hamlin Avenue) and deny the rear box sign on the west elevation (facing the off-street parking area) for the property at 6540 North Lincoln Avenue.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2016-_____

**AN ORDINANCE GRANTING A VARIATION FOR
THE INSTALLATION OF A WALL SIGN**

(6540 North Lincoln Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF _____, 2016.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Lincolnwood,
Cook County, Illinois this
_____ day of _____, 2016

Village Clerk

**AN ORDINANCE GRANTING A VARIATION FOR
THE INSTALLATION OF A WALL SIGN
(6540 North Lincoln Avenue)**

WHEREAS, MBRE Healthcare ("**Applicant**"), is the owner of that certain property located in the B-1 Traditional Business District ("**B-1 District**"), commonly known as 6540 North Lincoln Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property is located adjacent to, and to the south of, the Lincoln Avenue right-of-way, and adjacent to, and to the west of, the Hamlin Avenue right-of-way; and

WHEREAS, the Property is improved with a building developed and used for medical office uses ("**Existing Building**"), and an off-street parking lot; and

WHEREAS, pursuant to 11.04(2)i of "The Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), not more than one wall sign is permitted per street frontage; and

WHEREAS, on February 19, 2013, the Village President and Board of Trustees approved Ordinance No. 2013-3040, granting, among other relief, a variation to the prior owner of the Property for the installation of a second wall sign along the Lincoln Avenue frontage of the Existing Building; and

WHEREAS, the Owner now desires to install: (i) a second wall sign along the Hamlin Avenue frontage of the Existing Building ("**Proposed Hamlin Avenue Wall Sign**") and (ii) a box wall sign on the southerly wall of the Existing Building, facing the existing off-street parking lot on the Property ("**Proposed Parking Lot Wall Sign**"); and

WHEREAS, in order to permit the installation of the Proposed Hamlin Avenue Wall Sign and the Proposed Parking Lot Wall Sign (collectively, the "**Proposed Signs**") on the Property, ICON Identity Solutions, Inc. ("**Applicant**"), on behalf of the Owner, filed an application for variations from Section 11.04(2)i of the Zoning Ordinance to permit the installation of the Proposed Signs on the Property; and

WHEREAS, a public hearing of the Zoning Board of Appeals of the Village of Lincolnwood ("**ZBA**") to consider approval of the requested variations was duly advertised in the *Lincolnwood Review* on April 28, 2016, and held on May 18, 2016; and

WHEREAS, on May 18, 2016, the ZBA made findings and recommendations: (i) in opposition to the requested variation for the Proposed Parking Lot Wall Sign; and (ii) in support of the requested variation for the Proposed Hamlin Avenue Wall Sign, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the requested variation for the Proposed Hamlin Avenue Wall Sign meets the required standards for variations as set forth in Article XI of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have further determined that the requested variation for the Proposed Parking Lot Wall Sign does not meet the required standards for variations as set forth in Article XI of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested variation for the Proposed Hamlin Avenue Wall Sign, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. GRANT OF HAMLIN AVENUE WALL SIGN VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, the Village hereby grant a variation from Section 11.04(2)i of the Zoning Ordinance to permit the installation of the Proposed Hamlin Avenue Wall Sign.

SECTION 3. DENIAL OF PARKING LOT WALL SIGN VARIATION. In accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, the Village hereby denies the requested variation for the Proposed Parking Lot Wall Sign.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Approved Sign and the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Approved Sign) and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Zoning Officer (for matters within his permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Hamlin Avenue Wall Sign must comply with the sign plan prepared by the Applicant, consisting of one sheet, with a latest revision date of December 19, 2014, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.
- C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes,

ordinances, resolutions, rules, or regulations, the Applicant is liable for the payment to the Village, promptly upon presentation of a written demand or demands therefor, of all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Applicant is liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner, the Applicant, and each of their heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Owner and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Proposed Hamlin Avenue Wall Sign and the Property will be governed solely by the regulations of the B-1 District and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Owner or the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law;
 2. Publication in pamphlet form in the manner required by law; and
 3. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Owner or the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of June, 2016.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of June, 2016.

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

ATTESTED and FILED in my office this
_____ day of _____, 2016

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

#46836176_v1

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1: That part of Lot 13 in John Proesel Estate Partition, being a subdivision of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 35; Township 41 North, Range 13 East of the Third Principal Meridian, lying northeasterly of a line drawn at right angles to the Southeasterly line of said lot through a point in said southeasterly line that is 91.12 feet Northeasterly of the angle corner of said lot (except the Southeasterly 33 feet and the Northeasterly 17 feet, both taken by right angle measurement of said lot) in Cook County, Illinois.

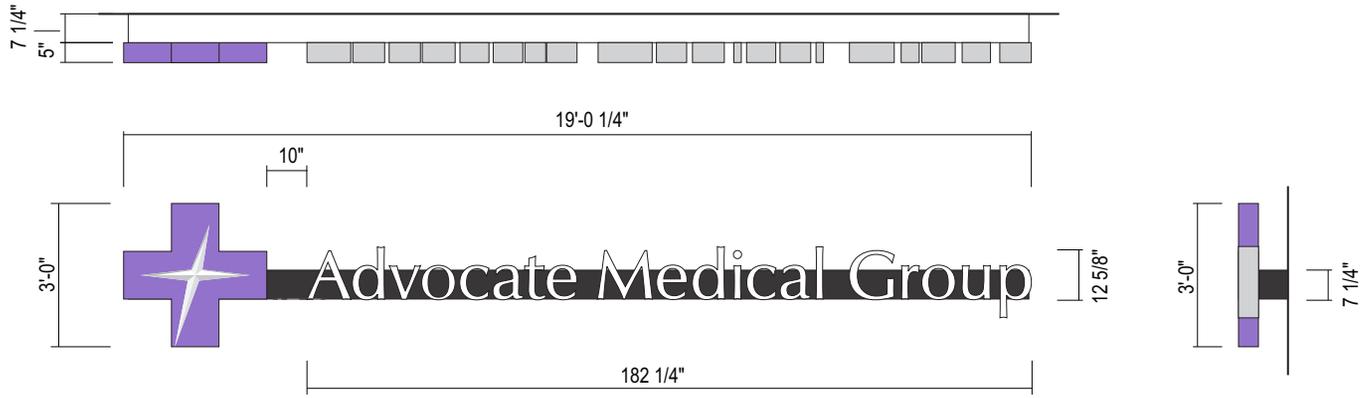
Parcel 2: That part of Chicago and Northwestern Railroad right of way, lying Northwesterly and adjacent to Lot 13 in John Proesel Estate Partition being a Subdivision of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point on the Southeasterly line of said Lot 13, said point being 91.12 feet Northeasterly of an angle corner in said lot; thence Northwesterly at right angles to the Southeasterly line of Lot 13, 173.75 feet for the point of beginning on the Northwesterly line of said Lot 13 said line also being the Southeasterly line of Chicago and Northwestern right of way; thence continuing on said line 31.55 feet more or less to a line 25 feet Southeasterly and parallel to the existing center line of the railroad track; thence Northeasterly on said parallel line 192.63 feet to a point of curvature; thence continuing Northeasterly on a curve to the left an arc and chord distance of 110.03 feet Said curve having a radius of 5748.45 feet to the existing Southwesterly right of way line of Lincoln Avenue as widened; thence Southeasterly 32.16 feet along the existing right of way line of Lincoln Avenue 32.16 feet more or less, to the Northwesterly line of said Lot 13, thence Southwesterly on the Northwesterly line of said Lot 13 on a curve to the right an arc and chord distance of 104.35 feet, said curve having a radius of 5780.00 feet; thence continuing Southwesterly on the Northwesterly line of said Lot 13, 192.63 feet more or less to the point of beginning, containing 9,460 square feet, more or less, all in Cook County, Illinois,

Commonly known as: 6540 North Lincoln Avenue, Lincolnwood, Illinois.

PIN: 10-35-325-014-0000 and 10-35-325-020-0000

EXHIBIT B

SIGN PLAN



CUSTOM WHITE CHANNEL LETTERS ON A RACEWAY

SIDE VIEW

QTY: 1
RACEWAY PAINTED TO MATCH BUILDING

SCALE: 1/4"=1'-0"



EXISTING



PROPOSED

Drawing prepared by:

SIGN 2

Drawing prepared for:



Location: 6540 N Lincoln Ave
Lincolnwood, IL. 60712
File Path: Active\ACCOUNTS\A\Advocate Health Care\2014 Locations\3321_2100_Lincolnwood_IL

Proj #: 3321
Loc #: 2100



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:
Original	195787	11/12/14	NG	PS						
Rev 1	196524	11/17/14	NG	PS	Revised drawing per new PM info	Rev 7	000000	00/00/00	XXX	XXX
Rev 2	197238	11/20/14	NG	PS	More revisions per PM info	Rev 8	000000	00/00/00	XXX	XXX
Rev 3	200643	12/19/14	NG	PS	Changed door vinyl to fit 30" width	Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Lincolnwood, Illinois ("*Village*");

WHEREAS, MBRE Healthcare ("*Applicant*"), is the owner of that certain property located in the B-1 Traditional Business District, commonly known as 6540 North Lincoln Avenue, in the Village ("*Property*"); and

WHEREAS, Ordinance No. 2016-_____, adopted by the Village President and Board of Trustees on _____, 2016 ("*Ordinance*"), grants a variation from "The Village of Lincolnwood Zoning Ordinance", as amended, to ICON Identity Solutions, Inc. ("*Applicant*") for the installation of a wall sign on the Property; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and the Applicant does hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to, accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of a variation for the Property or its adoption of the Ordinance, and that the Village's approval does not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2016

MBRE HEALTHCARE

By: _____

Its: _____

ATTEST:

By: _____

Its: _____

ICON IDENTITY SOLUTIONS, INC.

By: _____

Its: _____

ATTEST:

By: _____

Its: _____

Request for Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 3

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of an Ordinance Concerning Case #PC-05-16 Regarding Sign Regulations
Associated with Collective Parking Agreements

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At the June 7, 2016 meeting, the Village Board considered the recommendation of the Plan Commission concerning a Text Amendment to the Zoning Ordinance regarding sign regulations associated with collective parking agreements. This consideration was referred by the Village Board on May 3, 2016.

In considering this matter, the Plan Commission concluded, by a unanimous 7-0 vote, that the proposed Text Amendment be approved. The amendment allows for signs identifying collective parking to be installed both on the business property and the location of the collective parking, subject to certain bulk regulations.

Upon consideration at its June 7, 2016 meeting, by a 5-0 vote, the Village Board concurred with the Plan Commission recommendation and directed the Village Attorney to prepare the requisite Ordinance. Attached for consideration is this proposed Ordinance prepared by the Village Attorney consistent with the direction of the Village Board.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. Proposed Ordinance

RECOMMENDED MOTION:

Move to approve an Ordinance to amend Section 11.04 of the Zoning Ordinance regarding sign regulations associated with collective parking agreements.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2016-_____

**AN ORDINANCE AMENDING SECTIONS 11.04 AND 11.06 OF
THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE
REGARDING COLLECTIVE PARKING SIGNS**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ____ DAY OF JUNE, 2016.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Lincolnwood,
Cook County, Illinois
this ____ day of _____, 2016

ORDINANCE NO. 2016-_____

**AN ORDINANCE AMENDING SECTIONS 11.04 AND 11.06 OF
THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE
REGARDING COLLECTIVE PARKING SIGNS**

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

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

WHEREAS, Article XI of the “Village of Lincolnwood Zoning Ordinance,” as amended (“*Zoning Ordinance*”), regulates the erection and location of signs within the Village; and

WHEREAS, the Village President and Board of Trustees desire to amend certain sections of Article XI of the Zoning Ordinance to authorize and regulate the erection of signs related to collective parking agreements (“*Proposed Amendments*”); and

WHEREAS, pursuant to notice duly published in the *Lincolnwood Review* on _____, 2016, the Village Plan Commission conducted a public hearing on April 13 and May 25, 2016, concerning the Proposed Amendments; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees adopt the Proposed Amendments; and

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

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

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

SECTION 2. PERMITTED ON PREMISES SIGNS. Section 11.04 of Article XI of the Zoning Ordinance is hereby amended further to read as follows:

“11.04 PERMITTED ON PREMISES SIGNS

Upon issuance of a permit therefor pursuant to Section 11.09 of this article, the following signs shall be permitted in the business and manufacturing districts of the Village as accessory structures, subject to all applicable standards and the following additional regulations:

* * *

(9) Collective Parking Signs: Signs erected in off-street parking lots, in connection with a collective parking agreement affecting the subject property, but only in accordance with the following:

- i. Not more than one collective parking sign may be erected on any lot; provided, however, that for lots for which there are more than one point of vehicular ingress or egress between the lot and an adjacent right-of-way, a second collective parking sign may be erected if the Zoning Officer determines, due to the configuration of the lot and the improvements thereon, that such second sign will improve traffic circulation and public safety;**
- ii. Collective parking signs may only be erected at specific locations to be approved in advance by the Zoning Officer;**
- iii. No collective parking sign may be greater than seven feet in height, measured from grade, no more than nine square feet in area;**
- iv. Collective parking signs may only include the names and locations of the businesses located in the properties affected by the collective parking agreement;**
- v. Only one font may be used within each collective parking sign; and**
- vi. No business logo may be depicted on a collective parking sign.”**

SECTION 3. PROHIBITED SIGNS. Section 11.06 of Article XI of the Zoning Ordinance is hereby amended further to read as follows:

“11.06 PROHIBITED SIGNS

The following sign types are specifically prohibited in all locations within the Village:

* * *

- (4) Off premises advertising signs, except: (i) transit shelter signs installed pursuant to Section 11.05(23) of this Article; ~~and~~ (ii) street pole banner signs installed within public rights-of-way pursuant to Section 1105(25) of this Article; **and (iii) collective parking signs erected pursuant to Section 11.04(9) of this Article.”**

* * *

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 June, 2016.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of June, 2016.

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

ATTESTED and FILED in my office the _____
day of June, 2016.

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

Request For Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 4

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Plan Commission in Case #PC-06-16, to Approve a Special Use and Certain Variations of the Zoning Code to Permit a New Retail Building and Off-Street Parking Area at 3701 West Touhy Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Oxford Real Estate Equities, LLC, contract purchaser of 3701 West Touhy Avenue, has requested a Special Use to permit front yard parking (Section 7.06(5) of the Zoning Code), a Perimeter Landscape Variation (Section 6.14(1) and Section 6.14(1)b), and Interior Landscape Variation (Section 6.14(2)a) to redevelop the property with a single-tenant retail building and off-street parking area. The subject property is located in the Village's M-B Manufacturing and Business District and Retail Overlay Zone. This redevelopment project is the first such project since the establishment of the Retail Overlay Zone in 2013.

Oxford Real Estate Equities proposes to demolish the existing industrial building and construct a new 4,500-square-foot single-tenant retail building and off-street parking area. The property will be accessed from Lawndale Avenue and no curb cut or vehicular access is proposed from Touhy Avenue. The new single-tenant building is to be located at the west end of the property set back from Lawndale Avenue. By situating the building in this manner, the majority of the property cannot be improved with an off-street parking area without Special Use Approval to permit parking between the building and a street. The Petitioner also requests landscape Variations associated with the off-street parking area.

Commission Deliberations and Recommendation

The Plan Commission considered these Special Use and Variation requests on June 15, 2016. The Plan Commission discussed the traffic pattern in and out of the site. The Commission expressed some concern regarding eastbound vehicles on Touhy Avenue heading south on North Lawndale Avenue causing a potential hazard to customers exiting the 3701 West Touhy site. Additional discussion occurred regarding the appropriateness of prohibition on left turns exiting the site given the proximity to the intersection. At the conclusion of deliberation, the Plan Commission determined that prohibiting left turns could lead to traffic and circulation problems farther south. The Commission identified the possibility of U-turns on North Lawndale Avenue or drivers utilizing the Lowe's parking lot to turnaround. It was determined the traffic pattern was not optimal, but no solutions were available.

The Plan Commission received testimony from a representative of the property to the south who inquired about landscaping along the south property line and how construction so close to their building would impact their site. The Petitioner's representative noted that the plant material along the south

property line consisted of columnar trees that were intended to have a smaller footprint and have a compact growth pattern. After having these questions answered, the adjacent property owner's representative had no further questions or comment. No other public testimony was received.

By a unanimous 7-0 vote, the Plan Commission recommends approval of a Special Use to permit front yard parking and Perimeter and Interior Landscape Zoning Variations to redevelop the property with a single-tenant retail building and off-street parking area subject to:

1. Grant to the Village a utility easement for combined sewer if it is determined that no such easement exists;
2. Submit a security plan for the property for Police Chief approval prior to the issuance of the Certificate of Occupancy; and
3. Prior to occupancy, install a Fire Department Knox Box.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. June 15, 2016 Plan Commission Minutes (Draft)
2. June 15, 2016 Staff Report to Plan Commission
3. Zoning Code Section 7.06(5)
4. Zoning Code Section 6.14
5. Public Hearing Special Use Application
6. Public Hearing Variation Application
7. Development Review Team Responses from Petitioner
8. Plat of Survey
9. Proposed Plans
10. Proof of Ownership

RECOMMENDED MOTION:

Move to concur with the recommendation of the Plan Commission in case #PC-06-16 to approve a Special Use and certain Variations of the Zoning Code needed in order to allow a new retail building and off-street parking area at 3701 West Touhy Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.



DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
JUNE 15, 2016 – 7:00 P.M.

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

STAFF PRESENT:

Steve McNellis, Community Development Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:10 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the May 25, 2016 Plan Commission Minutes, as amended, was made by Commissioner Goldfein and seconded by Commissioner Pauletto.

Aye: Goldfein, Pauletto, Fishman, Sampen, and Yohanna

Nay: None

Motion Approved: 5-0

Motion to approve the June 1, 2016 Plan Commission Workshop Minutes, as amended, was made by Commissioner Sampen and seconded by Commissioner Fishman.

Aye: Sampen, Fishman, Pauletto, Goldfein, and Yohanna

Nay: None

Motion Approved: 5-0

Chairman Yohanna recommended that Item #6, Case #PC-08-16 Proposed Text Amendment for Residential Fence Regulations, be continued to the July 6, 2016 Plan Commission Meeting.

Motion to continue Case #PC-08-16 to the July 6, 2016 Plan Commission meeting was made by Commissioner Fishman and seconded by Commissioner Pauletto.

Aye: Fishman, Pauletto, Goldfein, Jakubowski, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 7-0

DRAFT

IV. Case #PC-06-16: Public Hearing: 3701 Touhy Avenue – Special Use & Variations

Chairman Yohanna announced Case #PC-06-16 and swore in the Petitioners Mr. Bruce Danly and Mr. John McVickers of Oxford Real Estate Equities, LLC.

Community Development Director McNellis presented the requested Special Use and two Variations for redevelopment for the property located at 3701 West Touhy Avenue for a new 4,500-square-foot retail building and off-street parking on the corner of Touhy and Lawndale Avenues. The property is within the M-B Manufacturing/Business Retail Overlay District. No access from Touhy Avenue is proposed with the entrance off of Lawndale Avenue. The site plan layout, elevations, and landscape plans were presented for review.

The plans call for a circular drive parking aisle around a center island. The building is on the far west side of the property. There is sufficient parking per our Code. Traffic patterns were discussed and whether this plan would present a driving hazard entering and exiting the parking lot.

The Petitioners are requesting a Special Use to allow off-street parking in the front of the building. This review process was recently modified by the Village from a Variation to a Special Use. There are two Variations requested by the Petitioner. The first Variation is an Off-Street Parking Perimeter Landscape Variation. The Petitioners seek relief from the required eight-foot perimeter landscaping requirement. The second Variation is an Off-Street Parking Interior Landscape Variation. The landscape islands do not meet minimum requirements for size, there are no proposed landscaping islands at the end of a parking row, and request relief to permit the monument sign landscaping to satisfy the Interior Landscape requirements.

Additional conditions recommended by the Village's Development Review Team included granting to the Village a utility easement for a combined sewer if it is determined that no such easement exists, to submit a security plan approved by the Police Chief, and to install a Fire Department knox box prior to occupancy.

Mr. Danly stated the Variations are required to permit the proper aisle width and parking depths for the circular drive aisle. Even though their proposed parking is plan less than what is required by Code, they are at the minimum number of parking spaces required by the tenant AT&T. Mr. Danly also stated that AT&T will keep their other retail location at the Lincolnwood Town Center.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that Mr. Tony Gemignani of R. F. Mau Co., 7100-7150 North Lawndale Avenue, had concerns about line of sight and tree root issues due to the

proposed trees so close to their property. Mr. Gemignani was concerned as to what type of business would be opening at this location. Mr. Danly addressed his concerns.

Motion to approve the Special Use and Variations, to also include the Development Review Team's Recommended Conditions, for the property located at 3701 West Touhy Avenue, was made by Commissioner Pauletto and seconded by Commissioner Fishman.

Aye: Pauletto, Fishman, Goldfein, Jakubowski, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 7-0

V. Case #PC-07-16: Public Hearing: 3550 Pratt Avenue – Special Use & Variations

Chairman Yohanna announced Case #PC-07-16 and swore in the Petitioner, Mr. Peter Dyer, Vice President of Operations for Accurate Threaded Fasteners located at 3550 West Pratt Avenue.

Development Director McNellis presented the Special Use and two Variations associated with the expansion of an off-street parking area at 3550 West Pratt Avenue. The property is in the M-B Manufacturing/Business Zoning District with off-street parking to the north and south of the building. The expansion will result in 14 additional parking spaces. A Property Enhancement Program (PEP) Grant was granted in 2004 which included a parking lot turnaround, six new off-street parking spaces, and new landscaping. This Grant occurred due to the Village improvements to Central Park Avenue.

The Special Use is requested to allow off-street parking to the front of the existing building. There are two Variations requested by the Petitioner. The Variations include an Off-Street Parking Perimeter Landscape Variation and an Off-Street Parking Interior Landscape Variation. The 14 additional spaces will address their parking concerns. Currently, employees have to park on Pratt Avenue.

An Off-Street Parking Perimeter Landscape Variation is requested as they do not plan to install perimeter landscaping along Central Park Avenue. An Off-Street Parking Interior Landscape Variation is requested as the Petitioner is not proposing landscape islands at either end of the parking row or the required tree.

After discussion by the Plan Commission regarding the necessity to screen car headlights from residential areas to the south, Mr. Dyer indicated that they would continue the current landscape screening along Pratt Avenue and then turn it north, up to the north end of the first parking space along Central Park Avenue.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

Motion to approve the Special Use and Variations, to include landscape screening north, up to north end of the first parking space on Central Park Avenue, for the property located at 3550 West Pratt Avenue, was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Fishman, Jakubowski, Novoselsky, and Yohanna

Nay: Goldfein

Motion Approved: 6-1



Plan Commission Staff Report

Case # PC-06-16

June 15, 2016

Subject Property:

3701 West Touhy Avenue

Zoning District:

M-B Manufacturing and Business District/Retail Overlay

Petitioner:

Oxford Real Estate Equities, LLC,
Contract Purchaser; Vahakhn, Inc.,
Property Owner

Nature of Request: Proposed redevelopment of property for a single-tenant retail building and off-street parking area at 3701 West Touhy Avenue.



Requested Action:

Special Use to allow off-street parking area closer to Lawndale Avenue than the building (Section 7.06(5)).

Variations:

1. Minimum Perimeter Landscape Requirement for Off-Street Parking Lots (Section 6.14);
2. Minimum Interior Landscape Requirements for Off-Street Parking Lots (Section 6.14);

Notification: Notice in Chicago Tribune May 27, 2016, Public Hearing Sign Installed at 3701 West Touhy Avenue, and Mailed Legal Notices Dated May 27, 2016 to Properties within 250 Feet.

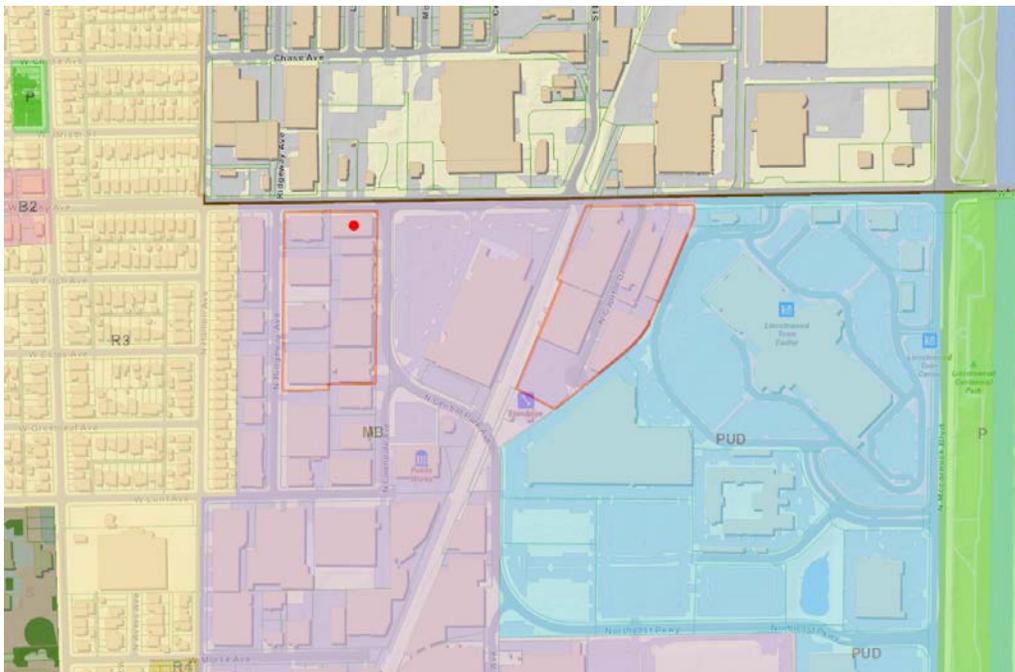
Summary of Request

Oxford Real Estate Equities, LLC (“Petitioner”), contract purchaser of 3701 West Touhy Avenue, seeks Special Use Approval and Landscape Variations to redevelop the property with a single-tenant retail building and off-street parking area. The property is within the M-B Manufacturing and Business District and Business Overlay Zone. The property is currently the location of ANI Safety & Supply Inc. The property is approximately 25,424-

square feet in area and is a corner lot with frontage on Touhy Avenue (corner side yard) and Lawndale Avenue (front yard).

The Petitioner seeks to demolish the existing industrial building and construct a new 4,500-square-foot retail building and off-street parking area. Access to the property is from Lawndale Avenue and no curb cut or vehicular access from Touhy Avenue is proposed. The new retail building is situated at the west end of the property with the off-street parking lot to the front of the building. New development of this site is subject to compliance with the Zoning Code.

In 2013, the Village amended the Zoning Map and Zoning Code establishing a retail overlay district for certain properties in close proximity to Touhy Avenue and within the M-B Zoning District (Ordinance No. 2013-3051). The Manufacturing/Business Retail Overlay Zone (“MBROZ”) is intended to permit certain retail and commercial uses otherwise restricted or prohibited in the M-B District. The uses permitted within the MBROZ are intended to complement light manufacturing, research, wholesale, and limited business uses within the M-B District. Below is an excerpt of the Zoning Map identifying the subject property (red dot) and the MBROZ (areas outlined in red). It is because of this overlay district that proposed retail use of the property is allowed by Code.



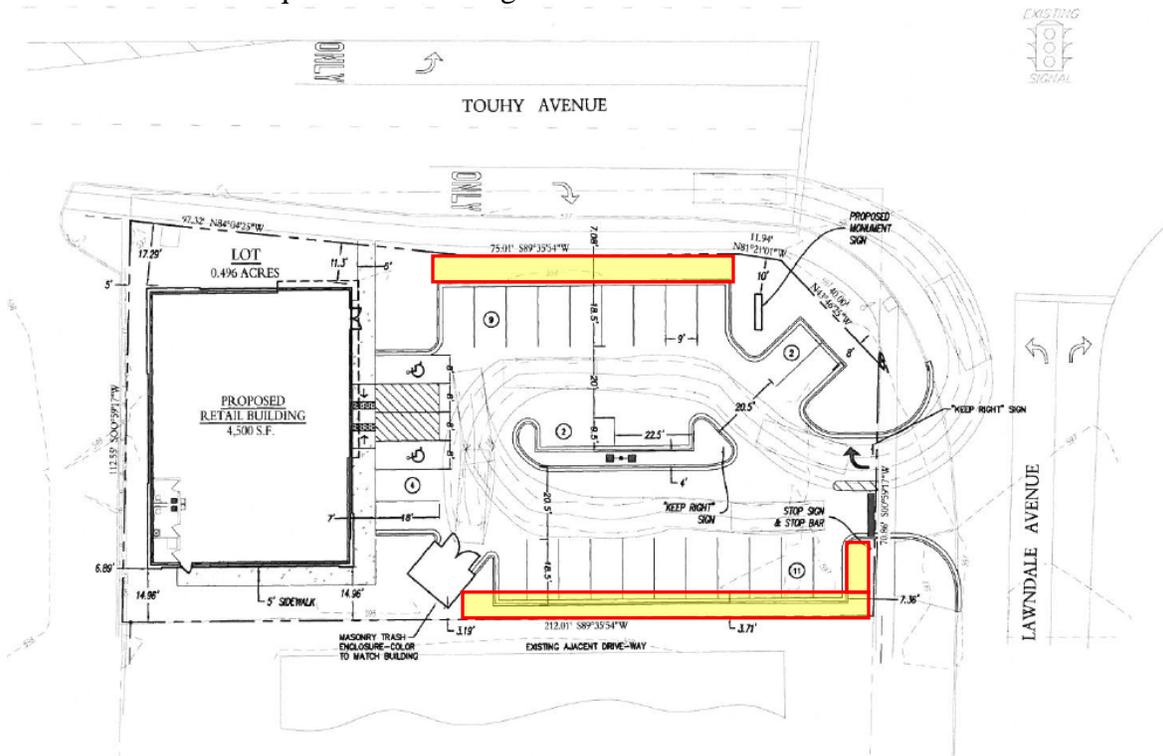
Zoning Map Excerpt w/ Subject Property Location

Adjacent to the west and south are properties also within the MBROZ. To the east is Lowe’s which is within the M-B District. To the north of Touhy Avenue, the corporate border between Skokie and Lincolnwood is a continuation of commercial uses.

Before the Plan Commission are both the Special Use request and the Variation request. The Village of Lincolnwood, through Home Rule authority, has created a process in which

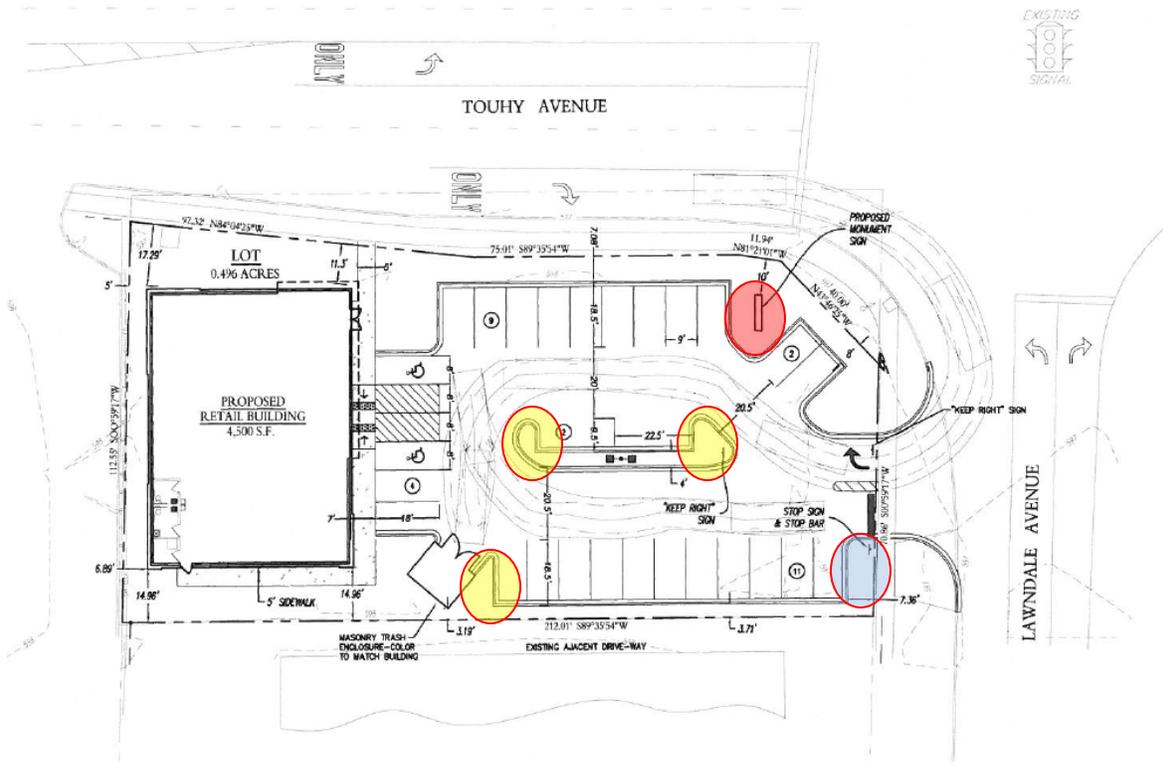
Variations

Off-Street Parking Perimeter Landscape Variation: The Petitioner seeks approval to permit the perimeter landscape setback along the north, east, and south lot line to be less than the minimum required width of eight feet.



The areas highlighted in the site plan above identify the locations of the requested Variation to permit less than the required eight-foot perimeter landscape area and screening. The north perimeter area, which is 7.06 feet in width, includes a row of Blue Muffin Arrowwood Viburnum. The east perimeter area, which is 7.36 feet in width, includes a row of Eastern Redcedar. The south perimeter area, which is 3.71 feet in width, will also include a row of Eastern Redcedar.

Off-Street Parking Interior Landscape Variation: The Petitioner seeks relief from the minimum interior landscape requirements of the Zoning Code. The highlighted areas of the site plan on the next page represent the locations of the required landscape islands at the ends of each row of parking for which the Petitioner is seeking relief from the interior landscape requirements.



More specifically, the areas highlighted in yellow are the areas in which the landscape island areas are substandard in size. Landscape islands are to be 9' x 20' and these highlighted areas vary in size but do not meet the minimum requirements for size.

The blue highlighted area at the southeast corner of the property near the entrance from Lawndale Avenue is an area that is eight feet in width. In this location, the Zoning Code would require both perimeter landscape of eight feet with screening and a landscape island at the end of a parking row. Landscape islands are to be 9' x 20' and include one tree. The Petitioner seeks approval to consider the area highlighted to the east as a perimeter landscape area resulting in no landscape island at the east end of this row of parking and no required tree.

Finally, in the location of the proposed monument sign (area highlighted in red), the Zoning Code requires both a landscape island at the ends of a parking row and a minimum of two square feet of landscaping for every one square foot of sign face, to be installed at the base of the sign. The Petitioner seeks approval to consider the area highlighted in red as the required monument sign landscaping resulting in no landscape island at the east end of this row of parking and no required tree.

Conclusion

Oxford Real Estate Equities, LLC seeks Special Use approval and certain Variations to allow construction of new single-tenant retail building and off-street parking area at 3701 West Touhy Avenue. In total, the project requires:

- Special Use for Off-Street Parking Location (Section 7.06(5));

- Variation from the Minimum Perimeter Landscape Requirement for Off-Street Parking Lots (Section 6.14); and
- Variation from the Minimum Interior Landscape Requirements for Off-Street Parking Lots (Section 6.14);

Staff convened the Development Review Team on April 27, 2016. Attached is the report from that review along with responses from the Petitioner in red. Included in this document are review comments from each participating department representative. A summary of the review comments and recommendations are found on page 2 of the document. Staff has received several phone calls from the public, each of which sought additional information on the project with no objections.

If the Plan Commission sees fit to recommend approval of the Special Use and Variations, staff recommends the following conditions:

1. Grant to the Village a utility easement for combined sewer if it is determined that no such easement exists;
2. Submit a Security Plan for the property for Police Chief approval prior to the issuance of the Certificate of Occupancy; and
3. Prior to occupancy, install a Fire Department Knox Box.

Documents Attached

1. Zoning Code Section 7.06(5)
2. Zoning Code Section 6.14
3. Public Hearing Special Use Application
4. Public Hearing Variation Application
5. Development Review Team Responses from Petitioner
6. Plat of Survey
7. Proposed Plans
8. Proof of Ownership

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:		

Close

Print Resize: 

Village of Lincolnwood, IL
Friday, April 8, 2016

Chapter 15. Zoning

Article VII. OFF-STREET PARKING AND LOADING

7.06. General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

- (1) Use. Off-street parking facilities required herein listed shall be solely for the parking of automobiles of patrons, occupants, or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for each bus to be parked on the premises shall be provided in accordance with subsection 7.06(4) through (7) of this article.
- (2) Computation. When determination of the number of off-street parking spaces required by this Zoning Ordinance results in a requirement of a fractional space, any fraction of 1/2 or less may be disregarded while a fraction in excess of 1/2 shall be counted as one parking space.
- (3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (4) Handicapped accessible spaces. The minimum number and dimension of parking spaces set aside as handicapped spaces shall be provided in accordance with the standards of the of the Illinois Capitol Development Board, as set forth in Illinois Accessibility Code, dated April 24, 1997, as may be amended from time to time.
- (5) In yards. Subject to the provisions set forth in this Section 7.06, open-air, off-street parking spaces may be located in: (a) any rear yard, in any zoning district; and (b) in a front yard or a side yard abutting a street, but only within the B-1, B-2, B-3, O-1, M-B, and P Districts, and only upon the issuance of a special use permit therefor pursuant to the procedures set forth in Section 5.17 of this Zoning Ordinance. [Amended 2-2-2016 by Ord. No. 2016-3189]
- (6) Design and maintenance.
 - a. Open and enclosed parking spaces. Parking spaces may be open-air or enclosed in a building and shall be accessed by a private drive that meets the following minimum aisle width standards:

Table 7.06.01

Parking Angle	Width (feet)	Length (feet)	One-Way (feet)	Two-Way (feet)
Parallel	9	22	12	20
30°	9	19	12	20
45°	9	19	16	20

Close

Print

Resize:



Village of Lincolnwood, IL
Friday, March 13, 2015

Chapter 15. Zoning

Article VI. SITE DEVELOPMENT STANDARDS

Part D. Landscaping

6.14. Minimum landscape requirements for off-street parking lots.

- (1) Perimeter screening required. Every off-street parking lot or parking area containing, five or more parking spaces shall be set back, buffered and screened from public view and adjacent property by a perimeter landscaped area having a minimum width of eight feet, or, where screening shall consist of a masonry wall, a minimum width of five feet.
 - a. The minimum width for the perimeter screening area shall be measured from the property line and shall not include any parking overhang.
 - b. Screening within the perimeter setback area shall consist of a masonry wall, densely planted hedge or massing of shrubs resulting in a 75% semi-opaque screen within one year of installation, installed in a manner so as to inhibit public views of the parking area.
 - c. Perimeter screening shall be continuous, except for breaks as may be permitted for sidewalks, driveways and sight triangles.
 - d. Masonry walls used for perimeter screening shall have a minimum height of 30 inches and a maximum height of 36 inches. Such walls shall have a finished surface which is the same or closely similar to the masonry of the principal building.
 - e. Shrubs planted as perimeter screening shall be at least three feet in height at time of installation.
 - f. The surface of the perimeter setback area shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
 - g. A six-inch continuous poured-in-place concrete curb shall separate all drive and parking surfaces from landscape areas.
 - h. Upon petition, the ZBA may recommend a creative alternate perimeter screening plan of berms, walls, shrubs, trees or other material, which has the effect of providing a minimum three-foot high visual screen of parking areas.

(2) Interior landscaping requirements.

- a. A planting island equal in area to a parking space shall be located at each end of a parking row and after each 20 parking spaces within a parking row.
- b. One tree shall be required for each planting island required in Section 6.14(2)(a) above.
- c. The surface of the planting island shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
- d. A six-inch continuous poured in place curb shall separate and surround all interior landscape island areas.
- e. All areas within or at the edges of parking lots which are greater than 50 square feet and not designed for parking stalls, drive aisles or shopping cart collection points, shall be curbed and landscaped with sod, ground cover, bushes or trees.
- f. All landscaped islands shall have a minimum topsoil depth of three feet and mounded to a center height of six to 12 inches above top of curb height.



VILLAGE OF LINCOLNWOOD COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These seven standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

THE SEPCIAL USE IS NECESSARY TO ALLOW THE PROPERTY TO HAVE ON-SITE PARKING AND FOR SUCH PARKING TO HAVE ACCESS TO LAWNSDALE AVE. THIS USE WILL BE SIMILAR TO THE RETAIL CENTER ACROSS LAWNSDALE AVE AT THE LOWES PROPERTY. IT IS ALSO SIMILAR TO THE RETAIL CENTER TO THE NORTH AT THE INTERSECTION OF TOUHY AVENUE

2. Please explain how the use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

THE PARKING LOT IS ACCESSED AND DESIGNED TO MEET THE VILLAGE STANDARDS.

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

THE USE IS AS CONTEMPLATED WITH THE RE-ZONING OF THE MANUFACTURING AREA TO ACCEPT THE RETAIL OVERLAY WITH B-2 ZONING NOW APPLICABLE. SO THE PROPERTIES THAT FLANK THE TOUHY AND LAWNSDALE INTERSECTION ALL ACT TOGETHER AS RETAIL AND HAS AN ELECTRONIC SYSTEM TO CONTROL VEHICULAR AND PEDISTRIAN TRAFFIC. OUR PROPOSED DESIGN FITS WITHIN THE DESIGN STANDARDS OF THE NEIGHBOR PROPERTIES AT THE INTERSECTION.

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

THE SPECIAL USE OF THE PARKING LOT WITH BUILDING TO THE WEST IS APPROPRIATE
TOT HE RETAIL/B-2 ZONING OVERLAY IN PLACE AT THE PROPERTY.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

THE PROPOSED DESIGN OF THE SPECIAL USE WILL ENCOURAGE DEVELOPMENT OF THE
SURROUNDING PROPERTY.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

THE LAYOUT OF THE PARKING LOT AND BUILDING HAVE APPROPRIATE AND AVAILABLE
UTILITIES, ACCESS TO LAWDALE AVE., STORM WATER DRAINAGE PLANS AS SUCH
DESIGN STANDARDS ARE REVIEWED BY VILLAGE STAFF.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

THE ENTRANCE IS POSITIONED ON LAWDALE AVE AND HAS PROPER DESIGN WIDTH AND
LOCATION, AS REVIEWED BY THE CIVIL ENGINEER



VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variations

SUBJECT PROPERTY

Property Address: 3701 W. Touhy Avenue, Lincolnwood, IL

Permanent Real Estate Index Number(s): 10-35-136-026-0000

Zoning District: M/B2 Retail Overlay Lot Area: 0.496 acres

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

- | | |
|---|--|
| <input type="checkbox"/> Variation - Residential | <input type="checkbox"/> Variation - Signs/Special Signs |
| <input checked="" type="checkbox"/> Variation - Non-Residential | <input type="checkbox"/> Minor Variation |
| <input type="checkbox"/> Variation - Off-Street Parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: The 4,500 square foot, new construction retail building with parking lot and monument sign.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): *(List all Beneficiaries if Trust)*

Name: VAHAKHN, INC. (SELLER), ATTN: MS. ANI EMRIKIAN

Address: 2315 THORNWOOD AVENUE, WILMETTE, IL 60091

Telephone: (____) _____ Fax: (____) _____ E-mail: EMRIKIANANI@GMAIL.COM

Petitioner: *(if Different from Owner)*

Name: OXFORD REAL ESTATE EQUITIES, LLC C/O BRUCE DANLY Relationship to Property: CONTRACT BUYER

Address: 2150 E. LAKE COOK ROAD, SUITE 320, BUFFALO GROVE, IL 60089

Telephone: (847) 884-4820 Fax: (847) 884-9934 E-mail: BDANLY@OXFORDREE.COM

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<input checked="" type="checkbox"/>	Applicable Zoning Worksheet	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	Photos of the Property	<input checked="" type="checkbox"/>
Proof of Ownership	<input checked="" type="checkbox"/>	PDF Files of all Drawings	<input checked="" type="checkbox"/>
Floor Plans	<input checked="" type="checkbox"/>	Elevations	<input checked="" type="checkbox"/>

*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: OXFORD REAL ESTATE EQUITIES, LLC, ATTN: ACCOUNTING DEPARTMENT
Address: 2150 E. LAKE COOK ROAD, SUITE 320
City, State, Zip: BUFFALO GROVE, IL 60089

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 also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. 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.

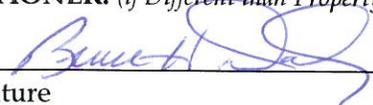
PROPERTY OWNER:

Signature

Print Name

Date

PETITIONER: *(if Different than Property Owner)*


Signature

BRUCE H. DANLY
Print Name

5-2-16
Date

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These 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.

VARIATION FOR THE LANDSCAPE IS DUE TO THE SMALL NATURE OF THE SITE, UNDER 1/2 ACRE AND THE NEED OF ACCESS AND PARKING REQUIREMENTS. THE DESIGN OF THE LANDSCAPING REQUIRES A VARIANCE BUT THE STAFF SUPPORTS THE DESIGN REVISIONS TO PLACE LANDSCAPING TO SUPPORT THE INTENDED DESIGN STANDARDS OF THE VILLAGE.

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 PHYSICAL SIZE OF THE PROPERTY REQUIRES ADJUSTMENTS TO THE ZONING ORDINANCE TO ALLOW FOR THE RETAIL USE THAT WAS ADDED BY THE VILLAGE ORDINANCE ALLOWING THE RETAIL OVERLAY/B-2 ZONING AT THE PROPERTY.

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

THE REDEVELOPMENT OF THE RETAL OVERLAY IS SPECIFIC TO PROPERTIES ALONG TOUHY AVENUE IN LINCOLNWOOD AND WILL BE EVALUATED SEPARATELY FROM THIS PROPERTY.

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

VARIATION IS DUE TO THE NEED FOR OFF STREET PARKING REQUIRED BY THE RETAIL USER.

VARIATION STANDARDS (Continued)

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

THE HARDSHIP IS RELATED TO THE RETAIL USE OF THE PROPERTY.

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.

GRANTING APPROVAL OF THE VARIATION WILL IMPROVE VISABILITY OF THE VEHICAL AND PEDISTRIAN TRAFFIC TO INCREASE SAFETY IN THE NEIGHBORHOOD.

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

YES.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

TRUE.



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests, the Applicant shall also complete Questions 9 through 12.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

YES.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

THE MONUMENT SIGN IS BEING RELOCATED IN ITS LOCATION AND WILL BE NEWLY CONSTRUCTED. THE BUILDING EXTERIOR SIGNAGE

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

YES.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

YES, THERE ARE OTHER MONUMENT SIGNS AND RETAIL BUILDINGS WITH EXTERIOR WALL SIGNAGE WITH SIMILAR DESIGN AND APPEARANCE.



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.



Summary Review – Developer comments in red text

Development Review Team

Proposed New Retail Building and Off-Street Parking Area

3701 West Touhy Avenue

Review Date: April 27, 2016

Nature of Request

Proposed new 4,500 square foot retail building and off-street parking at the property commonly known as 3701 West Touhy Avenue.

Village Actions Required (based on zoning review)

- Special Use to allow off-street parking between building and street.
- Approval of Zoning Variations for:
 - Relief from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - ~~Monument sign setback (Section 11.04(1)v)~~ Monument sign relocated to allowed location with no variance required.
- Building Permit from Village of Lincolnwood

Summary of Staff Review Comments

- Review of off-street parking design is appropriate. Including moving trash enclosure to the interior of the property (**moved as requested, see C1.1 dated 5-2-16**) and reconfiguring parking lot to make drive aisles and all off-street parking spaces standard per Zoning Code Table 7.06.01 (**revised on C1.1 dated 5-2-16 to standard code size.**)
- Building should be designed consistent with Village's design requirements (Section 6.04(3) of the Zoning Code). **OK**
- All replacement sidewalk must be at least five feet in width. **OK**

- A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas. **Revised as shown on C.1.1 dated 5-2-16.**
- Install stop signs, stop bars and appropriate pedestrian public sidewalk crosswalks at driveway exit onto Lawndale Avenue. **Revised as shown on C.1.1 dated 5-2-16.**
- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for qualified sewer construction. **OK**
- The parking stalls and drive aisles provided are substandard and need to be either increased in length and width or a variance sought by the applicant. Village Code Section 7.06 requires the length of the stall be 18 feet in length along the length of the stall not, the noted perpendicular 18.5 feet. The drive aisles vary from 15 feet to 15.5 feet versus the required 19 foot width. In addition, there are three standard parking stalls that appear to be particularly undersized given the change in curb angle at the corners. **Revised to meet code as shown on C.1.1 dated 5-2-16.**
- The drive aisle width is not noted between the end of the ADA stalls and the curbing to the east. **Revised to meet code as shown on C.1.1 dated 5-2-16.**
- The site appears to have an excess of parking stalls for the use. Assuming a requirement of 3.3 spaces per 1000/SF of floor space for Retail Services calculates a parking demand 15 spaces; 27 spaces are proposed. Reducing the number of stalls will allow the remaining spaces and drive aisles to be increased to be compliant with Village Code with no need for variances. **Retailer requires the parking to accommodate the customer traffic and operation requirements. No change in parking spaces.**
- Village utility information notes the presence of an existing combined sewer that cuts across the site from a manhole in Touhy Avenue and extending south beyond the boundary of the development site. The applicant should research if an underlying public easement for that pipeline exists. If not, the applicant should provide one to the Village. This may not be necessary if the Village Attorney feels that a prescriptive easement already exists due to the age of the pipeline. **No easements are existing. Developer will work with Village to create easement.**
- The site is noted to be 0.496 acres and will have a non-residential use. The proposed development decreases the impervious surface coverage for the site which is a stormwater benefit in itself. The development is not required to construct detention storage under the MWRDGC WMO, but will under the stricter Village requirements. The engineer has provided preliminary detention volumes for the 2-year and 100-year storms on sheet C3.2. The values provided are reasonable, but the final volume requirements will be determined during the final engineering process. We note that the engineer has indicated that he wishes to utilize surface storage of runoff, supplemented with underground storage if necessary. **OK**

- We recommend that the Village perform a televised inspection of the aforementioned combined sewer to see if any defects need to be addressed within the limits of the proposed project. Once the building is taken down there will be no better time to excavate down to the main to make any requisite repairs. **Developer will coordinate with Village for this test and possible work repairs by Village so long as no delay in Developers schedule.**
- The existing water service is connected to the 8-inch main on Lawndale Avenue. **Developer plans on connecting onsite to the existing water line and extend it to the new building.** ; there is also a 12-inch water main on Touhy Avenue. If the petitioner elects to connect to the Touhy Avenue main, a permit from the Illinois Department of Transportation (IDOT) will be required.
- On Lawndale Avenue, in the area where the existing asphalt is going to be replaced with sod, the existing mountable curb should be replaced with a barrier curb. **OK**
- After the existing building is demolished, the Public Works Department would like to have the opportunity to televise and possibly repair the combined sewer that runs across the property. **OK with coordination between Developer and Village.**
- The current site plan does not meet the requirement for a six feet wide landscape setback along the south side. **Developer needs variation for this area. Site plan was redesigned to a 3.7 foot width landscape area.** If the parking lot is redesigned then it is encouraged that a landscape buffer be created along the south property line. There is concern that the industrial building to the south of this development will have its massive plain brick wall now exposed to Touhy Avenue. A landscape buffer along south lot line would be preferred other than only a lawn between the new parking lot and the adjoining driveway. However, this is not desired if the buffer along Touhy Avenue is reduced to achieve.
- The sidewalk link to the Touhy Avenue sidewalk is a positive. It is suggested that an internal walk be added so that there is access to the parking stalls along Touhy. This might eliminate anyone from cutting through the landscape bed. The intersection of these walks at the front door might be an opportunity to create a small decorative gathering point. **No change to Developer plan.**
- If an underground stormwater storage tank is required for the site, where will it be located and how will its depth of cover requirements impact the landscape. **If required, it will be under parking lot.**
- Any work done within the Touhy Avenue right-of-way must obtain an IDOT permit. **No work contemplated.**
- All utilities must be buried underground. **OK**
- Fire alarm plans to be submitted, reviewed and approved prior to construction of the system. **OK**

Attached are specific department comments on the proposed development

Additional Documents Required/Requested

- Provide a Traffic/Parking Study.
- Proposed Building Signage. **Tenant will provide under separate submission.**
- Location and size of proposed water and sewer connections (if changing). **Ok**
- Cost Estimate for Landscape. **OK**
- A Photometric Lighting Plan for the property is required (see Village's Outdoor Lighting Standards section in Zoning Code for illumination levels and other restrictions) (at time of building permit). **OK**
- The Landscape Plan must detail either, 1) an irrigation system for the property **will be installed**; or, 2) ~~maximum distance from landscape areas to water faucet of not more than 150 feet~~
- Provide detail on trash enclosure and confirm accessibility by garbage truck. **Shown on revised plans dated 5-2-16.**
- Provide vehicle turning exhibits for the front and rear parking lots showing movements of passenger vehicles, delivery vehicles, and garbage trucks. **OK**
- Prior to occupancy, provide a security plan for approval by the Police Chief **OK**
- Prior to building permit issuance, submit necessary engineering documents for review and approval. **OK**
- Fire Alarm system permit is required per the Village's local amendment. Fire Alarm system must be connected to the fire department dispatch center by way of the Village of Lincolnwood fire alarm radio network. **OK**

Recommended Development Approval Conditions

Below are staff's recommended development conditions

- 1) Granting utility easement to Village for combined sewer if no such easement exists.**
OK
- 2) Security Plan**
Prior to issuance of Certificate of Occupancy, a Security Plan for the building and property shall be submitted & approved by the Police Chief. **Ok**
- 3) Knox Box installation**
Prior to occupancy, install a Fire Department Knox Box. **OK**

Development Review Team Worksheet

Community Development - Developer Comments in red text

Subject Property: 3701 West Touhy Avenue

Zoning District: MB District
Manufacturing-Business District/Retail Overlay



ZONING CALCULATIONS

TOTAL LOT AREA: 21,628 SF

BUILDING AREA: 4,500 SF

	<u>PERMITTED</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
TOTAL LOT COVERAGE:	NA	NA	NO
MINIMUM LOT AREA:	NA	Existing	NO
FLOOR AREA RATIO:	1.2	4,500	NO
BUILDING HEIGHT:	65 feet	1 story	NO

Notes: None

ZONING SETBACKS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Front yard setback:	25 Ft	Unknown	Unknown	NO
Corner side yard setback:	10	Unknown	11.3'	NO
Interior side yard setback:	5	Unknown	15'	NO
Rear yard setback:	5	5	5	NO

Notes: None

OFF-STREET PARKING REQUIREMENTS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Number of Spaces:	15	NA	27	NO
Size of Spaces:	9' x 18'	Unknown	Varied	YES NO
Driveway Dimension:	NA	Unknown	25'	NO
Drive Aisle Dimension:	19'	Unknown	15'-15.5'	YES NO

Notes: Location requires Special Use per Section 7.06(5). Several spaces are undersized , Revised plan C1.1 increase sizes to code requirements.

MINIMUM LANDSCAPE REQUIREMENTS**PERIMETER LOT SCREENING**

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Setback width:	8 feet (no overhang)	NONE	Varied	YES – Along South Lot Line
Screening:	continuous required min. 3 feet in height	NONE	Varied	YES – Along South Lot Line
Concrete curb separation:	6 inch required	Existing	Shown	NO

Notes: Variations needed for perimeter screening. Also, dumpster enclosure ~~should be~~ **was** moved to the interior of the property and screened appropriately **per revised plans dated 5-2-16**. Provide additional information on trash enclosure screening. Perimeter screening should be incorporated wherever possible.

INTERIOR LOT LANDSCAPING

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
End Cap Islands Provided:	ends of parking row	None	Varied	YES – Interior Parking
Interior Islands Provided:	every 20 Spaces	None	NA	NA
Size of Islands:	9X20 feet	None	Varied	YES – Interior Parking
Island Trees:	1 per island	None	Shown	YES – Interior Parking

Notes: Consider interior lighting and impact on landscape plan and the impact of the landscape plan on any proposed interior lighting.

FOUNDATION PLANTING REQUIREMENTS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Setback Width:	6 feet front and sides of bldg.	Existing – Dimensions Unknown	Shown	NO
Concrete Curb:	6 inch required	Existing	Shown	NO

Notes: None

SIGNS

1. Freestanding signs require 10 foot setback from all lot lines, **monument sign was moved 10 feet setback distance on 5-2-16 C1.1 plans.**

SUMMARY

1. Special Use for location of off-street parking (Section 7.06(5)).
2. Approval of Zoning Variations for:
 - a. Variation from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - b. ~~Monument sign setback (Section 11.04(1)v).~~ **Not required due to revision of location of the sign.**

ADDITIONAL NOTES - OK

1. Please provide more information regarding proposed or possible building signage;
2. Building should be designed consistent with Section 6.04(3) of the Zoning Code;
3. Trash Enclosure should be moved and the public right-of-way should be restored with grass. Additional information on the enclosure should be provided.
4. Consideration of internal minor direction signage may be appropriate.

Development Review Team

April 24, 2016

REVIEWED BY: Aaron N. Cook, AICP
DATE: April 24, 2016



Community Development Department

Development Review – **Developer comments in red text**

Project Information

Petitioner or Project Name Mr. Bruce Danly
Subject Property Address 3701 West Touhy Avenue
List and Date of Plans Reviewed <ul style="list-style-type: none">Architectural Plans and Elevation sheets SK1 and SK2 prepared by Reitan Architects, LLC dated April 13, 2016 revised 5-2-16 to add Monument sign colored elevations.Engineering Plan sheets C1.1, C3.2, and C4.1 prepared by Craig R. Knoche & Associates dated April 15, 2016 revise 5-2 16 to adjust for comments from staff.
Nature of Proposal <p>Proposed construction of a new 4,500 square foot single-tenant retail building with off-street parking.</p>

Review Information

Name of Reviewer Aaron Cook
Reviewer Contact Information: acook@lwd.org
Date of Plan Review: April 23 , 2016

Action(s)/Approval(s) Required

- Special Use for Off-Street Parking Location.
- Approval of Zoning Variations for:
 - Variation from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - ~~Monument sign setback variation (Section 11.04(1)v).~~ **C1.1 revised 5-2-16 to move sign 10 feet away from property line and meeting zoning code requirement of section 11.04(1) (v).**
- Building Permit from Village of Lincolnwood.

Applicable Regulations/Requirements

- Village of Lincolnwood Zoning Code.

Additional Documents or Information Required/Requested

- Traffic/Parking Study.
- Autoturn movements of vehicles accessing property. Revised C1.1 dated 5-2-16 to add movements and show size of truck.
- Detailed landscape plan for the project. Revised C4.0 landscape plan to add taller shrubs to south border.
- Proposed Building Signage. Tenant will furnish building signage under separate cover sheet.
- Provide a Lighting and Photometric Plan for the property consistent with Code (at time of Building Permit). OK
- Provide detail on trash enclosure and confirm accessibility by garbage truck. Revised color building elevations to include dimension and materials of monument sign.

Plan Review Comments

- Review of off-street parking design is appropriate. Including moving trash enclosure to the interior of the property and reconfiguring parking lot to make drive aisles and all off-street parking spaces standard per Zoning Code Table 7.06.01. Revised location of trash enclosure to interior the parking lot near building and revised the parking layout to increase aisle widths parking spaces C1.1 dated 5-2-16.
- Building should be designed consistent with Village's design requirements (Section 6.04(3) of the Zoning Code).Ok , building does incorporate the design standards of the Village.
- All replacement sidewalk must be at least five feet in width. OK
- A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas. OK
- The removal of any portion of the existing apron must be replaced with topsoil and sod. OK, shown on plans.

Recommended Development Approval Conditions

- None



Lincolnwood Engineering Department

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name: Oxford Real Estate Equities
Subject Property Address: 3701 Touhy Avenue
List and Date of Plans Reviewed: <ul style="list-style-type: none">Architectural Plans and Elevation sheets SK1 and SK2 prepared by Reitan Architects, LLC dated April 13, 2016 – revised to add Monument sign colored elevationEngineering Plan sheets C1.1 and C3.2 prepared by Craig R. Knoche & Associates dated Revised 5-2-16
Nature of Proposal: <p>The project consists of the demolition of the existing building and its replacement with a 4500 SF retail structure with associated vehicle parking. No new access points are proposed.</p>

Review Information

Name of Reviewer:	Paul Bourke, PE CFM CMS4S
Reviewer Contact Information:	CBBEL p: 847.823.0500 pbourke@cbbel.com
Date of Plan Review:	April 21, 2016

Action(s)/Approval(s) Required

- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for qualified sewer construction.
- The project will require a Permit from IDOT for any work performed within the Touhy Avenue right-of-way; none is shown on the engineering plans at this time.

Applicable Regulations/Requirements

- Project is subject to WMO requirements

Additional Documents or Information Required/Requested

- Provide a Lighting and Photometric Plan for the property consistent with Village Code - **Ok**
- Provide Autoturn movements for garbage truck, ambulance, and delivery vehicle - **OK**.

Plan Review Comments:

- The final engineering plan shall include the removal of the existing depressed curb & gutter and its replacement with barrier curb & gutter along the west side of Lawndale Avenue that will not be located within the limits of the new entrance. The pavement adjacent to the new curbing will be saw cut, removed and replaced to allow for the installation of form boards for the new curbing. **Revised as shown on 5-2-16 plans C1.1.**
- The final engineering plan shall include the removal of the existing excess bituminous pavement in the west parkway of Lawndale Avenue and its replacement with topsoil and sod. **Revised as shown on 5-2-16 plans C1.1.**
- The parking stalls and drive aisles provided are substandard and need to be either increased in length and width or a variance sought by the applicant. Village Code Section 7.06 requires the length of the stall be 18 feet in length along the length of the stall not, the noted perpendicular 18.5 feet. The drive aisles vary from 15 feet to 15.5 feet versus the required 19 foot width. In addition, there are three standard parking stalls that appear to be particularly undersized given the change in curb angle at the corners. **Revised as shown on 5-2-16 plans C1.1 to meet code.**
- The drive aisle width is not noted between the end of the ADA stalls and the curbing to the east. **Revised as shown on 5-2-16 plans C1.1.**
- Related to the above, we note that the site appears to have an excess of parking stalls for the use. Assuming a requirement of 3.3 spaces per 1000/SF of floor space for Retail Services calculates a parking demand 16 spaces; 27 spaces are proposed. Reducing the number of stalls will allow the remaining spaces and drive aisles to be increased to be compliant with Village Code with no need for variances. **Site parking was revised on C1.1 dated 5-2-16 but the use of the Tenant requires the number of parking spaces to properly operate the retail store. So the south property landscape isalne was increased to 3.75 feet of landscape island with varying height bushes for perimeter.**
- The site plan shows a gate for the trash bin enclosure accessing the Lawndale Avenue roadway versus the lot interior; thus causing the roadway to be blocked when refuse is being removed. This is particularly undesirable given the short distance between the intersection the proposed enclosure. If the number of parking stalls is reduced (as noted above) then there would be more room on site to configure access to the trash

enclosure from the interior of the lot. **The revised site plan C1.1 dated 5-2-16 shows we relocated the trash dumpster as staff recommended.**

- The site is noted to be 0.496 acres and will have a non-residential use. The proposed development decreases the impervious surface coverage for the site which is a stormwater benefit in itself. The development is not required to construct detention storage under the MWRDGC WMO, but will under the stricter Village requirements. The engineer has provided preliminary detention volumes for the 2-year and 100-year storms on sheet C3.2. The values provided are reasonable, but the final volume requirements will be determined during the final engineering process. We note that the engineer has indicated that he wishes to utilize surface storage of runoff, supplemented with underground storage if necessary. **Final engineering will solve the detention system. As noted on C3.2 of the revised plans dated 5-2-16.**
- The development does not need to include any volume control requirement as it is less than the 0.5 acre threshold of the WMO. **OK**
- It is unclear from the information presented if the existing water and sanitary sewer services will be reused or not for the new facility. **Yes, the existing utility stubs to the property will be reused or extended.** ~~If the services are not to be reused, then their disconnections at the respective mains should be included within the final engineering plans.~~ If the sanitary line is to be reused, it then should be televised for suitability with the Village given the final right of approval for its reuse. **OK**
- Village utility information notes the presence of an existing combined sewer that cuts across the site from a manhole in Touhy Avenue and extending south beyond the boundary of the development site. The applicant should research if an underlying public easement for that pipeline exists. **No easement exists.** If not, the applicant should provide one to the Village. **Will provided per Final Engineering plans.** This may not be necessary if the Village Attorney feels that a prescriptive easement already exists due to the age of the pipeline. **OK**
- We recommend that the Village perform a televised inspection of the aforementioned combined sewer to see if any defects need to be addressed within the limits of the proposed project. Once the building is taken down there will be no better time to excavate down to the main to make any requisite repairs. **OK**
- No proposed pole-mounted site lighting has been indicated at this time; it appears that all lighting will be building-mounted. **The revise 5-2-16 plans show an added single pole with double lighting heads.**
- No existing or proposed topographic elevations are shown on the submitted plans. **Site is very flat with a building on 95% of the site.** The final engineering will be submitted eith existing and proposed site grading. **OK**
- The final engineering submittal shall include all applicable pavement and utility standard details and specifications. **OK**
- The final engineering submittal shall include all applicable SESC standard details and specifications. **Ok**

Recommended Development Approval Conditions Granting utility easement to Village for combined sewer if no such easement exists.



Landscape

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name	Oxford Real Estate Equities
Subject Property Address	SWC Touhy Avenue & Lawndale Street
List and Date of Plans Reviewed	<ul style="list-style-type: none">C4.1 Landscape Plan revised 5-2-16
Nature of Proposal	Review of Proposed Site Plan

Review Information

Name of Reviewer	Douglas Gotham, RLA
Reviewer Contact Information	CBBEL, 847-823-0500 dgotham@cbbel.com
Date of Plan Review	4-22-16

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- Village Code – Chapter 15, Article VI: Site Development Standards

Additional Documents or Information Required/Requested

- A cost estimate for the landscape plan

Plan Review Comments

- A trash enclosure is indicated but no details to its height or appearance is given. Please supply details concerning, height and materials of the enclosure as well as elevations. **We relocated the trash enclosure as shown on C1.1 dated 5-2-16 into the project. See C1.1.**
- Please verify that the trash enclosure is not within the sight triangle for vehicles exiting the parking lot. **Ok, revised the location as shown on C1.1.**
- No site lighting has been indicated at this time. We just want to verify that it the landscaping doesn't conflict or obstruct the lighting. **Added one pole and two heads on pole.**
- Please provide a landscape cost estimate . **Estimate cost of Landscape is under separate email attached herein.**
- The current site plan does not meet the requirement for a six feet wide landscape setback along the south side. If the parking lot is redesigned then we strongly encourage that a landscape buffer be created along the south property line. We are concerned that the industrial building to the south of this development will have its massive plain brick wall now exposed to Touhy Avenue. It would also be nice to have some sort of landscape buffer other than lawn between the new parking lot and the adjoining driveway. However we don't want to reduce the buffer along to Touhy to achieve this. **Revised site plan at south end and increase to landscape area to 3.7 feet; we still need approval of a variance for this issue.**
- We like the sidewalk link to the Touhy Avenue sidewalk. We suggest that an internal walk be added so that there is access to the parking stalls along Touhy. This might eliminate anyone from cutting through the landscape bed. The intersection of these walks at the front door might be an opportunity to create a small decorative gathering point. **No change to site plan for the walk.**
- If an underground stormwater storage tank is required for the site, where will it be located and how will its depth of cover requirements effect the landscape? **If reuired we will locate under parking lot on north side of lot.**

Recommended Development Approval Conditions



Public Works Department

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name: Oxford Real Estate Equities
Subject Property Address: 3701 W. Touhy Avenue
List and Date of Plans Reviewed: <ul style="list-style-type: none">• Site Plan – 4/15/16 revised 5-2-16• Floor Plan – 4/13/16 revised 5-2-16• Stormwater Management Plan – 4/15/16 revised 5-2-16• Preliminary Elevations – 4/13/16 revised 5-2-16• Landscape Plan – 4/15/16 revised 5-2-16
Nature of Proposal: <p>The petitioner is proposing to demolish the existing building at 3701 W. Touhy Avenue and construct a new retail facility.</p>

Review Information

Name of Reviewer:	Andrew Letson, Assistant to the Public Works Director
Reviewer Contact:	Work: 847-745-4851 aletson@lwd.org
Date of Plan Review:	April 27, 2016

Action(s)/Approval(s) Required

- Location and size of sidewalk replacement – on revised site plan C1.1 dated 5-2-16
- Location and size of water service – on revised utility plan dated 5-2-16
- Location and size of sewer service – on revised utility plan dated 5-2-16

Applicable Regulations/Requirements

- Section 6-1-1 (Sidewalk Construction)
- Section 12-2 (Water Main and Sewer Connections)

Additional Documents or Information Required/Requested

- Please identify the location and size of proposed water and sewer connections (if changing). **New building will utilize existing 6 inch water line that is installed in taped 8 Inch water line under Lawndale Street. The project will access the pipe on-site and will install new extension water line to building and test in accordance with code.**

Plan Review Comments:

- All replacement sidewalks must be at least five feet in width. – **Ok, revised on plan.**
- The existing water service is connected to the 8-inch main on Lawndale Avenue; there is also a 12-inch water main on Touhy Avenue. If the petitioner elects to connect to the Touhy Avenue main, a permit from the Illinois Department of Transportation (IDOT) will be required. **Using existing water line that is tapped into Lawndale 8 inch main and is 6 inch on-site.**
- On Lawndale Avenue, in the area where the existing asphalt is going to be replaced with sod, the existing mountable curb should be replaced with a barrier curb. **OK, revised on plan.**
- The current landscape plan does not call for any trees to be planted in the right-of-way. If this were to change, the species and location of the tree would need to be approved by the Public Works Director. **Ok, no change to plan.**
- After the existing building is demolished, the Public Works Department would like to have the opportunity to televise and possibly repair the combined sewer that runs across the property. **Ok will coordinate with Village at that point in time of construction.**

Recommended Development Approval Conditions

- None



LINCOLNWOOD POLICE DEPARTMENT

6900 N. Lincoln Avenue, Lincolnwood, IL 60712

(847) 673-2167

Development Review – Developer Comments in red text

Project Information

Petitioner or Project Name:	Retail Development Proposal – Reitan Architects, LLC and Craig R. Knoche & Associates
Subject Property Address:	3701 West Touhy Avenue
List and Date of Plans Reviewed:	<ul style="list-style-type: none">Development Review Team recommendation regarding the proposed retail property for April 27, 2016 and comments revised on plans dated 5-2-16.
Nature of Proposal:	Proposed Retail Redevelopment plan on lot area approximately 21,628 square feet. The building will occupy 4,500 square feet.

Review Information

Name of Reviewer:	Lieutenant Randall Rathmell		
Reviewer Contact Information:	Work:	(847) 745-4751	Cell: (847) 980-7894
	Email	rrathmell@lwd.org	
Date of Plan Review:	April 27, 2016		

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- None

Additional Documents or Information Required/Requested

- Photometric Lighting Plan
- Security Plan

[Type text]

Plan Review Comments

- Submit a Security Plan for the property with approval by the Police Chief prior to issuance of the Certificate of Occupancy to include alarms, sensor lights, video surveillance cameras and intrusion detectors made visible to potential offenders and to assist in any criminal investigation. **OK**
- Install stop sign, stop bars and appropriate pedestrian public sidewalk crosswalks at driveway exit onto Lawndale Avenue. **OK**
- Staff recommends consideration of unobstructed line-of-sight near the public streets due to increased pedestrian and vehicular traffic near the property. **Ok , revised location of trash enclosure on C1.1 dated 5-2-16 to clear sight path shown**
- Any walkways bordering the building or leading to the entrances should be clearly designated on the plan to prevent any possible pedestrian safety issues. **OK**

Recommended Development Approval Conditions

- None



LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

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

Development Review – DEVELOPER COMMENTS IN RED TEXT

Project Information

Petitioner or Project Name: Redevelopment of Existing Warehouse Site
Subject Property Address: 3701 W. Touhy Avenue
List and Date of Plans Reviewed: Site Plan, Storm Water Management Plan, Landscape Plan, Elevation Plan, Floor Plan – Reviewed 4-22-2016 REVISED 5-2-16 TO INCORPORATE COMMENTS
Nature of Proposal: Redevelopment of an existing warehouse site. Demolition of existing building and construction of a 4500 square foot retail building.

Review Information

Name of Reviewer: Battalion Chief Clyde Heineman
Reviewer Contact Information: Lincolnwood Fire Department – 847-673-1545 – cheineman@lwd.org
Date of Plan Review: 4-22-2016

Action(s)/Approval(s) Required

- OK • Fire alarm plans to be submitted, reviewed, and approved prior to construction of the system. OK

Applicable Regulations/Requirements

- OK • All plans will be reviewed to the currently adopted versions of the NFPA code set including, *but not limited to* NFPA 1 Fire Code 2009 Edition, NFPA 13 Standard for the Installation of Sprinkler Systems 2010 Edition, NFPA 70 National Electrical Code® 2011 Edition, NFPA 72 National Fire Alarm and Signaling Code 2010 Edition, NFPA 80 Standard for Fire Doors and Other Opening Protectives 2010 Edition, NFPA 101® Life Safety Code® 2012 Edition, NFPA 110 Standard for Emergency and Standby Power Systems 2010 Edition, as well as the 2006 International Fire Code and local amendments.

Additional Documents or Information Required/Requested

Building Square Footage: 4,500 Sq. ft.
Proposed Occupancy Type: Class “B” Retail as defined by NFPA 101, Life Safety Code®, 2012 Edition (mercantile occupancies of more than 3000 ft ² (280 m ²), but not more than 30,000 ft ² (2800 m ²), aggregate gross area and occupying not more than three stories for sales purposes)

Proposed Occupancy Load:

TBD based on NFPA 101, Life Safety Code®, 2012 Edition Occupant Load Factors of Table 7.3.1.2

Storage Areas in Mercantile: 300 sq. ft./ person

Sales Areas on Street Floor: 30 sq. ft./ person

- The calculation of all spaces for occupancy loads, exit requirements, and travel distances to be provided in accordance with NFPA 101, *Life Safety Code*®, 2012 Edition “Table 7.3.1.2 Occupant Load Factor” as indicated above.

Plan Review Comments

- OK* • The location of the proposed structure will provide for adequate access for fire suppression purposes.
- REVISED* • For EMS purposes, ambulance access at the front of the store is preferred. Vehicle access through the parking lot plan should be addressed. *SEE C.1.1 REVISED 5-2-16*
- REVISED* • A second exit from the building is not shown. Depending on its location, a paved walkway to the public way will be needed. *SEE REVISED C.1.1 and BUILDING FLOOR PLAN SIK-2 REVISED 5-2-16*
- OK* • Water supply for fire suppression around the existing structure is adequate based the existing water lines and hydrant locations.
- OK* • Based on the size of the proposed building and the occupancy type proposed, the structure will not require the addition of a sprinkler system.
- OK* • A fire alarm system shall be installed as required by local amendment to “Section 907.2” of the 2009 International Fire Code®:

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

The system must be compliant with the NFPA 72® National Fire Alarm & Signaling Code.
- OK* • The fire alarm system must be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village’s radio contractor at the completion of the alarm systems installation.

Recommended Conditions

- OK* • The installation of a Knox Box® (Key Box) at the entrance(s) chosen by the fire department will be required.
-

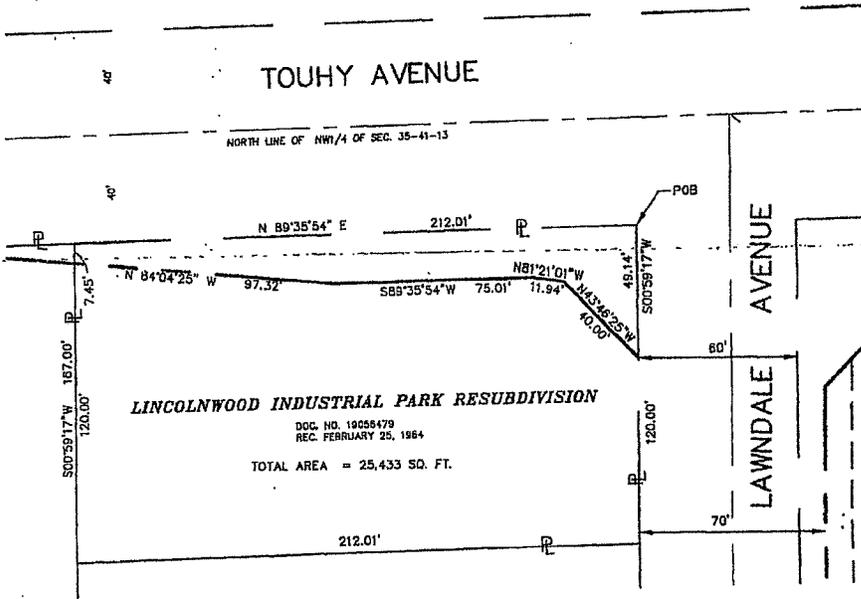
PLAT OF SURVEY OF

That part of the North 120.00 feet of Lot 1 in Lincolnwood Industrial Park Resubdivision, being a resubdivision of part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 25, 1964 as Document No. 19056479, in Cook County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 1 aforesaid; thence on an assumed bearing of South 00 degrees 59 minutes 17 seconds West along the east line of said Lot 1 a distance of 49.14 feet; thence North 43 degrees 46 minutes 25 seconds West 40.00 feet; thence North 81 degrees 21 minutes 01 seconds West 11.94 feet; thence South 89 degrees 35 minutes 54 seconds West 75.01 feet; thence North 84 degrees 04 minutes 25 seconds West 97.32 feet to the west line of said Lot 1; thence North 00 degrees 59 minutes 17 seconds West along the west line of said Lot 1 a distance of 7.45 feet to the north line of said Lot 1; thence North 89 degrees 35 minutes 54 seconds East along the north line of said Lot 1 a distance of 212.01 feet to the point of beginning, containing 0.087 acres of land.



BASIS OF BEARING IS ASSUMED
N89°35'54"E ALONG THE NORTH
LINE OF THE NW 1/4 OF SEC. 35-41-13



LINCOLNWOOD INDUSTRIAL PARK RESUBDIVISION

DOC. NO. 19056479
REC. FEBRUARY 25, 1964

TOTAL AREA = 25,433 SQ. FT.

Owner: Chicago Title Land Trust Co., as Trustee
Trust No. 1106975, Dated March 19, 1999

Index No. 10-35-136-005

NOTES:

PREPARED FOR VILLAGE OF LINCOLNWOOD
FOR PURPOSE OF RIGHT OF WAY ACQUISITION.
VILLAGE HAS REQUESTED PROPOSED RIGHT OF
WAY NOT BE MONUMENTED.
FIELD WORK COMPLETED OCTOBER, 2000.

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

GEWALT HAMILTON ASSOCIATES INC. HEREBY CERTIFIES
THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION
WAS SURVEYED UNDER ITS DIRECTION, AND THAT THE
PLAT DRAWN HEREON REPRESENTS SAID SURVEY.

VERNON HILLS, SEPT 9, 2002

GEWALT HAMILTON ASSOCIATES, INC.



Donald W. Bing
DONALD W. BING
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3098
LICENSE EXPIRES NOVEMBER 30, 2002.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO
BOUNDARY SURVEYS.

PROJECT-NO. 9232.045

DWG-FILE-NAME:
9232-045PLS2

SCALE:

1"=40'

FOUND MONUMENT
 SET MONUMENT

GEWALT HAMILTON
ASSOCIATES, INC.

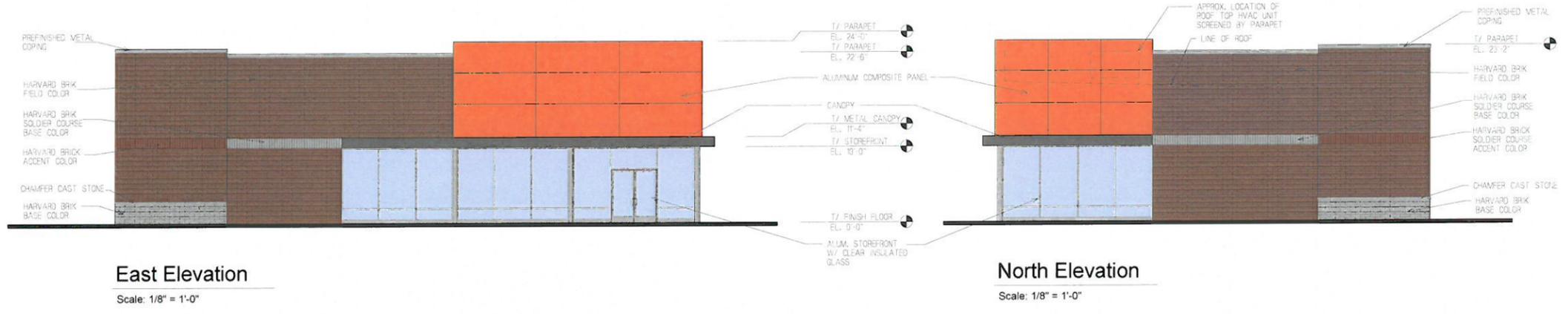
CONSULTING ENGINEERS & SURVEYORS

850 Forest Edge Drive Vernon Hills, IL 60061 Tel. 847.478.9700 Fax 847.478.9701

REVISIONS	DATE
APRIL 1, 2018	
APRIL 5, 2018	
APRIL 11, 2018	
APRIL 27, 2018	
APRIL 27, 2018	

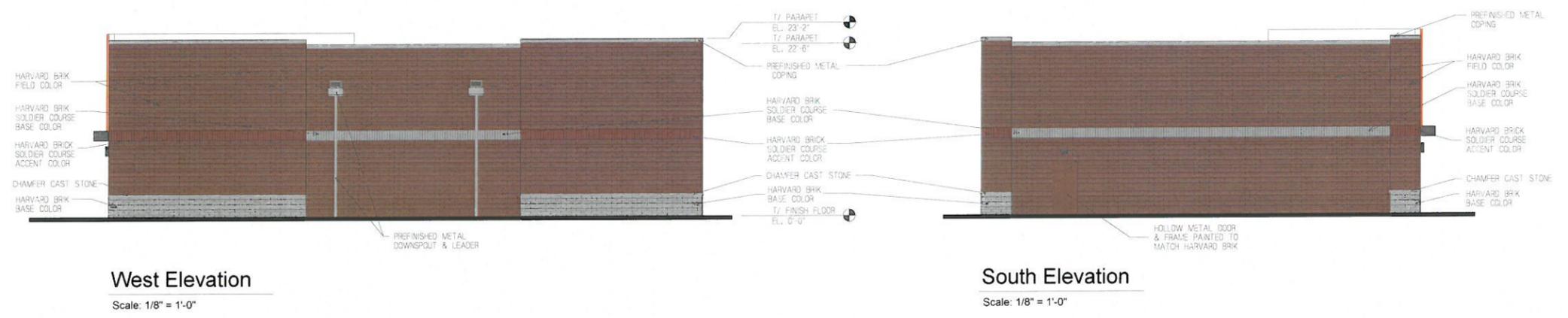
PROPOSED RETAIL DEVELOPMENT
OXFORD REAL ESTATE EQUITIES
LOCATION
3701 W. TOUHY
LINCOLNWOOD, ILLINOIS

Reitan Architects, LLC.
325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
Ph. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083



East Elevation
Scale: 1/8" = 1'-0"

North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"

South Elevation
Scale: 1/8" = 1'-0"

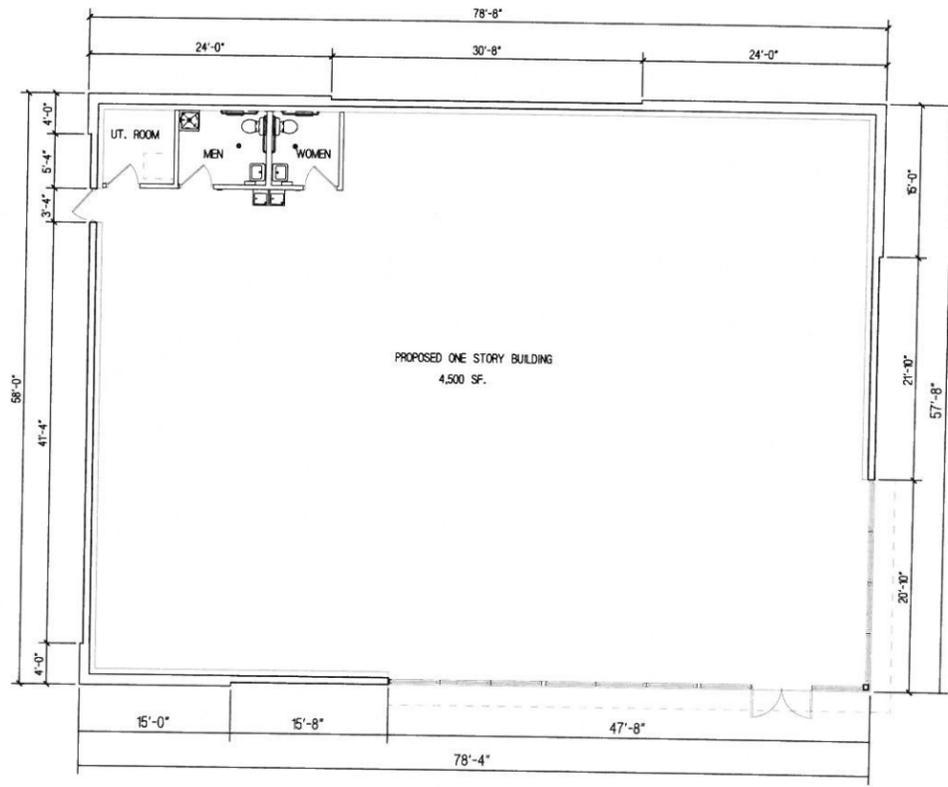
EXTERIOR FINISH SCHEDULE

- HARVARD BRIK** NORTHFIELD
FIELD COLOR: DARK WOOD
- HARVARD BRIK** NORTHFIELD
ACCENT COLOR: MONTGOMERY
- HARVARD BRIK** NORTHFIELD
BASE COLOR: FOUNDRY
- CHAMFER CAST STONE** NORTHFIELD
COLOR: GRAPHITE
- PREFINISHED METAL COPING** PAC-CLAD
COLOR: SILVER
- ALUMINUM STOREFRONT** KAWNEER 451T SYSTEM
COLOR: CLEAR ANODIZED
- PREFINISHED ALUMINUM COMPOSITE METAL PANEL**
ALPOLIC (ACM): PEARLESCENT ORANGE
- PREFINISHED ALUMINUM COMPOSITE METAL CANOPY**
ALPOLIC (ACM): MICA GREY
- PREFINISHED DOWNSPOUTS & LEADERS** PAC-CLAD
COLOR: GRANITE

SHEET NAME
PRELIMINARY
ELEVATIONS

SHEET
SK1
OF 1

PROJECT NO.
1520-LINCOLNWOOD



Floor Plan
Scale: 1/8" = 1'-0"

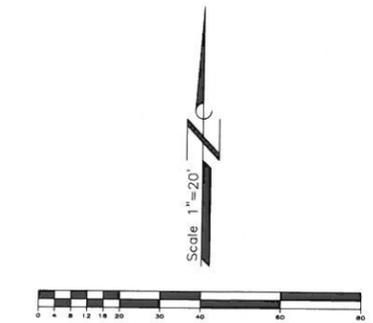
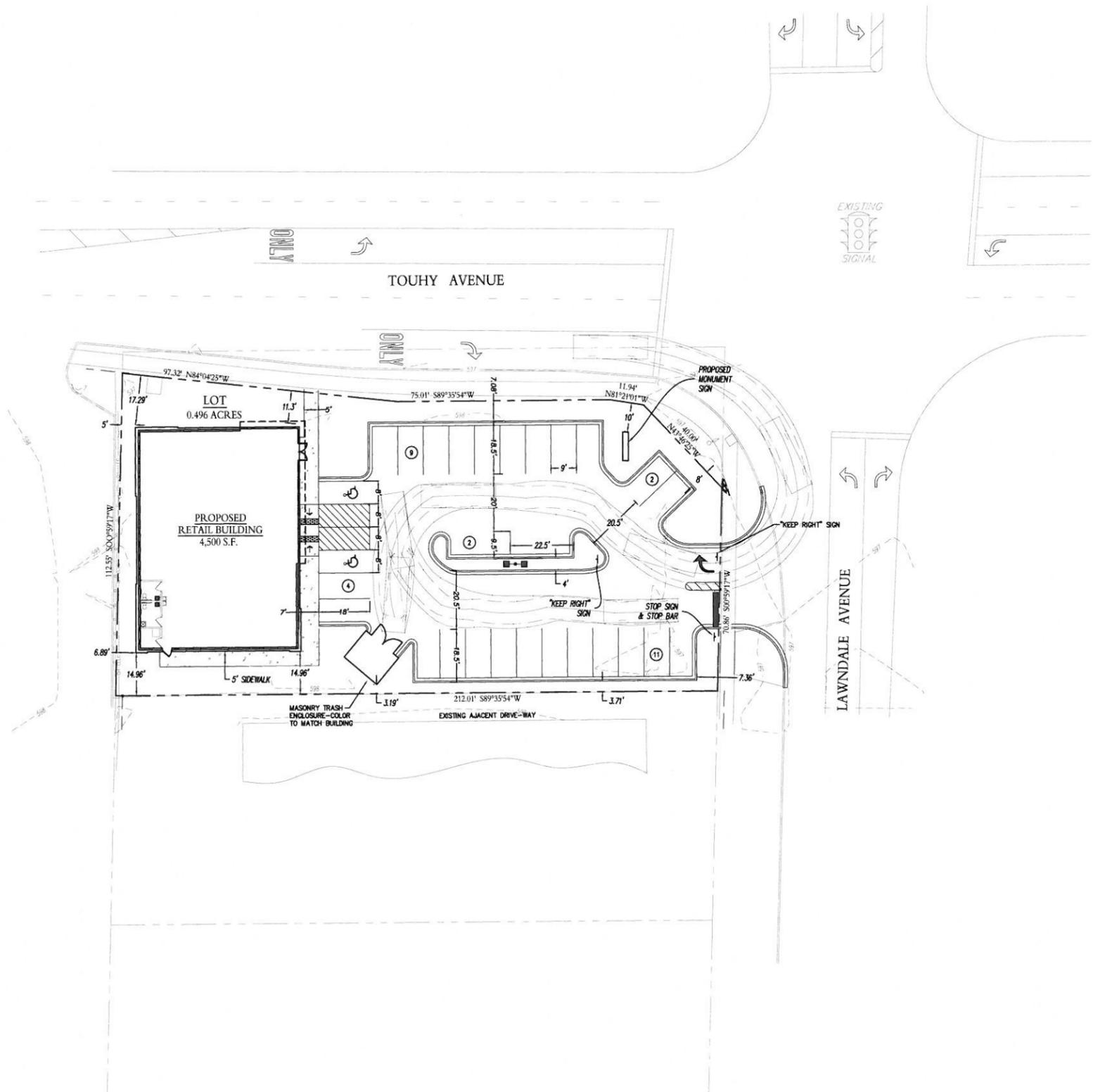


DATE	APRIL 11, 2016
REVISIONS	
APRIL 13, 2016	

PROPOSED RETAIL DEVELOPMENT
OXFORD REAL ESTATE EQUITIES
 LOCATION
 3701 W. TOUHY
 LINCOLNWOOD, ILLINOIS

Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-599-1227 - FAX 847-518-0347
 Assumed Name No. 184-004083

SHEET NAME	PRELIMINARY FLOOR PLAN
SHEET	SK2 OF 1
PROJECT NO.	1600-LINCOLNWOOD

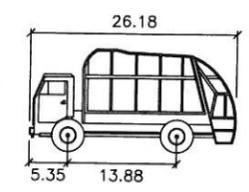


SITE ANALYSIS

TOTAL LOT	21,628 SF
	0.496 ACRES
PROPOSED RETAIL BUILDING	4,500 SF
TOTAL CARS PROVIDED	28 CARS

LEGEND

PROPOSED CURB & GUTTER SEE DETAILS	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	
HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED LIGHT POLE	



REFUSE 2AXLE feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 19.68
Steering Angle	: 34.50

SITE NOTES

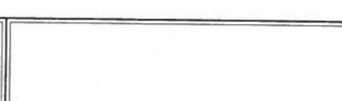
- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
 - SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE INTEGRAL WALK / CURB. SEE DETAILS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION, WHICH IS NOT SPECIFIED ON DEMOLITION PLAN (CO.2).
 - SEE DETAIL FOR CONCRETE PAVEMENT SECTIONS.
 - PAVEMENT MARKINGS WITHIN THE PARKING LOT SHALL BE PAINTED TRAFFIC YELLOW 4" WIDE AND 2 COATS.
 - ADA ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALKS ABUTTS DRIVES OR ROADWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING RAMPS PER THE MOST STRINGENT LOCAL, STATE OR FEDERAL CODE AT THE TIME OF CONSTRUCTION.
 - ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE STATED ON THE PLANS.
- REQUIREMENT:**
PER ADAAG SECTION 4.1.2 (1) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS TO AN ACCESSIBLE BUILDING ENTRANCE.
- PREFERRED LOCATION FOR ACCESSIBLE ROUTE SHALL CONDUCE WITH PEDESTRIAN ACCESS TO CORNER OTHERWISE LOCAL ENGINEER TO DETERMINE BEST LOCATION TO CONFORM TO SLOPE ALLOWANCES DEFINED BY ADA.
- VERIFY COMPLIANCE WITH MORE STRINGENT CODES.

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

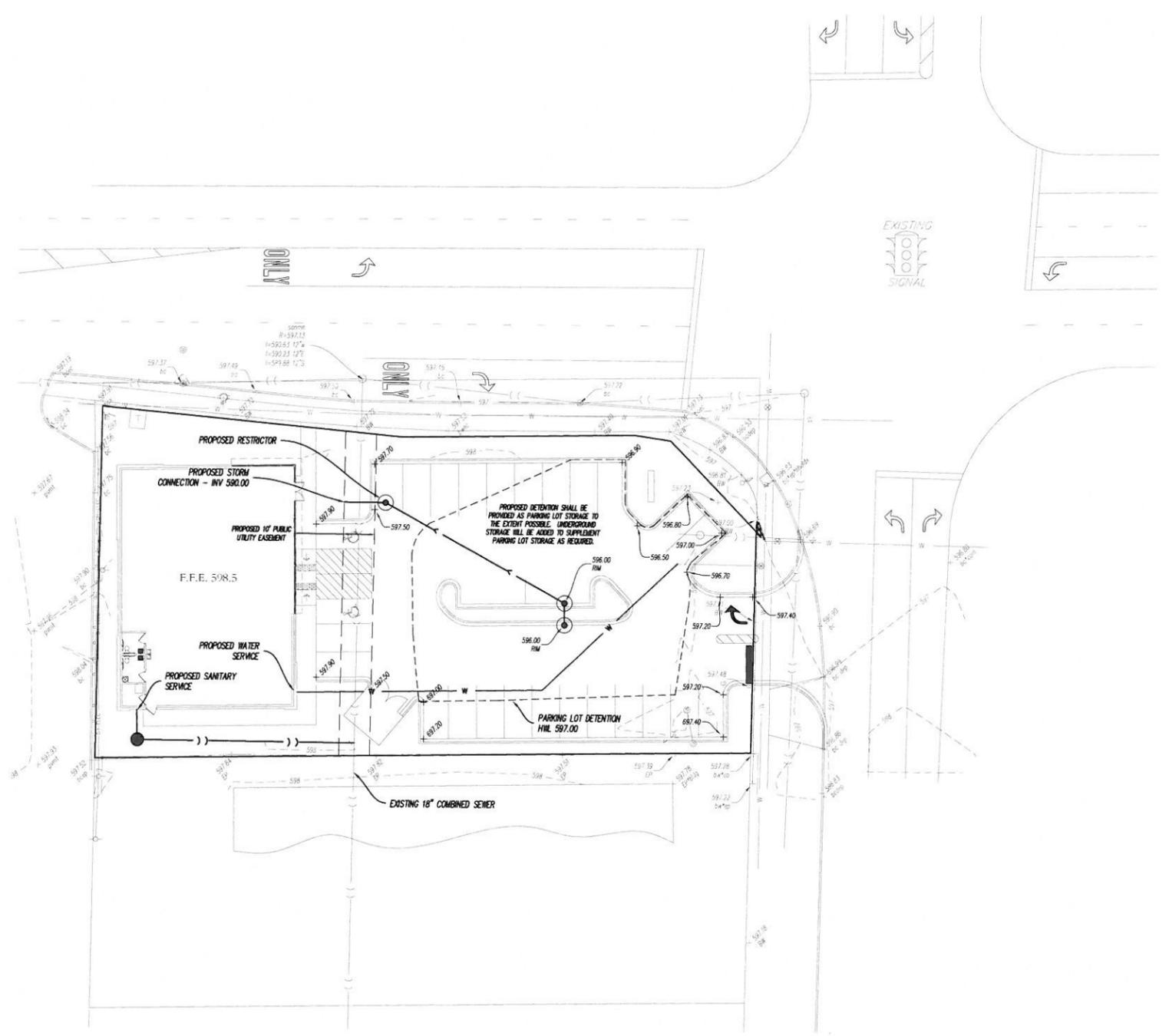
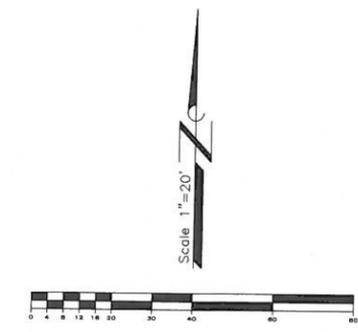
PROPOSED RETAIL
SWC TOUHY AVE & LAWNDALE AVE
LINCOLNWOOD, ILLINOIS



Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE:	5/02/16
FILE:	16-015 C10
JOB NO.:	16-015
SHEET NO.:	C1.1

SWC TOUHY AVE. & LAWNDALE ST. LINCOLNWOOD, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER	—>—	—>—
SANITARY SEWER	—>—	—>—
ELECTRIC	—E—	—E—
TELEPHONE	—T—	—T—
GAS	—G—	—G—
STORM MANHOLE	⊙	⊙
FLARED END SECTION	⊙	⊙
SANITARY MANHOLE	⊙	⊙
VALVE VAULT / B-BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
LIGHT POLES	⊙	⊙

STORMWATER MANAGEMENT

TOTAL SITE AREA - 0.496 ac.

SITE RUNOFF COEFFICIENT
 PROPOSED IMPERVIOUS AREA - 0.375 ac.
 PROPOSED PERVIOUS AREA - 0.121 ac.
 $C_r = (0.375 * 0.95) + (0.121 * 0.45) = 0.828$
 USE $C_r = 0.83$

ALLOWABLE RELEASE RATE
 2-YR RELEASE RATE = 0.04 cfs/ac * 0.496 ac = 0.02 cfs
 100-YR RELEASE RATE = 0.15 cfs/ac * 0.496 ac = 0.07 cfs

PARKING LOT DETENTION
 ALLOWABLE DETENTION DEPTH - 12 inches
 PROPOSED DETENTION DEPTH - 7.2 inches

DETENTION VOLUME
 RECD 2 YR VOLUME - 0.07 ac.ft. (H.M. 592.2)
 PROVIDED RELEASE RATE - 0.02 cfs (0.85 inch Orifice)
 RECD 100 YR VOLUME - 0.17 ac.ft. (H.M. 596.6)
 PROVIDED RELEASE RATE - 0.07 cfs (1.20 inch Orifice)
 TOTAL DETENTION VOLUME PROVIDED - 0.24 ac.ft. (10,270 cf)

REVISIONS

NO.	DATE	DESCRIPTION

**UTILITY & STORMWATER
MANAGEMENT PLAN**

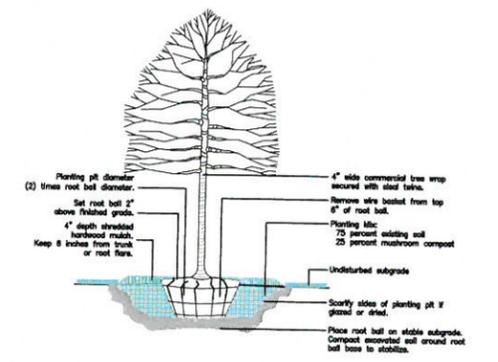
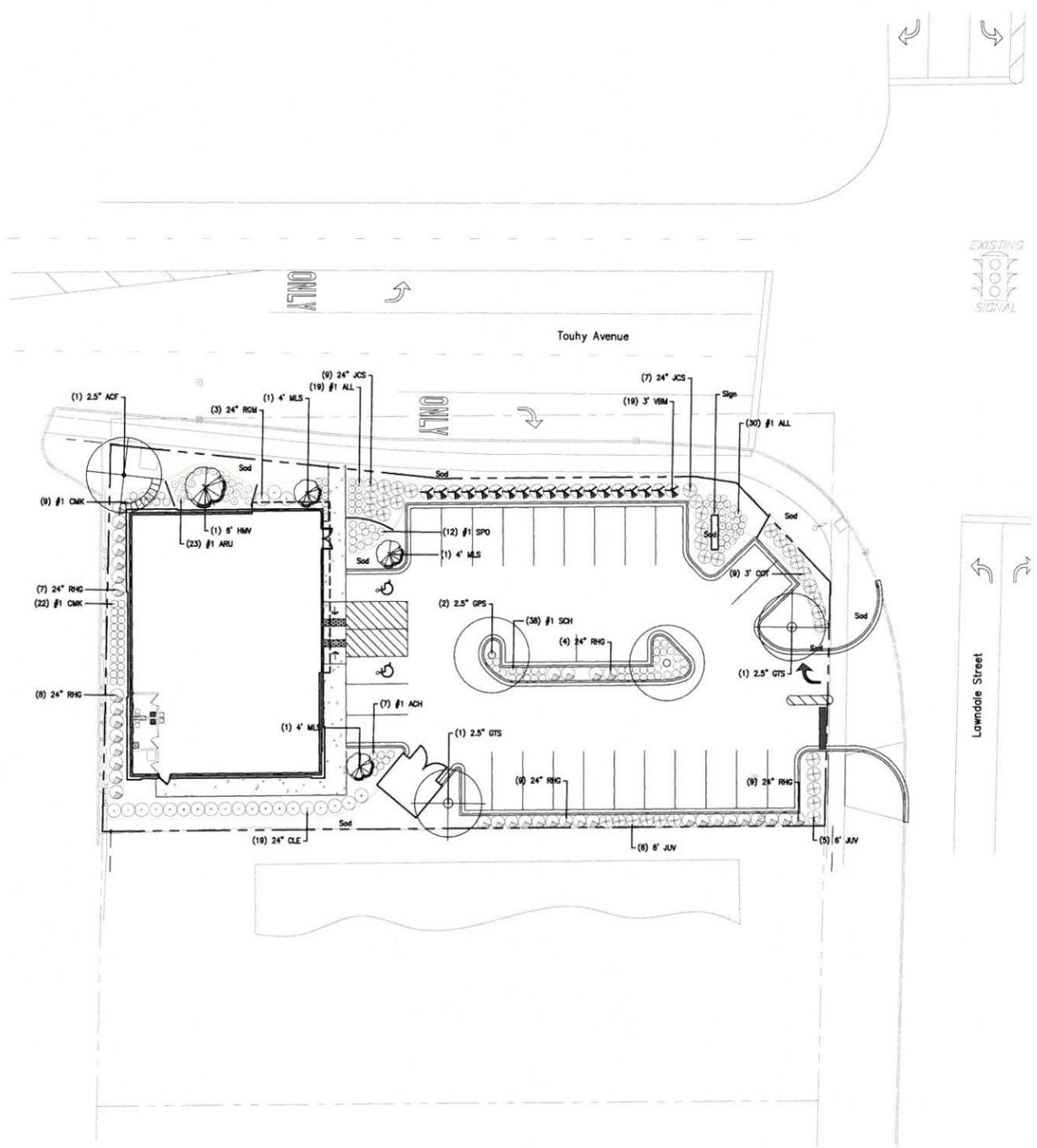
**PROPOSED RETAIL
SWC TOUHY AVE & LAWDALE AVE
LINCOLNWOOD, ILLINOIS**

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

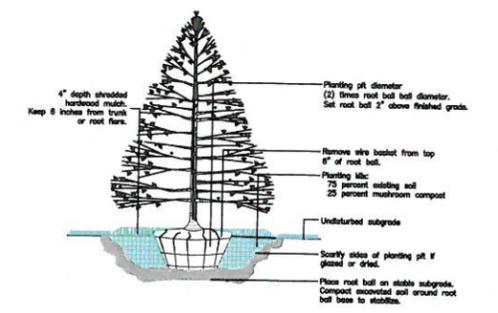
DATE: 5/02/16
 FILE: 16-015 C30
 JOB NO: 16-015

C3.2
SHEET NO.

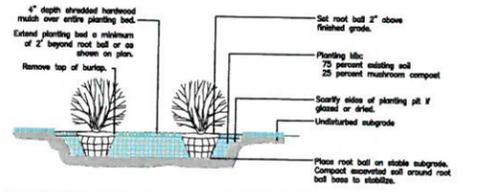
PROPOSED RETAIL LINCOLNWOOD, ILLINOIS



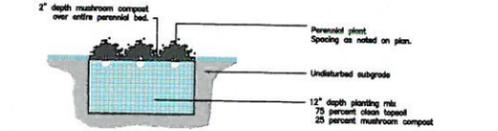
Detail Deciduous Tree Planting



Detail Evergreen Tree Planting



Detail Shrub Planting



Detail Perennial Planting

Plant List					
Shade Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	1	2.5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
GPS	2	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	2	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
Ornamental Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
HMV	1	6"	Hammamelis vernalis	Vernal Witchhazel	BB/Clump
MLS	3	4"	Molue sergentii	Sergeant Crabapple	BB/Clump
Evergreen Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
JUV	5	6"	Juniperus virginiana	Eastern Redcedar	BB
Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
CLE	19	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summerweet	BB
COI	9	3"	Cotoneaster occidentalis	Peking Cotoneaster	BB
JCS	16	24"	Juniperus chinensis var. sergentii	Sergeant Juniper	BB
ROM	3	24"	Rhus glabra 'Green Mound'	Green Mound Alpine Currant	BB
RHG	37	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
VBM	19	3"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB
Perennials and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	7	6"	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	49	6"	Allium 'Summer Beauty'	Summer Beauty Allium	Container
ARU	23	6"	Aruncus oestueifolius	Miniature Goatbeard	Container
CMK	31	6"	Calamagrostis occidentalis 'Karl Foerster'	Father Reed Grass	Container
SCH	38	6"	Schizanthus scopolorum	Little Bluestem	Container
SPD	12	6"	Sporobolus heterolepis	Prairie Dropseed	Container

REVISIONS			
NO.	DATE	DESCRIPTION	

LANDSCAPE PLAN

PROPOSED RETAIL
SWC TOUHY AVE. & LAWNDALE ST.
LINCOLNWOOD, ILLINOIS

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.382.0209 | F 847.382.0214

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/02/16
FILE: 16-015 C40
JOB NO: 16-015
SHEET NO: C4.1

PROPOSED RETAIL LINCOLNWOOD, ILLINOIS

COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

Refer Inquiries To:
(312) 223-3025



CHICAGO TITLE INSURANCE COMPANY

By

Authorized Signatory

Commitment No.: 1401 008978784 D1

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

YOUR REFERENCE: LEVENFELD - ARS PROPERTY ACQUISITIONS ORDER NO.: 1401 008978784 D1

EFFECTIVE DATE: FEBRUARY 3, 2016

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNERS 2006
AMOUNT: \$ [REDACTED]
PROPOSED INSURED: OXFORD REAL ESTATE EQUITIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN: CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008978784 D1

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008978784 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE NORTH 120.00 FEET OF LOT 1 IN LINCOLNWOOD INDUSTRIAL PARK, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 178 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1964 AS DOCUMENT 19056479, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 49.14 FEET; THENCE NORTH 43 DEGREES 46 MINUTES 25 SECONDS WEST 40.00 FEET; THENCE NORTH 81 DEGREES 21 MINUTES 01 SECONDS WEST 11.94 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 54 SECONDS WEST 75.01 FEET; THENCE NORTH 84 DEGREES 04 MINUTES 25 SECONDS WEST 97.34 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 7.45 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 212.01 FEET TO THE POINT OF BEGINNING).

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ORDER NO.: 1401 008978784 D1

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:

A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;

B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 8.

1. TAXES FOR THE YEAR(S) 2015 AND 2016
2016 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2015 FIRST INSTALLMENT IS DUE MARCH 1, 2016
NOTE: 2015 FINAL INSTALLMENT IS NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
10-35-136-026-0000	1 OF 1	2015	\$29,520.33	██████████

- B 9. THE COMPANY MAY PAY CURRENT YEAR COOK COUNTY TAXES WHEN FURNISHED AN ORIGINAL TAX BILL AT OR BEFORE THE TIME THE COMPANY IS REQUESTED TO MAKE PAYMENTS. IF AN ORIGINAL TAX BILL IS NOT FURNISHED, THE COMPANY WILL PAY CURRENT TAXES VIA ACH PAYMENT, WHICH RESULTS IN AN ADDITIONAL \$6 DUPLICATE TAX BILL FEE PAYABLE TO COOK COUNTY AND COLLECTED FROM THE TAXPAYER AT CLOSING.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008978784 D1

- C 10. NOTE: THE LAND LIES WITHIN A COUNTY WHICH IS SUBJECT TO THE PREDATORY LENDING DATABASE ACT (765 ILCS 77/70 ET SEQ. AS AMENDED). A CERTIFICATE OF COMPLIANCE WITH THE ACT OR A CERTIFICATE OF EXEMPTION THEREFROM MUST BE OBTAINED AT TIME OF CLOSING IN ORDER FOR THE COMPANY TO RECORD ANY INSURED MORTGAGE. IF THE CLOSING IS NOT CONDUCTED BY THE COMPANY, A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF EXEMPTION MUST BE ATTACHED TO ANY MORTGAGE TO BE RECORDED.

NOTE: FOR KANE, WILL AND PEORIA COUNTIES, THE ACT APPLIES TO MORTGAGES RECORDED ON OR AFTER JULY 1, 2010.

- E 11. MORTGAGE DATED SEPTEMBER 15, 2009 AND RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928108270 MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975 TO BANKFINANCIAL, F.S.B. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$ [REDACTED].

- F 12. ASSIGNMENT OF RENTS RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928108271 MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975 TO BANKFINANCIAL, F.S.B..

- T 13. SECURITY INTEREST OF BANKFINANCIAL F.S.B., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING VAHAKN, INC. AND ANI SAFETY AND SUPPLY INCORPORATED AS DEBTOR AND RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928131005.

CONTINUATION RECORDED SEPTEMBER 22, 2014 AS DOCUMENT 1426539034.

- G 14. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

- H 15. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.

- I 16. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN LINCOLNWOOD. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.

- J 17. WE SHOULD BE FURNISHED (A) CERTIFICATION FROM THE ILLINOIS SECRETARY OF STATE THAT OXFORD REAL ESTATE EQUITIES L.L.C. HAS PROPERLY FILED ITS ARTICLES OF ORGANIZATION, (B) A COPY OF THE ARTICLES OF ORGANIZATION, TOGETHER WITH ANY AMENDMENTS THERETO, (C) A COPY OF THE OPERATING AGREEMENT, IF ANY, TOGETHER WITH ANY AMENDMENTS THERETO, (D) A LIST OF INCUMBENT MANAGERS OR OF INCUMBENT MEMBERS IF MANAGERS HAVE NOT BEEN APPOINTED, AND (E) CERTIFICATION THAT NO EVENT OF DISSOLUTION HAS OCCURRED.

NOTE: IN THE EVENT OF A SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008978784 D1

L.L.C. OR OF A SALE OF L.L.C. ASSETS TO A MEMBER OR MANAGER, WE SHOULD BE FURNISHED A COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION ADOPTED BY THE MEMBERS OF SAID L.L.C.

(AFFECTS THE PROPOSED BUYER HEREIN)

- Q 18. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.
- U 19. RIGHT, TITLE AND INTEREST OF VAHAKN, INC. AND ANI SAFETY AND SUPPLY INCORPORATED IN AND TO THE LAND, AS DISCLOSED BY FINANCING STATEMENT RECORDED AS DOCUMENT 0928131005, AND OF ALL PARTIES CLAIMING THEREUNDER.
- K 20. AN ORDINANCE AMENDING THE TEXT OF THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE OF 1962 ADOPTING CHAPTER SIXTEEN, ARTICLE VII, SECTION M "LANDSCAPING", A COPY OF WHICH WAS RECORDED JANUARY 28, 2004 AS DOCUMENT 0402832001.
- R 21. AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT AND A VARIANCE FROM THE SIDE YARD SETBACK REQUIREMENT FOR THE PROPERTY LOCATED AT 3701 TOUHY, RECORDED JANUARY 7, 2003 AS DOCUMENT 0030029568.
- S 22. AN ORDINANCE GRANTING A VARIANCE FROM REQUIRED NUMBER OF PARKING SPACES FOR THE PROPERTY LOCATED AT 3701 TOUHY, RECORDED JANUARY 7, 2003 AS DOCUMENT 0030029649.

L FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

M FOR COOK COUNTY PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OF CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE. THE COMPANY WILL CHARGE \$25.00 PER NOTARIAL RECORD.

N "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW. PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION."

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008978784 D1

0 23. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

(THIS NOTE WILL BE WAIVED FOR POLICY).

P 24. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312)223-2707.

** END **



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1401 008978784 D1

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

CHICAGO TITLE INSURANCE COMPANY

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information or to set-up an Exchange, please call Scott Nathanson at (312) 223-2178 or Anna Barsky at (312) 223-2169.

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective Date: January 6, 2015

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also No Representations or Warranties below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender, marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources

- o Applications or other forms we receive from you or your authorized representative;
- o Information we receive from you through the Website;
- o Information about your transactions with or services performed by us, our affiliates, or others; and
- o From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to

personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- o You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- o You can opt-out via the Consumer Choice Page at www.aboutads.info.
- o For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- o You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- o To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- o To improve our products and services that we perform for you or for Third Parties.
- o To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- o To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- o To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- o To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- o To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that

party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with his Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIR OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer to your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other business for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2014 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent to This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We

may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888)934-3354
privacy@fnf.com

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Effective as of January 6, 2015
Last Updated January 25, 2015

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Print Resize: 

Village of Lincolnwood, IL
Friday, April 8, 2016

Chapter 15. Zoning

Article VII. OFF-STREET PARKING AND LOADING

7.06. General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

- (1) Use. Off-street parking facilities required herein listed shall be solely for the parking of automobiles of patrons, occupants, or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for each bus to be parked on the premises shall be provided in accordance with subsection 7.06(4) through (7) of this article.
- (2) Computation. When determination of the number of off-street parking spaces required by this Zoning Ordinance results in a requirement of a fractional space, any fraction of 1/2 or less may be disregarded while a fraction in excess of 1/2 shall be counted as one parking space.
- (3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (4) Handicapped accessible spaces. The minimum number and dimension of parking spaces set aside as handicapped spaces shall be provided in accordance with the standards of the of the Illinois Capitol Development Board, as set forth in Illinois Accessibility Code, dated April 24, 1997, as may be amended from time to time.
- (5) In yards. Subject to the provisions set forth in this Section 7.06, open-air, off-street parking spaces may be located in: (a) any rear yard, in any zoning district; and (b) in a front yard or a side yard abutting a street, but only within the B-1, B-2, B-3, O-1, M-B, and P Districts, and only upon the issuance of a special use permit therefor pursuant to the procedures set forth in Section 5.17 of this Zoning Ordinance. [Amended 2-2-2016 by Ord. No. 2016-3189]
- (6) Design and maintenance.
 - a. Open and enclosed parking spaces. Parking spaces may be open-air or enclosed in a building and shall be accessed by a private drive that meets the following minimum aisle width standards:

Table 7.06.01

Parking Angle	Width (feet)	Length (feet)	One-Way (feet)	Two-Way (feet)
Parallel	9	22	12	20
30°	9	19	12	20
45°	9	19	16	20

Close

Print

Resize:



Village of Lincolnwood, IL
Friday, March 13, 2015

Chapter 15. Zoning

Article VI. SITE DEVELOPMENT STANDARDS

Part D. Landscaping

6.14. Minimum landscape requirements for off-street parking lots.

- (1) Perimeter screening required. Every off-street parking lot or parking area containing, five or more parking spaces shall be set back, buffered and screened from public view and adjacent property by a perimeter landscaped area having a minimum width of eight feet, or, where screening shall consist of a masonry wall, a minimum width of five feet.
 - a. The minimum width for the perimeter screening area shall be measured from the property line and shall not include any parking overhang.
 - b. Screening within the perimeter setback area shall consist of a masonry wall, densely planted hedge or massing of shrubs resulting in a 75% semi-opaque screen within one year of installation, installed in a manner so as to inhibit public views of the parking area.
 - c. Perimeter screening shall be continuous, except for breaks as may be permitted for sidewalks, driveways and sight triangles.
 - d. Masonry walls used for perimeter screening shall have a minimum height of 30 inches and a maximum height of 36 inches. Such walls shall have a finished surface which is the same or closely similar to the masonry of the principal building.
 - e. Shrubs planted as perimeter screening shall be at least three feet in height at time of installation.
 - f. The surface of the perimeter setback area shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
 - g. A six-inch continuous poured-in-place concrete curb shall separate all drive and parking surfaces from landscape areas.
 - h. Upon petition, the ZBA may recommend a creative alternate perimeter screening plan of berms, walls, shrubs, trees or other material, which has the effect of providing a minimum three-foot high visual screen of parking areas.

(2) Interior landscaping requirements.

- a. A planting island equal in area to a parking space shall be located at each end of a parking row and after each 20 parking spaces within a parking row.
- b. One tree shall be required for each planting island required in Section 6.14(2)(a) above.
- c. The surface of the planting island shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
- d. A six-inch continuous poured in place curb shall separate and surround all interior landscape island areas.
- e. All areas within or at the edges of parking lots which are greater than 50 square feet and not designed for parking stalls, drive aisles or shopping cart collection points, shall be curbed and landscaped with sod, ground cover, bushes or trees.
- f. All landscaped islands shall have a minimum topsoil depth of three feet and mounded to a center height of six to 12 inches above top of curb height.



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Special Use and PUD

SUBJECT PROPERTY

Property Address: 3701 W. TOUHY AVENUE, LINCOLNWOOD, IL

Permanent Real Estate Index Number(s): 10-35-136-026-0000

Zoning District: M/B2 RETAIL OVERLAY Lot Area: 0.496 ACRES

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
A SINGLE INDUSTRIAL BUILDING APPROXIMATELY 14,000 SF IN SIZE

Are there existing development restrictions affecting the property? Yes No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

THIS PROPERTY HAS EXISTING ZONING M WITH A RETAIL OVERLAY OF B2 RETAIL. THE PROPOSED PLAN REQUIRES A SPECIAL USE FOR THE OPEN AIR PARKING LOT TO BE LOCATED EAST OF THE BUILDING PER THE SITE PLAN

REQUESTED ACTION

- | | |
|---|---|
| <input type="checkbox"/> Special Use - Residential | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Special Use - Non-Residential | <input type="checkbox"/> Other |

PROJECT DESCRIPTION

Describe the Request and Project: _____

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): VAHAKN, INC. (SELLER), ATTN: MS. ANI EMRIKIAN

Address: 2315 THORNWOOD AVENUE, WILMETTE, IL 60091

Telephone: (____) _____ Fax: (____) _____ E-mail: EMRIKIANANI@GMAIL.COM

Petitioner (if different from owner):

Name: OXFORD REAL ESTATE EQUITIES, LLC Relationship to Property: CONTRACT BUYER

Address: 2150 E. LAKE COOK ROAD, SUITE 320, BUFFALO GROVE, IL 60089

Telephone: (847) 884-4820 Fax: (847) 884-9934 E-mail: BDANLY@OXFORDREE.COM



VILLAGE OF LINCOLNWOOD COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These seven standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

THE SEPCIAL USE IS NECESSARY TO ALLOW THE PROPERTY TO HAVE ON-SITE PARKING AND FOR SUCH PARKING TO HAVE ACCESS TO LAWNSDALE AVE. THIS USE WILL BE SIMILAR TO THE RETAIL CENTER ACROSS LAWNSDALE AVE AT THE LOWES PROPERTY. IT IS ALSO SIMILAR TO THE RETAIL CENTER TO THE NORTH AT THE INTERSECTION OF TOUHY AVENUE

2. Please explain how the use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

THE PARKING LOT IS ACCESSED AND DESIGNED TO MEET THE VILLAGE STANDARDS.

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

THE USE IS AS CONTEMPLATED WITH THE RE-ZONING OF THE MANUFACTURING AREA TO ACCEPT THE RETAIL OVERLAY WITH B-2 ZONING NOW APPLICABLE. SO THE PROPERTIES THAT FLANK THE TOUHY AND LAWNSDALE INTERSECTION ALL ACT TOGETHER AS RETAIL AND HAS AN ELECTRONIC SYSTEM TO CONTROL VEHICULAR AND PEDISTRIAN TRAFFIC. OUR PROPOSED DESIGN FITS WITHIN THE DESIGN STANDARDS OF THE NEIGHBOR PROPERTIES AT THE INTERSECTION.

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

THE SPECIAL USE OF THE PARKING LOT WITH BUILDING TO THE WEST IS APPROPRIATE
TOT HE RETAIL/B-2 ZONING OVERLAY IN PLACE AT THE PROPERTY.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

THE PROPOSED DESIGN OF THE SPECIAL USE WILL ENCOURAGE DEVELOPMENT OF THE
SURROUNDING PROPERTY.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

THE LAYOUT OF THE PARKING LOT AND BUILDING HAVE APPROPRIATE AND AVAILABLE
UTILITIES, ACCESS TO LAWNDALE AVE., STORM WATER DRAINAGE PLANS AS SUCH
DESIGN STANDARDS ARE REVIEWED BY VILLAGE STAFF.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

THE ENTRANCE IS POSITIONED ON LAWNDALE AVE AND HAS PROPER DESIGN WIDTH AND
LOCATION, AS REVIEWED BY THE CIVIL ENGINEER



VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variations

SUBJECT PROPERTY

Property Address: 3701 W. Touhy Avenue, Lincolnwood, IL

Permanent Real Estate Index Number(s): 10-35-136-026-0000

Zoning District: M/B2 Retail Overlay Lot Area: 0.496 acres

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

- | | |
|---|--|
| <input type="checkbox"/> Variation - Residential | <input type="checkbox"/> Variation - Signs/Special Signs |
| <input checked="" type="checkbox"/> Variation - Non-Residential | <input type="checkbox"/> Minor Variation |
| <input type="checkbox"/> Variation - Off-Street Parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: The 4,500 square foot, new construction retail building with parking lot and monument sign.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): *(List all Beneficiaries if Trust)*

Name: VAHAKHN, INC. (SELLER), ATTN: MS. ANI EMRIKIAN

Address: 2315 THORNWOOD AVENUE, WILMETTE, IL 60091

Telephone: (____) _____ Fax: (____) _____ E-mail: EMRIKIANANI@GMAIL.COM

Petitioner: *(if Different from Owner)*

Name: OXFORD REAL ESTATE EQUITIES, LLC C/O BRUCE DANLY Relationship to Property: CONTRACT BUYER

Address: 2150 E. LAKE COOK ROAD, SUITE 320, BUFFALO GROVE, IL 60089

Telephone: (847) 884-4820 Fax: (847) 884-9934 E-mail: BDANLY@OXFORDREE.COM

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<input checked="" type="checkbox"/>	Applicable Zoning Worksheet	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	Photos of the Property	<input checked="" type="checkbox"/>
Proof of Ownership	<input checked="" type="checkbox"/>	PDF Files of all Drawings	<input checked="" type="checkbox"/>
Floor Plans	<input checked="" type="checkbox"/>	Elevations	<input checked="" type="checkbox"/>

*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: OXFORD REAL ESTATE EQUITIES, LLC, ATTN: ACCOUNTING DEPARTMENT
Address: 2150 E. LAKE COOK ROAD, SUITE 320
City, State, Zip: BUFFALO GROVE, IL 60089

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 also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. 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.

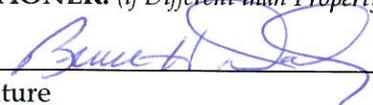
PROPERTY OWNER:

Signature

Print Name

Date

PETITIONER: *(if Different than Property Owner)*


Signature

BRUCE H. DANLY
Print Name

5-2-16
Date

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These 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.

VARIATION FOR THE LANDSCAPE IS DUE TO THE SMALL NATURE OF THE SITE, UNDER 1/2 ACRE AND THE NEED OF ACCESS AND PARKING REQUIREMENTS. THE DESIGN OF THE LANDSCAPING REQUIRES A VARIANCE BUT THE STAFF SUPPORTS THE DESIGN REVISIONS TO PLACE LANDSCAPING TO SUPPORT THE INTENDED DESIGN STANDARDS OF THE VILLAGE.

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 PHYSICAL SIZE OF THE PROPERTY REQUIRES ADJUSTMENTS TO THE ZONING ORDINANCE TO ALLOW FOR THE RETAIL USE THAT WAS ADDED BY THE VILLAGE ORDINANCE ALLOWING THE RETAIL OVERLAY/B-2 ZONING AT THE PROPERTY.

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

THE REDEVELOPMENT OF THE RETAL OVERLAY IS SPECIFIC TO PROPERTIES ALONG TOUHY AVENUE IN LINCOLNWOOD AND WILL BE EVALUATED SEPARATELY FROM THIS PROPERTY.

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

VARIATION IS DUE TO THE NEED FOR OFF STREET PARKING REQUIRED BY THE RETAIL USER.

VARIATION STANDARDS (Continued)

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

THE HARDSHIP IS RELATED TO THE RETAIL USE OF THE PROPERTY.

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.

GRANTING APPROVAL OF THE VARIATION WILL IMPROVE VISABILITY OF THE VEHICAL AND PEDISTRIAN TRAFFIC TO INCREASE SAFETY IN THE NEIGHBORHOOD.

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

YES.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

TRUE.



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests, the Applicant shall also complete Questions 9 through 12.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

YES.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

THE MONUMENT SIGN IS BEING RELOCATED IN ITS LOCATION AND WILL BE NEWLY CONSTRUCTED. THE BUILDING EXTERIOR SIGNAGE

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

YES.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

YES, THERE ARE OTHER MONUMENT SIGNS AND RETAIL BUILDINGS WITH EXTERIOR WALL SIGNAGE WITH SIMILAR DESIGN AND APPEARANCE.



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.



Summary Review – Developer comments in red text

Development Review Team

Proposed New Retail Building and Off-Street Parking Area

3701 West Touhy Avenue

Review Date: April 27, 2016

Nature of Request

Proposed new 4,500 square foot retail building and off-street parking at the property commonly known as 3701 West Touhy Avenue.

Village Actions Required (based on zoning review)

- Special Use to allow off-street parking between building and street.
- Approval of Zoning Variations for:
 - Relief from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - ~~Monument sign setback (Section 11.04(1)v)~~ Monument sign relocated to allowed location with no variance required.
- Building Permit from Village of Lincolnwood

Summary of Staff Review Comments

- Review of off-street parking design is appropriate. Including moving trash enclosure to the interior of the property (**moved as requested, see C1.1 dated 5-2-16**) and reconfiguring parking lot to make drive aisles and all off-street parking spaces standard per Zoning Code Table 7.06.01 (**revised on C1.1 dated 5-2-16 to standard code size.**)
- Building should be designed consistent with Village's design requirements (Section 6.04(3) of the Zoning Code). **OK**
- All replacement sidewalk must be at least five feet in width. **OK**

- A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas. **Revised as shown on C.1.1 dated 5-2-16.**
- Install stop signs, stop bars and appropriate pedestrian public sidewalk crosswalks at driveway exit onto Lawndale Avenue. **Revised as shown on C.1.1 dated 5-2-16.**
- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for qualified sewer construction. **OK**
- The parking stalls and drive aisles provided are substandard and need to be either increased in length and width or a variance sought by the applicant. Village Code Section 7.06 requires the length of the stall be 18 feet in length along the length of the stall not, the noted perpendicular 18.5 feet. The drive aisles vary from 15 feet to 15.5 feet versus the required 19 foot width. In addition, there are three standard parking stalls that appear to be particularly undersized given the change in curb angle at the corners. **Revised to meet code as shown on C.1.1 dated 5-2-16.**
- The drive aisle width is not noted between the end of the ADA stalls and the curbing to the east. **Revised to meet code as shown on C.1.1 dated 5-2-16.**
- The site appears to have an excess of parking stalls for the use. Assuming a requirement of 3.3 spaces per 1000/SF of floor space for Retail Services calculates a parking demand 15 spaces; 27 spaces are proposed. Reducing the number of stalls will allow the remaining spaces and drive aisles to be increased to be compliant with Village Code with no need for variances. **Retailer requires the parking to accommodate the customer traffic and operation requirements. No change in parking spaces.**
- Village utility information notes the presence of an existing combined sewer that cuts across the site from a manhole in Touhy Avenue and extending south beyond the boundary of the development site. The applicant should research if an underlying public easement for that pipeline exists. If not, the applicant should provide one to the Village. This may not be necessary if the Village Attorney feels that a prescriptive easement already exists due to the age of the pipeline. **No easements are existing. Developer will work with Village to create easement.**
- The site is noted to be 0.496 acres and will have a non-residential use. The proposed development decreases the impervious surface coverage for the site which is a stormwater benefit in itself. The development is not required to construct detention storage under the MWRDGC WMO, but will under the stricter Village requirements. The engineer has provided preliminary detention volumes for the 2-year and 100-year storms on sheet C3.2. The values provided are reasonable, but the final volume requirements will be determined during the final engineering process. We note that the engineer has indicated that he wishes to utilize surface storage of runoff, supplemented with underground storage if necessary. **OK**

- We recommend that the Village perform a televised inspection of the aforementioned combined sewer to see if any defects need to be addressed within the limits of the proposed project. Once the building is taken down there will be no better time to excavate down to the main to make any requisite repairs. **Developer will coordinate with Village for this test and possible work repairs by Village so long as no delay in Developers schedule.**
- The existing water service is connected to the 8-inch main on Lawndale Avenue. **Developer plans on connecting onsite to the existing water line and extend it to the new building.** ; there is also a 12-inch water main on Touhy Avenue. If the petitioner elects to connect to the Touhy Avenue main, a permit from the Illinois Department of Transportation (IDOT) will be required.
- On Lawndale Avenue, in the area where the existing asphalt is going to be replaced with sod, the existing mountable curb should be replaced with a barrier curb. **OK**
- After the existing building is demolished, the Public Works Department would like to have the opportunity to televise and possibly repair the combined sewer that runs across the property. **OK with coordination between Developer and Village.**
- The current site plan does not meet the requirement for a six feet wide landscape setback along the south side. **Developer needs variation for this area. Site plan was redesigned to a 3.7 foot width landscape area.** If the parking lot is redesigned then it is encouraged that a landscape buffer be created along the south property line. There is concern that the industrial building to the south of this development will have its massive plain brick wall now exposed to Touhy Avenue. A landscape buffer along south lot line would be preferred other than only a lawn between the new parking lot and the adjoining driveway. However, this is not desired if the buffer along Touhy Avenue is reduced to achieve.
- The sidewalk link to the Touhy Avenue sidewalk is a positive. It is suggested that an internal walk be added so that there is access to the parking stalls along Touhy. This might eliminate anyone from cutting through the landscape bed. The intersection of these walks at the front door might be an opportunity to create a small decorative gathering point. **No change to Developer plan.**
- If an underground stormwater storage tank is required for the site, where will it be located and how will its depth of cover requirements impact the landscape. **If required, it will be under parking lot.**
- Any work done within the Touhy Avenue right-of-way must obtain an IDOT permit. **No work contemplated.**
- All utilities must be buried underground. **OK**
- Fire alarm plans to be submitted, reviewed and approved prior to construction of the system. **OK**

Attached are specific department comments on the proposed development

Additional Documents Required/Requested

- Provide a Traffic/Parking Study.
- Proposed Building Signage. **Tenant will provide under separate submission.**
- Location and size of proposed water and sewer connections (if changing). **Ok**
- Cost Estimate for Landscape. **OK**
- A Photometric Lighting Plan for the property is required (see Village's Outdoor Lighting Standards section in Zoning Code for illumination levels and other restrictions) (at time of building permit). **OK**
- The Landscape Plan must detail either, 1) an irrigation system for the property **will be installed**; or, 2) ~~maximum distance from landscape areas to water faucet of not more than 150 feet~~
- Provide detail on trash enclosure and confirm accessibility by garbage truck. **Shown on revised plans dated 5-2-16.**
- Provide vehicle turning exhibits for the front and rear parking lots showing movements of passenger vehicles, delivery vehicles, and garbage trucks. **OK**
- Prior to occupancy, provide a security plan for approval by the Police Chief **OK**
- Prior to building permit issuance, submit necessary engineering documents for review and approval. **OK**
- Fire Alarm system permit is required per the Village's local amendment. Fire Alarm system must be connected to the fire department dispatch center by way of the Village of Lincolnwood fire alarm radio network. **OK**

Recommended Development Approval Conditions

Below are staff's recommended development conditions

- 1) Granting utility easement to Village for combined sewer if no such easement exists.**
OK
- 2) Security Plan**
Prior to issuance of Certificate of Occupancy, a Security Plan for the building and property shall be submitted & approved by the Police Chief. **Ok**
- 3) Knox Box installation**
Prior to occupancy, install a Fire Department Knox Box. **OK**

Development Review Team Worksheet

Community Development - Developer Comments in red text

Subject Property: 3701 West Touhy Avenue

Zoning District: MB District
Manufacturing-Business District/Retail Overlay



ZONING CALCULATIONS

TOTAL LOT AREA: 21,628 SF

BUILDING AREA: 4,500 SF

	<u>PERMITTED</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
TOTAL LOT COVERAGE:	NA	NA	NO
MINIMUM LOT AREA:	NA	Existing	NO
FLOOR AREA RATIO:	1.2	4,500	NO
BUILDING HEIGHT:	65 feet	1 story	NO

Notes: None

ZONING SETBACKS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Front yard setback:	25 Ft	Unknown	Unknown	NO
Corner side yard setback:	10	Unknown	11.3'	NO
Interior side yard setback:	5	Unknown	15'	NO
Rear yard setback:	5	5	5	NO

Notes: None

OFF-STREET PARKING REQUIREMENTS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Number of Spaces:	15	NA	27	NO
Size of Spaces:	9' x 18'	Unknown	Varied	YES NO
Driveway Dimension:	NA	Unknown	25'	NO
Drive Aisle Dimension:	19'	Unknown	15'-15.5'	YES NO

Notes: Location requires Special Use per Section 7.06(5). Several spaces are undersized , Revised plan C1.1 increase sizes to code requirements.

MINIMUM LANDSCAPE REQUIREMENTS**PERIMETER LOT SCREENING**

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Setback width:	8 feet (no overhang)	NONE	Varied	YES – Along South Lot Line
Screening:	continuous required min. 3 feet in height	NONE	Varied	YES – Along South Lot Line
Concrete curb separation:	6 inch required	Existing	Shown	NO

Notes: Variations needed for perimeter screening. Also, dumpster enclosure ~~should be~~ **was** moved to the interior of the property and screened appropriately **per revised plans dated 5-2-16**. Provide additional information on trash enclosure screening. Perimeter screening should be incorporated wherever possible.

INTERIOR LOT LANDSCAPING

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
End Cap Islands Provided:	ends of parking row	None	Varied	YES – Interior Parking
Interior Islands Provided:	every 20 Spaces	None	NA	NA
Size of Islands:	9X20 feet	None	Varied	YES – Interior Parking
Island Trees:	1 per island	None	Shown	YES – Interior Parking

Notes: Consider interior lighting and impact on landscape plan and the impact of the landscape plan on any proposed interior lighting.

FOUNDATION PLANTING REQUIREMENTS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
Setback Width:	6 feet front and sides of bldg.	Existing – Dimensions Unknown	Shown	NO
Concrete Curb:	6 inch required	Existing	Shown	NO

Notes: None

SIGNS

1. Freestanding signs require 10 foot setback from all lot lines, **monument sign was moved 10 feet setback distance on 5-2-16 C1.1 plans.**

SUMMARY

1. Special Use for location of off-street parking (Section 7.06(5)).
2. Approval of Zoning Variations for:
 - a. Variation from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - b. ~~Monument sign setback (Section 11.04(1)v).~~ **Not required due to revision of location of the sign.**

ADDITIONAL NOTES - OK

1. Please provide more information regarding proposed or possible building signage;
2. Building should be designed consistent with Section 6.04(3) of the Zoning Code;
3. Trash Enclosure should be moved and the public right-of-way should be restored with grass. Additional information on the enclosure should be provided.
4. Consideration of internal minor direction signage may be appropriate.

Development Review Team

April 24, 2016

REVIEWED BY: Aaron N. Cook, AICP
DATE: April 24, 2016



Community Development Department

Development Review – **Developer comments in red text**

Project Information

Petitioner or Project Name Mr. Bruce Danly
Subject Property Address 3701 West Touhy Avenue
List and Date of Plans Reviewed <ul style="list-style-type: none">Architectural Plans and Elevation sheets SK1 and SK2 prepared by Reitan Architects, LLC dated April 13, 2016 revised 5-2-16 to add Monument sign colored elevations.Engineering Plan sheets C1.1, C3.2, and C4.1 prepared by Craig R. Knoche & Associates dated April 15, 2016 revise 5-2 16 to adjust for comments from staff.
Nature of Proposal <p>Proposed construction of a new 4,500 square foot single-tenant retail building with off-street parking.</p>

Review Information

Name of Reviewer Aaron Cook
Reviewer Contact Information: acook@lwd.org
Date of Plan Review: April 23 , 2016

Action(s)/Approval(s) Required

- Special Use for Off-Street Parking Location.
- Approval of Zoning Variations for:
 - Variation from Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
 - ~~Monument sign setback variation (Section 11.04(1)v).~~ **C1.1 revised 5-2-16 to move sign 10 feet away from property line and meeting zoning code requirement of section 11.04(1) (v).**
- Building Permit from Village of Lincolnwood.

Applicable Regulations/Requirements

- Village of Lincolnwood Zoning Code.

Additional Documents or Information Required/Requested

- Traffic/Parking Study.
- Autoturn movements of vehicles accessing property. Revised C1.1 dated 5-2-16 to add movements and show size of truck.
- Detailed landscape plan for the project. Revised C4.0 landscape plan to add taller shrubs to south border.
- Proposed Building Signage. Tenant will furnish building signage under separate cover sheet.
- Provide a Lighting and Photometric Plan for the property consistent with Code (at time of Building Permit). OK
- Provide detail on trash enclosure and confirm accessibility by garbage truck. Revised color building elevations to include dimension and materials of monument sign.

Plan Review Comments

- Review of off-street parking design is appropriate. Including moving trash enclosure to the interior of the property and reconfiguring parking lot to make drive aisles and all off-street parking spaces standard per Zoning Code Table 7.06.01. Revised location of trash enclosure to interior the parking lot near building and revised the parking layout to increase aisle widths parking spaces C1.1 dated 5-2-16.
- Building should be designed consistent with Village's design requirements (Section 6.04(3) of the Zoning Code).Ok , building does incorporate the design standards of the Village.
- All replacement sidewalk must be at least five feet in width. OK
- A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas. OK
- The removal of any portion of the existing apron must be replaced with topsoil and sod. OK, shown on plans.

Recommended Development Approval Conditions

- None



Lincolnwood Engineering Department

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name: Oxford Real Estate Equities
Subject Property Address: 3701 Touhy Avenue
List and Date of Plans Reviewed: <ul style="list-style-type: none">Architectural Plans and Elevation sheets SK1 and SK2 prepared by Reitan Architects, LLC dated April 13, 2016 – revised to add Monument sign colored elevationEngineering Plan sheets C1.1 and C3.2 prepared by Craig R. Knoche & Associates dated Revised 5-2-16
Nature of Proposal: <p>The project consists of the demolition of the existing building and its replacement with a 4500 SF retail structure with associated vehicle parking. No new access points are proposed.</p>

Review Information

Name of Reviewer: Paul Bourke, PE CFM CMS4S
Reviewer Contact Information: CBBEL p: 847.823.0500 pbourke@cbbel.com
Date of Plan Review: April 21, 2016

Action(s)/Approval(s) Required

- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for qualified sewer construction.
- The project will require a Permit from IDOT for any work performed within the Touhy Avenue right-of-way; none is shown on the engineering plans at this time.

Applicable Regulations/Requirements

- Project is subject to WMO requirements

Additional Documents or Information Required/Requested

- Provide a Lighting and Photometric Plan for the property consistent with Village Code - **Ok**
- Provide Autoturn movements for garbage truck, ambulance, and delivery vehicle - **OK**.

Plan Review Comments:

- The final engineering plan shall include the removal of the existing depressed curb & gutter and its replacement with barrier curb & gutter along the west side of Lawndale Avenue that will not be located within the limits of the new entrance. The pavement adjacent to the new curbing will be saw cut, removed and replaced to allow for the installation of form boards for the new curbing. **Revised as shown on 5-2-16 plans C1.1.**
- The final engineering plan shall include the removal of the existing excess bituminous pavement in the west parkway of Lawndale Avenue and its replacement with topsoil and sod. **Revised as shown on 5-2-16 plans C1.1.**
- The parking stalls and drive aisles provided are substandard and need to be either increased in length and width or a variance sought by the applicant. Village Code Section 7.06 requires the length of the stall be 18 feet in length along the length of the stall not, the noted perpendicular 18.5 feet. The drive aisles vary from 15 feet to 15.5 feet versus the required 19 foot width. In addition, there are three standard parking stalls that appear to be particularly undersized given the change in curb angle at the corners. **Revised as shown on 5-2-16 plans C1.1 to meet code.**
- The drive aisle width is not noted between the end of the ADA stalls and the curbing to the east. **Revised as shown on 5-2-16 plans C1.1.**
- Related to the above, we note that the site appears to have an excess of parking stalls for the use. Assuming a requirement of 3.3 spaces per 1000/SF of floor space for Retail Services calculates a parking demand 16 spaces; 27 spaces are proposed. Reducing the number of stalls will allow the remaining spaces and drive aisles to be increased to be compliant with Village Code with no need for variances. **Site parking was revised on C1.1 dated 5-2-16 but the use of the Tenant requires the number of parking spaces to properly operate the retail store. So the south property landscape isalne was increased to 3.75 feet of landscape island with varying height bushes for perimeter.**
- The site plan shows a gate for the trash bin enclosure accessing the Lawndale Avenue roadway versus the lot interior; thus causing the roadway to be blocked when refuse is being removed. This is particularly undesirable given the short distance between the intersection the proposed enclosure. If the number of parking stalls is reduced (as noted above) then there would be more room on site to configure access to the trash

enclosure from the interior of the lot. **The revised site plan C1.1 dated 5-2-16 shows we relocated the trash dumpster as staff recommended.**

- The site is noted to be 0.496 acres and will have a non-residential use. The proposed development decreases the impervious surface coverage for the site which is a stormwater benefit in itself. The development is not required to construct detention storage under the MWRDGC WMO, but will under the stricter Village requirements. The engineer has provided preliminary detention volumes for the 2-year and 100-year storms on sheet C3.2. The values provided are reasonable, but the final volume requirements will be determined during the final engineering process. We note that the engineer has indicated that he wishes to utilize surface storage of runoff, supplemented with underground storage if necessary. **Final engineering will solve the detention system. As noted on C3.2 of the revised plans dated 5-2-16.**
- The development does not need to include any volume control requirement as it is less than the 0.5 acre threshold of the WMO. **OK**
- It is unclear from the information presented if the existing water and sanitary sewer services will be reused or not for the new facility. **Yes, the existing utility stubs to the property will be reused or extended.** ~~If the services are not to be reused, then their disconnections at the respective mains should be included within the final engineering plans.~~ If the sanitary line is to be reused, it then should be televised for suitability with the Village given the final right of approval for its reuse. **OK**
- Village utility information notes the presence of an existing combined sewer that cuts across the site from a manhole in Touhy Avenue and extending south beyond the boundary of the development site. The applicant should research if an underlying public easement for that pipeline exists. **No easement exists.** If not, the applicant should provide one to the Village. **Will provided per Final Engineering plans.** This may not be necessary if the Village Attorney feels that a prescriptive easement already exists due to the age of the pipeline. **OK**
- We recommend that the Village perform a televised inspection of the aforementioned combined sewer to see if any defects need to be addressed within the limits of the proposed project. Once the building is taken down there will be no better time to excavate down to the main to make any requisite repairs. **OK**
- No proposed pole-mounted site lighting has been indicated at this time; it appears that all lighting will be building-mounted. **The revise 5-2-16 plans show an added single pole with double lighting heads.**
- No existing or proposed topographic elevations are shown on the submitted plans. **Site is very flat with a building on 95% of the site.** The final engineering will be submitted eith existing and proposed site grading. **OK**
- The final engineering submittal shall include all applicable pavement and utility standard details and specifications. **OK**
- The final engineering submittal shall include all applicable SESC standard details and specifications. **Ok**

Recommended Development Approval Conditions Granting utility easement to Village for combined sewer if no such easement exists.



Landscape

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name	Oxford Real Estate Equities
Subject Property Address	SWC Touhy Avenue & Lawndale Street
List and Date of Plans Reviewed	<ul style="list-style-type: none">C4.1 Landscape Plan revised 5-2-16
Nature of Proposal	Review of Proposed Site Plan

Review Information

Name of Reviewer	Douglas Gotham, RLA
Reviewer Contact Information	CBBEL, 847-823-0500 dgotham@cbbel.com
Date of Plan Review	4-22-16

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- Village Code – Chapter 15, Article VI: Site Development Standards

Additional Documents or Information Required/Requested

- A cost estimate for the landscape plan

Plan Review Comments

- A trash enclosure is indicated but no details to its height or appearance is given. Please supply details concerning, height and materials of the enclosure as well as elevations. **We relocated the trash enclosure as shown on C1.1 dated 5-2-16 into the project. See C1.1.**
- Please verify that the trash enclosure is not within the sight triangle for vehicles exiting the parking lot. **Ok, revised the location as shown on C1.1.**
- No site lighting has been indicated at this time. We just want to verify that it the landscaping doesn't conflict or obstruct the lighting. **Added one pole and two heads on pole.**
- Please provide a landscape cost estimate . **Estimate cost of Landscape is under separate email attached herein.**
- The current site plan does not meet the requirement for a six feet wide landscape setback along the south side. If the parking lot is redesigned then we strongly encourage that a landscape buffer be created along the south property line. We are concerned that the industrial building to the south of this development will have its massive plain brick wall now exposed to Touhy Avenue. It would also be nice to have some sort of landscape buffer other than lawn between the new parking lot and the adjoining driveway. However we don't want to reduce the buffer along to Touhy to achieve this. **Revised site plan at south end and increase to landscape area to 3.7 feet; we still need approval of a variance for this issue.**
- We like the sidewalk link to the Touhy Avenue sidewalk. We suggest that an internal walk be added so that there is access to the parking stalls along Touhy. This might eliminate anyone from cutting through the landscape bed. The intersection of these walks at the front door might be an opportunity to create a small decorative gathering point. **No change to site plan for the walk.**
- If an underground stormwater storage tank is required for the site, where will it be located and how will its depth of cover requirements effect the landscape? **If reuired we will locate under parking lot on north side of lot.**

Recommended Development Approval Conditions



Public Works Department

Development Review – Developer comments in red text

Project Information

Petitioner or Project Name: Oxford Real Estate Equities
Subject Property Address: 3701 W. Touhy Avenue
List and Date of Plans Reviewed: <ul style="list-style-type: none">• Site Plan – 4/15/16 revised 5-2-16• Floor Plan – 4/13/16 revised 5-2-16• Stormwater Management Plan – 4/15/16 revised 5-2-16• Preliminary Elevations – 4/13/16 revised 5-2-16• Landscape Plan – 4/15/16 revised 5-2-16
Nature of Proposal: <p>The petitioner is proposing to demolish the existing building at 3701 W. Touhy Avenue and construct a new retail facility.</p>

Review Information

Name of Reviewer:	Andrew Letson, Assistant to the Public Works Director
Reviewer Contact:	Work: 847-745-4851 aletson@lwd.org
Date of Plan Review:	April 27, 2016

Action(s)/Approval(s) Required

- Location and size of sidewalk replacement – on revised site plan C1.1 dated 5-2-16
- Location and size of water service – on revised utility plan dated 5-2-16
- Location and size of sewer service – on revised utility plan dated 5-2-16

Applicable Regulations/Requirements

- Section 6-1-1 (Sidewalk Construction)
- Section 12-2 (Water Main and Sewer Connections)

Additional Documents or Information Required/Requested

- Please identify the location and size of proposed water and sewer connections (if changing). **New building will utilize existing 6 inch water line that is installed in taped 8 Inch water line under Lawndale Street. The project will access the pipe on-site and will install new extension water line to building and test in accordance with code.**

Plan Review Comments:

- All replacement sidewalks must be at least five feet in width. – **Ok, revised on plan.**
- The existing water service is connected to the 8-inch main on Lawndale Avenue; there is also a 12-inch water main on Touhy Avenue. If the petitioner elects to connect to the Touhy Avenue main, a permit from the Illinois Department of Transportation (IDOT) will be required. **Using existing water line that is tapped into Lawndale 8 inch main and is 6 inch on-site.**
- On Lawndale Avenue, in the area where the existing asphalt is going to be replaced with sod, the existing mountable curb should be replaced with a barrier curb. **OK, revised on plan.**
- The current landscape plan does not call for any trees to be planted in the right-of-way. If this were to change, the species and location of the tree would need to be approved by the Public Works Director. **Ok, no change to plan.**
- After the existing building is demolished, the Public Works Department would like to have the opportunity to televise and possibly repair the combined sewer that runs across the property. **Ok will coordinate with Village at that point in time of construction.**

Recommended Development Approval Conditions

- None



LINCOLNWOOD POLICE DEPARTMENT

6900 N. Lincoln Avenue, Lincolnwood, IL 60712

(847) 673-2167

Development Review – Developer Comments in red text

Project Information

Petitioner or Project Name:	Retail Development Proposal – Reitan Architects, LLC and Craig R. Knoche & Associates
Subject Property Address:	3701 West Touhy Avenue
List and Date of Plans Reviewed:	<ul style="list-style-type: none">Development Review Team recommendation regarding the proposed retail property for April 27, 2016 and comments revised on plans dated 5-2-16.
Nature of Proposal:	Proposed Retail Redevelopment plan on lot area approximately 21,628 square feet. The building will occupy 4,500 square feet.

Review Information

Name of Reviewer:	Lieutenant Randall Rathmell		
Reviewer Contact Information:	Work:	(847) 745-4751	Cell: (847) 980-7894
	Email	rrathmell@lwd.org	
Date of Plan Review:	April 27, 2016		

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- None

Additional Documents or Information Required/Requested

- Photometric Lighting Plan
- Security Plan

[Type text]

Plan Review Comments

- Submit a Security Plan for the property with approval by the Police Chief prior to issuance of the Certificate of Occupancy to include alarms, sensor lights, video surveillance cameras and intrusion detectors made visible to potential offenders and to assist in any criminal investigation. **OK**
- Install stop sign, stop bars and appropriate pedestrian public sidewalk crosswalks at driveway exit onto Lawndale Avenue. **OK**
- Staff recommends consideration of unobstructed line-of-sight near the public streets due to increased pedestrian and vehicular traffic near the property. **Ok , revised location of trash enclosure on C1.1 dated 5-2-16 to clear sight path shown**
- Any walkways bordering the building or leading to the entrances should be clearly designated on the plan to prevent any possible pedestrian safety issues. **OK**

Recommended Development Approval Conditions

- None



LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

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

Development Review – DEVELOPER COMMENTS IN RED TEXT

Project Information

Petitioner or Project Name: Redevelopment of Existing Warehouse Site
Subject Property Address: 3701 W. Touhy Avenue
List and Date of Plans Reviewed: Site Plan, Storm Water Management Plan, Landscape Plan, Elevation Plan, Floor Plan – Reviewed 4-22-2016 REVISED 5-2-16 TO INCORPORATE COMMENTS
Nature of Proposal: Redevelopment of an existing warehouse site. Demolition of existing building and construction of a 4500 square foot retail building.

Review Information

Name of Reviewer: Battalion Chief Clyde Heineman
Reviewer Contact Information: Lincolnwood Fire Department – 847-673-1545 – cheineman@lwd.org
Date of Plan Review: 4-22-2016

Action(s)/Approval(s) Required

- OK • Fire alarm plans to be submitted, reviewed, and approved prior to construction of the system. OK

Applicable Regulations/Requirements

- OK • All plans will be reviewed to the currently adopted versions of the NFPA code set including, *but not limited to* NFPA 1 Fire Code 2009 Edition, NFPA 13 Standard for the Installation of Sprinkler Systems 2010 Edition, NFPA 70 National Electrical Code® 2011 Edition, NFPA 72 National Fire Alarm and Signaling Code 2010 Edition, NFPA 80 Standard for Fire Doors and Other Opening Protectives 2010 Edition, NFPA 101® Life Safety Code® 2012 Edition, NFPA 110 Standard for Emergency and Standby Power Systems 2010 Edition, as well as the 2006 International Fire Code and local amendments.

Additional Documents or Information Required/Requested

Building Square Footage: 4,500 Sq. ft.
Proposed Occupancy Type: Class “B” Retail as defined by NFPA 101, Life Safety Code®, 2012 Edition (mercantile occupancies of more than 3000 ft ² (280 m ²), but not more than 30,000 ft ² (2800 m ²), aggregate gross area and occupying not more than three stories for sales purposes)

Proposed Occupancy Load:

TBD based on NFPA 101, Life Safety Code®, 2012 Edition Occupant Load Factors of Table 7.3.1.2

Storage Areas in Mercantile: 300 sq. ft./ person

Sales Areas on Street Floor: 30 sq. ft./ person

- The calculation of all spaces for occupancy loads, exit requirements, and travel distances to be provided in accordance with NFPA 101, *Life Safety Code*®, 2012 Edition “Table 7.3.1.2 Occupant Load Factor” as indicated above.

Plan Review Comments

- OK* • The location of the proposed structure will provide for adequate access for fire suppression purposes.
- REVISED* • For EMS purposes, ambulance access at the front of the store is preferred. Vehicle access through the parking lot plan should be addressed. *SEE C.1.1 REVISED 5-2-16*
- REVISED* • A second exit from the building is not shown. Depending on its location, a paved walkway to the public way will be needed. *SEE REVISED C.1.1 and BUILDING FLOOR PLAN SIK-2 REVISED 5-2-16*
- OK* • Water supply for fire suppression around the existing structure is adequate based the existing water lines and hydrant locations.
- OK* • Based on the size of the proposed building and the occupancy type proposed, the structure will not require the addition of a sprinkler system.
- OK* • A fire alarm system shall be installed as required by local amendment to “Section 907.2” of the 2009 International Fire Code®:

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

The system must be compliant with the NFPA 72® National Fire Alarm & Signaling Code.
- OK* • The fire alarm system must be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village’s radio contractor at the completion of the alarm systems installation.

Recommended Conditions

- OK* • The installation of a Knox Box® (Key Box) at the entrance(s) chosen by the fire department will be required.
-

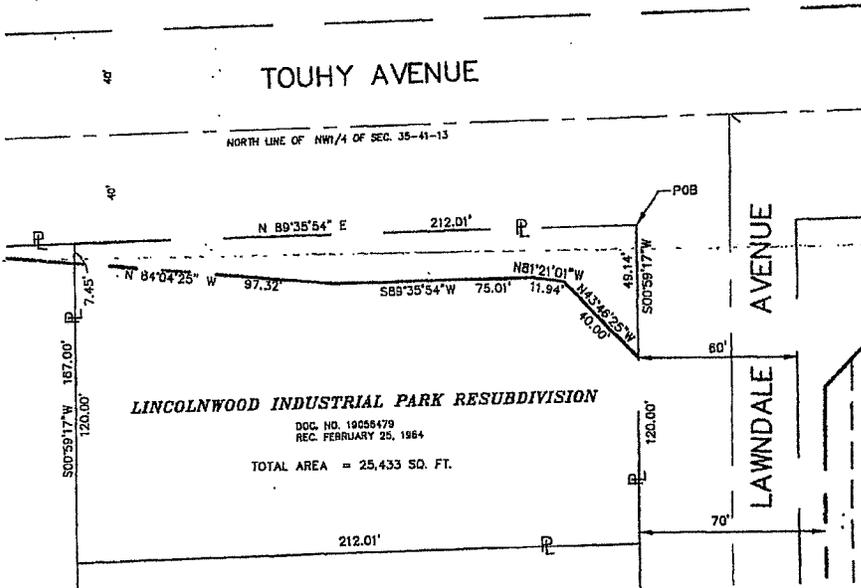
PLAT OF SURVEY OF

That part of the North 120.00 feet of Lot 1 in Lincolnwood Industrial Park Resubdivision, being a resubdivision of part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 25, 1964 as Document No. 19056479, in Cook County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 1 aforesaid; thence on an assumed bearing of South 00 degrees 59 minutes 17 seconds West along the east line of said Lot 1 a distance of 49.14 feet; thence North 43 degrees 46 minutes 25 seconds West 40.00 feet; thence North 81 degrees 21 minutes 01 seconds West 11.94 feet; thence South 89 degrees 35 minutes 54 seconds West 75.01 feet; thence North 84 degrees 04 minutes 25 seconds West 97.32 feet to the west line of said Lot 1; thence North 00 degrees 59 minutes 17 seconds West along the west line of said Lot 1 a distance of 7.45 feet to the north line of said Lot 1; thence North 89 degrees 35 minutes 54 seconds East along the north line of said Lot 1 a distance of 212.01 feet to the point of beginning, containing 0.087 acres of land.



BASIS OF BEARING IS ASSUMED
N89°35'54"E ALONG THE NORTH
LINE OF THE NW 1/4 OF SEC. 35-41-13



Owner: Chicago Title Land Trust Co., as Trustee
Trust No. 1106975, Dated March 19, 1999
Index No. 10-35-136-005

NOTES:

PREPARED FOR VILLAGE OF LINCOLNWOOD
FOR PURPOSE OF RIGHT OF WAY ACQUISITION.
VILLAGE HAS REQUESTED PROPOSED RIGHT OF
WAY NOT BE MONUMENTED.
FIELD WORK COMPLETED OCTOBER, 2000.

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

GEWALT HAMILTON ASSOCIATES INC. HEREBY CERTIFIES
THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION
WAS SURVEYED UNDER ITS DIRECTION, AND THAT THE
PLAT DRAWN HEREON REPRESENTS SAID SURVEY.

VERNON HILLS, SEPT 9, 2002

GEWALT HAMILTON ASSOCIATES, INC.



Donald W. Bing
DONALD W. BING
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3098
LICENSE EXPIRES NOVEMBER 30, 2002.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO
BOUNDARY SURVEYS.

PROJECT-NO. 9232.045

DWG-FILE-NAME:
9232-045PLS2

SCALE:

1"=40'

- FOUND MONUMENT
- SET MONUMENT

GEWALT HAMILTON
ASSOCIATES, INC.

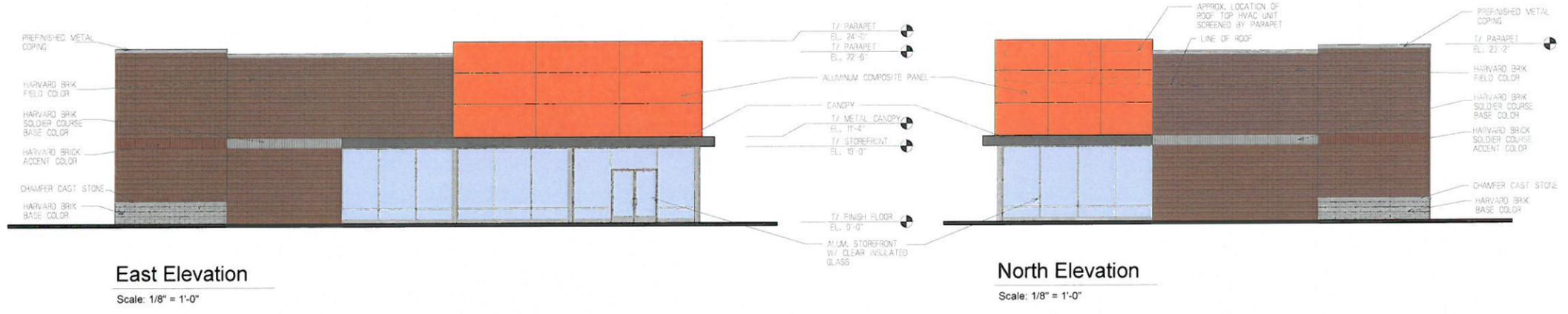
CONSULTING ENGINEERS & SURVEYORS

850 Forest Edge Drive Vernon Hills, IL 60061 Tel. 847.478.9700 Fax 847.478.9701

REVISIONS	DATE
APRIL 1, 2018	
APRIL 5, 2018	
APRIL 11, 2018	
APRIL 17, 2018	
APRIL 23, 2018	

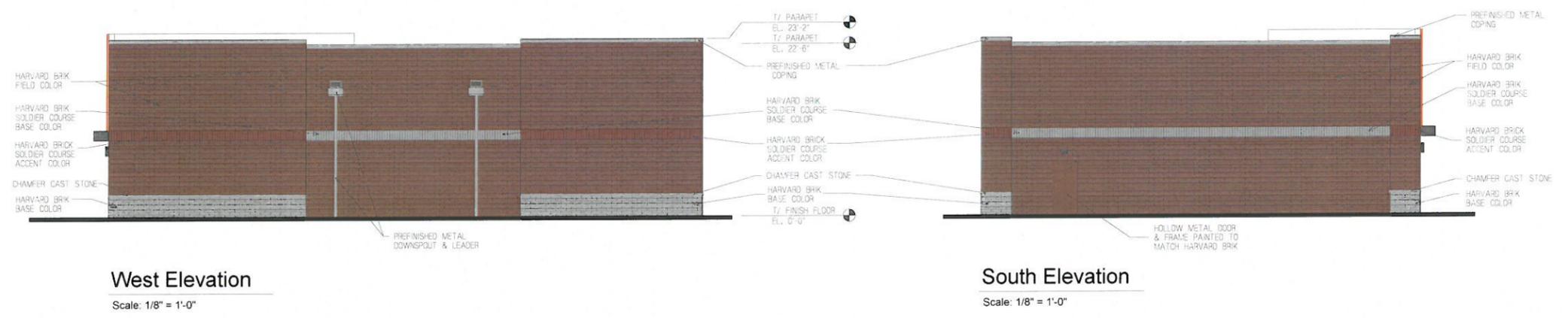
PROPOSED RETAIL DEVELOPMENT
OXFORD REAL ESTATE EQUITIES
LOCATION
3701 W. TOUHY
LINCOLNWOOD, ILLINOIS

Reitan Architects, LLC.
325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
Ph. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083



East Elevation
Scale: 1/8" = 1'-0"

North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"

South Elevation
Scale: 1/8" = 1'-0"

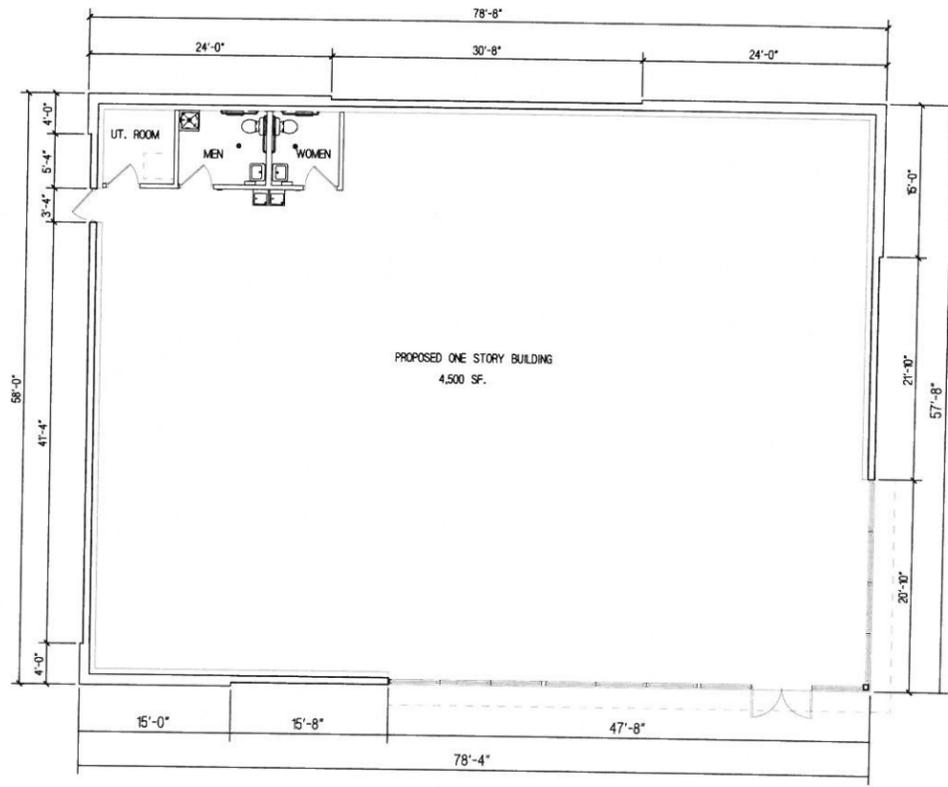
EXTERIOR FINISH SCHEDULE

- HARVARD BRIK** NORTHFIELD
FIELD COLOR: DARK WOOD
- HARVARD BRIK** NORTHFIELD
ACCENT COLOR: MONTGOMERY
- HARVARD BRIK** NORTHFIELD
BASE COLOR: FOUNDRY
- CHAMFER CAST STONE** NORTHFIELD
COLOR: GRAPHITE
- PREFINISHED METAL COPING** PAC-CLAD
COLOR: SILVER
- ALUMINUM STOREFRONT** KAWNEER 451T SYSTEM
COLOR: CLEAR ANODIZED
- PREFINISHED ALUMINUM COMPOSITE METAL PANEL**
ALPOLIC (ACM): PEARLESCENT ORANGE
- PREFINISHED ALUMINUM COMPOSITE METAL CANOPY**
ALPOLIC (ACM): MICA GREY
- PREFINISHED DOWNSPOUTS & LEADERS** PAC-CLAD
COLOR: GRANITE

SHEET NAME
PRELIMINARY
ELEVATIONS

SHEET
SK1
OF 1

PROJECT NO.
1520-LINCOLNWOOD



Floor Plan
Scale: 1/8" = 1'-0"

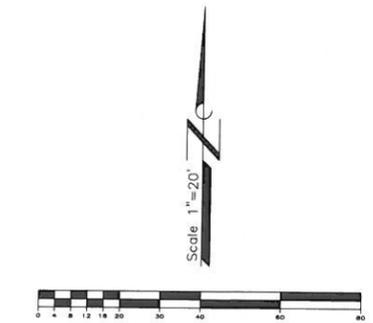
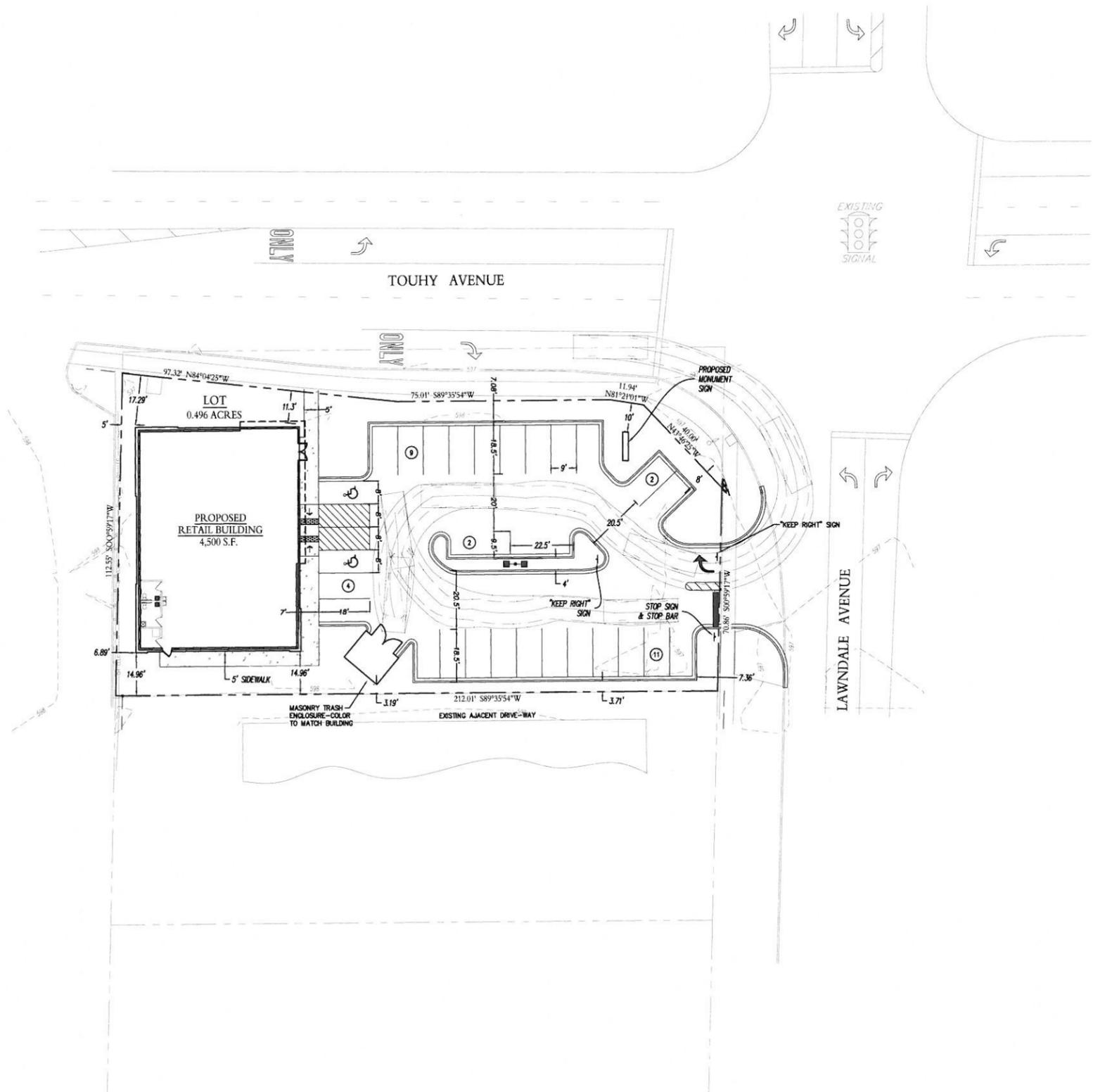


DATE	APRIL 11, 2016
REVISIONS	
APRIL 13, 2016	

PROPOSED RETAIL DEVELOPMENT
OXFORD REAL ESTATE EQUITIES
 LOCATION
 3701 W. TOUHY
 LINCOLNWOOD, ILLINOIS

Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-599-1227 - FAX 847-518-0347
 Assumed Name No. 184-004083

SHEET NAME	PRELIMINARY FLOOR PLAN
SHEET	SK2 OF 1
PROJECT NO.	1600-LINCOLNWOOD

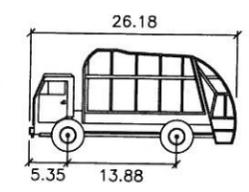


SITE ANALYSIS

TOTAL LOT	21,628 SF
	0.496 ACRES
PROPOSED RETAIL BUILDING	4,500 SF
TOTAL CARS PROVIDED	28 CARS

LEGEND

PROPOSED CURB & GUTTER SEE DETAILS	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	
HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED LIGHT POLE	



REFUSE 2AXLE feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 19.68
Steering Angle	: 34.50

SITE NOTES

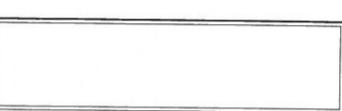
- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
 - SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE INTEGRAL WALK / CURB. SEE DETAILS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION, WHICH IS NOT SPECIFIED ON DEMOLITION PLAN (CO.2).
 - SEE DETAIL FOR CONCRETE PAVEMENT SECTIONS.
 - PAVEMENT MARKINGS WITHIN THE PARKING LOT SHALL BE PAINTED TRAFFIC YELLOW 4" WIDE AND 2 COATS.
 - ADA ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALKS ABUTTS DRIVES OR ROADWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING RAMPS PER THE MOST STRINGENT LOCAL, STATE OR FEDERAL CODE AT THE TIME OF CONSTRUCTION.
 - ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE STATED ON THE PLANS.
- REQUIREMENT:**
PER ADAAG SECTION 4.1.2 (1) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS TO AN ACCESSIBLE BUILDING ENTRANCE.
- PREFERRED LOCATION FOR ACCESSIBLE ROUTE SHALL CONDUCE WITH PEDESTRIAN ACCESS TO CORNER OTHERWISE LOCAL ENGINEER TO DETERMINE BEST LOCATION TO CONFORM TO SLOPE ALLOWANCES DEFINED BY ADA.
- VERIFY COMPLIANCE WITH MORE STRINGENT CODES.

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

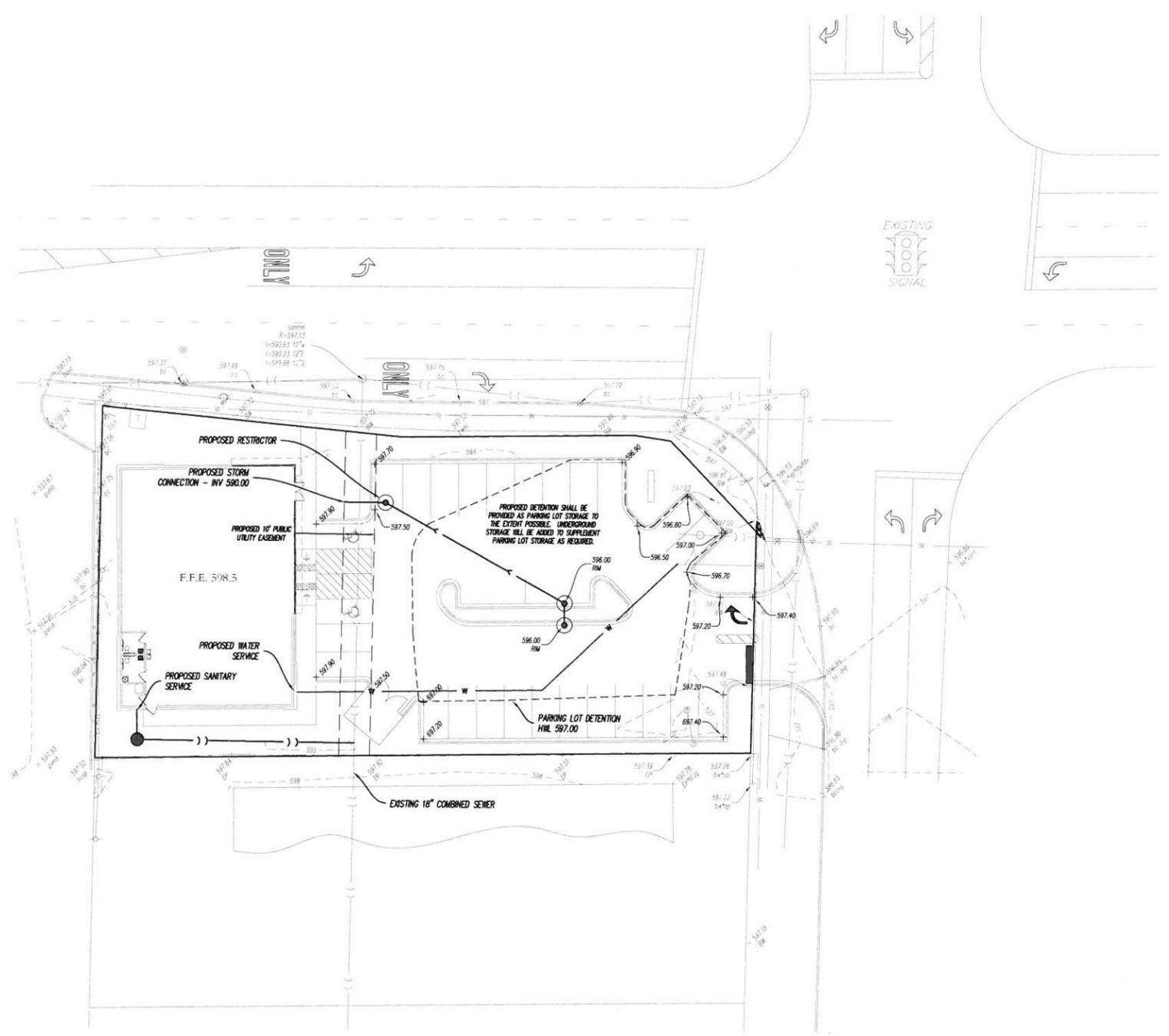
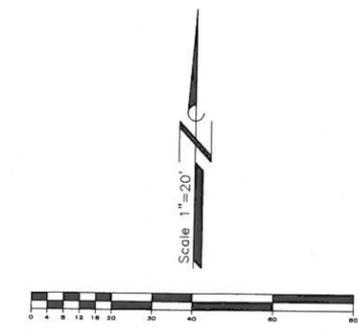
PROPOSED RETAIL
SWC TOUHY AVE & LAWNDALE AVE
LINCOLNWOOD, ILLINOIS



Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE:	5/02/16
FILE:	16-015 C10
JOB NO.:	16-015
SHEET NO.:	C1.1

SWC TOUHY AVE. & LAWNDALE ST. LINCOLNWOOD, ILLINOIS



LEGEND

	PROPOSED	EXISTING
STORM SEWER	—>—	—>—
SANITARY SEWER	—>—	—>—
ELECTRIC	—E—	—E—
TELEPHONE	—T—	—T—
GAS	—G—	—G—
STORM MANHOLE	⊙	⊙
FLARED END SECTION	⊙	⊙
SANITARY MANHOLE	⊙	⊙
VALVE VAULT / B-BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
LIGHT POLES	⊙	⊙

STORMWATER MANAGEMENT

TOTAL SITE AREA - 0.496 ac.

SITE RUNOFF COEFFICIENT
 PROPOSED IMPERVIOUS AREA - 0.375 ac.
 PROPOSED PERVIOUS AREA - 0.121 ac.
 $C_r = (0.375 * 0.95) + (0.121 * 0.45) = 0.828$
 USE $C_r = 0.83$

ALLOWABLE RELEASE RATE
 2-YR RELEASE RATE = 0.04 cfs/ac * 0.496 ac = 0.02 cfs
 100-YR RELEASE RATE = 0.15 cfs/ac * 0.496 ac = 0.07 cfs

PARKING LOT DETENTION
 ALLOWABLE DETENTION DEPTH - 12 inches
 PROPOSED DETENTION DEPTH - 7.2 inches

DETENTION VOLUME
 RECD 2 YR VOLUME - 0.07 ac.ft. (H.M. 592.2)
 PROVIDED RELEASE RATE - 0.02 cfs (0.85 inch Orifice)
 RECD 100 YR VOLUME - 0.17 ac.ft. (H.M. 596.6)
 PROVIDED RELEASE RATE - 0.07 cfs (1.20 inch Orifice)
 TOTAL DETENTION VOLUME PROVIDED - 0.24 ac.ft. (10,270 cf)

REVISIONS

NO.	DATE	DESCRIPTION

**UTILITY & STORMWATER
MANAGEMENT PLAN**

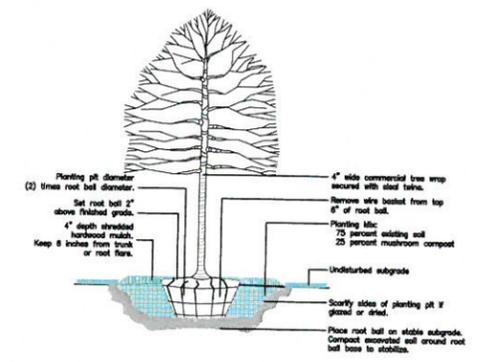
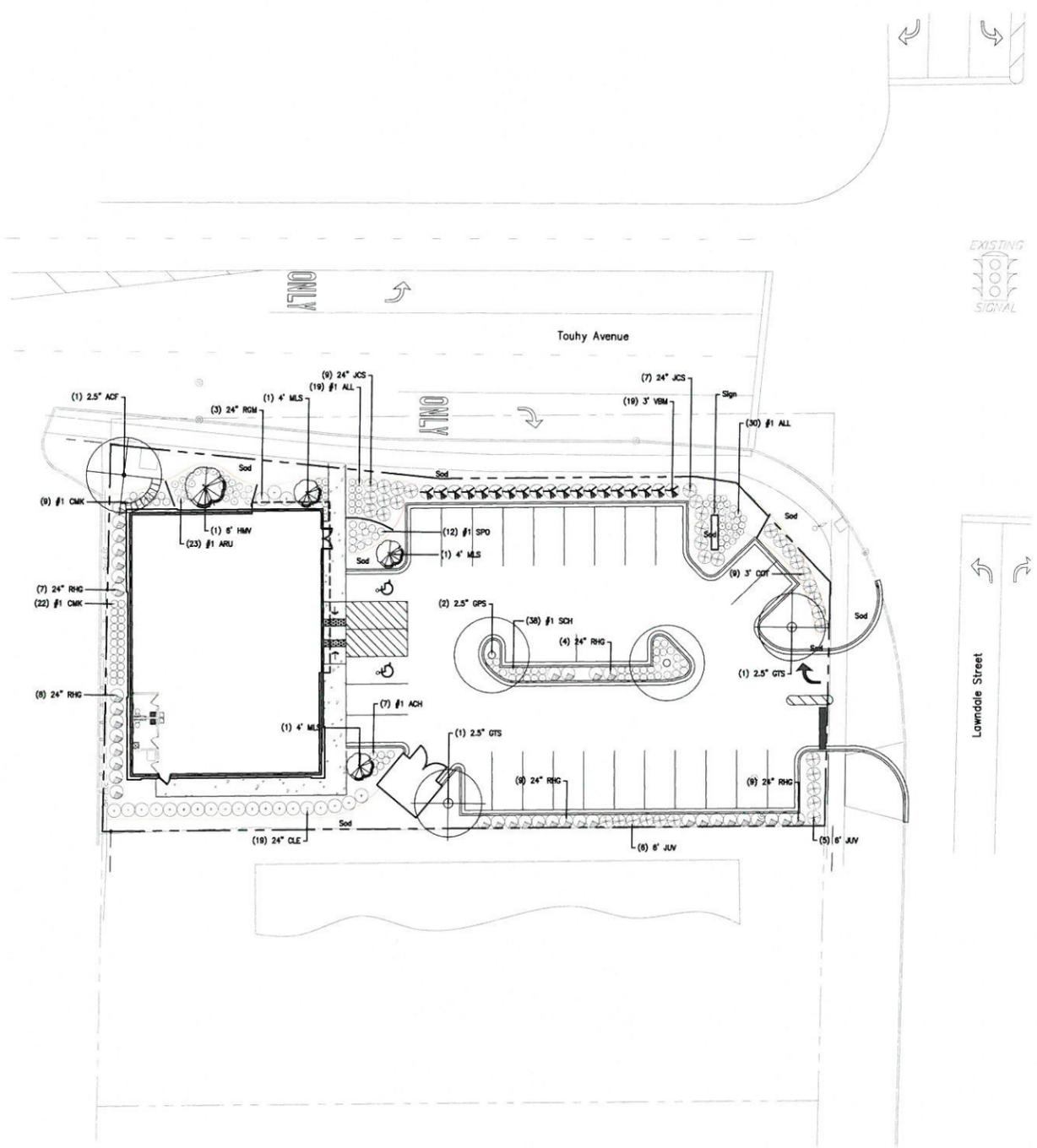
**PROPOSED RETAIL
SWC TOUHY AVE & LAWNDALE AVE
LINCOLNWOOD, ILLINOIS**

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

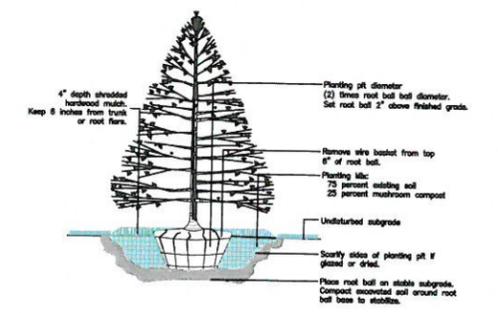
DATE: 5/02/16
 FILE: 16-015 C30
 JOB NO: 16-015

C3.2
SHEET NO.

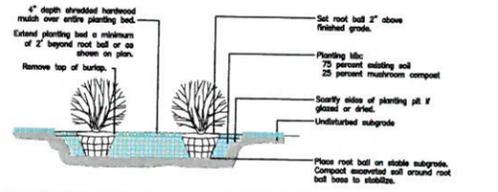
PROPOSED RETAIL LINCOLNWOOD, ILLINOIS



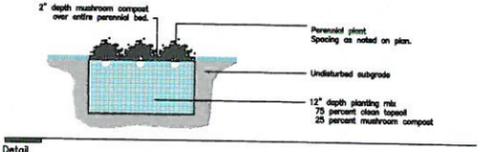
Detail Deciduous Tree Planting



Detail Evergreen Tree Planting



Detail Shrub Planting



Detail Perennial Planting

Plant List

Key	Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees					
ACF	1	2.5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
GPS	2	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	2	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
Ornamental Trees					
HMV	1	6'	Hammamelis vernalis	Vernal Witchhazel	BB/Clump
MLS	3	4'	Molue sergentii	Sergeant Crabapple	BB/Clump
Evergreen Trees					
JUN	5	6'	Juniperus virginiana	Eastern Redcedar	BB
Shrubs					
CLE	19	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summerweet	BB
COI	9	3'	Cotoneaster occidentalis	Peking Cotoneaster	BB
JCS	16	24"	Juniperus chinensis var. sergentii	Sergeant Juniper	BB
ROM	3	24"	Rhus glabra 'Green Mound'	Green Mound Alpine Currant	BB
RHG	37	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
VBM	19	3'	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB
Perennials and Ornamental Grasses					
ACH	7	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	49	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
ARU	23	#1	Aruncus osthusifolius	Miniature Goatbeard	Container
CMK	31	#1	Calamagrostis occidentalis 'Karl Foerster'	Father Reed Grass	Container
SCH	38	#1	Schizanthus scopolorum	Little Bluebell	Container
SPD	12	#1	Sporobolus heterolepis	Prairie Dropseed	Container

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

PROPOSED RETAIL
SWC TOUHY AVE. & LAWNDALE ST.
LINCOLNWOOD, ILLINOIS

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.382.0209 | F 847.382.0214

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/02/16
FILE: 16-015 C40
JOB NO: 16-015
SHEET NO: C4.1

PROPOSED RETAIL LINCOLNWOOD, ILLINOIS

COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

Refer Inquiries To:
(312) 223-3025



CHICAGO TITLE INSURANCE COMPANY

By

Authorized Signatory

Commitment No.: 1401 008978784 D1

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

YOUR REFERENCE: LEVENFELD - ARS PROPERTY ACQUISITIONS ORDER NO.: 1401 008978784 D1

EFFECTIVE DATE: FEBRUARY 3, 2016

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNERS 2006
AMOUNT: \$ [REDACTED]
PROPOSED INSURED: OXFORD REAL ESTATE EQUITIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN: CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008978784 D1

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008978784 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE NORTH 120.00 FEET OF LOT 1 IN LINCOLNWOOD INDUSTRIAL PARK, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 178 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1964 AS DOCUMENT 19056479, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 49.14 FEET; THENCE NORTH 43 DEGREES 46 MINUTES 25 SECONDS WEST 40.00 FEET; THENCE NORTH 81 DEGREES 21 MINUTES 01 SECONDS WEST 11.94 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 54 SECONDS WEST 75.01 FEET; THENCE NORTH 84 DEGREES 04 MINUTES 25 SECONDS WEST 97.34 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 7.45 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 212.01 FEET TO THE POINT OF BEGINNING).

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ORDER NO.: 1401 008978784 D1

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:

A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;

B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 8.

1. TAXES FOR THE YEAR(S) 2015 AND 2016
2016 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2015 FIRST INSTALLMENT IS DUE MARCH 1, 2016
NOTE: 2015 FINAL INSTALLMENT IS NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
10-35-136-026-0000	1 OF 1	2015	\$29,520.33	██████████

- B 9. THE COMPANY MAY PAY CURRENT YEAR COOK COUNTY TAXES WHEN FURNISHED AN ORIGINAL TAX BILL AT OR BEFORE THE TIME THE COMPANY IS REQUESTED TO MAKE PAYMENTS. IF AN ORIGINAL TAX BILL IS NOT FURNISHED, THE COMPANY WILL PAY CURRENT TAXES VIA ACH PAYMENT, WHICH RESULTS IN AN ADDITIONAL \$6 DUPLICATE TAX BILL FEE PAYABLE TO COOK COUNTY AND COLLECTED FROM THE TAXPAYER AT CLOSING.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008978784 D1

- C 10. NOTE: THE LAND LIES WITHIN A COUNTY WHICH IS SUBJECT TO THE PREDATORY LENDING DATABASE ACT (765 ILCS 77/70 ET SEQ. AS AMENDED). A CERTIFICATE OF COMPLIANCE WITH THE ACT OR A CERTIFICATE OF EXEMPTION THEREFROM MUST BE OBTAINED AT TIME OF CLOSING IN ORDER FOR THE COMPANY TO RECORD ANY INSURED MORTGAGE. IF THE CLOSING IS NOT CONDUCTED BY THE COMPANY, A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF EXEMPTION MUST BE ATTACHED TO ANY MORTGAGE TO BE RECORDED.

NOTE: FOR KANE, WILL AND PEORIA COUNTIES, THE ACT APPLIES TO MORTGAGES RECORDED ON OR AFTER JULY 1, 2010.

- E 11. MORTGAGE DATED SEPTEMBER 15, 2009 AND RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928108270 MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975 TO BANKFINANCIAL, F.S.B. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$ [REDACTED].

- F 12. ASSIGNMENT OF RENTS RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928108271 MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1999 AND KNOWN AS TRUST NUMBER 1106975 TO BANKFINANCIAL, F.S.B..

- T 13. SECURITY INTEREST OF BANKFINANCIAL F.S.B., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING VAHAKN, INC. AND ANI SAFETY AND SUPPLY INCORPORATED AS DEBTOR AND RECORDED OCTOBER 8, 2009 AS DOCUMENT NO. 0928131005.

CONTINUATION RECORDED SEPTEMBER 22, 2014 AS DOCUMENT 1426539034.

- G 14. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

- H 15. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.

- I 16. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN LINCOLNWOOD. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.

- J 17. WE SHOULD BE FURNISHED (A) CERTIFICATION FROM THE ILLINOIS SECRETARY OF STATE THAT OXFORD REAL ESTATE EQUITIES L.L.C. HAS PROPERLY FILED ITS ARTICLES OF ORGANIZATION, (B) A COPY OF THE ARTICLES OF ORGANIZATION, TOGETHER WITH ANY AMENDMENTS THERETO, (C) A COPY OF THE OPERATING AGREEMENT, IF ANY, TOGETHER WITH ANY AMENDMENTS THERETO, (D) A LIST OF INCUMBENT MANAGERS OR OF INCUMBENT MEMBERS IF MANAGERS HAVE NOT BEEN APPOINTED, AND (E) CERTIFICATION THAT NO EVENT OF DISSOLUTION HAS OCCURRED.

NOTE: IN THE EVENT OF A SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008978784 D1

L.L.C. OR OF A SALE OF L.L.C. ASSETS TO A MEMBER OR MANAGER, WE SHOULD BE FURNISHED A COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION ADOPTED BY THE MEMBERS OF SAID L.L.C.

(AFFECTS THE PROPOSED BUYER HEREIN)

- Q 18. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.
- U 19. RIGHT, TITLE AND INTEREST OF VAHAKN, INC. AND ANI SAFETY AND SUPPLY INCORPORATED IN AND TO THE LAND, AS DISCLOSED BY FINANCING STATEMENT RECORDED AS DOCUMENT 0928131005, AND OF ALL PARTIES CLAIMING THEREUNDER.
- K 20. AN ORDINANCE AMENDING THE TEXT OF THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE OF 1962 ADOPTING CHAPTER SIXTEEN, ARTICLE VII, SECTION M "LANDSCAPING", A COPY OF WHICH WAS RECORDED JANUARY 28, 2004 AS DOCUMENT 0402832001.
- R 21. AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT AND A VARIANCE FROM THE SIDE YARD SETBACK REQUIREMENT FOR THE PROPERTY LOCATED AT 3701 TOUHY, RECORDED JANUARY 7, 2003 AS DOCUMENT 0030029568.
- S 22. AN ORDINANCE GRANTING A VARIANCE FROM REQUIRED NUMBER OF PARKING SPACES FOR THE PROPERTY LOCATED AT 3701 TOUHY, RECORDED JANUARY 7, 2003 AS DOCUMENT 0030029649.

L FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

M FOR COOK COUNTY PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OF CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE. THE COMPANY WILL CHARGE \$25.00 PER NOTARIAL RECORD.

N "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW. PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION."

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008978784 D1

0 23. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

(THIS NOTE WILL BE WAIVED FOR POLICY).

P 24. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312)223-2707.

** END **



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1401 008978784 D1

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

CHICAGO TITLE INSURANCE COMPANY

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information or to set-up an Exchange, please call Scott Nathanson at (312) 223-2178 or Anna Barsky at (312) 223-2169.

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective Date: January 6, 2015

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also No Representations or Warranties below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender, marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources

- o Applications or other forms we receive from you or your authorized representative;
- o Information we receive from you through the Website;
- o Information about your transactions with or services performed by us, our affiliates, or others; and
- o From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to

personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- o You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- o You can opt-out via the Consumer Choice Page at www.aboutads.info.
- o For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- o You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- o To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- o To improve our products and services that we perform for you or for Third Parties.
- o To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- o To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- o To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- o To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- o To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that

party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

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Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

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may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

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Jacksonville, Florida 32204
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privacy@fnf.com

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Effective as of January 6, 2015
Last Updated January 25, 2015

Request For Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 5

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Plan Commission in Case #PC-07-16, to Approve a Special Use and Certain Variations of the Zoning Code Needed to Allow an Expansion of an Existing Off-Street Parking Area at 3550 West Pratt Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

ATF, Inc., located at 3550 West Pratt Avenue, has requested a Special Use to permit front yard parking (Section 7.06(5) of the Zoning Code), a Perimeter Landscape Variation (Section 6.14(1) and Section 6.14(1)b), and Interior Landscape Variation (Section 6.14(2)a) a proposed expansion of an existing off-street parking lot at this location. The subject property is located in the Village's M-B Manufacturing and Business District. On-street parking is allowed in this area on both Pratt and Central Park Avenues.

ATF, Inc. proposes to expand the existing off-street parking lot by 6,000-square feet, adding an additional 14 parking spaces. The existing off-street parking lot is presently deemed nonconforming due to its location between the building and a street as well as lacking the required eight-foot-wide perimeter landscaping area and landscape islands. Parking is not permitted in the front yard and the proposed expansion of the existing nonconforming parking lot requires Special Use approval and is the central consideration of the request. Also requested is a parking lot Perimeter Landscaping Variation and a Variation for parking lot landscape islands and plantings.

Commission Deliberations and Recommendation

The Plan Commission considered the Special Use and Variation requests on June 15, 2016. The Plan Commission discussed the background of the existing turnaround in the area of the proposed parking lot expansion. It was noted by the Petitioner that the Village's work to close North Central Park Avenue off from West Pratt Avenue led to a disconnection of a previous curb cut from the front parking lot, west to North Central Park Avenue. This prompted the need for the installation of the existing turnaround. A representative of the property owner, ATF, noted that with an increase in employment at their facility, they had outgrown their existing parking and needed the proposed parking expansion. The representative indicated a goal of the project is to provide on-site parking for their employees and reduce the need for employees to park on Village streets.

The Commissioners spoke extensively about the required perimeter screening landscaping on the west side of the parking lot expansion from which the Petitioner was asking relief. The Petitioner noted that the west side of the proposed parking lot expansion faced another business parking lot and did not directly face residences. In addition, the proposed parking lot expansion location faces an area of North Central Park Avenue that is a dead-end turnaround, with limited traffic. It was determined that a compromise of requiring the dense hedge to extend north along the west side of the southernmost

parking space, approximately 20 feet north of where the West Pratt Avenue screening hedge is proposed to end per the Petitioner's proposal, would screen any lights from residents across West Pratt Avenue, thereby addressing the major concern in this area.

By a vote of 6-1, with Commissioner Goldfein dissenting, the Plan Commission recommended approval of a Special Use and off-street parking landscape Variations requested in order to expand the existing off-street parking lot by 6,000-square feet, adding an additional 14 parking spaces, subject to the required perimeter landscaping hedge being planted along the west side of the southernmost parking space, to a point approximately 20 feet north of the location the West Pratt Avenue screening hedge will end.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. June 15, 2016 Plan Commission Minutes (Draft)
2. June 15, 2016 Staff Report to Plan Commission
3. Zoning Code Section 7.06(5)
4. Zoning Code Section 6.14
5. Public Hearing Special Use Application
6. Public Hearing Variation Application
7. Plat of Survey
8. Site Plans
9. Aerial and Photographs
10. Proof of Ownership

RECOMMENDED MOTION:

Move to concur with the recommendation of the Plan Commission in Case #PC-07-16 to approve a Special Use and certain Variations of the Zoning Code needed in order to allow an expansion of an existing off-street parking area at 3550 West Pratt Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.



DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
JUNE 15, 2016 – 7:00 P.M.

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

STAFF PRESENT:

Steve McNellis, Community Development Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:10 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the May 25, 2016 Plan Commission Minutes, as amended, was made by Commissioner Goldfein and seconded by Commissioner Pauletto.

Aye: Goldfein, Pauletto, Fishman, Sampen, and Yohanna

Nay: None

Motion Approved: 5-0

Motion to approve the June 1, 2016 Plan Commission Workshop Minutes, as amended, was made by Commissioner Sampen and seconded by Commissioner Fishman.

Aye: Sampen, Fishman, Pauletto, Goldfein, and Yohanna

Nay: None

Motion Approved: 5-0

Chairman Yohanna recommended that Item #6, Case #PC-08-16 Proposed Text Amendment for Residential Fence Regulations, be continued to the July 6, 2016 Plan Commission Meeting.

Motion to continue Case #PC-08-16 to the July 6, 2016 Plan Commission meeting was made by Commissioner Fishman and seconded by Commissioner Pauletto.

Aye: Fishman, Pauletto, Goldfein, Jakubowski, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 7-0

IV. Case #PC-06-16: Public Hearing: 3701 Touhy Avenue – Special Use & Variations

Chairman Yohanna announced Case #PC-06-16 and swore in the Petitioners Mr. Bruce Danly and Mr. John McVickers of Oxford Real Estate Equities, LLC.

Community Development Director McNellis presented the requested Special Use and two Variations for redevelopment for the property located at 3701 West Touhy Avenue for a new 4,500-square-foot retail building and off-street parking on the corner of Touhy and Lawndale Avenues. The property is within the M-B Manufacturing/Business Retail Overlay District. No access from Touhy Avenue is proposed with the entrance off of Lawndale Avenue. The site plan layout, elevations, and landscape plans were presented for review.

The plans call for a circular drive parking aisle around a center island. The building is on the far west side of the property. There is sufficient parking per our Code. Traffic patterns were discussed and whether this plan would present a driving hazard entering and exiting the parking lot.

The Petitioners are requesting a Special Use to allow off-street parking in the front of the building. This review process was recently modified by the Village from a Variation to a Special Use. There are two Variations requested by the Petitioner. The first Variation is an Off-Street Parking Perimeter Landscape Variation. The Petitioners seek relief from the required eight-foot perimeter landscaping requirement. The second Variation is an Off-Street Parking Interior Landscape Variation. The landscape islands do not meet minimum requirements for size, there are no proposed landscaping islands at the end of a parking row, and request relief to permit the monument sign landscaping to satisfy the Interior Landscape requirements.

Additional conditions recommended by the Village's Development Review Team included granting to the Village a utility easement for a combined sewer if it is determined that no such easement exists, to submit a security plan approved by the Police Chief, and to install a Fire Department knox box prior to occupancy.

Mr. Danly stated the Variations are required to permit the proper aisle width and parking depths for the circular drive aisle. Even though their proposed parking is plan less than what is required by Code, they are at the minimum number of parking spaces required by the tenant AT&T. Mr. Danly also stated that AT&T will keep their other retail location at the Lincolnwood Town Center.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that Mr. Tony Gemignani of R. F. Mau Co., 7100-7150 North Lawndale Avenue, had concerns about line of sight and tree root issues due to the

proposed trees so close to their property. Mr. Gemignani was concerned as to what type of business would be opening at this location. Mr. Danly addressed his concerns.

Motion to approve the Special Use and Variations, to also include the Development Review Team's Recommended Conditions, for the property located at 3701 West Touhy Avenue, was made by Commissioner Pauletto and seconded by Commissioner Fishman.

Aye: Pauletto, Fishman, Goldfein, Jakubowski, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 7-0

DRAFT

V. Case #PC-07-16: Public Hearing: 3550 Pratt Avenue – Special Use & Variations

Chairman Yohanna announced Case #PC-07-16 and swore in the Petitioner, Mr. Peter Dyer, Vice President of Operations for Accurate Threaded Fasteners located at 3550 West Pratt Avenue.

Development Director McNellis presented the Special Use and two Variations associated with the expansion of an off-street parking area at 3550 West Pratt Avenue. The property is in the M-B Manufacturing/Business Zoning District with off-street parking to the north and south of the building. The expansion will result in 14 additional parking spaces. A Property Enhancement Program (PEP) Grant was granted in 2004 which included a parking lot turnaround, six new off-street parking spaces, and new landscaping. This Grant occurred due to the Village improvements to Central Park Avenue.

The Special Use is requested to allow off-street parking to the front of the existing building. There are two Variations requested by the Petitioner. The Variations include an Off-Street Parking Perimeter Landscape Variation and an Off-Street Parking Interior Landscape Variation. The 14 additional spaces will address their parking concerns. Currently, employees have to park on Pratt Avenue.

An Off-Street Parking Perimeter Landscape Variation is requested as they do not plan to install perimeter landscaping along Central Park Avenue. An Off-Street Parking Interior Landscape Variation is requested as the Petitioner is not proposing landscape islands at either end of the parking row or the required tree.

After discussion by the Plan Commission regarding the necessity to screen car headlights from residential areas to the south, Mr. Dyer indicated that they would continue the current landscape screening along Pratt Avenue and then turn it north, up to the north end of the first parking space along Central Park Avenue.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

Motion to approve the Special Use and Variations, to include landscape screening north, up to north end of the first parking space on Central Park Avenue, for the property located at 3550 West Pratt Avenue, was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Fishman, Jakubowski, Novoselsky, and Yohanna

Nay: Goldfein

Motion Approved: 6-1



Plan Commission Staff Report

Case # PC-07-16

June 15, 2016

Subject Property:
3550 West Pratt Avenue

Zoning District:
M-B Manufacturing and Business
District

Petitioner:
Kristin Pilson, KMI Building Services,
Inc. on behalf of Surbco Limited Partner,
Property Owner

Nature of Request: Proposed
expansion of existing off-street parking area
located between the existing building and
Pratt Avenue at 3550 West Pratt Avenue.



Requested Action:

Special Use to allow off-street parking area closer to Pratt Avenue than the building (Section 7.06(5)).

Variations:

1. Minimum Perimeter Landscape Requirement for Off-Street Parking Lots (Section 6.14);
2. Minimum Interior Landscape Requirements for Off-Street Parking Lots (Section 6.14);

Notification: Notice in Chicago Tribune May 27, 2016, Public Hearing Sign Installed at 3550 West Pratt Avenue, and Mailed Legal Notices Dated May 27, 2016 to Properties within 250 Feet.

Summary of Request

ATF, Inc., located at 3550 West Pratt Avenue, seeks a Special Use and Landscape Variations in order to expand the existing off-street parking area located between their building and Pratt Avenue. The property is within the M-B Manufacturing and Business District and is improved with a building, an off-street parking area to the rear (north) of the building, and an off-street parking area to the front (south) of the building.

The project is the expansion of the existing off-street parking area to the front of the existing ATF building. The expansion includes an additional 6,000-square feet of asphalt to the west of the existing parking which will result in an additional 14 parking spaces. The expanded off-street parking area will continue to be accessed from Pratt Avenue and no new curb cuts are proposed as part of the project. While not indicated on the site plan, the scope of work identified by KMI Building Services, Inc. includes the installation of new bushes to screen the parking area along Pratt Avenue in line with the existing row of landscape screening. Currently, parking is permitted on Pratt Avenue and Central Park Avenue.

In 2004, ATF was awarded a Property Enhancement Program (PEP) Grant for the construction of a parking lot turn-around for the front parking lot, along with six new parking spaces and the installation of landscaping in the area of the proposed parking expansion. This work was necessitated in 2004 by the Village's improvements to Central Park Avenue which eliminated a curb cut from ATF's parking lot to Central Park Avenue. The PEP Grant was approved subject to the installation of landscaping around the turn-around and the six new parking spaces.

The expansion of the off-street parking area triggers the landscape/screening requirements as found in the Zoning Code. As a result, the Petitioner seeks relief from interior and perimeter landscape requirements in addition to relief from the off-street parking location requirement.

Before the Plan Commission are both the Special Use request and the Variation request. The Village of Lincolnwood, through Home Rule authority, has created a process in which the Plan Commission considers zoning variations when they are requested along with Special Use. This process is intended to streamline the hearing process for the benefit of the applicant.

Special Use

Off-Street Parking Location: The Zoning Code, Section 7.06(5), permits off-street parking in any yard except a front yard and a yard abutting a street. In order to install off-street parking in a front and yard abutting a street ("Front Yard Parking"), a Special Use is required. The Village recently modified the review process from a Variation to a Special Use to approve Front Yard Parking. Lou Malnati's was the first to request a Special Use to allow Front Yard Parking and Dr. Izvanariu at 7373 Cicero Avenue was the second Special Use request.



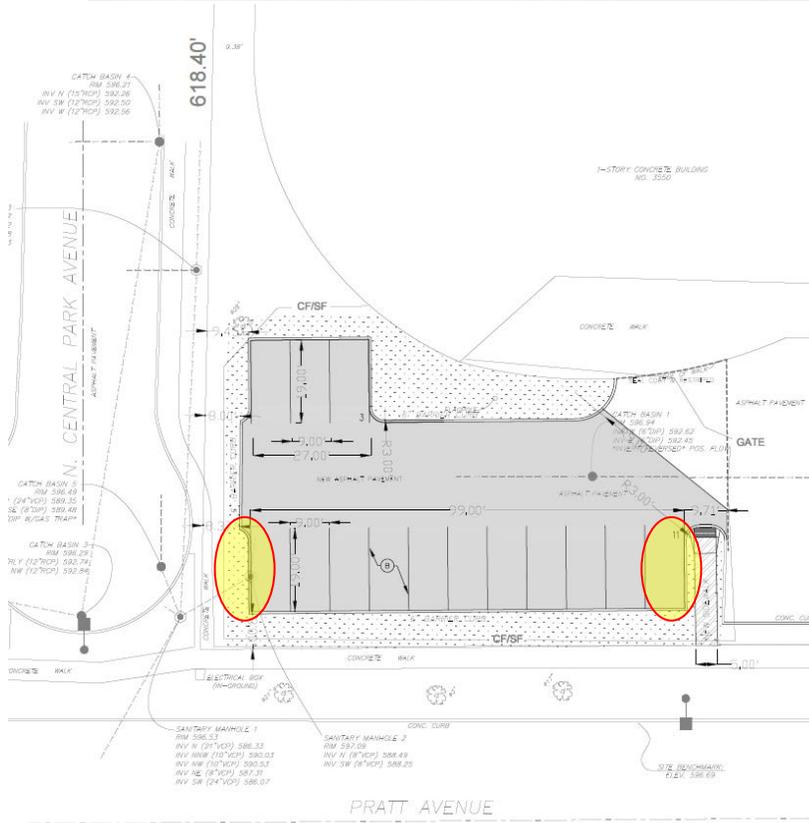
The aerial above is taken from the Village’s GIS program with the highlighted area indicating the location of the proposed parking lot expansion. The proposed parking lot expansion is an extension of an existing non-conforming off-street parking area. Currently, the majority of the width of the property is improved with an off-street parking area between the building and Pratt Avenue. All of the existing and proposed off-street parking area is located in an area not currently permitted by the Zoning Code.

Variations

Off-Street Parking Perimeter Landscape Variation: The Petitioner seeks approval to screen the expanded off-street parking area along the Pratt Avenue frontage but have not indicated plans to install similar screening along the Central Park Avenue frontage. The Zoning Code requires a continuous perimeter screening, within the eight-foot setback, of shrubs at least three feet in height at the time of installation. Below is a photograph of the area in which the parking lot is to be expanded. The Petitioner has indicated that the row of bushes as shown to the right will be continued along Pratt Avenue.



Staff recommends that the required screening be provided to screen the off-street parking lot from the west along Central Park Avenue. Below is a photograph from Central Park Avenue east toward the proposed parking expansion. Staff recommends the installation of a row of bushes, like that existing along Pratt Avenue to screen this area (location would be in the foreground of the photograph below).



Off-Street Parking Interior Landscape Variation: The Petitioner seeks relief from the minimum interior landscape requirements of the Zoning Code. The highlighted areas to the left represent the locations of the required landscape islands at the ends of each row of parking.

The highlighted area at the west (left) of the property is an area that is eight feet in width. In this location, the Zoning Code would require both perimeter landscape of eight feet with screening and a landscape island at

the end of the parking row. Landscape islands are to be 9' x 20' and include one tree. The Petitioner seeks approval to consider the area highlighted to the west as a perimeter landscape area resulting in no landscape islands at either end of the parking row. The existing off-street parking area is not improved with interior landscape islands.

Conclusion

ATF seeks Special Use approval and certain Variations to allow construction of a 6,000-square foot asphalt parking lot extension to the west of the existing off-street parking area for their headquarters at 3550 West Pratt Avenue. In total, the project requires the following Zoning Action:

- Special Use for Off-Street Parking Location (Section 7.06(5));
- Variation from the Minimum Perimeter Landscape Requirement for Off-Street Parking Lots (Section 6.14); and
- Variation from the Minimum Interior Landscape Requirements for Off-Street Parking Lots (Section 6.14).

Staff has not received any phone calls from the public regarding this project.

Documents Attached

1. Zoning Code Section 7.06(5)
2. Zoning Code Section 6.14
3. Public Hearing Special Use Application
4. Public Hearing Variation Application
5. Plat of Survey
6. Site Plans
7. Aerial and Photographs
8. Proof of Ownership

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:		

Close

Print Resize: 

Village of Lincolnwood, IL
Friday, April 8, 2016

Chapter 15. Zoning

Article VII. OFF-STREET PARKING AND LOADING

7.06. General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

- (1) Use. Off-street parking facilities required herein listed shall be solely for the parking of automobiles of patrons, occupants, or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for each bus to be parked on the premises shall be provided in accordance with subsection 7.06(4) through (7) of this article.
- (2) Computation. When determination of the number of off-street parking spaces required by this Zoning Ordinance results in a requirement of a fractional space, any fraction of 1/2 or less may be disregarded while a fraction in excess of 1/2 shall be counted as one parking space.
- (3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (4) Handicapped accessible spaces. The minimum number and dimension of parking spaces set aside as handicapped spaces shall be provided in accordance with the standards of the of the Illinois Capitol Development Board, as set forth in Illinois Accessibility Code, dated April 24, 1997, as may be amended from time to time.
- (5) In yards. Subject to the provisions set forth in this Section 7.06, open-air, off-street parking spaces may be located in: (a) any rear yard, in any zoning district; and (b) in a front yard or a side yard abutting a street, but only within the B-1, B-2, B-3, O-1, M-B, and P Districts, and only upon the issuance of a special use permit therefor pursuant to the procedures set forth in Section 5.17 of this Zoning Ordinance. [Amended 2-2-2016 by Ord. No. 2016-3189]
- (6) Design and maintenance.
 - a. Open and enclosed parking spaces. Parking spaces may be open-air or enclosed in a building and shall be accessed by a private drive that meets the following minimum aisle width standards:

Table 7.06.01

Parking Angle	Width (feet)	Length (feet)	One-Way (feet)	Two-Way (feet)
Parallel	9	22	12	20
30°	9	19	12	20
45°	9	19	16	20

Close

Print

Resize:



Village of Lincolnwood, IL
Friday, March 13, 2015

Chapter 15. Zoning

Article VI. SITE DEVELOPMENT STANDARDS

Part D. Landscaping

6.14. Minimum landscape requirements for off-street parking lots.

- (1) Perimeter screening required. Every off-street parking lot or parking area containing, five or more parking spaces shall be set back, buffered and screened from public view and adjacent property by a perimeter landscaped area having a minimum width of eight feet, or, where screening shall consist of a masonry wall, a minimum width of five feet.
 - a. The minimum width for the perimeter screening area shall be measured from the property line and shall not include any parking overhang.
 - b. Screening within the perimeter setback area shall consist of a masonry wall, densely planted hedge or massing of shrubs resulting in a 75% semi-opaque screen within one year of installation, installed in a manner so as to inhibit public views of the parking area.
 - c. Perimeter screening shall be continuous, except for breaks as may be permitted for sidewalks, driveways and sight triangles.
 - d. Masonry walls used for perimeter screening shall have a minimum height of 30 inches and a maximum height of 36 inches. Such walls shall have a finished surface which is the same or closely similar to the masonry of the principal building.
 - e. Shrubs planted as perimeter screening shall be at least three feet in height at time of installation.
 - f. The surface of the perimeter setback area shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
 - g. A six-inch continuous poured-in-place concrete curb shall separate all drive and parking surfaces from landscape areas.
 - h. Upon petition, the ZBA may recommend a creative alternate perimeter screening plan of berms, walls, shrubs, trees or other material, which has the effect of providing a minimum three-foot high visual screen of parking areas.

(2) Interior landscaping requirements.

- a. A planting island equal in area to a parking space shall be located at each end of a parking row and after each 20 parking spaces within a parking row.
- b. One tree shall be required for each planting island required in Section 6.14(2)(a) above.
- c. The surface of the planting island shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
- d. A six-inch continuous poured in place curb shall separate and surround all interior landscape island areas.
- e. All areas within or at the edges of parking lots which are greater than 50 square feet and not designed for parking stalls, drive aisles or shopping cart collection points, shall be curbed and landscaped with sod, ground cover, bushes or trees.
- f. All landscaped islands shall have a minimum topsoil depth of three feet and mounded to a center height of six to 12 inches above top of curb height.



VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Special Use and PUD

SUBJECT PROPERTY

Property Address: 3550 W Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-007-0000

Zoning District: Northeast Business Park Lot Area: 5 Acres

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
1 story concrete building and fencing.

Are there existing development restrictions affecting the property? ___ Yes ✓ No
 (Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

REQUESTED ACTION

- | | |
|---|---|
| <input type="checkbox"/> Special Use - Residential | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Special Use - Non-Residential | <input type="checkbox"/> Other |

PROJECT DESCRIPTION

Describe the Request and Project: Expanding the parking lot by 60'x100', or 6,000 square feet.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): *(List all Beneficiaries if Trust)*
 Name: Surbco Limited Partner

Address: 3550 W Pratt Avenue, Lincolnwood, IL 60712

Telephone: (847) 933-8540 Fax: (847) 677-6584 E-mail: PDyer@atf-inc.com

Petitioner: *(if Different from Owner)*

Name: Kristin Pilson Relationship to Property: Contractor

Address: 1800 5th Avenue, River Grove, IL 60171

Telephone: (708) 538-1708 Fax: (708) 583-1387 E-mail: INFO@KMIServices.com

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<u>✓</u>	Applicable Zoning Worksheet	<u>N/A</u>
Site Plan	<u>✓</u>	Photos of the Property	<u>✓</u>
Proof of Ownership	<u>✓</u>	PDF Files of all Drawings	<u>Emailed to Aaron Cook</u>
Floor Plans	<u>N/A</u>	Elevations	<u>N/A</u>

*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.

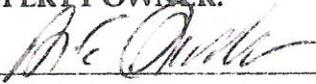
Invoices in connection with this application shall be directed to:

Name: Kristin Pilson
Address: 1800 5th Avenue
City, State, Zip: River Grove, IL 60171

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

DONALD E SURBER
Print Name

5-24-16
Date

PETITIONER: (if Different than Property Owner)


Signature

Kristin D. Pilson
Print Name

05/24/2016
Date

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the Special Use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

Expanding the parking lot is necessary for the public convenience. It will not only benefit the employees of this property, but guests as well. Some employees and guests have to park on the street at this time, so an expanded parking lot will mitigate the amount of street parking use. The area of excavation is ideal to excavate and create more parking spaces, since it is currently a grassy area next to the existing parking lot.

2. Please explain how the Special Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

The location of the area for the expansion that is being excavated and created into extra parking spaces does not interfere in the public way; it is a grassy area near the existing building, so the public will not walk in this area. While working on this project, the contractor will make certain that proper signage is posted so that the public is aware of the work, therefore the public health, safety, and welfare will be protected.

3. Please explain how this Special Use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The expansion of the parking lot will not cause substantial injury to the value of the other properties in the neighborhood. Since it is expanding a parking lot next to the current parking lot, the entire parking lot will be connected and look uniform. Bushes will be added as well so the expansion is not visible from W Pratt Avenue.

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

The Comprehensive Plan specifically states the goals for the industrial area sections* (3550 W Pratt Avenue is located in the Northeast Business Park) to expand the number of off-street parking, consolidate the number of driveways, and use landscaping/screening to soften the boundary between public and private property. Our expansion will add 6,000 square feet of parking to mitigate street parking, the ingress and egress of the expansion is the current driveway to the existing parking lot, and we will be adding bushes to screen the parking lot.

*Ref: Comprehensive Plan: Pages 25, 27, & 29

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

Expanding the parking lot will not impede the normal and orderly development and improvements of the surrounding properties. The expansion area is part of the property, and is next to the current parking lot. This expansion will in-fact support the orderly development and improvement since it will be mitigating street parking.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

The expansion will use the current driveway for ingress and egress, and will be pitched to drain to the existing sewer in the existing parking lot.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

The ingress and egress will be from the current driveway for the current parking lot. Traffic congestion will be mitigated since less vehicles will be parking on the street.

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<u>✓</u>	Applicable Zoning Worksheet	<u>N/A</u>
Site Plan	<u>✓</u>	Photos of the Property	<u>✓</u>
Proof of Ownership	<u>✓</u>	PDF Files of all Drawings	<u>Emailed to Aaron Cook</u>
Floor Plans	<u>N/A</u>	Elevations	<u>N/A</u>

*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.

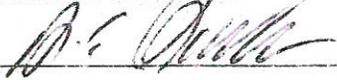
Invoices in connection with this application shall be directed to:

Name: Kristin Pilson
Address: 1800 5th Avenue
City, State, Zip: River Grove, IL 60171

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 also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. 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

Donald E. Surber
Print Name

5.24.15
Date

PETITIONER: (if Different than Property Owner)


Signature

Kristin D. Pilson
Print Name

05/24/2016
Date

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These 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 expansion of the parking lot is consistent with the stated intent and purposes of the Zoning Ordinance and Comprehensive Plan. We are complying with the Zoning Ordinance: Chapter 15, Article VII: Off-Street Parking and Loading. We are also complying with the goals in the Comprehensive Plan for industrial areas: to increase off-street parking, limit the number of driveways, and use landscaping to screen the areas between public and private property.

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 physical size of the current parking lot is a hardship on this property. Currently, some of the employees of this property have to park on the street, therefore causing traffic congestion. Expanding the parking lot will help accommodate not only the number of persons who need to utilize the parking lot, but will also help mitigate street parking. The expansion is located in a grassy area next to the current parking lot, so the entire parking lot will be connected, therefore an ideal area to expand.

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 for the Variation is the location of the off-street parking and off-street parking landscape.

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 expanding the parking lot is solely to mitigate the congestion in the current parking lot and street parking.

VARIATION STANDARDS (Continued)

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

The difficulty of the current parking lot has nothing to do with any person having interest in property; it is solely for the employees and guests of the business that is currently occupying the property.

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 public welfare and other properties will not be affected in an injurious manner. The expansion of the parking lot will be connected to the current parking lot, mitigating street parking. Therefore, it is supporting a more orderly environment, since there will be less traffic congestion on the street.

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

The expansion of the parking lot is a small increase of the current parking lot, therefore is the minimum change to eliminate the practical hardship.

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 expansion of the parking lot will not impair the adequate supply of light and air to the adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. This expansion is being connected to a current uncovered parking lot, therefore the above mentioned items will not be impaired.

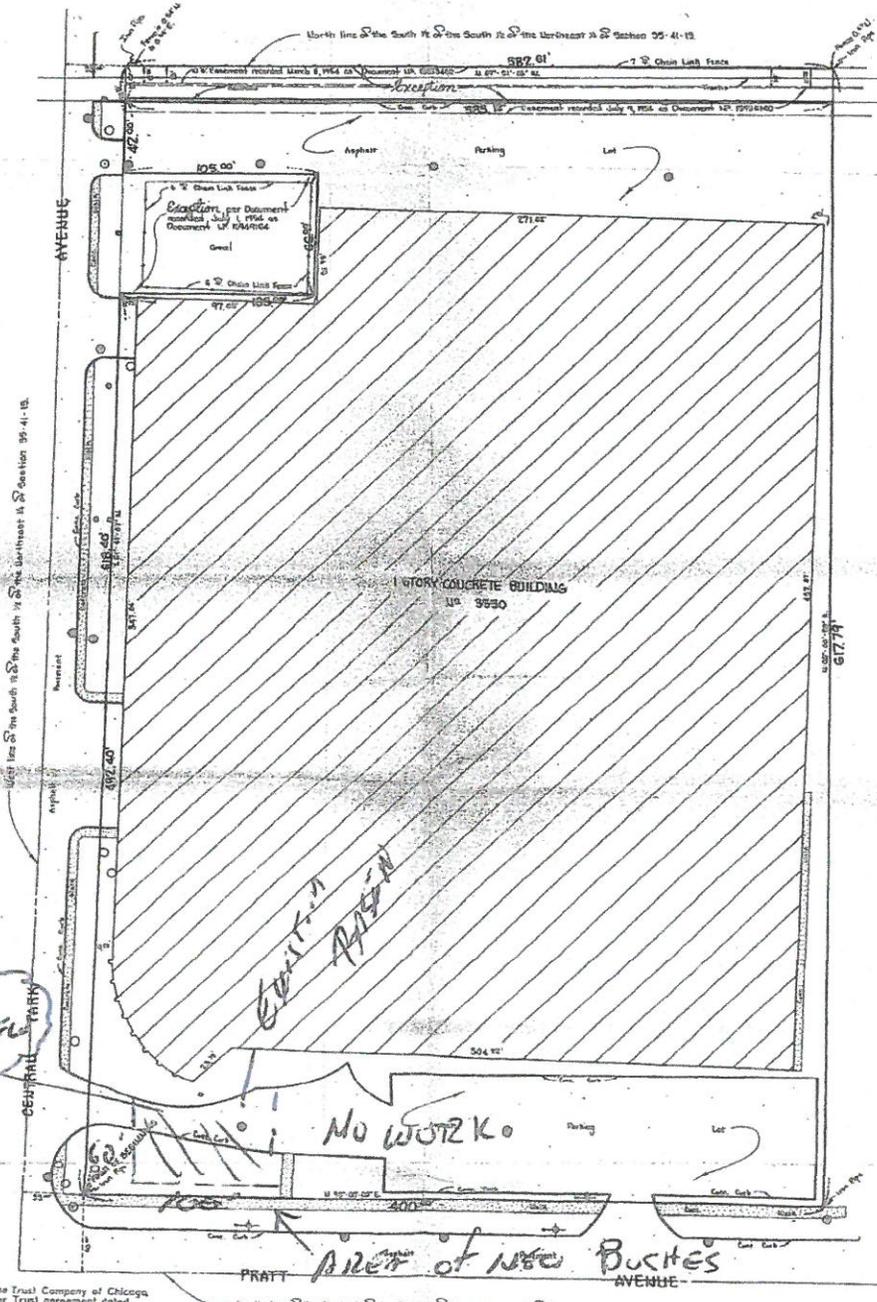


LAND TITLE SURVEY

JOHN D. REBIK & Associates
Land and Construction Surveys
490 Joan Court
Giblets, Illinois 60136 (312) 428-3456



That part of the South 7/8 of the South 7/8 of the Northeast 1/4 of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, lying East of the East line of North Central Bank Avenue and North of the North line of Pratt Avenue and bounded and described as follows: Beginning of a point which is 83.00 feet East of the West line and 40.00 feet North of the South line of said South 7/8 of the Northeast 1/4, thence East in a line 40.00 feet North of and parallel with the South line of said South 7/8 of the Northeast 1/4, a distance of 400.00 feet; thence North in a line drawn perpendicular to the last described curve, a distance of 87.71 feet to the North line of the South 7/8 of the Northeast 1/4; thence West along the North line of the South 7/8 of the Northeast 1/4, a distance of 252.00 feet to a point in a line which is 32.00 feet East of and parallel with the West line of the South 7/8 of the South 7/8 of the Northeast 1/4; thence South along said parallel line a distance of 118.00 feet to the place of beginning, excepting therefrom the North 20 feet thereof (as measured on the West line) and also excepting therefrom that certain tract of land surveyed by D.W. Inc., incorporated to Commonwealth Edison Company by Warranty Deed dated June 24, 1954 and recorded July 1, 1954 as Document 124 12549164 in Book 62761, page 474 in the Office of the Recorder of Deeds of Cook County, Illinois.



Provisions contained in the deed from the Trust Company of Chicago, a Corporation of Illinois as Trustee under Trust Agreement dated Number 4782 to Dillo Inc., a Corporation of West Virginia dated May 27, 1946 and recorded June 7, 1946 as Document 13815223.

Area In Survey = 241,882 Sq. Ft. or 5.5 Acres

- Legend
- Gas Valve
 - Flag Pole
 - Water Service Pipe
 - Sanitary Manhole
 - Catch Basin
 - Manhole
 - Storm Manhole
 - Commonwealth Edison Manhole
 - Light Pole

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

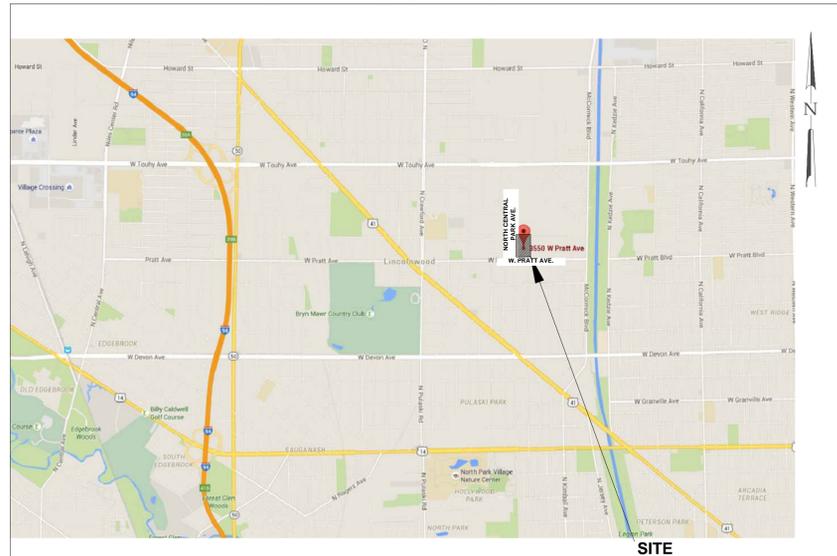
JOHN D. REBIK & Associates certifies that this plan and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys, jointly established and adopted by A.T.S. and A.O.C.M. in 1952.
Giblets, Illinois, dated this 14th day of March, A.D. 1987.

John D. Rebik

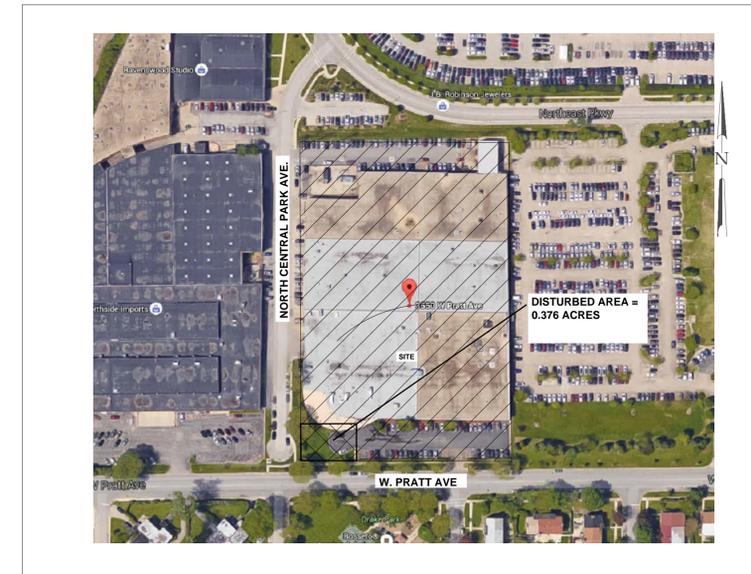
Scale: 1 inch equals 30 feet.
Distances are marked in feet and decimal parts thereof.
Ordered by: ACCURATE THREADED FASTENERS, INC.
Checked by: S.J.P. Surveyed by: M.S.
Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.
Please check Legal Description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.
Order No. 87-1791

PARKING LOT MODIFICATIONS TO 3550 W. PRATT AVE., LINCOLNWOOD, COOK COUNTY, IL PIN # 10-35-203-007-0000

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY & DEMOLITION PLAN
3. PROPOSED GRADING, DRAINAGE, UTILITY PLAN, NOTES & DETAILS
4. GEOMETRIC PLAN

PROJECT NARRATIVE

GENERAL: THE EXISTING BUILDING IS COMPRISED OF ACTIVE INDUSTRIAL FACILITY. PARKING LOT ALONG W. PRATT AVE. IS EXISTING AND THE PROPOSED PLAN ARE TO EXPAND THE PARKING AREA TO HOLD MORE CARS.

AREA SUMMARY:
TOTAL AREA OF SITE: 5.550 ACRES
DISTURBED AREA OF SITE: 0.376 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN OR WETLANDS ON OR WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN COMBINED SEWER AREAS.

DETENTION FACILITY: NO KNOWN DETENTION TO EXISTING FACILITY.

SANITARY SEWERS: NO PROPOSED SANITARY SEWERS.

STORM SEWERS: NO PROPOSED STORM SEWERS.

SOILS/INFILTRATION RATE: CLAY

GROUNDWATER ELEVATION: N/A

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

Attila Vancs
ENGINEER

10.28.2015
DATE



NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

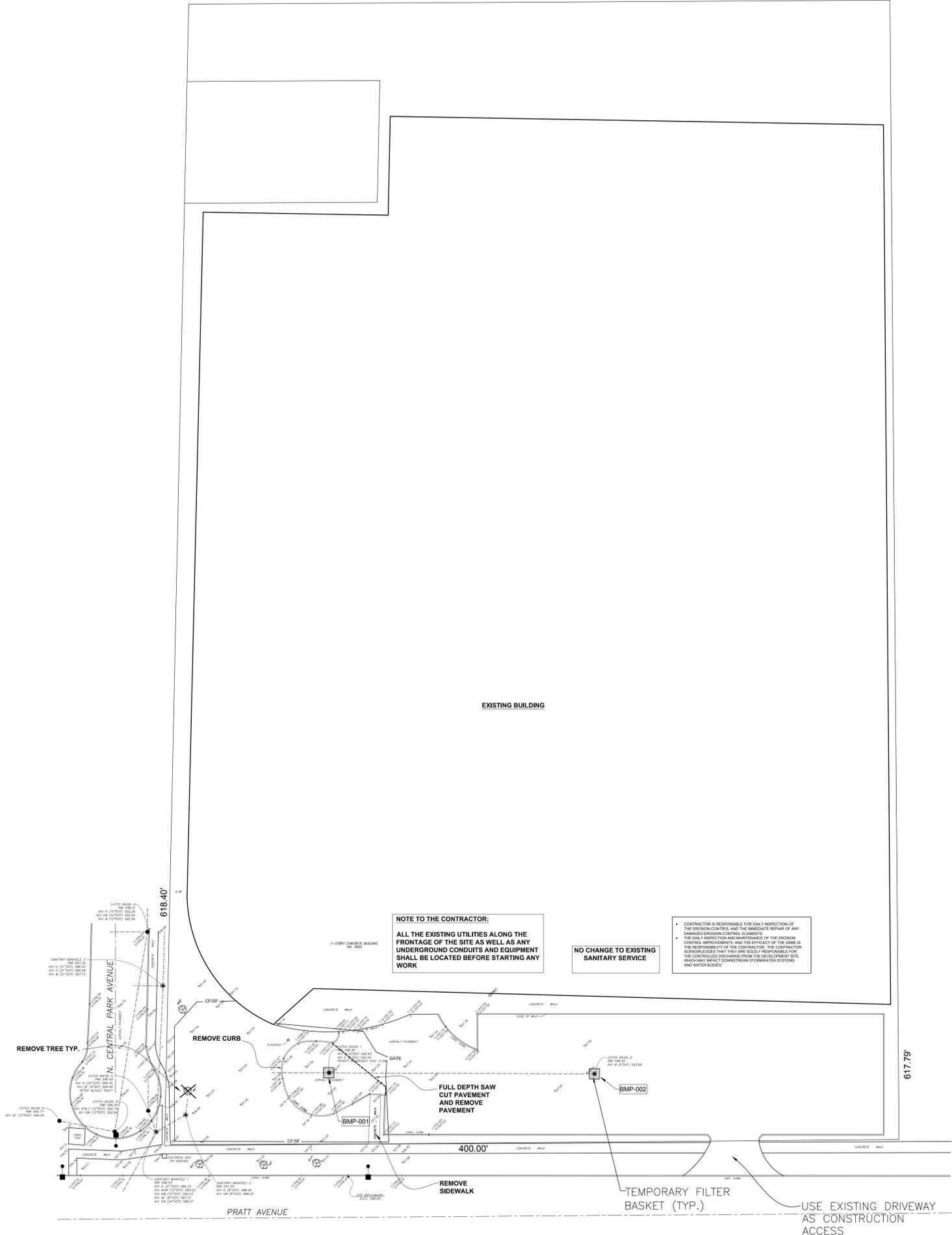
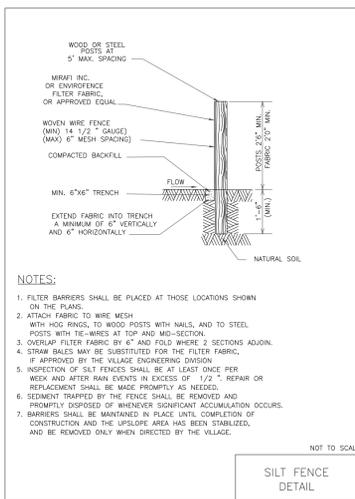
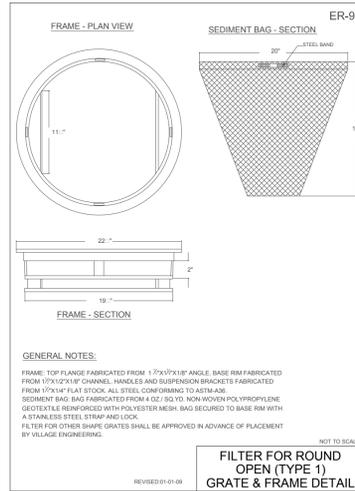
LEGEND:

	EXISTING	PROPOSED
Property Line	---	---
Sanitary Sewer Line	—>—>	—>—>
Water Line	—v—v—	—v—v—
Storm Sewer Line	—>—>	—>—>
Storm Manhole	○	●
Sanitary Manhole	○	■
Combined Sewer	—>—>	—>—>
Combined Manhole	○	■
Catch Basin	●	■
Inlet	○	○
Water Valve Vault	⊗	⊗
Water Valve	⊕	⊕
Grade	—	—
Drainage Divide	—+—	—+—
Curb & Gutter	====	====
Cleanout	—	—
Downspout (Roof Drains)	←-Oos	←-Oos
Water B. Box	—	—
Tree Protection Fence	—o—o—	—o—o—
Construction Fence	—	—
Inlet Filter Basket	—	—
Traffic Direction Pavement Marking	→	→
Fire Hydrant	⊕	⊕
Top of Curb	T/C XXX.XX	T/C XXX.XX
Bottom of Curb	B/C XXX.XX	B/C XXX.XX
Top of Curb	T/C XXX.XX	T/C XXX.XX
Bottom of Gutter	B/G XXX.XX	B/G XXX.XX
Walk	W XXX.XX	W XXX.XX
Bottom of Walk	B/W XXX.XX	B/W XXX.XX
Depressed Curb	D/C XXX.XX	D/C XXX.XX
Bottom of Gutter	B/G XXX.XX	B/G XXX.XX
Mountable Curb	M/C XXX.XX	M/C XXX.XX
Bottom of Gutter	B/C XXX.XX	B/C XXX.XX

TITLE SHEET, LEGEND, SITE LOCATION MAP, &
AERIAL MAP
PARKING LOT MODIFICATIONS TO
3550 W. PRATT AVE. LINCOLNWOOD, ILLINOIS 60068

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.
PROJECT NUMBER: 15354
START DATE: OCT. 07, 2015
GRAPHIC SCALE: 0
SCALE: NTS
SHEET NUMBER: 1 OF 4

382.61'



DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call julie at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the City and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety** . Contractor to take all OSHA regulated and applicable local safety precautions to safe gaurd all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Central Survey.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: B. BOYD P.E.	1	PERMIT DRAWINGS	10/28/15
ENGINEER: A. VERDE P.E.			
TECHNICIAN:			

BCI
BONO CONSULTING, INC.
 CIVIL ENGINEERS

1018 BUSSE HIGHWAY
 PARK RIDGE, IL 60068
 PH : (847) 823-3300
 FAX : (847) 823-3303
 bbono@bonoconsulting.com

EXISTING TOPOGRAPHY, DEMOLITION & EROSION CONTROL PLAN
PARKING LOT MODIFICATIONS TO 3550 W. PRATT AVE. LINCOLNWOOD, ILLINOIS 60068

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 15354
 START DATE: OCT. 07, 2015
 GRAPHIC SCALE: 30 0 30
 SCALE: 1"=30'-0"
 SHEET NUMBER: **2** OF **4**

- GENERAL CONSTRUCTION NOTES**
- The construction shall be under the general inspection of the Village engineer and the owner's engineer.
 - All work shall be in accordance with the applicable sections of the following specifications:
 - Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" latest edition.
 - Standard Specifications for Water and Sewer Main Construction in Illinois' latest edition.
 - Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
 - "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
 - The Subdivision and Development Codes and Standards of the Village.
 - "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

- The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
- Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.

- Contract Documents and Drawings:
 - The engineer's drawings (The Plans) shall be included as part of the contract documents.
 - N of Used.
 - All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
 - Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
- The Village Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watering, sewer main and utility services.
- Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
- Village streets shall not be closed without the written permission of the Village Department of Engineering and Community Development and then only after proper notification has been given to the Police and Fire Departments.
- The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
- Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
- Construction materials shall not be stored within the Village Right-Of-Way.
- The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.D.O.T., I.E.P.A. and MWRDGC permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for their sole expense any surety or bonds as may be required by the permitting agency.

- The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
- The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, agents, engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
- The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
- Existing utilities shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities for the project in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

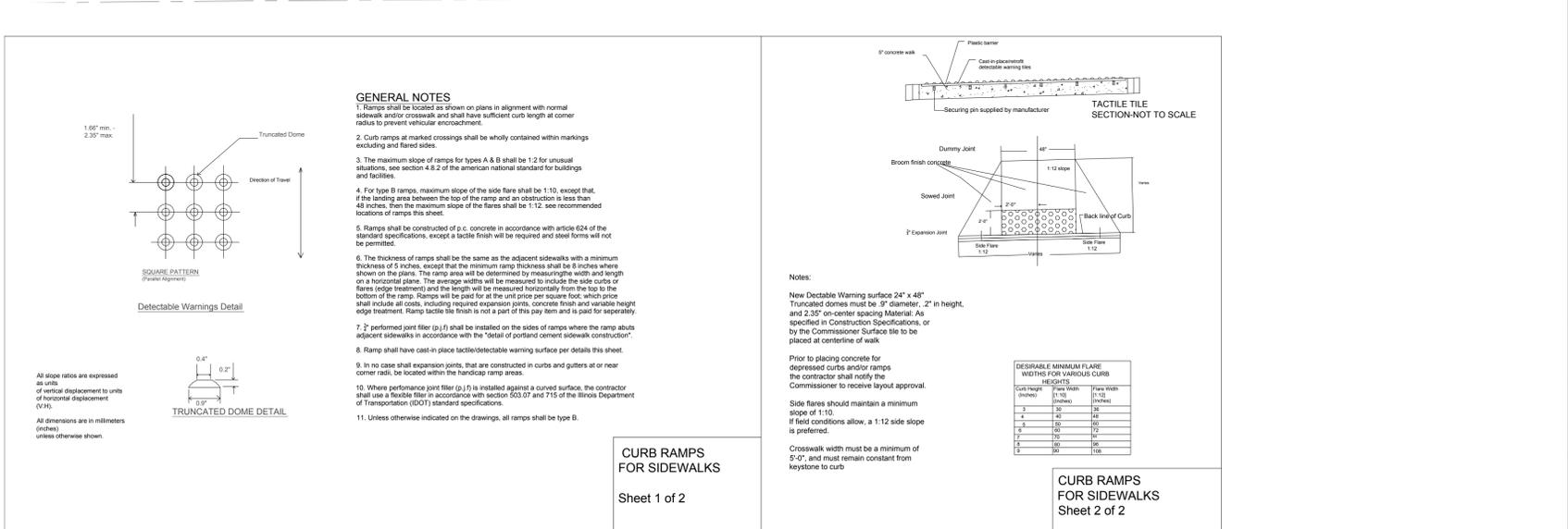
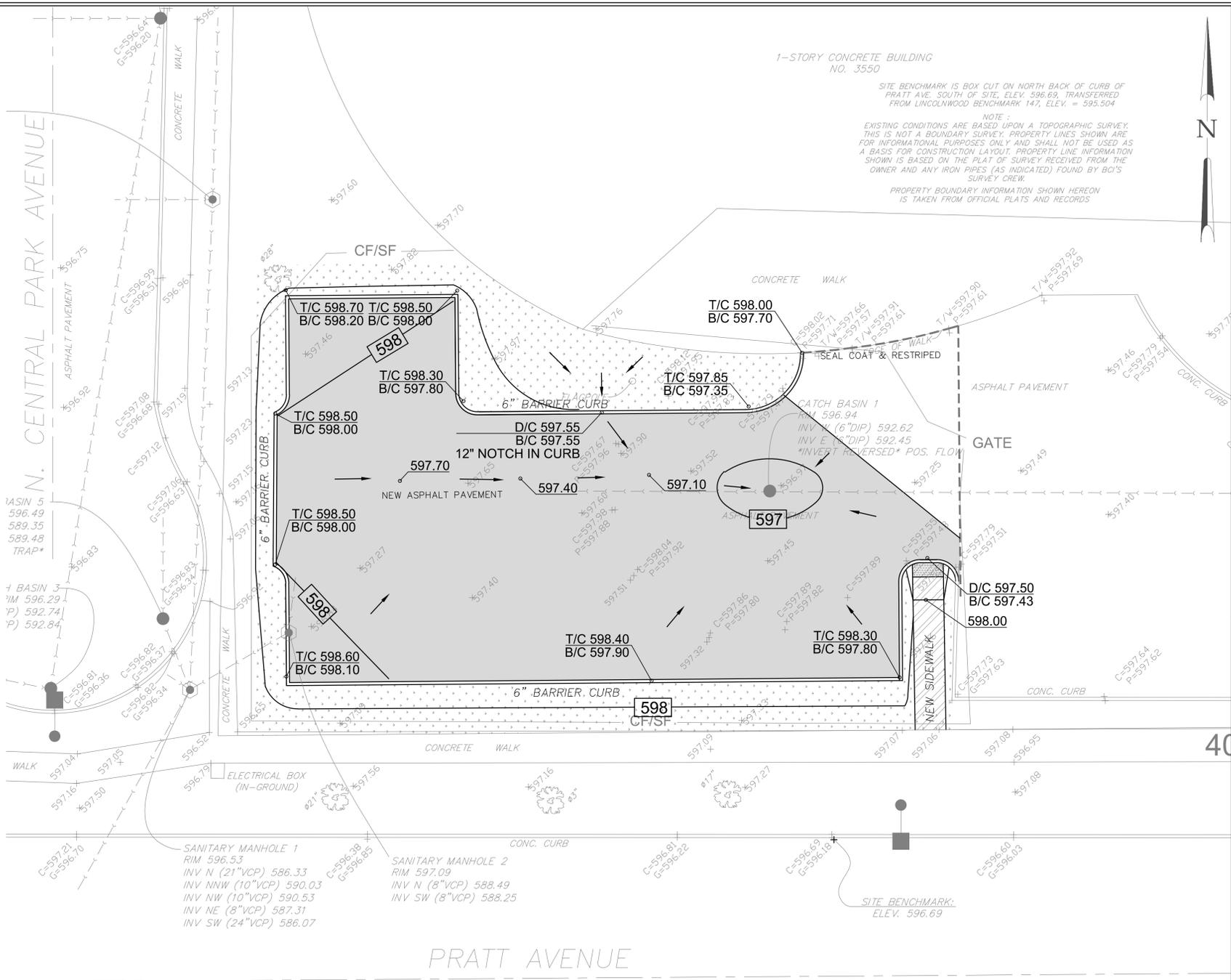
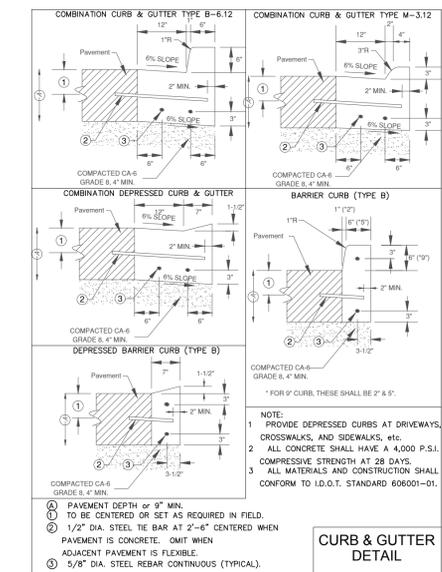
No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delay, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies and that work on this improvement shall not be delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

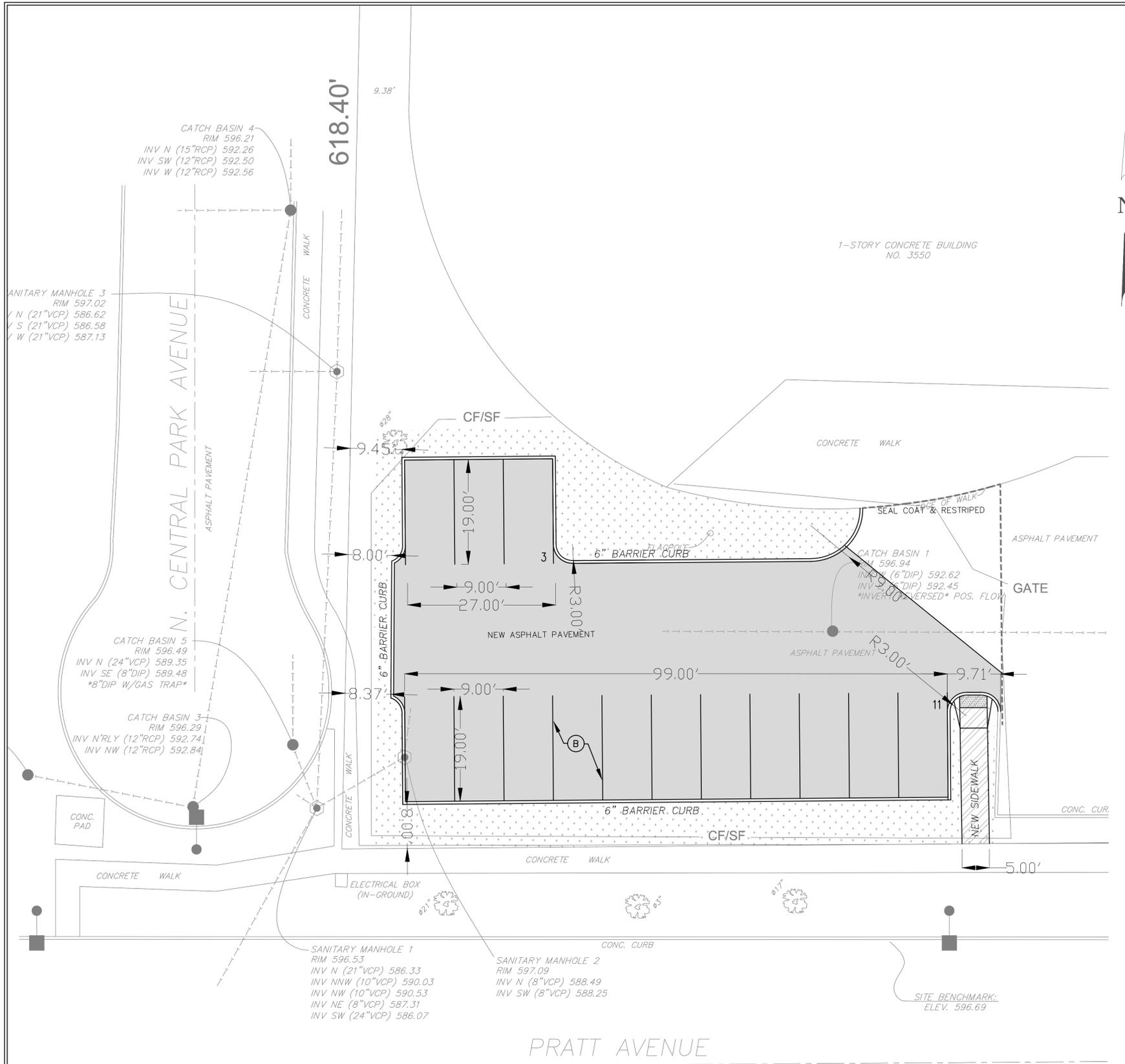
- Not Used.
- All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
- All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
- The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the engineer.
- No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
- Not Used.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
- All items shown to be removed, shall be legally disposed of off-site.
- All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
- No work shall be performed on adjacent private property without the written permission of the private owner.
- During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
- The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc., deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
- All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
- The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
- The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
- Tree removal permit is required for removal of all trees 10" diameter or greater.
- An inspection of the top of foundation will be required prior to pouring.
- A final inspection of grading will be required before placement of any sod.
- All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
- All retaining walls greater than 30" high need a protective railing. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall drawings by others.
- Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.

- EARTHWORK AND GRADING**
- All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping, stockpiling, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
 - Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the owner.
 - The initial establishment of erosion control procedures shall be installed by the contractor prior to the start of mass grading.
 - All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection and documentation of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
 - Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Free stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
 - Strip topsoil down to firm subbase, stockpile quantity necessary for landscaping, and remove other materials from the site.
 - Excavation shall consist of the excavation, removal, and satisfactory disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unsuitable and unsuitable materials and their replacement with satisfactory materials where required.
 - After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled using a tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surface stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to not be deflected excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
 - Where encountered, loose sands should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of coarse aggregate are required, depending on the consistency of the subgrade. The coarse aggregate should consist of clean, crushed stone gravel between 1/4 and 3/4 inches in size. The coarse aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
 - Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
 - Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaired areas within the construction limits.
 - 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
 - Refer to the landscape plans for additional information on ground cover & planting requirements.
 - Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
 - Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of 1/4" minus one-eighth (0.1) feet of finished subgrade elevations.
 - The subgrade for the proposed streets and pavement areas shall be proof-rolled in the presence of the City engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the City engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
 - It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
 - When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the City. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.

The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing. This shall be included in the cost of work.





- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
 - ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY CENTRAL SURVEY. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
 - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - TOTAL LAND AREA IS 5.55+/- ACRES.
 - NO WETLANDS WERE PRESENT ON THIS SITE.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

PAVEMENT MARKING LEGEND	
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3" O.C.
(H)	4" SOLID WHITE LINE
(I)	4"X65' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES
(J)	4" YELLOW 6" LONG STRIPE WITH 18" GAP
(K)	4" DOUBLE YELLOW SOLID LINE AT 11" C-C
(L)	4" WHITE DASH LINE (2' DASH, 6' SKIP)
(M)	6" SOLID WHITE SPACED 2' O.C.

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE CA-6, TYPE B
	SURFACE OVERLAY PAVEMENT 1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 MIRAFI® MPV 700 PETROMAT FABRIC (6 OZ.) 0.35 GAL/SQ. YD. TACK COAT EXISTING DISTRESSED ASPHALT PAVEMENT CALL: LARRY POWPRS AT 630-399-3111 EX. 201
	SIDEWALKS 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

*REFER TO CONCRETE JOINT DETAILS (IF ANY).

DATE	10/28/15
REVISIONS	
ISSUE	1
PROJECT STAFF	B. BOYD P.E. A. VERDE P.E.
PROJECT NUMBER	15354
ENGINEER	
TECHNICIAN	

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY PH: (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

GEOMETRIC PLAN

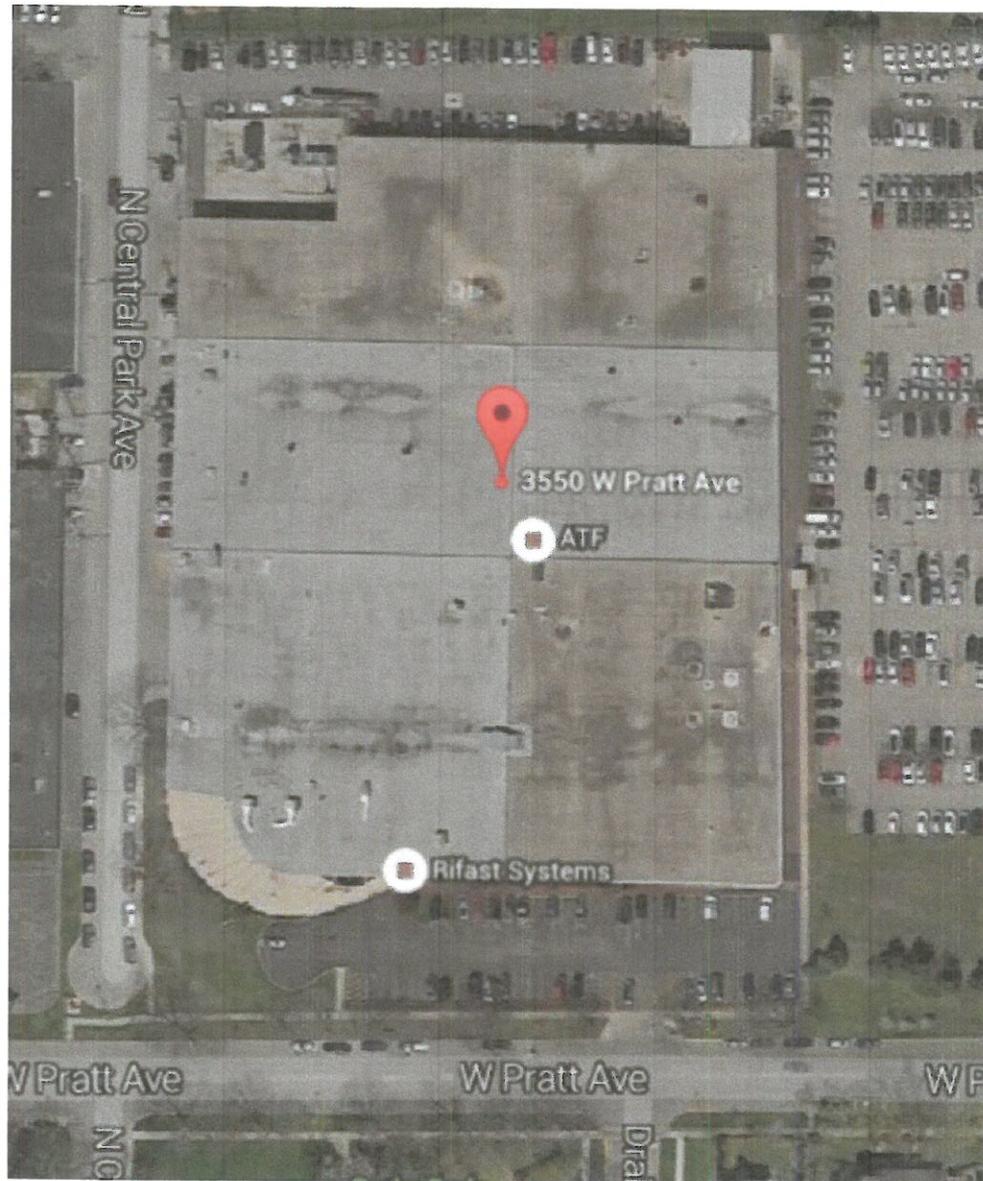
**PARKING LOT MODIFICATIONS TO
3550 W. PRATT AVE. LINCOLNWOOD, ILLINOIS 60068**

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THIS DRAWING SHALL NOT BE USED,
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WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 15354
START DATE: OCT. 07, 2015
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER
4 OF **4**

Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Aerial View



Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Front View (1/3)



Front View (2/3)



Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Front View (3/3)



West Side of Building (From Central Park Avenue)



TOTAL PAYMENT DUE

\$173,207.14

By 03/01/16 (on time)

2015 First Installment Property Tax Bill

Property Index Number (PIN) 10-35-203-007-0000 Volume 130 Code 24057 Tax Year (Payable In) 2015 (2016) Township NILES Classification 5-93

IF PAYING LATE, PLEASE PAY 03/02/16-04/01/16 \$175,805.25 04/02/16-05/01/16 \$178,403.36 05/02/16-06/01/16 \$181,001.47 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$42,631	\$1,371,456	-\$145,648	110.62%
Metro Water Reclamation Dist of Chicago	\$2,995,295,000	\$2,556,802,698	\$1,172,632,630	54.14%
Lincolnwood Library Dist	\$112,032	\$0	\$0	00.00%
Oakton College Dist Skokie Des Plaines	\$63,980,267	\$2,951,250	\$2,951,250	00.00%
Niles Township HS District 219 (Skokie)	\$175,003,788	\$33,277,925	\$15,779,397	52.58%
Lincolnwood School District 74	\$3,082,240	\$9,772,879	\$6,957,217	28.81%
Village of Lincolnwood	\$15,946,720	\$52,142,765	\$24,363,604	53.28%
Town of Niles	\$93,625	\$755,133	\$16,332	97.84%
Cook County Forest Preserve District	\$297,507,958	\$324,772,385	\$142,217,798	56.21%
County of Cook	\$8,739,635,491	\$15,615,343,667	\$7,233,899,380	53.67%
Total	\$12,290,699,752	\$18,597,190,158	\$8,598,671,960	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com.

*Outstanding
1/29/16*

IMPORTANT MESSAGES

- Pay this bill at cookcountytreasurer.com or at any Chase Bank.

TAX CALCULATOR

2014 TOTAL TAX 314,922.07
 2015 ESTIMATE X 55%
 2015 1st INSTALLMENT = 173,207.14

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

3550 PRATT AVE
 LINCOLNWOOD IL 60712

MAILING ADDRESS

SURBCO LIMITED PARTNER
 3550 W PRATT
 LINCOLNWOOD IL 60712-3745

Close

Print Resize: 

Village of Lincolnwood, IL
Friday, April 8, 2016

Chapter 15. Zoning

Article VII. OFF-STREET PARKING AND LOADING

7.06. General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

- (1) Use. Off-street parking facilities required herein listed shall be solely for the parking of automobiles of patrons, occupants, or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for each bus to be parked on the premises shall be provided in accordance with subsection 7.06(4) through (7) of this article.
- (2) Computation. When determination of the number of off-street parking spaces required by this Zoning Ordinance results in a requirement of a fractional space, any fraction of 1/2 or less may be disregarded while a fraction in excess of 1/2 shall be counted as one parking space.
- (3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (4) Handicapped accessible spaces. The minimum number and dimension of parking spaces set aside as handicapped spaces shall be provided in accordance with the standards of the of the Illinois Capitol Development Board, as set forth in Illinois Accessibility Code, dated April 24, 1997, as may be amended from time to time.
- (5) In yards. Subject to the provisions set forth in this Section 7.06, open-air, off-street parking spaces may be located in: (a) any rear yard, in any zoning district; and (b) in a front yard or a side yard abutting a street, but only within the B-1, B-2, B-3, O-1, M-B, and P Districts, and only upon the issuance of a special use permit therefor pursuant to the procedures set forth in Section 5.17 of this Zoning Ordinance. [Amended 2-2-2016 by Ord. No. 2016-3189]
- (6) Design and maintenance.
 - a. Open and enclosed parking spaces. Parking spaces may be open-air or enclosed in a building and shall be accessed by a private drive that meets the following minimum aisle width standards:

Table 7.06.01

Parking Angle	Width (feet)	Length (feet)	One-Way (feet)	Two-Way (feet)
Parallel	9	22	12	20
30°	9	19	12	20
45°	9	19	16	20

Close

Print

Resize:



Village of Lincolnwood, IL
Friday, March 13, 2015

Chapter 15. Zoning

Article VI. SITE DEVELOPMENT STANDARDS

Part D. Landscaping

6.14. Minimum landscape requirements for off-street parking lots.

- (1) Perimeter screening required. Every off-street parking lot or parking area containing, five or more parking spaces shall be set back, buffered and screened from public view and adjacent property by a perimeter landscaped area having a minimum width of eight feet, or, where screening shall consist of a masonry wall, a minimum width of five feet.
 - a. The minimum width for the perimeter screening area shall be measured from the property line and shall not include any parking overhang.
 - b. Screening within the perimeter setback area shall consist of a masonry wall, densely planted hedge or massing of shrubs resulting in a 75% semi-opaque screen within one year of installation, installed in a manner so as to inhibit public views of the parking area.
 - c. Perimeter screening shall be continuous, except for breaks as may be permitted for sidewalks, driveways and sight triangles.
 - d. Masonry walls used for perimeter screening shall have a minimum height of 30 inches and a maximum height of 36 inches. Such walls shall have a finished surface which is the same or closely similar to the masonry of the principal building.
 - e. Shrubs planted as perimeter screening shall be at least three feet in height at time of installation.
 - f. The surface of the perimeter setback area shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
 - g. A six-inch continuous poured-in-place concrete curb shall separate all drive and parking surfaces from landscape areas.
 - h. Upon petition, the ZBA may recommend a creative alternate perimeter screening plan of berms, walls, shrubs, trees or other material, which has the effect of providing a minimum three-foot high visual screen of parking areas.

(2) Interior landscaping requirements.

- a. A planting island equal in area to a parking space shall be located at each end of a parking row and after each 20 parking spaces within a parking row.
- b. One tree shall be required for each planting island required in Section 6.14(2)(a) above.
- c. The surface of the planting island shall be suitably covered with grass, ground cover or similar vegetation and periodically mulched. Impervious materials such as asphalt, concrete or a layer of stone is prohibited.
- d. A six-inch continuous poured in place curb shall separate and surround all interior landscape island areas.
- e. All areas within or at the edges of parking lots which are greater than 50 square feet and not designed for parking stalls, drive aisles or shopping cart collection points, shall be curbed and landscaped with sod, ground cover, bushes or trees.
- f. All landscaped islands shall have a minimum topsoil depth of three feet and mounded to a center height of six to 12 inches above top of curb height.



VILLAGE OF LINCOLNWOOD **Public Hearing Application**
Community Development Department **Special Use and PUD**

SUBJECT PROPERTY

Property Address: 3550 W Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-007-0000

Zoning District: Northeast Business Park Lot Area: 5 Acres

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
1 story concrete building and fencing.

Are there existing development restrictions affecting the property? ___ Yes ✓ No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

REQUESTED ACTION

- | | |
|---|---|
| <input type="checkbox"/> Special Use - Residential | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Special Use - Non-Residential | <input type="checkbox"/> Other |

PROJECT DESCRIPTION

Describe the Request and Project: Expanding the parking lot by 60'x100', or 6,000 square feet.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): *(List all Beneficiaries if Trust)*

Name: Surbco Limited Partner

Address: 3550 W Pratt Avenue, Lincolnwood, IL 60712

Telephone: (847) 933-8540 Fax: (847) 677-6584 E-mail: PDyer@atf-inc.com

Petitioner: *(if Different from Owner)*

Name: Kristin Pilson Relationship to Property: Contractor

Address: 1800 5th Avenue, River Grove, IL 60171

Telephone: (708) 538-1708 Fax: (708) 583-1387 E-mail: INFO@KMIServices.com

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the Special Use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

Expanding the parking lot is necessary for the public convenience. It will not only benefit the employees of this property, but guests as well. Some employees and guests have to park on the street at this time, so an expanded parking lot will mitigate the amount of street parking use. The area of excavation is ideal to excavate and create more parking spaces, since it is currently a grassy area next to the existing parking lot.

2. Please explain how the Special Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

The location of the area for the expansion that is being excavated and created into extra parking spaces does not interfere in the public way; it is a grassy area near the existing building, so the public will not walk in this area. While working on this project, the contractor will make certain that proper signage is posted so that the public is aware of the work, therefore the public health, safety, and welfare will be protected.

3. Please explain how this Special Use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The expansion of the parking lot will not cause substantial injury to the value of the other properties in the neighborhood. Since it is expanding a parking lot next to the current parking lot, the entire parking lot will be connected and look uniform. Bushes will be added as well so the expansion is not visible from W Pratt Avenue.



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Variations

SUBJECT PROPERTY

Property Address: 3550 W Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-007-0000

Zoning District: Northeast Business Park Lot Area: 5 Acres

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
1 story concrete building and fencing.

Are there existing development restrictions affecting the property? ___ Yes No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

REQUESTED ACTION

- | | |
|---|--|
| <input type="checkbox"/> Variation - Residential | <input type="checkbox"/> Variation - Signs/Special Signs |
| <input checked="" type="checkbox"/> Variation - Non-Residential | <input type="checkbox"/> Minor Variation |
| <input type="checkbox"/> Variation - Off-Street Parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Variation - Design Standards | |

PROJECT DESCRIPTION

Describe the Request and Project: Expanding the parking lot by 60'x100', or 6,000 square feet.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): *(List all Beneficiaries if Trust)*

Name: Surbco Limited Partner

Address: 3550 W Pratt Avenue, Lincolnwood, IL 60712

Telephone: (847) 933-8540 Fax: (847) 677-6584 E-mail: PDyer@atf-inc.com

Petitioner: *(if Different from Owner)*

Name: Kristin Pilson Relationship to Property: Contractor

Address: 1800 5th Avenue, River Grove, IL 60171

Telephone: (708) 538-1708 Fax: (708) 583-1387 E-mail: INFO@KMIServices.com

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These 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 expansion of the parking lot is consistent with the stated intent and purposes of the Zoning Ordinance and Comprehensive Plan. We are complying with the Zoning Ordinance: Chapter 15, Article VII: Off-Street Parking and Loading. We are also complying with the goals in the Comprehensive Plan for industrial areas: to increase off-street parking, limit the number of driveways, and use landscaping to screen the areas between public and private property.

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 physical size of the current parking lot is a hardship on this property. Currently, some of the employees of this property have to park on the street, therefore causing traffic congestion. Expanding the parking lot will help accommodate not only the number of persons who need to utilize the parking lot, but will also help mitigate street parking. The expansion is located in a grassy area next to the current parking lot, so the entire parking lot will be connected, therefore an ideal area to expand.

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 for the Variation is the location of the off-street parking and off-street parking landscape.

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 expanding the parking lot is solely to mitigate the congestion in the current parking lot and street parking.



VILLAGE OF LINCOLNWOOD COMMUNITY DEVELOPMENT DEPARTMENT

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests, the Applicant shall also complete Questions 9 through 12.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

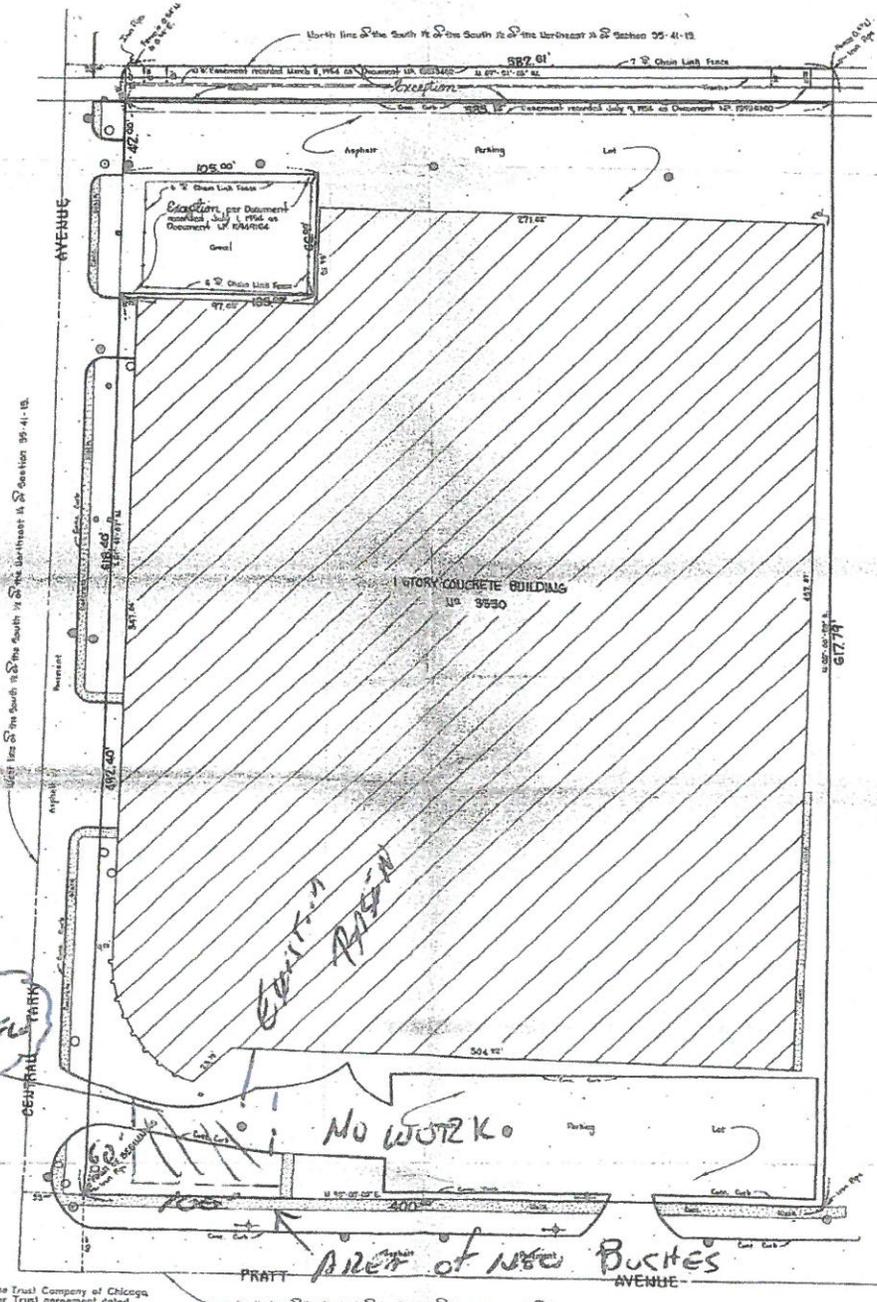


LAND TITLE SURVEY

JOHN D. REBIK & Associates
Land and Construction Surveys
490 Joan Court
Giblets, Illinois 60136 (312) 428-3456



That part of the South 7/8 of the South 7/8 of the Northeast 1/4 of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, lying East of the East line of North Central Bank Avenue and North of the North line of Pratt Avenue and bounded and described as follows: Beginning of a point which is 83.00 feet East of the West line and 40.00 feet North of the South line of said South 7/8 of the Northeast 1/4, thence East in a line 40.00 feet North of and parallel with the South line of said South 7/8 of the Northeast 1/4, a distance of 400.00 feet; thence North in a line drawn perpendicular to the last described curve, a distance of 87.71 feet to the North line of the South 7/8 of the Northeast 1/4; thence West along the North line of the South 7/8 of the Northeast 1/4, a distance of 252.00 feet to a point in a line which is 32.00 feet East of and parallel with the West line of the South 7/8 of the South 7/8 of the Northeast 1/4; thence South along said parallel line a distance of 118.00 feet to the place of beginning, excepting therefrom the North 20 feet thereof (as measured on the West line) and also excepting therefrom that certain tract of land surveyed by D.W. Inc., incorporated to Commonwealth Edison Company by Warranty Deed dated June 24, 1954 and recorded July 1, 1954 as Document 124 12549164 in Book 62761, page 474 in the Office of the Recorder of Deeds of Cook County, Illinois.



Provisions contained in the deed from the Trust Company of Chicago, a Corporation of Illinois as Trustee under Trust Agreement dated Number 4782 to Dillo Inc, a Corporation of West Virginia dated May 27, 1946 and recorded June 7, 1946 as Document 13815223.

Area In Survey = 241,882 Sq. Ft. or 5.5 Acres

- Legend
- Gas Valve
 - Flag Pole
 - Water Service Pipe
 - Sanitary Manhole
 - Catch Basin
 - Manhole
 - Storm Manhole
 - Commonwealth Edison Manhole
 - Light Pole

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

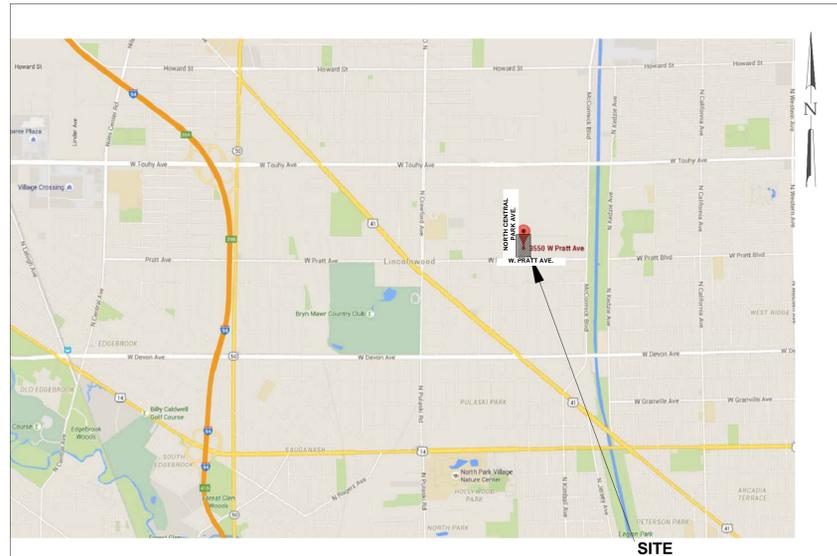
JOHN D. REBIK & Associates certifies that this plan and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys, jointly established and adopted by A.T.S. and A.O.C.M. in 1952.
Giblets, Illinois, dated this 14th day of March, A.D. 1987.

John D. Rebik

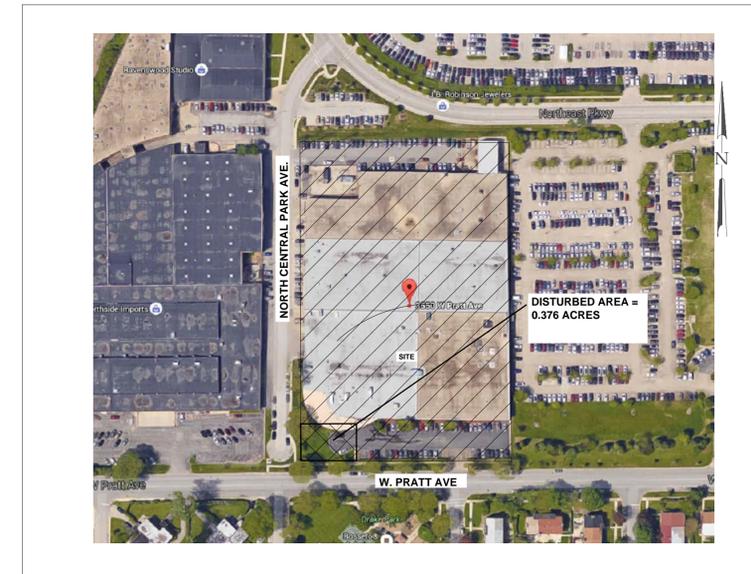
Scale: 1 inch equals 30 feet.
Distances are marked in feet and decimal parts thereof.
Ordered by: ACCURATE THREADED FASTENERS, INC.
Checked by: S.J.P. Surveyed by: M.S.
Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Contact local authorities for building lines established by local ordinances.
Please check Legal Description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.
Order No. 87-1791

PARKING LOT MODIFICATIONS TO 3550 W. PRATT AVE., LINCOLNWOOD, COOK COUNTY, IL PIN # 10-35-203-007-0000

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY & DEMOLITION PLAN
3. PROPOSED GRADING, DRAINAGE, UTILITY PLAN, NOTES & DETAILS
4. GEOMETRIC PLAN

PROJECT NARRATIVE

GENERAL: THE EXISTING BUILDING IS COMPRISED OF ACTIVE INDUSTRIAL FACILITY. PARKING LOT ALONG W. PRATT AVE. IS EXISTING AND THE PROPOSED PLAN ARE TO EXPAND THE PARKING AREA TO HOLD MORE CARS.

AREA SUMMARY:
TOTAL AREA OF SITE: 5.550 ACRES
DISTURBED AREA OF SITE: 0.376 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN OR WETLANDS ON OR WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN COMBINED SEWER AREAS.

DETENTION FACILITY: NO KNOWN DETENTION TO EXISTING FACILITY.

SANITARY SEWERS: NO PROPOSED SANITARY SEWERS.

STORM SEWERS: NO PROPOSED STORM SEWERS.

SOILS/INFILTRATION RATE: CLAY

GROUNDWATER ELEVATION: N/A

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

Attila Vancs
ENGINEER

10.28.2015
DATE



TITLE SHEET, LEGEND, SITE LOCATION MAP, &
AERIAL MAP
PARKING LOT MODIFICATIONS TO
3550 W. PRATT AVE. LINCOLNWOOD, ILLINOIS 60068

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

LEGEND:

	EXISTING	PROPOSED
Property Line	---	---
Sanitary Sewer Line	—>—>	—>—>
Water Line	—v—v—	—v—v—
Storm Sewer Line	—>—>	—>—>
Storm Manhole	○	●
Sanitary Manhole	○	■
Combined Sewer	—>—>	—>—>
Combined Manhole	○	■
Catch Basin	●	■
Inlet	○	●
Water Valve Vault	⊗	⊗
Water Valve	⊕	⊕
Grade	—	—
Drainage Divide	—+—	—+—
Curb & Gutter	====	====
Cleanout	—	—
Downspout (Roof Drains)	←-O-→	←-O-→
Water B. Box	—	—
Tree Protection Fence	—○—○—	—○—○—
Construction Fence	—	—
Inlet Filter Basket	—	—
Traffic Direction Pavement Marking	→	→
Fire Hydrant	⊕	⊕
Top of Curb	T/C XXX.XX	T/C XXX.XX
Bottom of Curb	B/C XXX.XX	B/C XXX.XX
Top of Curb	T/C XXX.XX	T/C XXX.XX
Bottom of Gutter	B/G XXX.XX	B/G XXX.XX
Walk	W XXX.XX	W XXX.XX
Bottom of Walk	B/W XXX.XX	B/W XXX.XX
Depressed Curb	D/C XXX.XX	D/C XXX.XX
Bottom of Gutter	B/G XXX.XX	B/G XXX.XX
Mountable Curb	M/C XXX.XX	M/C XXX.XX
Bottom of Gutter	B/C XXX.XX	B/C XXX.XX

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 15354
START DATE: OCT. 07, 2015
GRAPHIC SCALE: 0
SCALE: NTS
SHEET NUMBER: 1 OF 4

- GENERAL CONSTRUCTION NOTES**
- The construction shall be under the general inspection of the Village engineer and the owner's engineer.
 - All work shall be in accordance with the applicable sections of the following specifications:
 - Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" Latest Edition.
 - Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
 - "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
 - "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
 - The Subdivision and Development Codes and Standards of the Village.
 - "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

- The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
- Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.

- Contract Documents and Drawings:
 - The engineer's drawings (The Plans) shall be included as part of the contract documents.
 - N of Used.
 - All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
 - Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
- The Village Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watering, sewer main and utility services.
- Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
- Village streets shall not be closed without the written permission of the Village Department of Engineering and Community Development and then only after proper notification has been given to the Police and Fire Departments.
- The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
- Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
- Construction materials shall not be stored within the Village Right-Of-Way.
- The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.D.O.T., I.E.P.A. and MWRDGC permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for their sole expense any surety or bonds as may be required by the permitting agency.

- The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
- The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, agents, engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
- The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
- Existing utilities shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities for the project in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

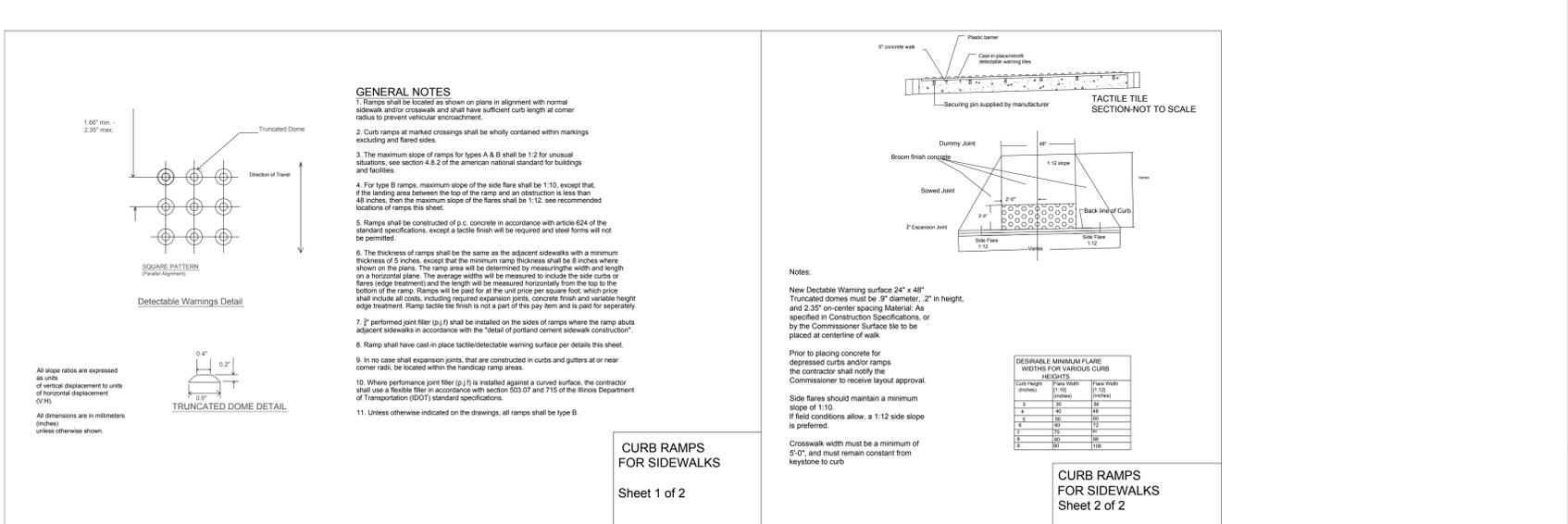
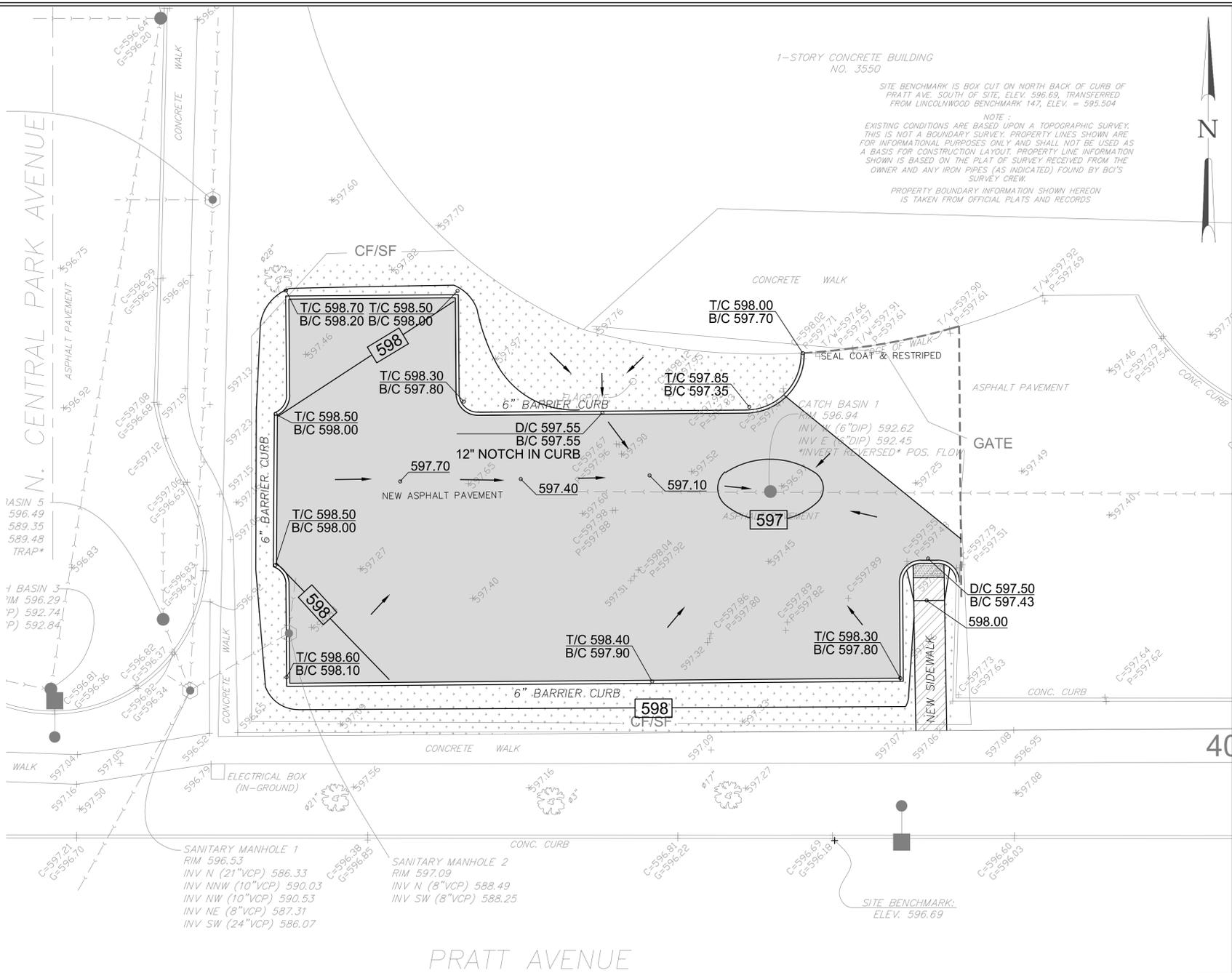
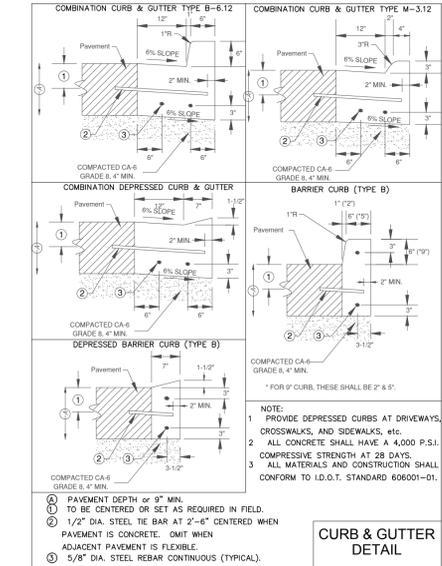
No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delay, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies and that of the work on this improvement, is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

- Not Used.
- All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
- Payment for saving shall be included in the cost of the removal of each item.
- The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the engineer.
- No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
- Not Used.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
- All items shown to be removed, shall be legally disposed of off-site.
- All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
- No work shall be performed on adjacent private property without the written permission of the private owner.
- During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
- The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc., deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
- All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
- The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
- The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
- Tree removal permit is required for removal of all trees 10" diameter or greater.
- An inspection of the top of foundation will be required prior to pouring.
- A final inspection of grading will be required before placement of any sod.
- All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
- All retaining walls greater than 30" high need a protective railing. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall drawings by others.
- Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.

- EARTHWORK AND GRADING**
- All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping, stockpiling, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
 - Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the owner.
 - The initial establishment of erosion control procedures shall be installed by the contractor prior to the start of mass grading.
 - All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection and documentation of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
 - Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Free stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
 - Strip topsoil down to firm subbase, stockpile quantity necessary for landscaping, and remove other materials from the site.
 - Excavation shall consist of the excavation, removal, and satisfactory disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unsuitable and unsuitable materials and their replacement with satisfactory materials where required.
 - After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled using a tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surface stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to not be deflected excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
 - Where encountered, loose sands should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of coarse aggregate are required, depending on the consistency of the subgrade. The coarse aggregate should consist of clean, crushed stone gravel between 1/4 and 3/4 inches in size. The coarse aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
 - Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
 - Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaired areas within the construction limits.
 - 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
 - Refer to the landscape plans for additional information on ground cover & planting requirements.
 - Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
 - Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of 1/4" minus one-eighth (0.1) feet of finished subgrade elevations.
 - The subgrade for the proposed streets and pavement areas shall be proof-rolled in the presence of the City engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the City engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
 - It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
 - When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the City. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

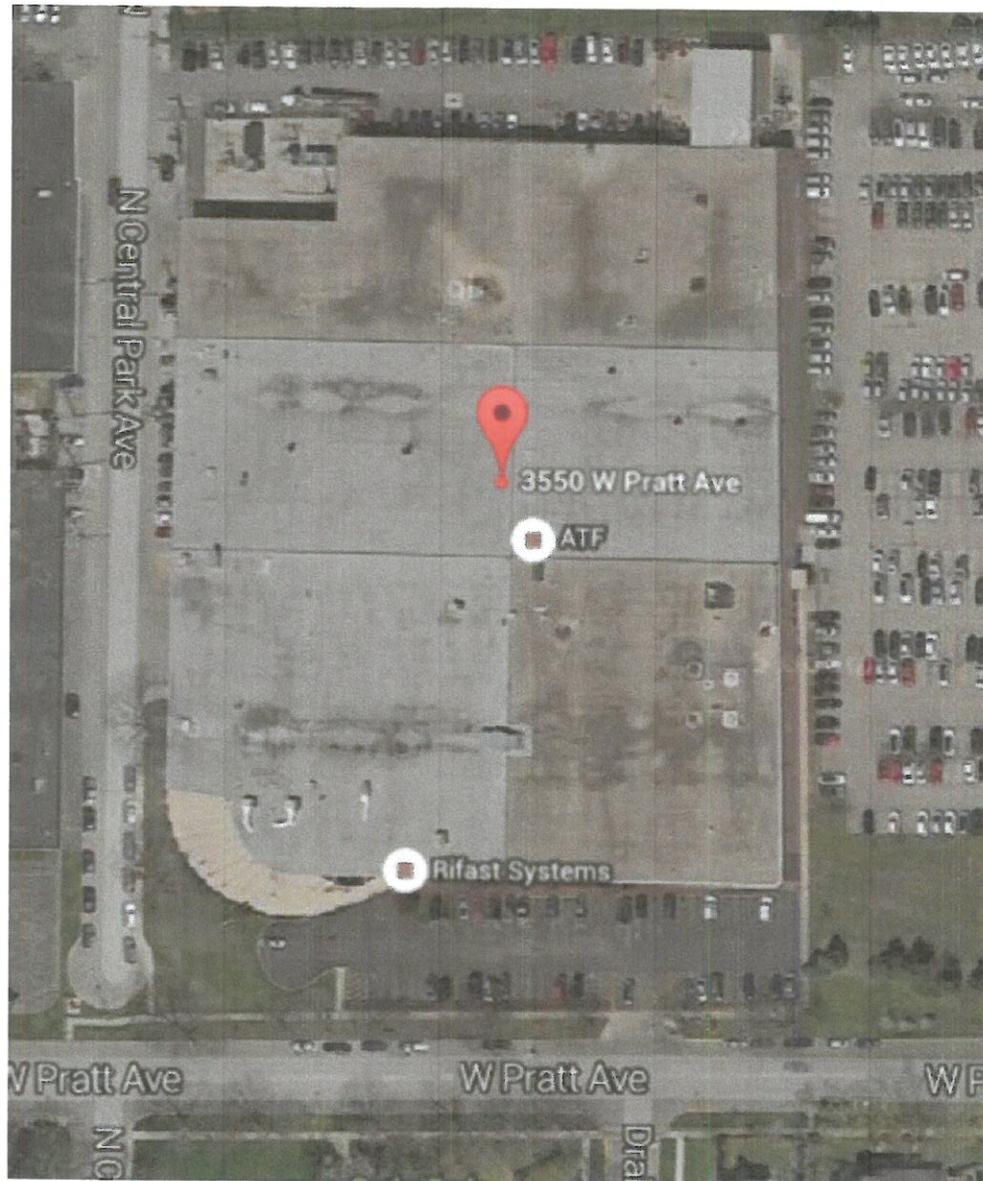
This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.

The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing. This shall be included in the cost of work.



Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Aerial View



Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Front View (1/3)



Front View (2/3)



Pictures of 3550 W Pratt Avenue
Case #PC-07-16: Special Use for Off-Street Parking Location and Off-Street Parking Landscape Variations

Front View (3/3)



West Side of Building (From Central Park Avenue)



May 23, 2016

Village of Lincolnwood
Attn: Aaron Cook
6900 N Lincoln Avenue
Lincolnwood, IL 60712

**Re: Case #PC-07-16: -Special Use for Off-Street Parking Location and Off-Street Parking
Landscape Variations-3550 W Pratt Avenue**

Dear Aaron,

Please see the attached proof of ownership. Per Kathy Kasprzyk, a copy of a paid tax bill is sufficient. Please let me know if you have any questions.

Thank You,



Kristin D. Pilson
Administrative Assistant

Sam Plumery

From: Do Not Reply <noreply@payconnexion.com>
Sent: Monday, February 29, 2016 7:11 PM
To: Sam Plumery
Subject: Payment Confirmation for Cook County Property Tax



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

*** PLEASE DO NOT RESPOND TO THIS EMAIL ***

Thank you for submitting your payment for Cook County Property Tax. This email is to confirm that on Feb-29-2016 07:09:38 PM, you authorized Cook County Treasurer Property Tax to debit the bank account listed below on the scheduled payment date.

Confirmation Number: CCTPTX000302635
Confirmation Date (CT): Feb-29-2016 07:09:38 PM
Payer Name: Salvatore Plumery
Amount Due: \$173,207.14

Payment Amount: \$173,207.14
Convenience Fee: \$1.00
Total Payment Amount: \$173,208.14
Tax Year : 2015
Property Index Number (PIN) : 10-35-203-007-0000
Volume : 130

Bank Routing Number: 071925444
Bank Account Number: XXXXXXXXXXXXX0124
Bank Account Type: Checking
Bank Account Category: Business

If you have questions about this payment or need assistance, please view the payment online at <http://www.cookcountytreasurer.com/>.

Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Request For Board Action

REFERRED TO BOARD: June 21, 2016

AGENDA ITEM NO: 6

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Zoning Board of Appeals (ZBA) in Case #ZB-04-16 to Adopt an Ordinance Granting a Front Yard Setback Major Variation for a Second Floor Addition at 6440 North Leroy Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Michelle and Florin Cimpean, Property Owners of 6440 North Leroy Avenue, seek a Front Yard Setback Major Variation for the purpose of constructing a second floor addition above the existing nonconforming attached garage. The subject property is located within the R-1 District and the Zoning Code requires a minimum 25-foot front yard setback from the front lot line. The addition, which is to match the existing garage, is proposed to be set back 24 feet 11 inches. The Front Yard Setback Variation request is subject to the Major Variation process as relief from the minimum required front yard setback is not eligible for consideration as a Minor Variation. The Zoning Code identifies only requests for relief from the minimum side and rear yard setback matching an existing nonconforming structure are eligible for Minor Variations.

In addition to the above Variation, this proposed project also includes two Minor Variation requests in order to: 1) permit a second floor addition to match the interior side yard setback of the existing nonconforming garage; and 2) permit a two-story addition to match the interior side yard setback of the existing nonconforming garage. The Zoning Code was recently amended to treat additions that match an existing nonconforming first floor setback as a Minor Variation. Minor Variations are determined by the Zoning Officer who, in this case, has granted the Minor Side Yard Setback Variation for the second floor addition and has denied the Minor Side Yard Setback Variation for the two-story addition.

As a result of the decision of the Zoning Officer relative to the Minor Variation requests, the Petitioner has revised their plans. The revised plans show the approved second floor addition to the existing nonconforming garage and show the two story addition now complying with the required 7.5-foot side yard setback.

Public Hearing

A Public Hearing on this matter was held by the ZBA on May 18, 2016. Michelle and Florin Cimpean were present to testify on behalf of their petition. Mr. Wayne Chernow, property owner to the south of the subject property, was also present to object to the petition for relief. In his testimony and the submitted letter of objection, the primary objection from Mr. Chernow related to the two-story addition to the side of the existing home which was the subject of the Minor Variation (since denied by the Zoning Officer).

Mr. Cimpean stated that the project has been designed to maintain the integrity of the property. Mr. Cimpean indicated that he was aware of the concerns of his neighbor to the south. Mr. Cimpean further stated that they do not wish to create a harmful situation; however, he indicated that he believes the addition would not have a negative impact on his neighbor's property.

The ZBA discussed and received clarification on the Major Variation process and the Minor Variation process. The ZBA concluded that the second floor addition above the existing garage, and more specifically the requested Front Yard Setback Variation would not be detrimental to the public welfare or injurious to other properties in the neighborhood.

ZBA Recommendation

In considering this matter, the ZBA concurred with the findings submitted by the applicant and, by a 6-1 vote, recommends approval of the Front Yard Setback Major Variation for a second-floor addition above the existing garage at 6440 North Leroy Avenue.

FINANCIAL IMPACT:

None

DOCUMENTS ATTACHED:

1. Proposed Ordinance with Revised Plans
2. May 18, 2016 ZBA Minutes Excerpt (Draft)
3. May 18, 2016 Staff Report to ZBA
4. Letter of Objection
5. Section 4.11 of the Zoning Code
6. Plat of Survey
7. Proposed Site Plan
8. Residential Zoning Variation Application
9. Proof of Ownership
10. Zoning Calculations
11. Building Elevations
12. Existing Floor Plans
13. Proposed Floor Plans

RECOMMENDED MOTION:

Move to concur with the recommendation of the Plan Commission and Adopt an Ordinance Granting a Front Yard Setback Major Variation for a Second Floor Addition at 6440 North Leroy Avenue.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2016-_____

**AN ORDINANCE GRANTING A VARIATION
FOR THE CONSTRUCTION OF A SECOND-STORY RESIDENTIAL STRUCTURE**
(6440 North Leroy Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ___ DAY OF JUNE, 2016.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Lincolnwood,
Cook County, Illinois this
___ day of June, 2016

Village Clerk

**AN ORDINANCE GRANTING A VARIATION
FOR THE CONSTRUCTION OF A SECOND-STORY RESIDENTIAL STRUCTURE**
(6440 North Leroy Avenue)

WHEREAS, Michelle and Florin Cimpean (collectively, the "**Owner**") are the record title owners of that certain property located in the R-1 Residential District ("**R-1 District**"), commonly known as 6440 North Leroy Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property is improved with a two-story, single-family residential structure ("**Structure**"); and

WHEREAS, pursuant to Section 4.11 of the "Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), the minimum front yard setback in the R-1 District is 25 feet; and

WHEREAS, the Owner desires to construct a second-story addition to the existing Structure ("**Proposed Addition**"); and

WHEREAS, the Proposed Addition will be located 24 feet 11 inches from the front lot line, in violation of the minimum front yard setback regulation set forth in Section 4.11 of the Zoning Ordinance; and

WHEREAS, in order to permit the construction of the Proposed Addition, the Owner has filed an application for a variation from the front yard setback regulation set forth in Section 4.11 of the Zoning Ordinance ("**Requested Variation**"); and

WHEREAS, a public hearing of the Zoning Board of Appeals of the Village of Lincolnwood ("**ZBA**") to consider approval of the Requested Variation was duly advertised in the *Lincolnwood Review* on April 28, 2016 and held on May 18, 2016; and

WHEREAS, on May 18, 2016, the ZBA made findings and recommendations in support of the Requested Variation, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variation meets the required standards for variations as set forth in Article V of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Variation, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. APPROVAL OF REQUESTED VARIATION. In accordance with and pursuant to Article V of the Zoning Ordinance and the home rule powers of the Village, and

subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Village President and Board of Trustees hereby grant a variation from Section 4.11 of the Zoning Ordinance to decrease the minimum front yard setback for the Proposed Addition from 25 feet to 24 feet 11 inches.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approval granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Structure, the Proposed Addition, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Structure, Proposed Addition, and the Property must comply with those certain plans and elevations prepared by Gansari & Associates, LLC., consisting of 11 sheets, and dated June 10, 2016, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (collectively, the "**Plans**").
- C. Limitation of Variation. The variation granted in Section 2 of this Ordinance applies and is limited only to the Proposed Addition as depicted in the Plans. No future alterations or modifications that are not in conformity with the requirements of the Zoning Ordinance may be made to the Structure, the Proposed Addition, or the Property without first obtaining Village approval in accordance with the applicable provisions of the Zoning Ordinance.
- D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Owner must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the R-1 District and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7. 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 8. EFFECTIVE DATE.

- A. This Ordinance will become effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law;
 2. Publication in pamphlet form in the manner required by law; and
 3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this ___ day of June, 2016.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ___ day of June, 2016.

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

ATTESTED and FILED in my office this
_____ day of _____, 2016

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 10 AND THE NORTHEASTERLY ½ OF LOT 11 IN BLOCK 1 IN GUBBINS AND MCDONNELL'S EDGEBROOK GOLF ADDITION, BEING A SUBDIVISION OF LOT 29 AND PARTS OF LOTS 22, 30, 37 AND 38 IN BRONSON'S PART OF CALDWELL RESERVE IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6440 North Leroy Avenue, Lincolnwood, Illinois.

PIN: 10-33-426-039-0000

EXHIBIT B

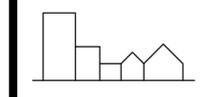
PLANS

1△	3.24.16
2△	
3△	
4△	
5△	
6△	

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560



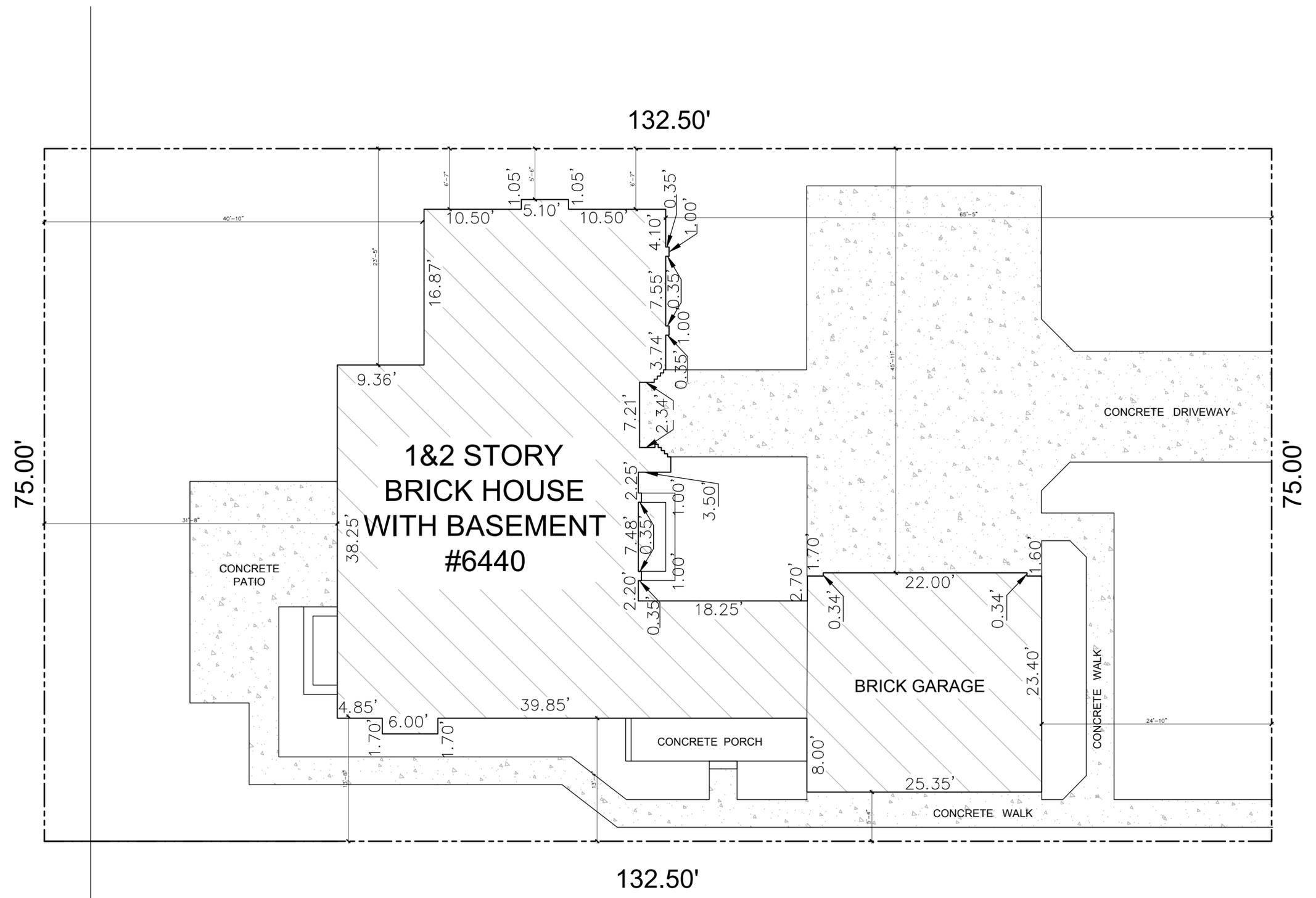
EXISTING SITE PLAN

CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

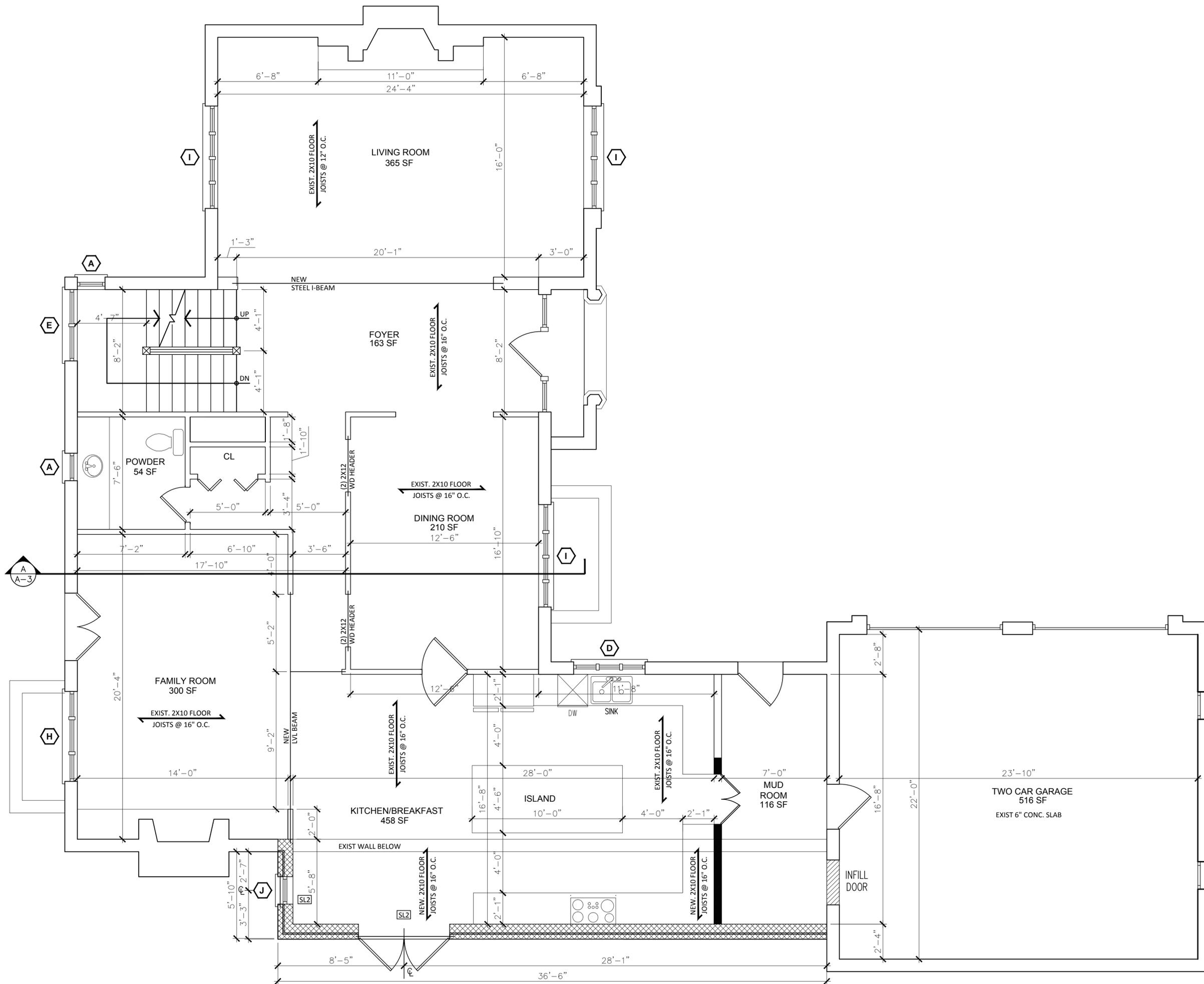
DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

T-1



EXISTING SITE PLAN
N.T.S.

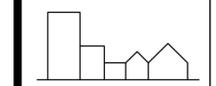


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2A	
3A	
4A	
5A	
6A	

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GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560

**ARCHITECTURAL
1ST FL PLAN**

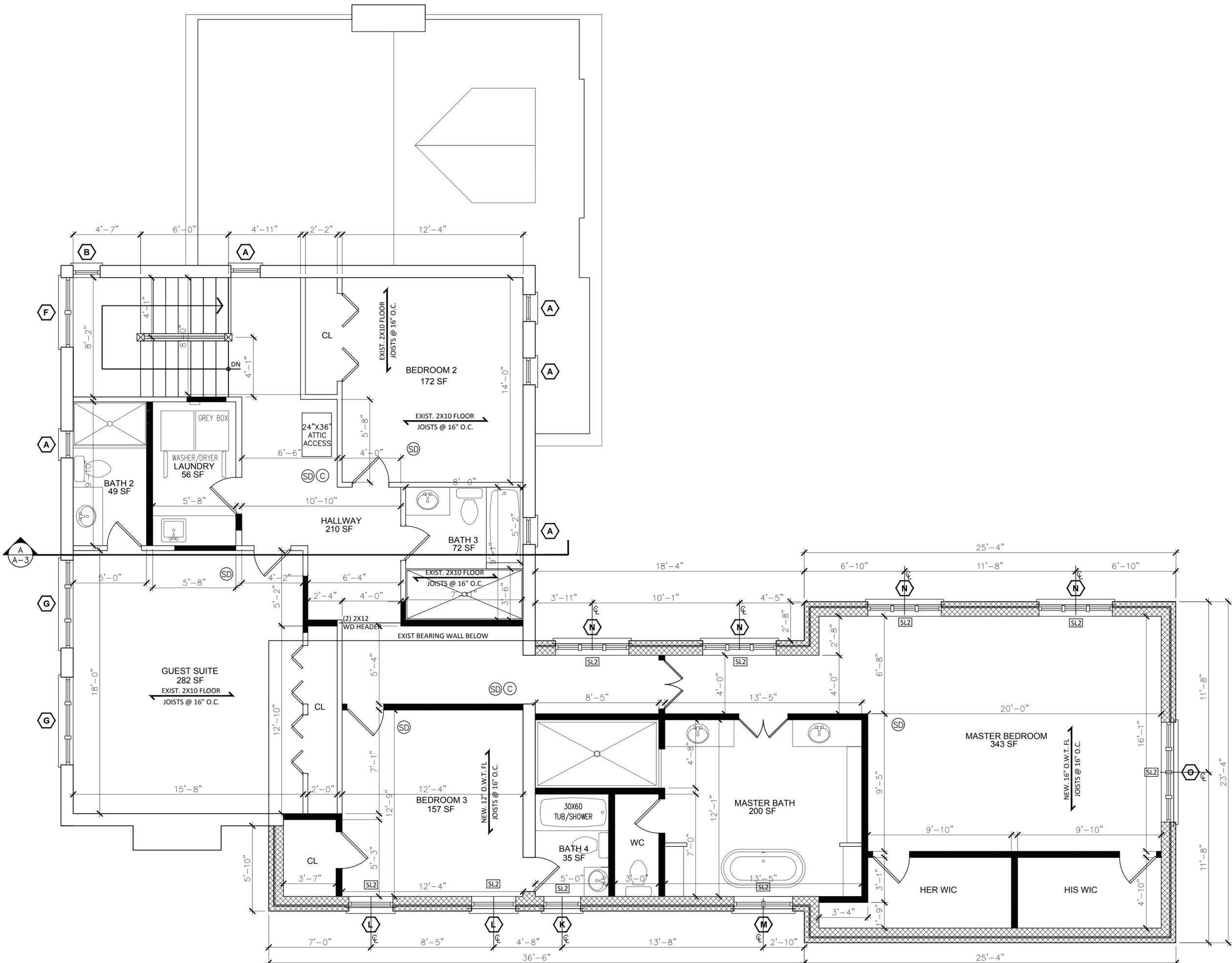
CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-2

ARCH 1ST FL PLAN
1/4" = 1'-0"

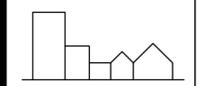


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SAFETY & LIABILITY NOTICE

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GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560

**ARCHITECTURAL
2ND FL PLAN**

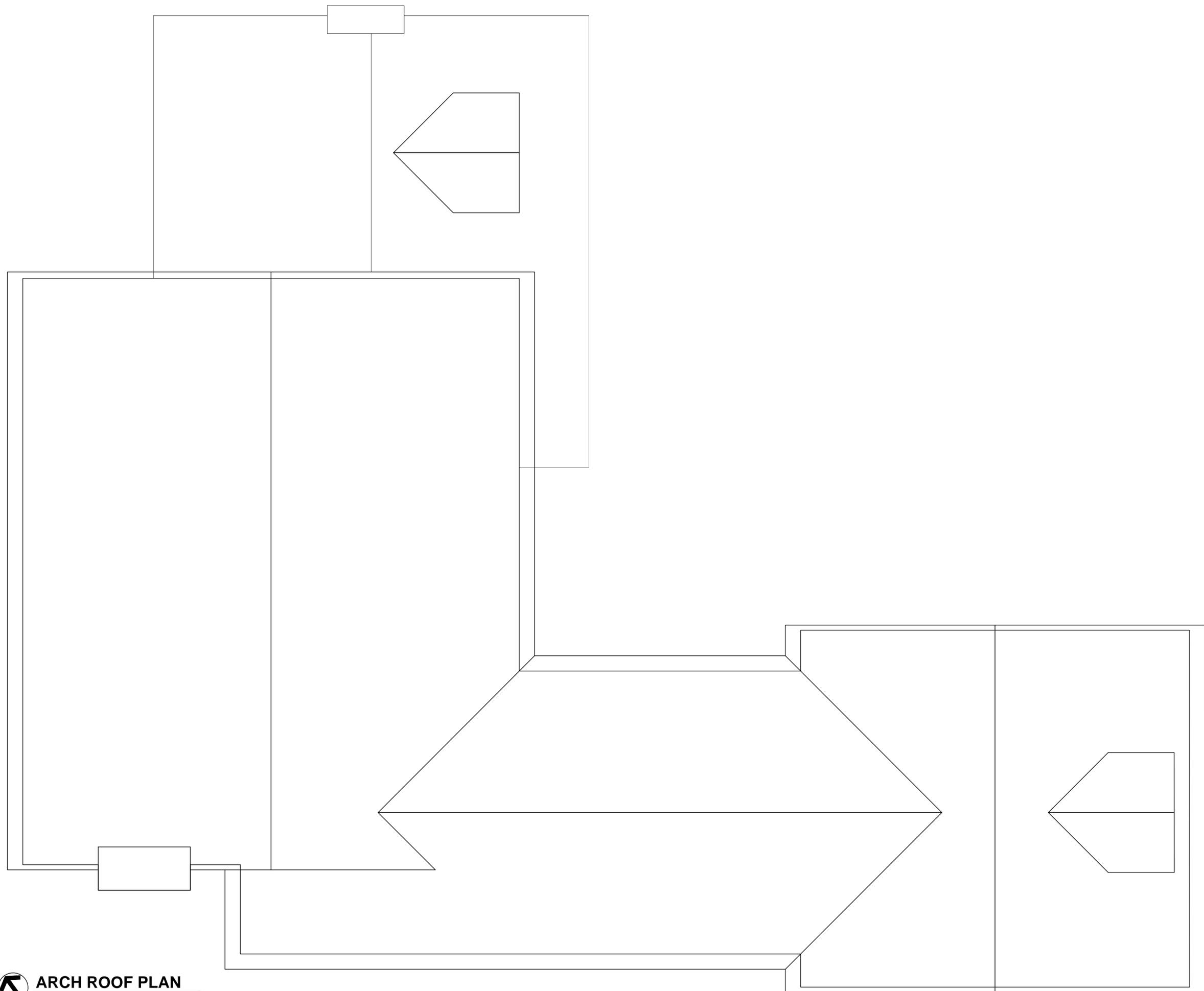
**CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712**

DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-3

ARCH 2ND FL PLAN
1/4" = 1'-0"



ARCH ROOF PLAN
1/4" = 1'-0"

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SAFETY & LIABILITY NOTICE

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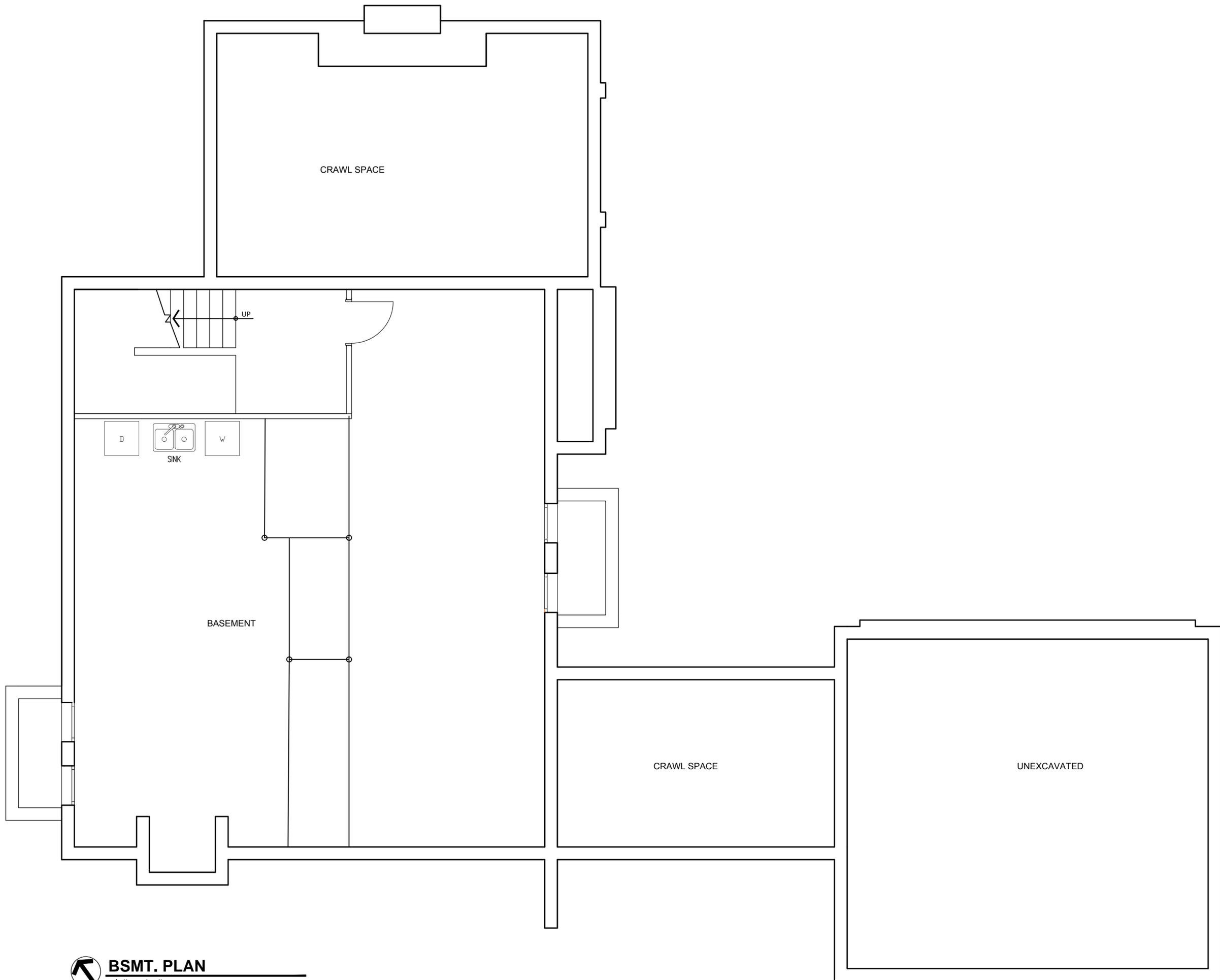
ARCHITECTURAL ROOF PLAN

CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

DATE:	6.10.16
DRAWN BY:	C.G.
CHECKED BY:	D.C.

SHEET

A-4



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SAFETY & LIABILITY NOTICE

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GANSARI & ASSOCIATES LLC.



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773.904.7560

**EXISTING
BSMT FL PLAN**

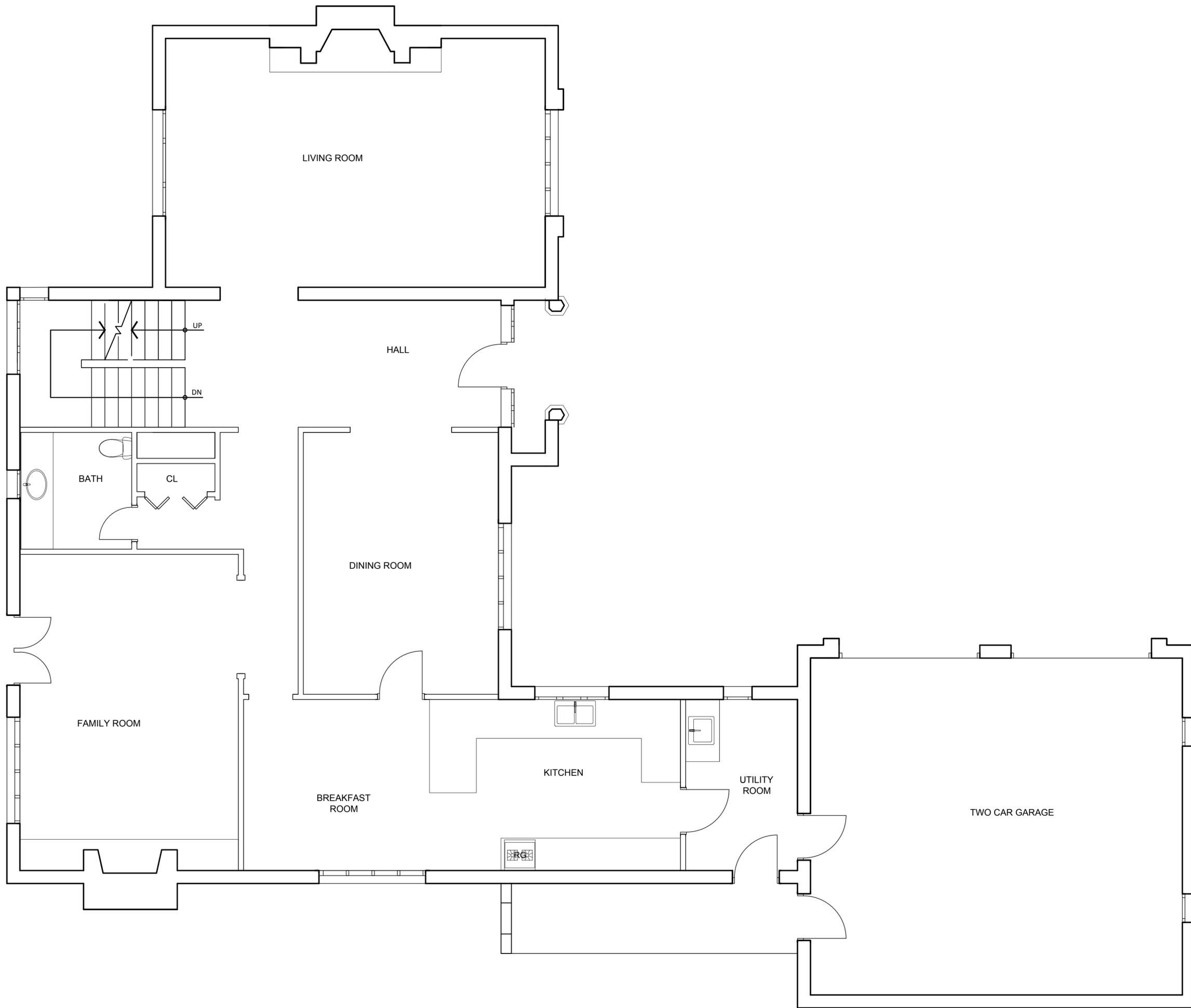
CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-5

BSMT. PLAN
1/4" = 1'-0"

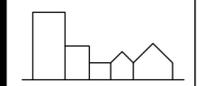


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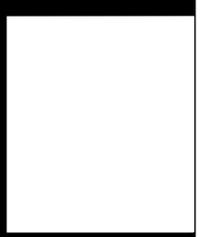
SAFETY & LIABILITY NOTICE

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GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560



**EXISTING
1ST FL PLAN**

CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

DATE:	6.10.16
DRAWN BY:	C.G.
CHECKED BY:	D.C.

SHEET

A-6

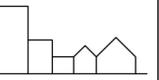
 **1ST. FLOOR PLAN**
1/4" = 1'-0"

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SAFETY & LIABILITY NOTICE

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773.904.7560

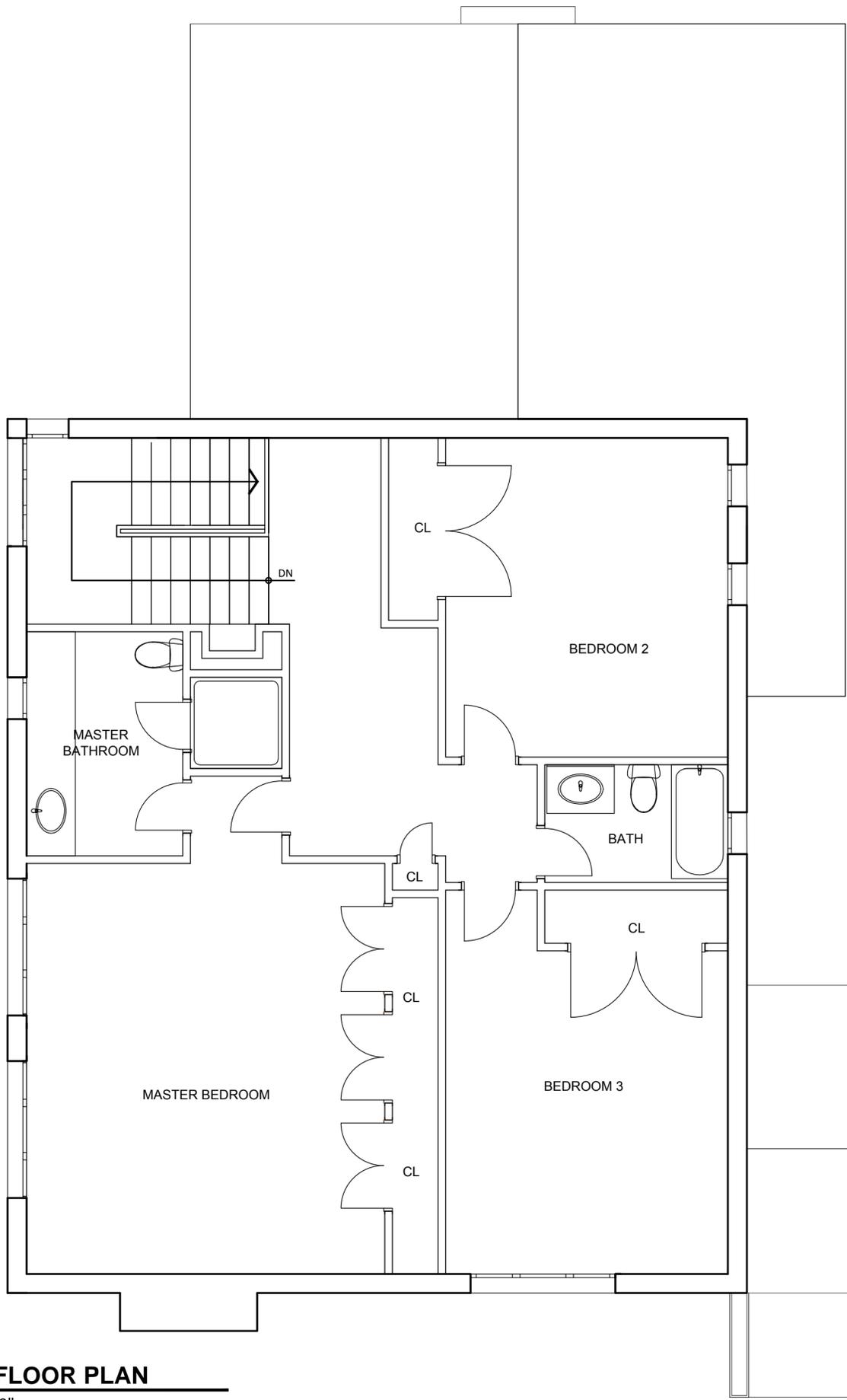
**EXISTING
2ND FL PLAN**

**CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712**

DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-7



2ND. FLOOR PLAN
1/4" = 1'-0"



EAST CORNER VIEW



WEST CORNER VIEW



NORTHEAST CORNER VIEW

1	3.24.16
2	
3	
4	
5	
6	

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES; AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560

PERSPECTIVES

CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

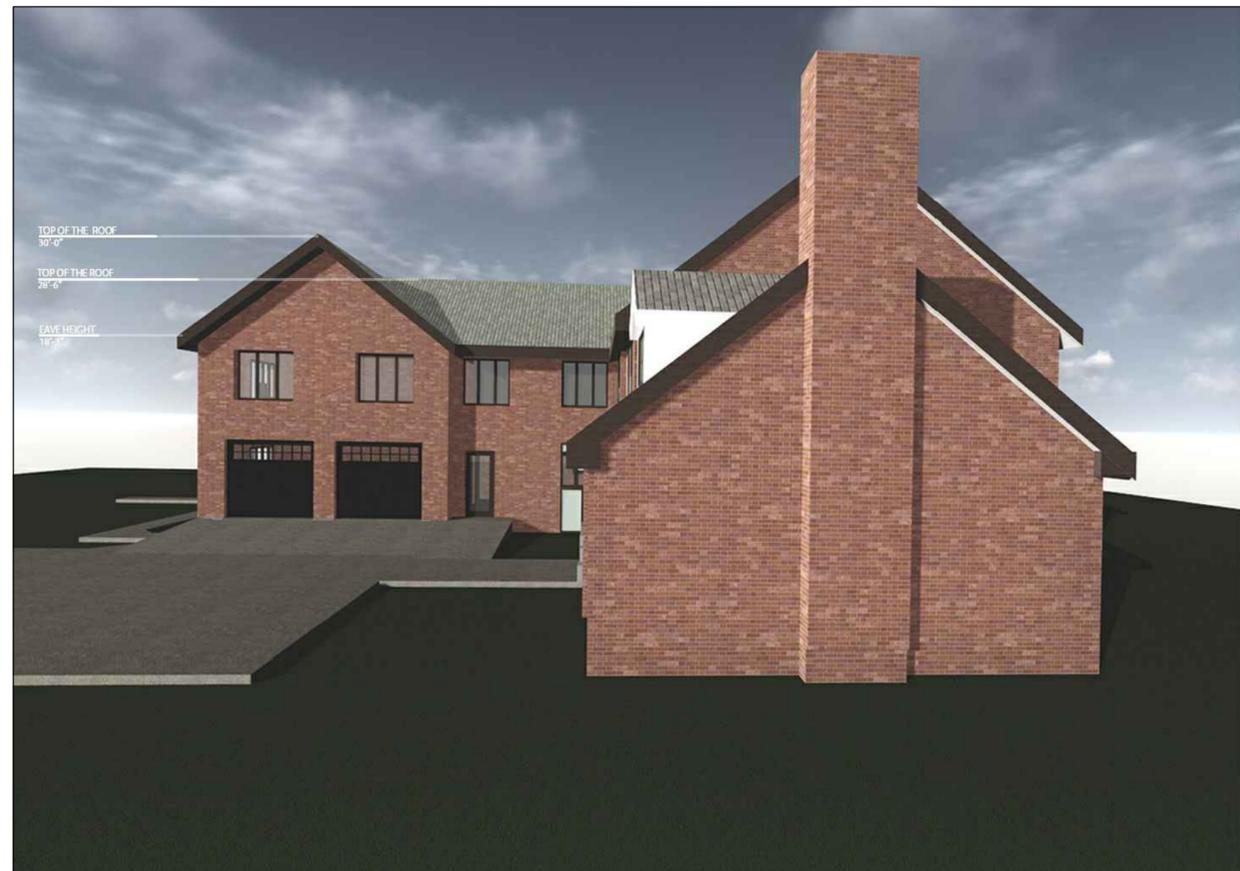
DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-8



LEFT ELEVATION



RIGHT ELEVATION



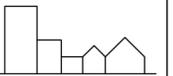
FRONT ELEVATION

1	3.24.16
2	
3	
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6	

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES; AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

GANSARI & ASSOCIATES LLC.



4753 N BROADWAY
SUITE 618
CHICAGO, IL 60640
773.904.7560

ELEVATIONS

CIMPEAN RESIDENCE
6440 N. LEROY AVE.
LINCOLNWOOD, IL 60712

DATE: 6.10.16
DRAWN BY: C.G.
CHECKED BY: D.C.

SHEET

A-9

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Lincolnwood, Illinois ("**Village**");

WHEREAS, Michelle and Florin Cimpean (collectively, the "**Owner**") are the record title owners of that certain property located in the R-1 Residential District, commonly known as 6440 North Leroy Avenue, in the Village ("**Property**"); and

WHEREAS, Ordinance No. 2016-_____, adopted by the Village President and Board of Trustees on May __, 2016 ("**Ordinance**"), grants a variation from "The Village of Lincolnwood Zoning Ordinance" to permit the construction of a new second-story addition to the structure on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner does hereby unconditionally agree to, accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting a variation for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2016

MICHELLE CIMPEAN

FLORIN CIMPEAN



**DRAFT MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
MAY 18, 2016 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Herbert Theisen
Paul Grant
Jean Ikezoe-Halevi
Martina Keller
Christopher Nickell
Kathy O'Brien
Kirill Vorobeychik

MEMBERS ABSENT:

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager

I. Call to Order

II. Pledge of Allegiance

Chairman Theisen noted a quorum of seven members and called the meeting to order at 7:05 p.m.

III. Approval of Minutes

Motion to approve the March 16, 2016 meeting minutes was made by Commissioner O'Brien and seconded by Commissioner Grant.

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

Nay: None

Motion Approved: 7-0

IV. Case #ZB-04-16: Public Hearing – 6440 North Leroy Avenue – Residential Building Setback Variations

Chairman Theisen announced Case #ZB-04-16 and swore in the Petitioner, Mr. Florin Cimpean.

Development Manager Cook stated that this request is for an encroachment into the required front yard setback for the purpose of a second floor addition above an existing garage. The Zoning Code requires a minimum front yard setback of 25 feet, and the proposed addition is to match the existing setback of the garage which is at 24 feet 11 inches; an encroachment of one inch. There was one letter of objection from Wayne and Roselyn Chernow. The majority of Chernow's concerns relates to the requested Minor Variation. The ZBA does not review Minor Variations; these requests are reviewed by the Development Manager.

The Minor Variation request is for the side yard addition. Mr. Cook outlined the Minor Variation process as well as the differences between the Minor and Major Variation process. There are six Variation request types that do not require a full public hearing before the Zoning Board and a recommendation from the Village Board. These residential only request types are allowed to go through a modified process which are approved by the Development Manager. If the Development Manager's decision is appealed, the request would come back to the Zoning Board for review.

The two-story addition is proposed to match the existing nonconforming structure at five feet six inches from the south lot line. The Zoning Code requires a minimum side yard setback of seven feet six inches.

The site plan, elevations, and floor plans were presented for review. Mr. Cook also reviewed the Standards for Granting Relief with special emphasis on the Sections applicable to this request.

Mr. Cimpean said the Variation is required to keep the integrity of the property. They are new residents to Lincolnwood and would like to improve their property. Mr. Cimpean stated they were not aware of the front yard setback requirement when the plans were created, and changing the plans would cause a monetary hardship. Mr. Cimpean stated he was aware of the Chernow's concerns and does not want to cause harm to any of their neighbors but believes that this addition would not affect their property negatively.

Mr. Wayne Chernow, 6430 Leroy Avenue, addressed the Zoning Board that this addition would impact their property in a significant way. Their one-story ranch home has a small patio in their backyard and do not want to look at a two-story brick wall which will be two feet closer to their property. Mr. Chernow objected to the Major Variation as well.

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

Motion to approve the Front Yard Setback Variation was made by Commissioner O'Brien and seconded by Commissioner Nickell.

Aye: O'Brien, Nickell, Ikezoe-Halevi, Keller, Vorobeychik, and Theisen

Nay: Grant

Motion Approved: 6-1

V. Case #ZB-05-16: Public Hearing – 6540 North Lincoln Avenue – Wall Sign Variation



Zoning Board of Appeals Staff Report

Case # ZB-04-16

May 18, 2016

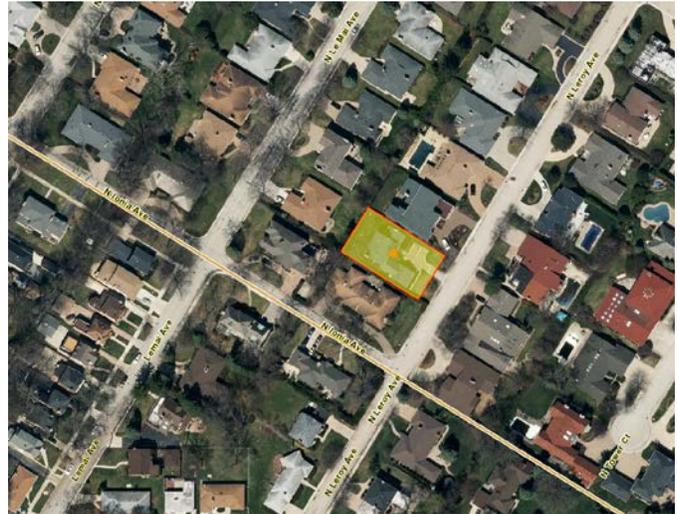
Subject Property:

6440 North Leroy Avenue

Zoning District: R-1 Residential

Petitioner: Michelle and Florin
Cimpean, Property Owner

Nature of Request: The property owner is seeking a Front Yard Setback Variation in order to allow a second story addition above the existing garage at 6440 North Leroy Avenue.



Requested Action:

Variation to allow a second story addition above the existing attached garage within the required 25 foot front yard setback. (Section 4.11).

Notification: Notice in Lincolnwood Review dated April 28, 2016, Public Hearing Sign Installed at 6440 North Leroy Avenue, and Mailed Legal Notices Dated April 28, 2016 to Properties within 250 feet.

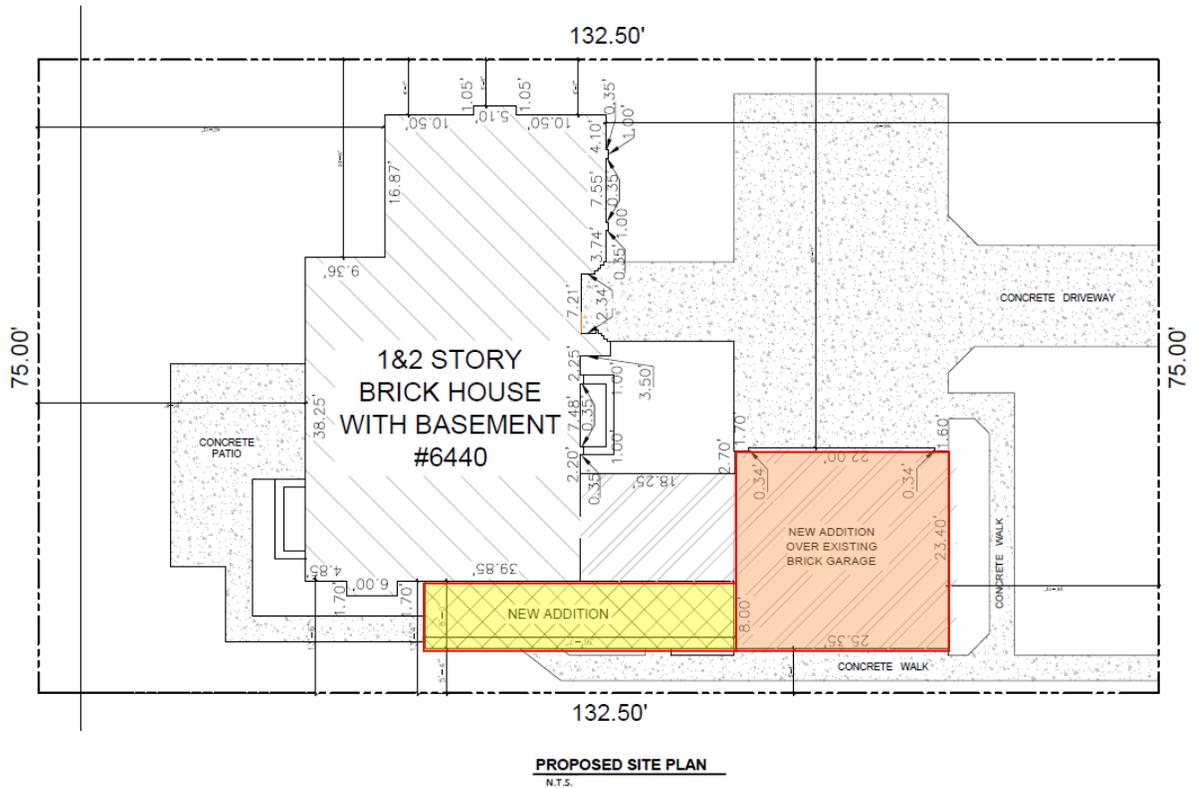
Summary of Request

Michelle and Florin Cimpean, Property Owner, seek one Major Variations to allow a second floor addition above the existing garage within the required 25 foot front yard setback and one Minor Variation to allow a two-story addition along the side of the existing single-family home at 6440 North Leroy Avenue. The requested Major Variation to allow a second floor addition above the existing garage setback 24 feet 11 inches rather than the required 25 foot front yard setback. The Property Owner also seeks a Minor Variation to allow the two-story addition to match the existing nonconforming side yard setback of 5.5 feet. According the Village records, the existing single-family home was constructed in 1976.

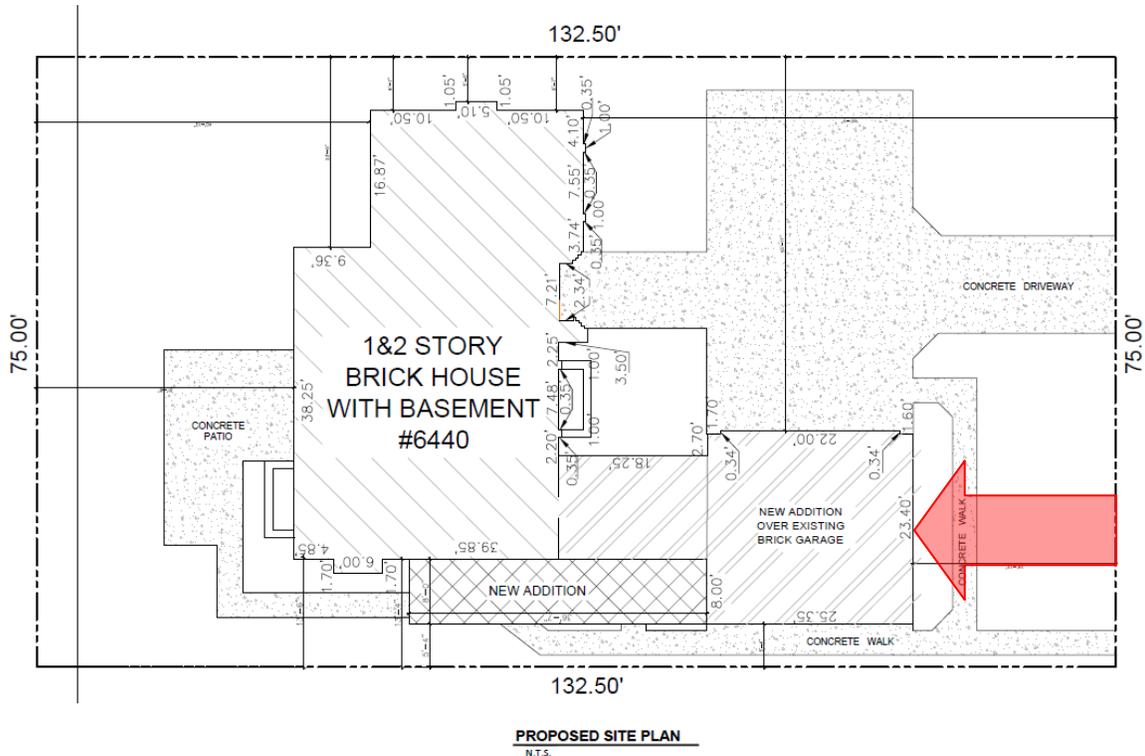
Minor Variation Request: The home was constructed in 1976 with the garage setback the existing 5.5 feet from the south side lot line. The proposed two-story addition (highlighted in yellow below) is to match the existing interior side yard setback of 5.5 feet at the south lot line as is the second floor addition above the existing garage (highlighted in orange below). The Zoning Code requires a minimum side yard setback of 5-feet or 10% of the lot width, whichever is greater. The property is 75 feet in width and therefore, the required interior side

yard setback is 7.5 feet. The existing home is considered nonconforming relative to interior side yard setback.

As per the Zoning Code, residential additions matching an existing legal nonconforming side yard setback is subject to a Minor Variation process. This process includes notification of a request for Minor Variation to property owners within 250 feet. This notice was provided as part of the notice of the request of the Major Variation that is before the ZBA. The Minor Variation process is not subject to ZBA review and recommendation. Therefore, no action is needed by the ZBA on this item.



Major Variation Request: In addition to one Minor Variation, the Petitioner seeks a Major Variations which is the subject of the Public Hearing. The existing building is considered an existing legal nonconforming as to front yard setback. The Petitioner seeks to add a second story addition above the existing garage to match the existing setbacks. The proposed addition has a setback of 24 feet 11 inches which does not comply with the minimum 25 foot front yard setback. Encroachments into the required front yard setback are not eligible for the Minor Variation process. Therefore, the ZBA is requested by the applicant to review and recommend to the Village Board on this request.



Conclusion

The Petitioner seeks a Major Variation to permit an addition to the existing single-family home encroaching in to the required 25 foot front yard setback at 6440 North Leroy Avenue. Based on the plans as submitted, the proposed addition complies with all other bulk regulations including but not limited to floor area ratio and building height. Staff has received a written objection (letter attached) to the petition from the adjoining property owner.

Documents Attached

1. Letter of Objection
2. Section 4.11 of the Zoning Code
3. Plat of Survey
4. Proposed Site Plan
5. Residential Zoning Variation Application
6. Proof of Ownership
7. Zoning Calculations
8. Building Elevations
9. Existing Floor Plans
10. Proposed Floor Plans

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:		

RECEIVED

MAY 12 2016

LINCOLNWOOD
COMMUNITY DEVELOPMENT

May 11, 2016

Zoning Officer
Aaron N Cook
Community Development Department

Re Case #ZB-04-06: 6440 Leroy Avenue

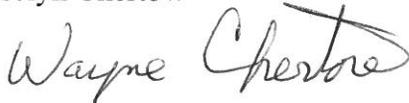
We strongly object to the variations requested. The letter of notification of the requested variations materially understates the proposed construction and the resulting impact on the value of our home and lot. The Village of Lincolnwood has a 7.5 foot setback to permit light between homes. That was important when the homes were ranch homes and is even more important if someone is building a 32.1 foot wall.

The proposal wishes to have a two story addition covering most of the south side their lot. This addition will encroach on our home blocking light from our bedrooms and backyard. Our home is located on a corner so our backyard is between our home and 6440 Leroy. It is not a big backyard so we need every bit of light we can get. The proposal will reduce the light and make our backyard and our bedrooms very dark.

The existing home at 6440 Leroy Avenue was designed to permit the maximum light for them and us. Even the variation for the garage had an angled roof permitting us some light. The new variation, even for the garage, is a straight up wall going two stories high. The encroachment is being processed as a minor variation. It is anything but a minor variation and the Village of Lincolnwood should not permit the requested variation.



Roselyn Chertow



Wayne Chertow

Close

Print Resize: 

Village of Lincolnwood, IL
Friday, May 13, 2016

Chapter 15. Zoning

Article IV. ZONING DISTRICTS; MAPS

Part C. Area, Bulk, Density and Setback Requirements

4.11. Area, bulk, density and setback standards: R-1, R-2, and R-3 Districts.

[Amended 2-5-2013 by Ord. No. 2013-3039]

Use Category	Residential Zones		
	R-1	R-2	R-3
Lot Standards (single-family dwelling units)			
Minimum lot size (square feet)	9,000 SF	7,000 SF	5,400 SF
Maximum impervious coverage: %	60%	60%	60%
Maximum building coverage (%)	35%	35%	35%
Minimum Ground Floor Area Per Dwelling			
SF detached 1-story dwelling without basement	1,700 SF	1,400 SF	1,300 SF
SF detached 1-story dwelling with basement	1,500 SF	1,200 SF	1,100 SF
SF detached dwellings with (1 + stories)	1,000 SF	800 SF	700 SF
Building Standards			
Maximum building height (feet) peaked roof SF detached measured to roof peak	35 feet	35 feet	35 feet
Maximum building height (feet) flat roof SF detached measured to the highest point of the flat roof	22 feet	22 feet	22 feet
Finished 1st floor height limit SF residential (elevation at top of curb to the top of the finished first floor)	Max. 3 feet	Max. 3 feet	Max. 3 feet
Maximum building height (feet) nonresidential	40 feet	40 feet	40 feet
Maximum FAR			
SF detached, lot size ≥ 6,000 SF	0.6	0.6	0.6
SF detached, lot size < 6,000 SF or total floor area < 3,600 SF	0.66	0.66	0.66
Nonresidential permitted or special uses	0.5	0.5	0.5
Yard Standards			
Minimum front setback (feet) (Note 3)	25 feet	25 feet	25 feet
Maximum front yard coverage with impervious surface (%)	50%	50%	50%
Minimum interior side setback (feet) single-family detached dwellings	5 feet or 10% of lot width*	5 feet or 10% of lot width*	5 feet or 10% of lot width*
Minimum interior side yard setback (feet) nonresidential uses	15 feet each side yard	15 feet each side yard	15 feet each side yard
Minimum corner side setback (feet)	10 feet	10 feet	10 feet
Minimum rear setback (feet)	30 feet	30 feet	30 feet

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

LOT 10 AND THE NORTHEASTERLY 1/2 OF LOT 11 IN BLOCK 1 IN GUBBINS AND McDONNELL'S EDGEBROOK GOLF ADDITION, BEING A SUBDIVISION OF LOT 29 AND PARTS OF LOTS 22, 30, 37 AND 38 IN BRONSON'S PART OF CALDWELL RESERVE IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 9,937.27 SQ.FT. = 0.228 ACRE.

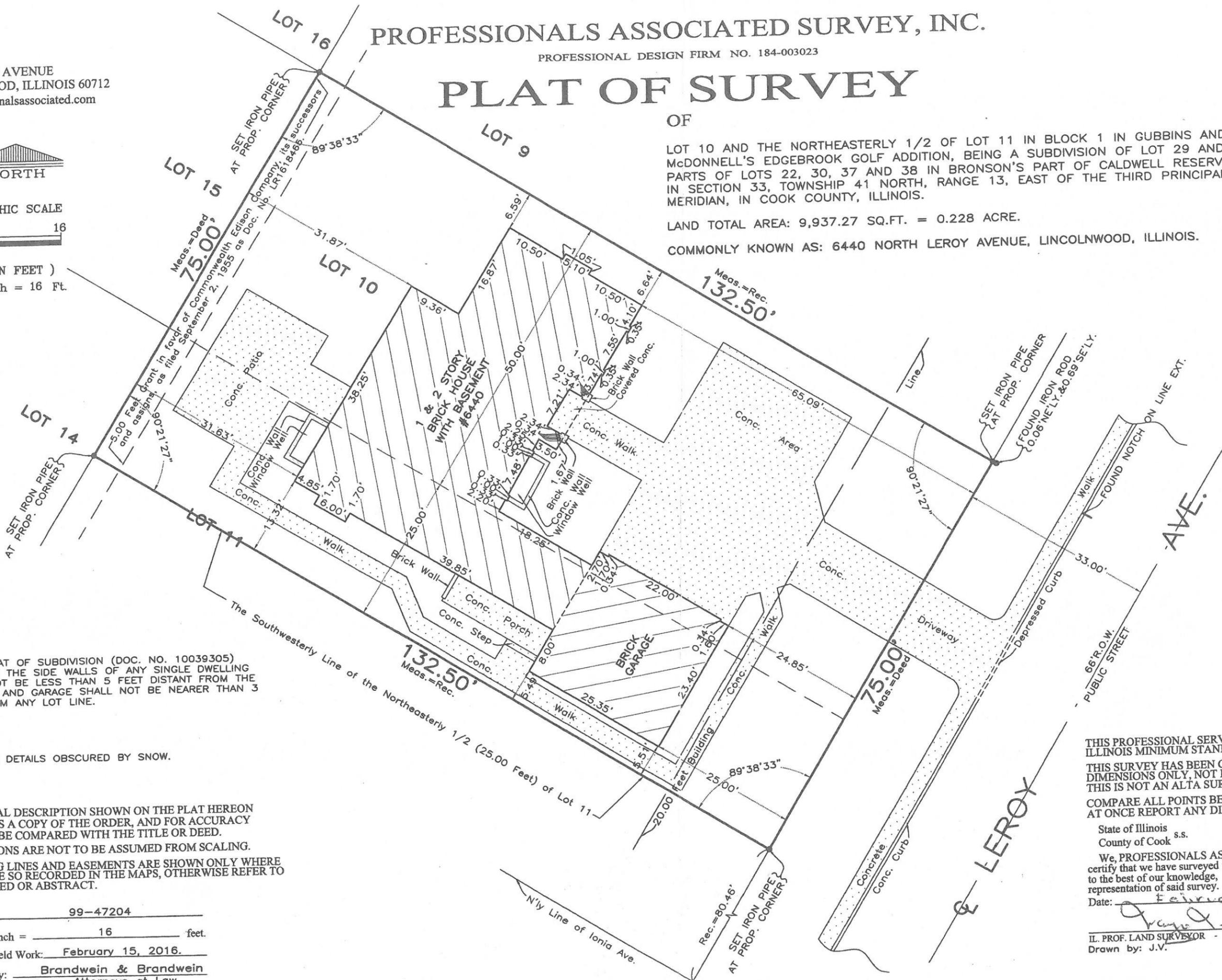
COMMONLY KNOWN AS: 6440 NORTH LEROY AVENUE, LINCOLNWOOD, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
1 Inch = 16 Ft.



NOTE: PLAT OF SUBDIVISION (DOC. NO. 10039305) INDICATES THE SIDE WALLS OF ANY SINGLE DWELLING SHALL NOT BE LESS THAN 5 FEET DISTANT FROM THE LOT LINE AND GARAGE SHALL NOT BE NEARER THAN 3 FEET FROM ANY LOT LINE.

NOTE: SURFACE DETAILS OBSCURED BY SNOW.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 99-47204

Scale: 1 inch = 16 feet.

Date of Field Work: February 15, 2016.

Ordered by: Brandwein & Brandwein
Attorneys at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

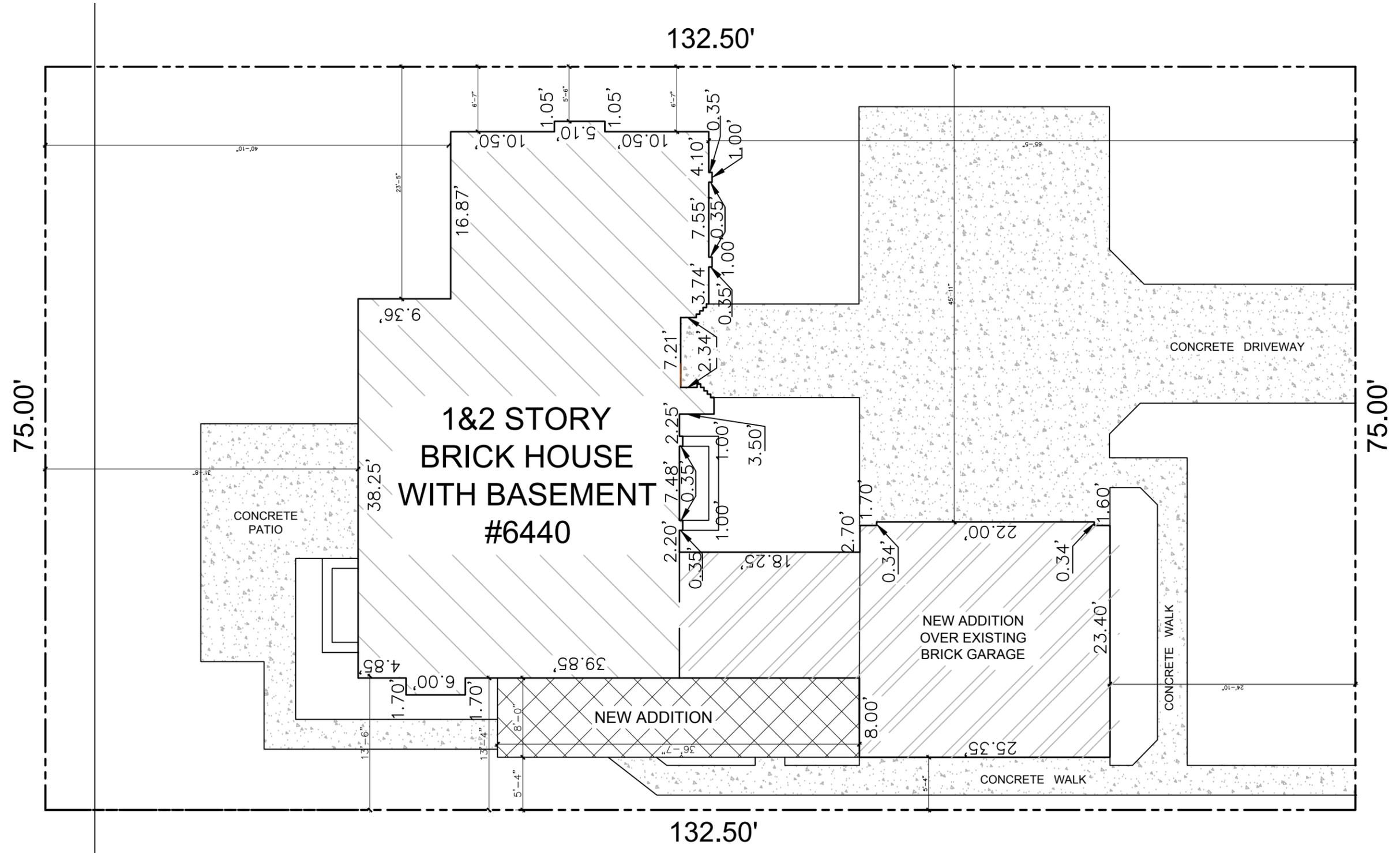
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
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: February 16 2016

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn by: J.V.



PROPOSED SITE PLAN
N.T.S.



SUBJECT PROPERTY

Property Address: 6440 N. LEROY AVE, LINCOLNWOOD, IL 60712

Permanent Real Estate Index Number(s): _____

Zoning District: R-1 Lot Area: 9,937.5 SF

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

Are there existing development restrictions affecting the property? ___ Yes X No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

REQUESTED ACTION

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

PROJECT DESCRIPTION

Describe the Request and Project: SETBACK RELIEF TO PROPOSED ADDITION

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): (List all Beneficiaries if Trust)

Name: MICHELLE AND FLORIN T. CIMPEAN

Address: 6440 N. LEROY AVE

Telephone: (312) 933-3028 Fax: (____) _____ E-mail: fcimpean@comcast.net

Petitioner: (if Different from Owner)

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail: _____

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<u>X</u>	Applicable Zoning Worksheet	<u>X</u>
Site Plan	<u>X</u>	Photos of the Property	<u>X</u>
Proof of Ownership	<u>X</u>	PDF Files of all Drawings	<u>X</u>
Floor Plans	<u>X</u>	Elevations	<u>X</u>

**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: MICHELLE CIMPEAN
Address: 6440 N. LEROY AVE
City, State, Zip: LINCOLNWOOD, IL 60412

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 also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. 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:

M. Cimpean

Signature

Michelle Cimpean

Print Name

04-1-2016

Date

PETITIONER: (if Different than Property Owner)

Signature

Print Name

Date

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These standards are listed below. After each listed standard, explain how your Variation request satisfies the listed standard. Use additional paper if necessary.

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

Yes, the proposed VARIATION is consistent with current Zoning ORDINANCE and COMPREHENSIVE PLAN. It is currently a residential home and will be used for residential purposes.

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 property has a front facing garage and is built in the Tudor style. We would like to build an addition and the only place to add it is on top of the existing garage.

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.

Due to the unique layout of our Tudor style house the Variation is requested in order to keep the existing Tudor style consistent throughout the entire exterior.

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 because more space is needed and this is the only area to build. The layout requires a variation to keep the architectural style consistent throughout the entire house.

VARIATION STANDARDS (Continued)

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

No, the house was built by a previous owner. We are adding an addition to the existing home. We are trying to enhance the existing home.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

No, the addition is not extending past the existing setbacks already established. We are requesting to extend our addition to match existing house dimensions. The neighbors houses will not be affected nor decrease in value.

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

Yes, we are only asking to match the existing setbacks the house currently has. We do not want to extend out further than existing conditions.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

No, we believe it will not have any adverse affects on neighbors or neighborhood. The opposite is true, we believe if allowed to go to existing house extents the look of the current Tudor style house will be enhanced.



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

15ST00640LP (1)



THE GRANTORS, George C. Touras and Lynn Touras, husband and wife, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and in other good and valuable consideration, in hand paid Convey and Warrant to Florin Cimpean and Michelle Cimpean, husband and wife, of 6218 North Lenox Avenue Chicago, Illinois 60646 of the County of Cook, not as Tenants in Common nor 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:

See "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO:

Covenants and conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes for the year 2015 and thereafter.

Permanent Real Estate Index Number: 10-33-426-039-0000

Address of Real Estate: 6440 North Leroy Avenue Lincolnwood, Illinois 60712

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: February 17, 2016

Lynn Touras
Lynn Touras

George C. Touras
George C. Touras

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lynn Touras personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of February, 2016.



Michael W. Brandwein (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT George C. Touras personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of February, 2016.



Michael W. Brandwein (Notary Public)

Prepared By: Michael Brandwein
1200 Shermer Road, Suite 108
Northbrook, Illinois 60062

Mail To:
Joel Hyman, Esq. (162025)
1411 McHenry Road Road Suite 125
Buffalo Grove, Illinois 60089

Name & Address of Taxpayer:
Floren and Michelle Cimpean
6440 North Leroy Avenue
Lincolnwood, Illinois 60712

EXHIBIT A
LEGAL DESCRIPTION

LOT 10 AND THE NORTHEASTERLY 1/2 OF LOT 11 IN BLOCK 1 IN GUBBINS AND MCDONNELL'S EDGEBROOK GOLF ADDITION, BEING A SUBDIVISION OF LOT 29 AND PARTS OF LOTS 22, 30, 37 AND 38 IN BRONSON'S PART OF CALDWELL RESERVE IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

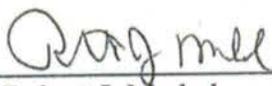
The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

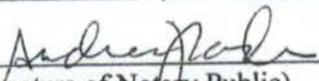
Title Holder's Name: George and Lynn Touras
Mailing Address: 6440 N. Leroy Avenue
Lincolnwood, IL 60712
Telephone No.: _____
Attorney or Agent: _____
Telephone No.: 6440 N. Leroy Avenue
Lincolnwood, IL 60712
Property Index Number (PIN): 10-33-426-039-0000
Water Account Number: 009622-000
Date of Issuance: 2/16/16

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 2/16/16, by Andrea Padron.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.



VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPT.

Zoning Calculations
New Single-Family House

Please fill out this form for all permits involving New Single-Family Dwellings

ADDRESS 6440 N. LEROY AVE. ZONING DISTRICT R-1

TOTAL LOT AREA = WIDTH 75 X LENGTH 132.5 = 9937.5 Sq.Ft.

ZONING SETBACKS	Required	Proposed
FRONT YARD SETBACK	<u>25'-0"</u> Ft.	<u>24'-10"</u> Ft.
INTERIOR SIDE YARD SETBACK	<u>7'-6"</u> Ft.	<u>5'-4"</u> Ft.
<u>INTERIOR</u> /CORNER SIDE YARD SETBACK (Please circle one)	<u>7'-6"</u> Ft.	<u>6'-7"</u> Ft.
REAR YARD SETBACK	<u>33'-6"</u> Ft.	<u>31'-8"</u> Ft.
DISTANCE BETWEEN HOUSE AND ACCESSORY BLDG.	Minimum 15 Ft.	Ft.

ZONING CALCULATION INSTRUCTIONS	Permitted	Proposed Total
60% TOTAL LOT COVERAGE (Lot area)	<u>9937.5</u> X .60 = <u>5962.5</u> Sq.Ft.	<u>5142</u> Sq.Ft.
35% BUILDING COVERAGE (Lot area)	<u>9937.5</u> X .35 = <u>3478</u> Sq.Ft.	<u>2835</u> Sq.Ft.
50% FRONT YARD COVERAGE (Front yard)	<u>1870</u> X .50 = <u>935</u> Sq.Ft.	<u>503</u> Sq.Ft.
30% REAR YARD BLDG. COV. (Rear yard)	<u>2512</u> X .30 = <u>753</u> Sq.Ft.	<u>441</u> Sq.Ft.
60% or 66% F.A.R. (Lot area)	<u>9937.5</u> X .60 = <u>5962.5</u> Sq.Ft. (X .66)	<u>5190</u> Sq.Ft.

AREA CALCULATIONS	Proposed	Proposed
A. CELLAR OR BASEMENT	<u>0</u> Sq.Ft.	E. DRIVEWAY/APRON <u>1378</u> Sq.Ft.
B. 1ST FLOOR	<u>2835</u> Sq.Ft.	F. SIDEWALK <u>523</u> Sq.Ft.
C. 2ND FLOOR	<u>2355</u> Sq.Ft.	G. PATIO/OTHER IMPERVIOUS SURF. <u>406</u> Sq.Ft.
D. ACCESSORY BUILDINGS	Sq.Ft.	

TOTAL SQUARE FOOTAGE FOR PERMIT FEE CALCULATION
BASEMENT OR CELLAR + B + C + D + HABITABLE ATTIC = 5190 Sq.Ft.

	Permitted	Proposed
HOUSE HEIGHT (Measured from top of street curb)	Maximum 35 Ft.	<u>33'</u> Ft.
FINISHED FIRST FLOOR HEIGHT (Measured from top of street curb)	Maximum 3 Ft.	<u>3'</u> Ft.

VARIATION REQUIRED No Yes
For _____

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

Licensed Architect Signature & Stamp

Date



TO DETERMINE MAXIMUM PERMISSIBLE SQUARE FOOTAGE AMOUNTS

- Total Lot Coverage *Area of the Lot x Maximum Permissible Amount*
- Total Building Coverage *Area of the Lot x Maximum Permissible Amount*
- Front Yard Coverage *Area of the Front Yard x Maximum Permissible Amount*
- Rear Yard Building Coverage *Area of the Rear Yard x Maximum Permissible Amount*

ZONING CALCULATION INSTRUCTIONS

60% TOTAL LOT COVERAGE > Add B + D + E + F + G =

5142 Sq.Ft.

35% BUILDING COVERAGE > Add B + D =

2835 Sq.Ft.

50% FRONT YARD COVERAGE > Add E + Front Yard Portion of F =

503 JUST FRONT PORTION Sq.Ft.

30% REAR YARD BUILDING COVERAGE > D =

0 Sq.Ft.

60% OR 66% F.A.R. > Add B + C + D =

5190 Sq.Ft.

TO CALCULATE REQUIRED FRONT YARD SETBACK

The required minimum front yard setback is 25 feet, or in line with the average of 40% of the existing homes on the block adjacent to the subject property, whichever is greater.

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 little or no water penetration.

TOTAL LOT COVERAGE

This is the part or percent of the lot occupied by buildings or structures, including accessory buildings or structures, and any other impervious surface.

Total Lot Coverage Allowance: the numerical value obtained by dividing the Lot Coverage by the Area of the Lot.

Maximum Permissible Total Lot Coverage: 60%

BUILDING COVERAGE

This is the area of the lot that is covered by the footprint of a principal building and any structure under a roof, including accessory buildings or structures, measured at grade, from the exterior faces of the exterior walls, but excluding open decks, and terraces.

Building Coverage Allowance: the numerical value obtained by dividing the Building Coverage by the Area of the Lot.

Maximum Permissible Building Coverage: 35%



Village of Lincolnwood Community Development



EXTERIOR FLAT WORK Hard Surface Calculation Worksheet

Complete this form for all permit requests for Flat Work (driveways, sidewalks, patios, etc.)

Subject Property Address: 6440 N. LEROY AVE.

Property Dimensions: WIDTH: 75 feet LENGTH: 132.5 feet TOTAL AREA: 9937.5 square feet

Existing Driveway Width at Property line: 12 feet

Proposed Driveway Width at Property line: 12 feet

Identify below in the tables the existing and proposed square footage coverage of all impervious (hard) surfaces on the Subject Property

BUILDING COVERAGE	CURRENTLY EXISTING	PROPOSED CHANGE AMOUNT	TOTAL PROPOSED COVERAGE
Main Building	<u>2835</u> Square feet	<u>0.00</u> Square feet	<u>2835</u> Square feet

FRONT YARD LOT COVERAGE	CURRENTLY EXISTING	PROPOSED CHANGE AMOUNT	TOTAL PROPOSED COVERAGE
Driveway/apron	<u>1378</u> Square feet	<u>—</u> Square feet	<u>1378</u> Square feet
Sidewalks	<u>241</u> Square feet	<u>—</u> Square feet	<u>241</u> Square feet
Porches/Steps	<u>0</u> Square feet	<u>—</u> Square feet	<u>0</u> Square feet
Other Coverage*	<u>10</u> Square Feet	<u>—</u> Square feet	<u>10</u> Square feet
TOTAL FRONT COVERAGE	<u>1729</u> Square feet	<u>—</u> Square feet	<u>1729</u> Square feet

*Identify Other Front Yard Coverage ENTRANCE

SIDE/REAR YARD LOT COVERAGE	CURRENTLY EXISTING	PROPOSED CHANGE AMOUNT	TOTAL PROPOSED COVERAGE
Driveway	<u>0</u> Square feet	<u>—</u> Square feet	<u>0</u> Square feet
Sidewalks	<u>312</u> Square feet	<u>—</u> Square feet	<u>312</u> Square feet
Patio	<u>406</u> Square Feet	<u>—</u> Square feet	<u>406</u> Square feet
Detached Garage/Shed	<u>0</u> Square feet	<u>—</u> Square feet	<u>0</u> Square feet
Other Coverage*	<u>0</u> Square feet	<u>—</u> Square feet	<u>0</u> Square feet
TOTAL S/R COVERAGE	<u>718</u> Square feet	<u>—</u> Square feet	<u>718</u> Square feet

* identify Other Side/Rear Yard Coverage _____

I hereby attest that the above information concerning the subject property is true and accurate.

Signature (Owner/Authorized Agent) _____ PRINT NAME _____ DATE _____

TOP OF THE ROOF
32'-1"

EAVE HEIGHT
19'-1"



LEFT ELEVATION
N.T.S.



TOP OF THE ROOF
32'-1"

EAVE HEIGHT
19'-1"

REAR ELEVATION
N.T.S.

TOP OF THE ROOF
32'-1"

EAVE HEIGHT
19'-1"



RIGHT ELEVATION

N.T.S.

RIGHT
ELEVATION

E-2

TOP OF THE ROOF
32'-1"

EAVE HEIGHT
19'-1"

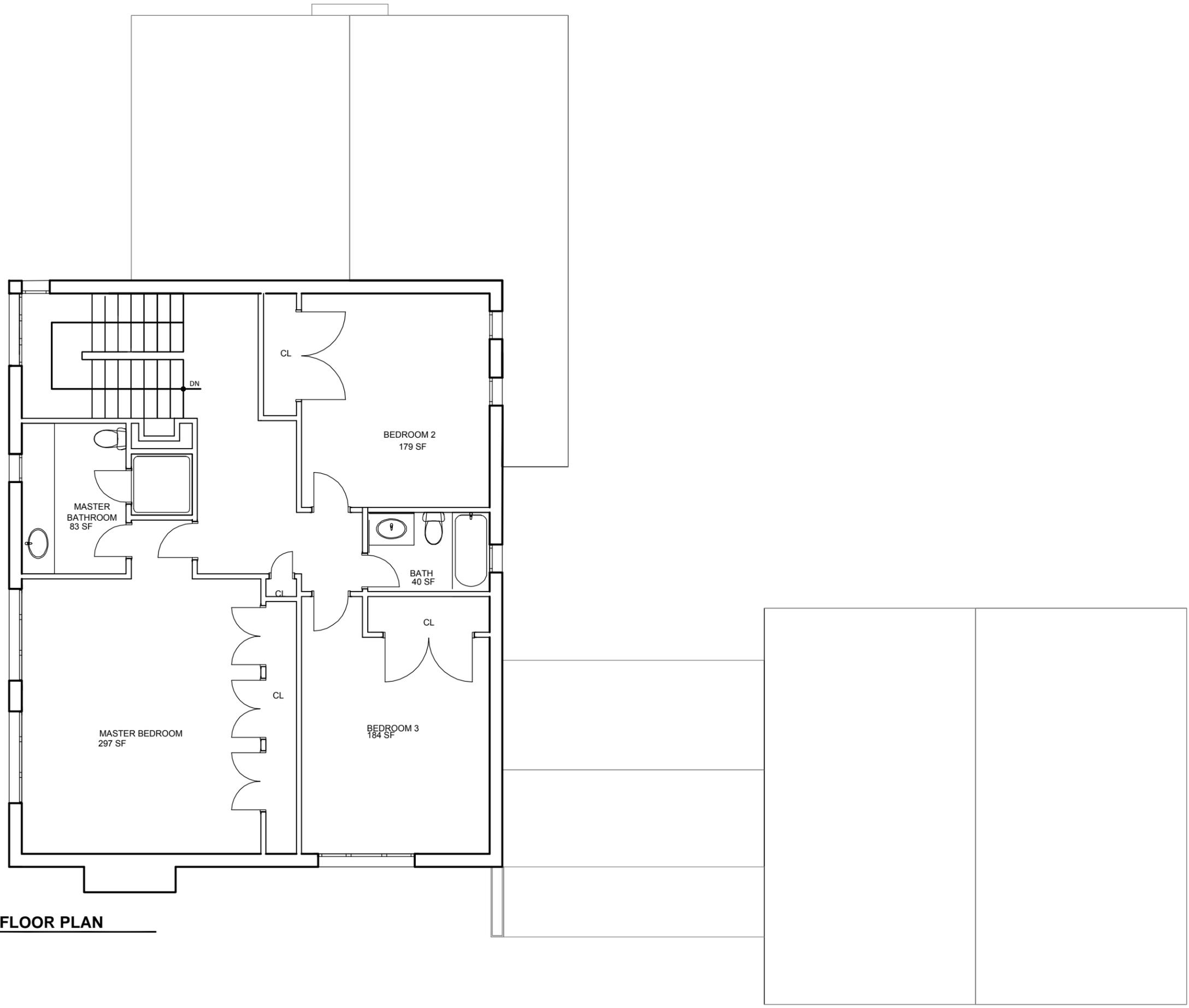


FRONT ELEVATION

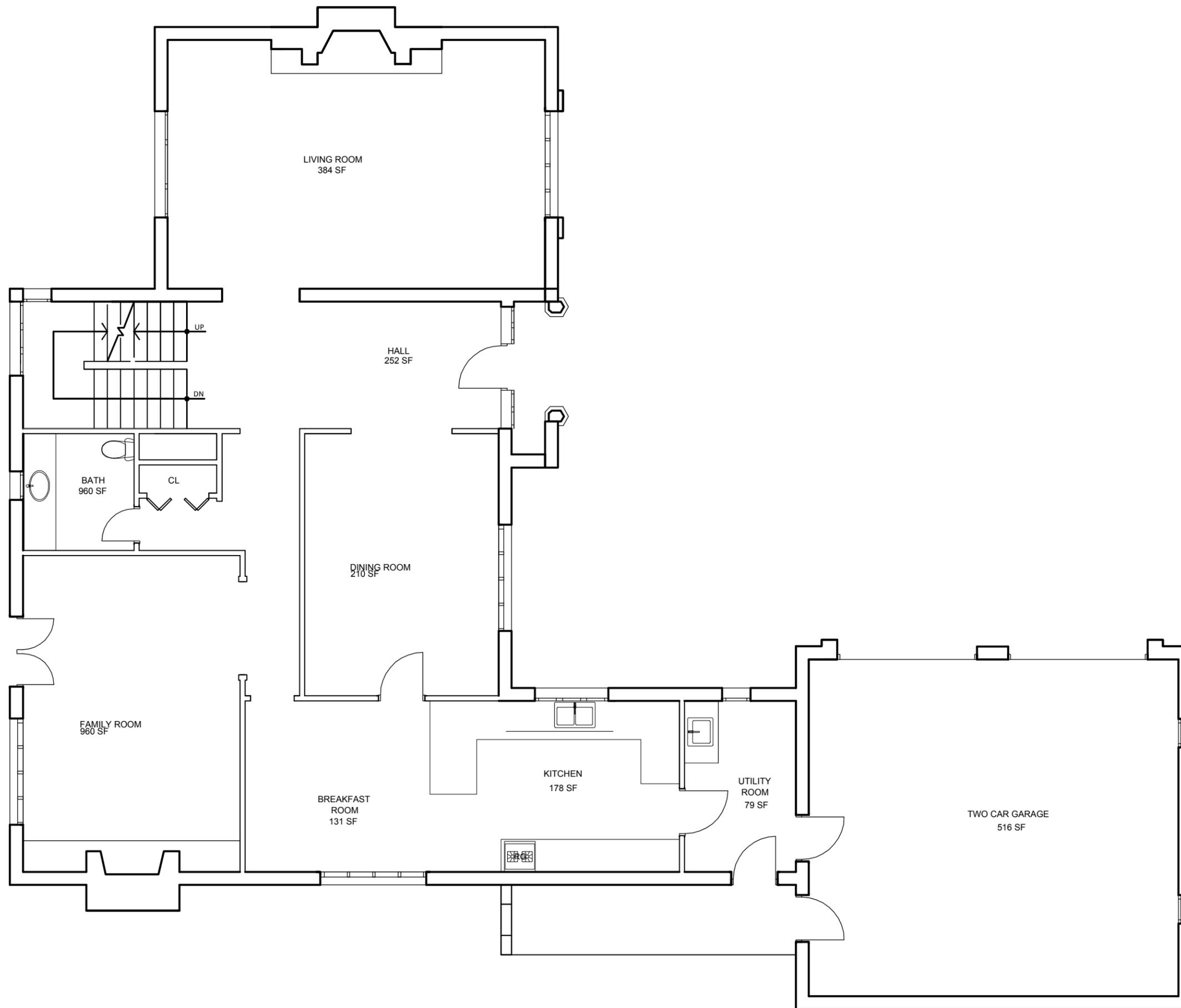
N.T.S.

FRONT
ELEVATION

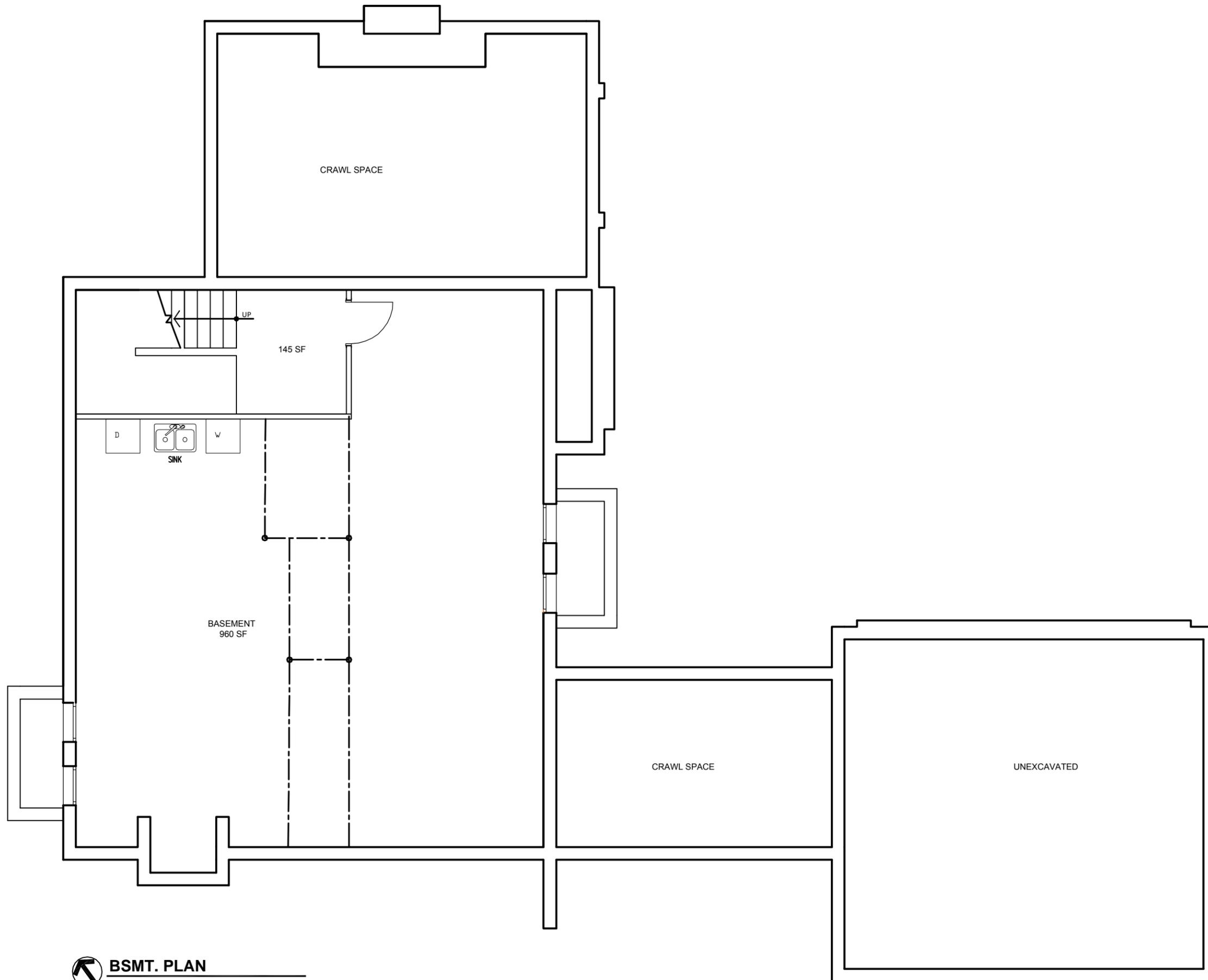
E.1

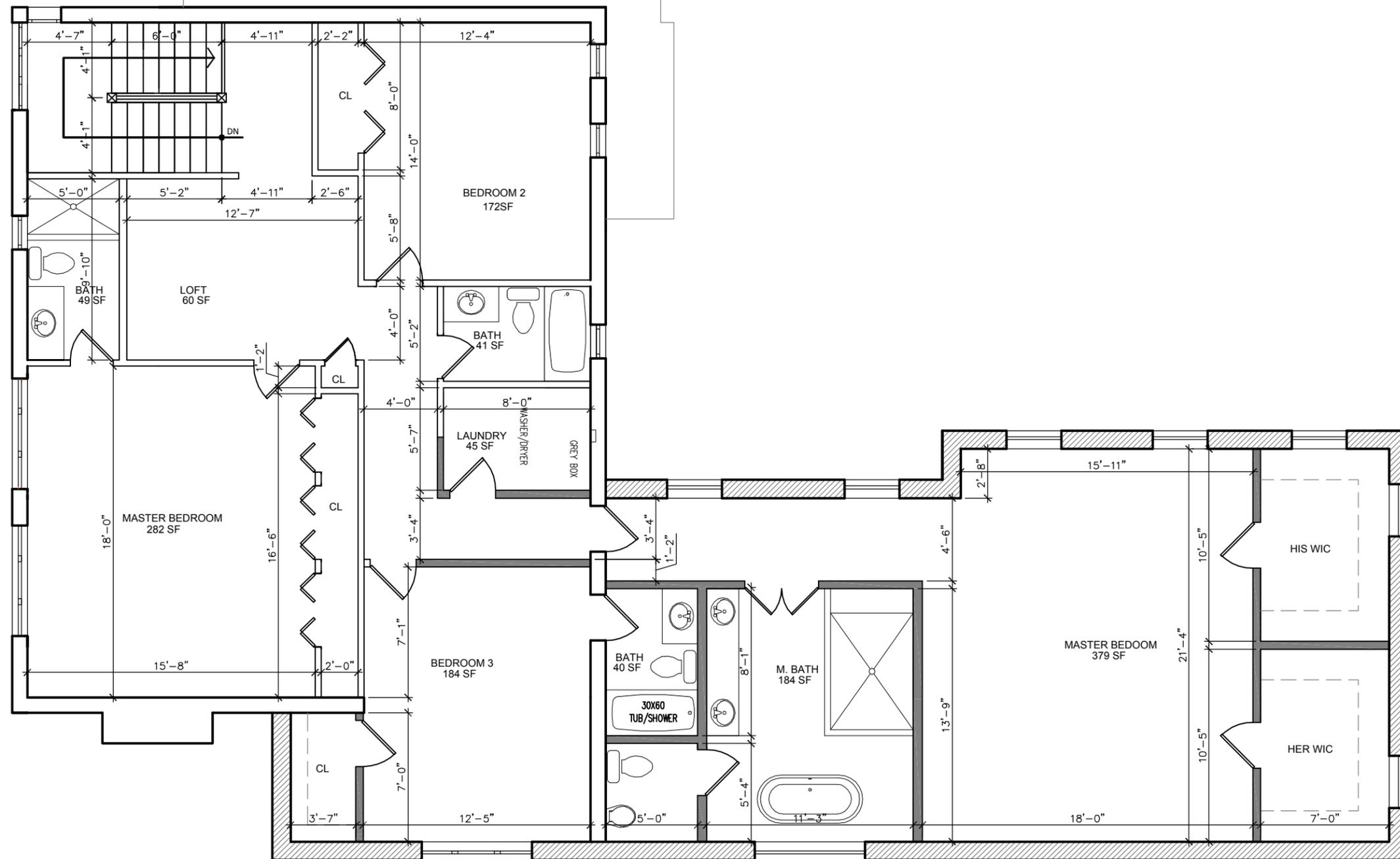


 **2ND. FLOOR PLAN**
N.T.S.

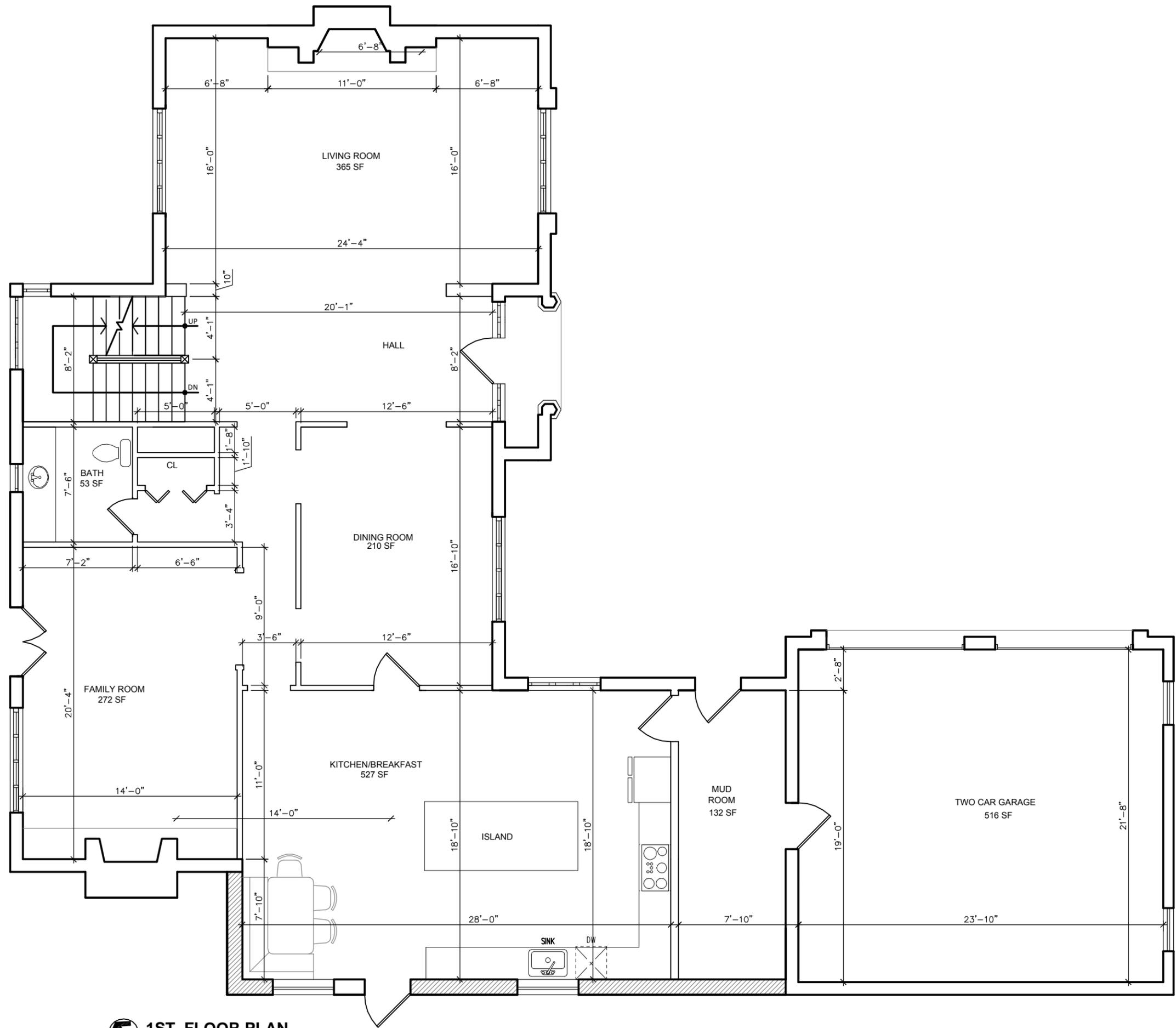


 **1ST. FLOOR PLAN**
N.T.S.



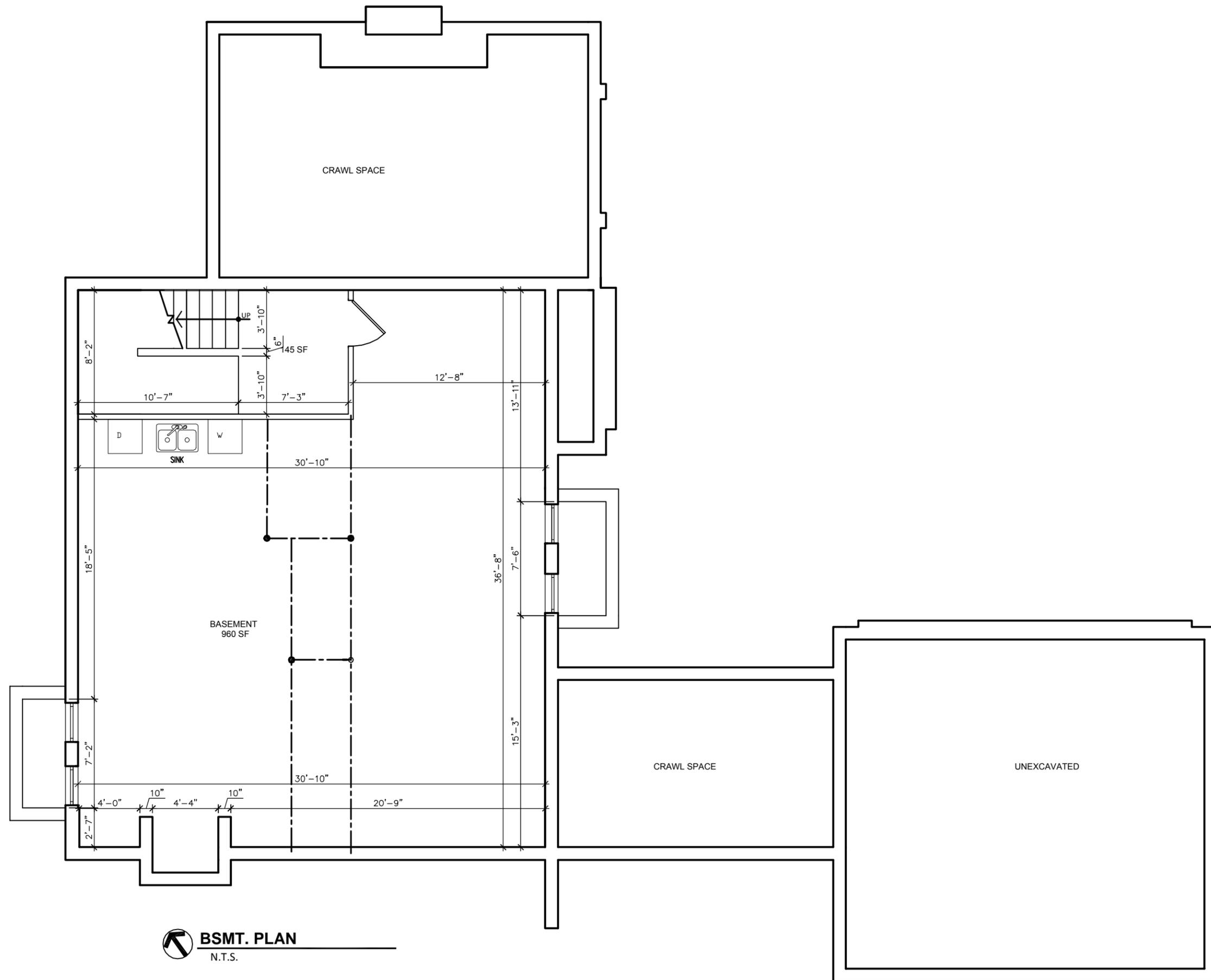


2ND. FLOOR PLAN
N.T.S.



1ST. FLOOR PLAN
N.T.S.

PROPOSED
1ST FL PLAN
A-2



 **BSMT. PLAN**
N.T.S.