VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
6:15 P.M. NOVEMBER 6, 2018

AGENDA

I) Call to Order

II) Roll Call

1) Committee of the Whole Minutes – October 16, 2018

III) Public Comment

IV) Closed Session

1) Closed Session to Discuss Probable or Imminent Litigation Per Section 2(c)(11) and Employment Matters Per Section 2(c)(1)

V) Adjournment

DATE POSTED: November 2, 2018

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
OCTOBER 16, 2018

Draft

Call to Order

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:06 PM, Wednesday, October 16, 2018, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

On roll call by Deputy Village Clerk Charles Meyer the following were:
PRESENT: President Bass, Trustees Patel, Ikezoe-Halevi, Hlepas Nickell, Spino, Sugarman (6:21 PM)

ABSENT: Trustee Cope

A quorum was present.

Also present: Interim Village Manager, Robert Merkel; Acting Assistant Village Manager Chuck Meyer; Public Works Director, Andrew Letson; Assistant to the Public Works Director Nadim Badran, Development Manager Doug Hammel, Management Analyst Heather McFarland, Accountant Ben Harris, and Village Attorney Hart Passman.

Approval of Minutes

Minutes of the October 3, 2018 Committee of the Whole were distributed in advance of the meeting and were examined.

Trustee Ikezoe-Halevi moved to approve the minutes as presented, Trustee Patel seconded the motion.

The motion passed with a Voice Vote.

Regular Business

1. Discussion Concerning 2018 Property Tax Levy

This item was presented by Mr. Merkel using PowerPoint.

Current Village Financial Policy:

- Tax levy increase is limited to the State of Illinois CPI
  - 2018 CPI is **2.1%** - for a total levy increase of $117,277
  - Average property tax percent increase is 1.2% per year over the last three years (Village portion only)

Utilization of Property Tax Levy in the General Fund

Tax Levy	2017 (Actual)	2018 (Proposed)	Difference
General	$2,839,726	$2,648,518	$(191,208)
Police Pension	1,744,894	2,053,379	308,485
Special Recreation	110,000	110,000	-
Parks and Recreation	890,000	890,000	-
Totals	$5,584,620	$5,701,897	$ 117,277

The Village Board then discussed the matter regarding the Tax Levy. The Mayor requested a consensus from the Village Board and it was determined by consensus that the Village would proceed with the tax levy as proposed.

2. Discussion Concerning Stormwater Funding Project

This item was presented by Mr. Letson using PowerPoint.

Background:

- Sep. 4, 2018 Committee of the Whole
  - North Shore Avenue Sewer Update
  - Discussed funding street storage and North Shore Avenue Outfall Sewer Projects
  - Directed staff to return with more information about the impact of proposed fees on water customers

Stormwater Projects:

Project	Const. Year	Estimated Total Cost	Grant Funds	Existing Funds	Bond Amount	Annual Debt Service
North Shore Outfall Sewer	2019	$3,410,000	$1,391,763	$160,000	$1,858,237	$150,000
Street Storage - Stage II	2020	$4,475,000		$300,000	$4,175,000	$310,000
Street Storage - Stage III	2021	$3,560,000			$3,560,000	$265,000

Background

- Why is revenue enhancement necessary?
  - Water consumption has decreased by 20% over the past eight years
  - Existing revenue is sufficient to fund current operating costs, but not capital investment
  - Water/Sewer Fund broke even in FY 17/18

Consumption by Percentile and Customer Class (Five Year Average)				
	Residential		**Commercial**	
Percentile	**Units**	**Customers**	**Units**	**Customers**
Smallest 25%	1-42	1,004	1-27	82
25%-50%	42-64	1,004	27-85	82
50%-75%	64-95	1,004	85-317	82
75%-90%	95-133	602	317-1,023	49
Largest 10%	133+	402	1,023+	33

Current Annual Water Bill by Percentile and Customer Class (Five Year Average)				
	Residential		**Commercial**	
Percentile	**Units**	**Customers**	**Units**	**Customers**
Smallest 25%	42	$474.21	27	$418.70
25%-50%	64	$704.31	85	$998.73
50%-75%	95	$1,013.46	317	$3,339.00
Largest 10%	133	$1,396.32	1,023	$10,442.98

Sewer Capital Project Revenue Enhancement Options

Option	**Proposed Capital Project Rate**
1. User Charge Only	$1.80 per 1,000 gallons
2. Fixed Fee Only	$176.00 per year
3. User Charge & Fixed Fee (50/50 Split)	$0.90 per 1,000 gallons $88.00 per year
4. Fixed Fee Only (Commercial Higher)	$159.00 per year (residential) $318.00 per year (commercial)
5. Property Tax Levy	13% increase to 2017 levy

- Each revenue enhancement option would be sufficient to fund the estimated debt service; however, this depends on variables such as actual construction costs, interest rates, and water consumption
- Staff recommends phasing revenue enhancements over three years based on the proposed construction schedule

Option 1: User Charge Only

Residential	Units	Current Annual Cost	Proposed Annual Cost	Difference	*Percent Increase*
25%	42	$474.21	$549.00	$74.79	*16%*
50%	64	$704.31	$820.23	$115.92	*16%*
75%	95	$1,013.46	$1,184.64	$171.18	*17%*
90%	133	$1,396.32	$1,635.93	$239.62	*17%*
Commercial	Units	Current Annual	Proposed	Difference	*Percent*

		Cost	Annual Cost		*Increase*
25%	27	$418.70	$467.48	$48.78	*12%*
50%	85	$998.73	$1,151.19	$152.46	*15%*
75%	317	$3,339.00	$3,909.78	$570.78	*17%*
90%	1,023	$10,442.98	$12,283.59	$1,840.61	*18%*

Current User Charge	$10.07	Current User Charge
Proposed User Charge	$1.80	Proposed User Charge

Option 2: Fixed Fee Only

Residential	Units	Current Annual Cost	Proposed Annual Cost	*Percent Increase*
25%	42	$474.21	$650.21	*37%*
50%	64	$704.31	$880.31	*25%*
75%	95	$1,013.46	$1,189.46	*17%*
90%	133	$1,396.32	$1,572.32	*13%*
Commercial	Units	Current Annual Cost	Proposed Annual Cost	*Percent Increase*
25%	27	$418.70	$594.70	*42%*
50%	85	$998.73	$1,174.73	*18%*
75%	317	$3,339.00	$3,515.00	*5%*
90%	1,023	$10,442.98	$10,618.98	*2%*

Residential (Annual)	
Current Fixed Fee	$55.80
Proposed Fixed Fee	$176.00
Total Fixed Fee	$231.80
Commercial (Annual)	
Current Fixed Fee	$145.80
Proposed Fixed Fee	$176.00
Total Fixed Fee	$321.80

Option 3: User Charge and Fixed Fee Split (50/50)

Residential	Current Annual Cost	Proposed Annual Cost	Difference	*Percent Increase*
25%	$474.21	$599.60	$125.40	*26%*
50%	$704.31	$850.27	$145.96	*21%*
75%	$1,013.46	$1,187.05	$173.59	*17%*
90%	$1,396.32	$1,604.13	$207.81	*15%*

Commercial	Current Annual Cost	Proposed Annual Cost	Difference	*Percent Increase*
25%	$418.70	$531.09	$112.39	*27%*
50%	$998.73	$1,162.96	$164.23	*16%*
75%	$3,339.00	$3,712.39	$373.39	*11%*
90%	$10,442.98	$11,451.28	$1,008.30	*10%*

User Charge	
Current User Charge	$10.07
Proposed User Charge	$0.90
Total User Charge	$10.97

Fixed Fee Residential (Annual)	
Current	$55.80
Proposed	$88.00
Total Fixed Fee	$143.80

Fixed Fee Commercial (Annual)	
Current	$145.80
Proposed	$88.00
Total Fixed Fee	$233.80

Option 4: Fixed Fee Only (Commercial Higher Rate)

Residential	Units	Current Annual Cost	Proposed Annual Cost	*Percent Increase*
25%	42	$474.21	$633.21	*34%*
50%	64	$704.31	$863.31	*23%*
75%	95	$1,013.46	$1,172.46	*16%*
90%	133	$1,396.32	$1,555.32	*11%*
Commercial	Units	Current Annual Cost	Proposed Annual Cost	*Percent Increase*
25%	27	$418.70	$736.70	*72%*
50%	85	$998.73	$1,316.73	*32%*
75%	317	$3,339.00	$3,657.00	*10%*
90%	1,023	$10,442.98	$10,760.98	*3%*

Residential (Annual)	
Current Fixed Fee	$55.80
Proposed Fixed Fee	$159.00
Total Fixed Fee	$214.80

Commercial (Annual)	
Current Fixed Fee	$145.80
Proposed Fixed Fee	$318.00
Total Fixed Fee	$463.80

Option 5: Proposed Tax Levy

Proposed 2018 Levy	Total Debt Service	Proposed Levy*	Percent Increase	Village Share of Property Tax	*Increase to Total Tax Bill*
$5,701,897	$725,000	$6,426,897	12.7%	9.3%	*1.2%*

- Challenges in Property Tax
  - Village is a home rule community by referendum (approved in 1997)
  - Since home rule was adopted, the Village's financial policies have stated that property tax increases shall not exceed the consumer price index
  - Self-imposed restriction

Direction Requested

- Staff is seeking feedback on the proposed revenue enhancement options

Option	Proposed Capital Project Rate
1. User Charge Only	$1.80 per 1,000 gallons
2. Fixed Fee Only	$176.00 per year
3. User Charge & Fixed Fee (50/50 Split)	$0.90 per 1,000 gallons $88.00 per year
4. Fixed Fee Only (Commercial Higher)	$159.00 per year (residential) $318.00 per year (commercial)
5. Property Tax Levy	13% increase to 2017 levy

Revenue Options by Project

Project	User Charge	Flat Fee (Annual)	User Charge & Flat Fee	Flat Fee – Higher Commercial (Annual)	Property Tax - Percent Increase on 2018 Levy
North Shore Outfall	$0.40	$36.00	$0.20/$18.00	$33.00/$66.00	2.6%
Street Storage – Stage II	$0.75	$76.00	$0.37/$38.00	$68.00/$136.00	5.4%
Street Storage – Stage III	$0.65	$64.00	$0.33/$32.00	$58.00/$116.00	4.6%
Total	$1.80	$176.00	$0.90/$88.00	$159.00/$318.00	12.7%

The Village Board discussed the potential options available to the Village.

Trustee Patel expressed a desire to utilize other revenue sources since usage is going down.

Trustee Spino stated concerns about usage due to residents using less water and affecting the potential revenue.

Trustee Hlepas Nickell related a concern about putting an additional burden on residents and that she would like to see the budget before proceeding with the sewer project. Trustee Hlepas Nickell asked what option would be the most likely to fulfill the required funding? Mr. Letson stated that the most reliable funding sources would be the flat fee and property tax.

The Village Board then discussed the possibility of using charges related to impervious surface along with a desire to designate projects that would impact the impervious surface area and could then be charged to the Village. The Board then discussed the use of sales tax as a possible revenue source for these projects. Mr. Merkel stated that he would look into the desired questions and follow-up with the Village Board.

3. Discussion Concerning 2019 Village Board Meeting Dates

This item was discussed by the Village Board. The Village Board requested that the first meeting in April be moved to April 3, 2019, to accommodate local elections in Cook County.

4. Discussion Concerning In-Ground Pool Removal Standards

This item was presented by Mr. Hammel using PowerPoint.

Background

- Full removal of in-ground pools is not explicitly addressed in building regulations
- Staff has traditionally relied on two code provisions to require full pool removal:
  - Section 11-1-5(D) of Health Regulations: construction waste and rubbish cannot be kept on-site
  - Section 14-14-11-7: Demolition of a primary structure must include removal of all concrete and asphalt pavement
- Citing cost, property owners have recently requested permission to do a partial removal

Technical Consideration

- Building
  - Full removal is preferred, as it minimizes the potential for future improvements to be impeded
  - If partial removal is permitted, location of remaining materials should be disclosed
- Engineering
  - Remaining materials should be broken up to allow for stormwater filtration
  - Backfilled areas could settle, resulting in pooling of stormwater
- Peer Community Research
  - 8 communities responded to NWMC survey questions
  - Most communities do not require full removal (though several stated it is preferred)
  - Wall removal varies from 1.5' to 4' below grade
  - Respondents did not identify any issues as a result of partial removal, so long as stormwater filtration and proper backfilling is completed

Technical Considerations:

- Should the Village permit the partial removal of in-ground pools?
- What concerns does such permissibility present?
- What supporting requirements or standards should be included?
  - Backfill material and grading
  - Related infrastructure

Requested Direction:

- Refer the matter to CORB to discuss key questions and appropriate standards for partial pool removal

Trustee Sugarman asked if anyone has challenged the Village's language. Mr. Hammel stated that residents challenged the Village's regulations for monetary reasons but not for the Code language itself.

Mr. Hammel recommended that the item go to CORB and stated that it doesn't require Plan Commission review.

Mr. Hammel stated that there were concerns about backfilling the area once demolition has occurred that has facilitated the entire removal of the pool. The Village Board discussed a desire to look at concerns related to asbestos, chemicals, and lead.

Stan Wilke spoke to the Village Board stating that given the freezing depth of the soil in Illinois the Village Board should take that into consideration when reviewing how much of a pool should be removed.

The consensus of the Village Board was to refer this item to CORB.

Adjournment

At 7:31 PM Trustee Patel moved to adjourn Committee of the Whole, seconded by Trustee Ikezoe-Halevi. The motion passed with a Voice Vote.

Respectfully Submitted,

Charles Meyer
Deputy Village Clerk

MEMORANDUM

TO: President Bass and Members of the Village Board

FROM: Charles Meyer, Acting Assistant Village Manager

DATE: November 2, 2018

SUBJECT: **November 6 Committee of the Whole Meeting**

As a reminder, the Committee of the Whole (COTW) meeting is scheduled for **6:15 p.m.** on Tuesday evening. Dinner will be available in the Village Hall Board Conference Room starting at 5:30 p.m. Please find below a summary of the items for discussion:

COTW will be Closed Session to discuss Probable or Imminent Litigation Per Section 2(c)(11) and Employment Matters Per Section 2(c)(1).

If you should have any questions concerning this matter, please feel free to contact me.

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., NOVEMBER 6, 2018

AGENDA

I. Call to Order

II. Pledge to the Flag

III. Roll Call

IV. Approval of Minutes

1. Village Board Minutes October 16, 2018

V. Warrant Approval

VI. Village President's Report

1. Proclamation Regarding Charles Greenstein
2. Appointment of Sheryl Rae Ghezzi to the Human Relations Commission

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

1. Approval of a Resolution Establishing the Village Board and Committee of the Whole Meeting Dates for Calendar Year 2019 (Appears on Consent Agenda Because it was Discussed at a Previous Committee of the Whole)

2. Approval of an Ordinance Amending Chapter 10 of the Village Code of Lincolnwood Creating an Off-Premise Liquor License and a Resolution Amending the Annual Fee Resolution Regarding Class B-1 Liquor Licenses (Appears on Consent Agenda Because it is a Routine Function of Government)

3. Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes (Appears on Consent Agenda Because it is a Routine Function of Government)

4. Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Section 7-2-6 of the Village Code Pertaining to Schedule of Yield Streets (Appears on Consent Agenda Because it Unanimously Approved by a Recommending Body)

5. Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Sections 7-2-12 and 7-2-14 of the Village Code Regarding Parking Restrictions (Appears on Consent Agenda Because it Unanimously Approved by a Recommending Body)

6. Approval of a Recommendation by the Economic Development Commission to Adopt a Resolution Supporting and Consenting to Approval of a Class 7C Property Tax Abatement Incentive with AJZ-Lincolnwood LLC (Zeigler Auto Group) for the Proposed Zeigler Cadillac Dealership at 7373 North Cicero Avenue (Appears on Consent Agenda Because it Unanimously Approved by a Recommending Body)

7. Approval of a Resolution Authorizing the Purchase of Rock Salt for Roadway Snow and Ice Removal through the State of Illinois Joint Purchasing Program in an Amount Not-to-Exceed $59,788.80 (Appears on Consent Agenda Because it Through a Joint Purchasing Cooperative)

8. Approval of a Resolution Authorizing the Execution of a Consultant Services Agreement with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for Phase II Engineering Services Related to the Street Storage – Stage II Project in the Amount of $289,522 (Appears on Consent Agenda Because it is for the Lowest Qualified Bidder)

VIII. Regular Business

9. Consideration of a Staff Recommendation to Approve the Selection of SAFEbuilt Illinois, LLC, to Provide Building Inspection and Plan Review Services to the Community Development Department, to Approve the General Terms Related to Those Services, and to Authorize the Village Attorney to Draft a Contract Related to Those Terms

10. Consideration of a Recommendation of the Traffic Commission to Approve a Resolution Pledging $11,000 in Local Funds for a $124,000 Grant through the Safe Routes to School Program for Pedestrian Improvements on Pratt and Crawford Avenues

11. Consideration of a Recommendation by the Plan Commission in Case #PC-10-18 for Preliminary Approval of a Special Use for a Planned Unit Development, with Zoning Modifications and Approval of a Preliminary Plat of Subdivision to Permit a Mixed-use Development at 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue

IX. Manager's Report

X. Board, Commission, and Committee Reports

XI. Village Clerk's Report

XII. Trustee Report

XIII. Public Forum

XIV. Adjournment

DATE POSTED: November 2, 2018

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
OCTOBER 16, 2018

DRAFT

Call to Order

President Bass called the regular meeting of the Lincolnwood Board of Trustees to order at 7:00 PM Tuesday, October 16, 2018, in the Council Chambers of the Municipal Complex at 6900 N. 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.

Roll Call

On roll call by Deputy Village Clerk Charles Meyer the following were:
PRESENT: President Bass, Trustees Hlepas Nickell, Ikezoe-Halevi, Patel, Spino, and Sugarman.
ABSENT: Trustee Cope

A quorum was present.

Also present: Village Clerk, Beryl Herman; Interim Village Manager, Robert Merkel; Acting Assistant Village Manager, Charles Meyer; Public Works Director, Andrew Letson; Community Development Director, Steve McNellis; Development Manager, Doug Hammel; Assistant to the Public Works Director, Nadim Badran; Accountant, Ben Harris; Management Analyst, Heather McFarland; and Village Attorney, Hart Passman.

Approval of Minutes

The minutes from the October 3, 2018 Village Board meeting was presented to the Village Board. Trustee Sugarman made a motion to approve, seconded by Trustee Hlepas Nickell.

The minutes were approved by a voice vote.

Warrant Approval

President Bass presented the warrants for approval in the amount of $718,557.00. Motion to approve the warrants made by Trustee Sugarman, seconded by Trustee Ikezoe-Halevi.

Upon roll call the results were:
AYES: Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, and Patel.
NAYS: None The motion passed.

Village President's Report

1. Touhy Ave. Overpass Bridge

President Bass informed the public that the Touhy Avenue Overpass is officially open. He thanked

everyone who joined us in commemorating this beautiful gateway to the community at the ribbon cutting ceremony this past Thursday, October 11.

2. Pumpkins in Proesel Park

President Bass announced the Pumpkins in Proesel Park event this Saturday, October 20 at the Proesel Park Shelter from 1-3 p.m. for witch hat ring toss, inflatables, face painting, carnival games and a popcorn station.

3. Trunk or Treat

President Bass invited the public to join us on Halloween, Wednesday, October 31 for the inaugural Trunk or Treat event taking place from 5-7 p.m. in the parking lot for the Proesel Park Family Aquatic Center.

4. Proesel Park Playground Design Process

President Bass announced that all community members are invited to provide input on Proesel Park's next playground.

Proesel Park features the Village's largest playground, which was installed in 1999 and has been enjoyed by many children for nearly twenty years. As part of the Village's playground replacement program, the existing equipment is scheduled for replacement in April 2019.

Anyone who is interested in participating in the playground design process is encouraged to attend a community brainstorm session at the Lincolnwood Community Center on Thursday, October 25 from 5:30pm to 7:30pm. The Village understands that most people don't use the playground alone, so please feel free to bring your entire family to this open-house style meeting.

This meeting is the first step in the playground design process and provides community members an opportunity to share thoughts and ideas about the playground before concept designs are developed. At this meeting, we will review the current playground conditions and equipment, and gather input via comment cards, surveys, and an interactive exercise. The feedback received during this meeting will guide the development of three playground concept plans, which will be debuted during a second meeting during the last week of November.

5. The Carrington Ribbon Cutting Ceremony

President Bass announced that a ribbon cutting for the Carrington took place earlier in the evening. The new facility is beautiful and is a new generation in senior living. The Carrington is now about a quarter full and is a great addition to the Village of Lincolnwood. Many dignitaries and residents came out to the ribbon cutting event. He encouraged the public to call and schedule a tour.

<u>Consent Agenda</u>

1. Approval of a Resolution Authorizing the Renewal of a One Year Agreement for Local and Long Distance Telephone Services with Call One Through the Suburban Purchasing Cooperative

2. Approval of a Resolution Authorizing the Purchase of 24 Portable STARCOM Radios and Accessories Through the State of Illinois Central Management Services Contract with Motorola Solutions, of Chicago, Illinois in the Amount of $171,188.50

Trustee Sugarman moved to approve the Consent Agenda. The motion was seconded by Trustee Hlepas Nickell.

President Bass stated this expenditure approved tonight by the Village Board for the STARCOM radios was a result of a successful Fire Department AFG grant from FEMA. This joint grant provides a system for better fire ground accountability in order to keep our firefighters safe. Lincolnwood's portion of the grant funding is 10% of the total cost of the grant with FEMA paying the other 90%.

Trustee Sugarman inquired about the amount of the grant for the radios. Mr. Meyer indicated that the grant currently funds $60,000; however, it is being negotiated to increase the grant amount.

Upon Roll Call the results were:
AYES: Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, and Patel.
NAYS: None The motion passed.

Regular Business

3. Consideration of a Resolution to Accept the Comprehensive Annual Financial Report for the Year Ended April 30, 2018

This item was presented by Mr. Ron Amen of Lauderbach and Amen, the Village's auditing firm.

Mr. Amen reported that the Comprehensive Annual Financial Report (CAFR) received an award for excellence from the Government Finance Officers Association (GFOA). He also reported that the audit determined that the Village's financial reports are complete and correct. Mr. Amen discussed various specifics values identified in the audit.

Trustee Hlepas Nickell inquired about previous management letters. Mr. Merkel stated that the only item of note in the current management letter relates to the Lincoln Avenue Medians project which came in over budget and which the Village Board had been previously notified. Previous management letters have generally included minor items for staff's consideration.

Trustee Hlepas Nickell asked if there is an assessment of the Village's internal controls and whether a report is issued. Mr. Amen noted that internal controls are reviewed and while a report is not generated, if anything is identified it would be included in the management letter. No specific deficiencies were noted.

Motion to move to approve the Resolution was made by Trustee Hlepas Nickell, seconded by Trustee Spino.

Upon Roll Call the results were:
AYES: Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, and Patel.
NAYS: None The motion passed

4. Consideration of an Ordinance Approving: 1) a Special Use for Extended Hours of Operation; 2) a Modification to the Zoning Ordinance to Allow Accessory Structures in the Front Yard; 3) Modifications to the Zoning Ordinance to Allow the Requested Amount an Sizes of Certain Wall Signs; and 4) a Series of Amendments to Ordinances Adopted Between

1999 and 2015 and Related to a Planned Unit Development that Would Allow the Operation of a New Grocer Store Use at 6850 North McCormick Boulevard

Mr. Passman noted that Mr. Hammel distributed a memo to the Village Board with minor changes to the Ordinance from what was included in the packet. Language was amended in the sections pertaining to signage and vehicular circulation and parking areas.

Motion to move to approve the Ordinance with the proposed amendments was made by Trustee Hlepas Nickell the, seconded by Trustee Spino.

Upon Roll Call the results were:
AYES: Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, and Patel.
NAYS: None The motion passed

President Bass thanked the representatives from Wal-Mart and stated that the Village looks forward to working with them going forward.

5. Consideration of a Resolution Approving an Economic Incentive Agreement by an Between the Village and AJZ-Lincolnwood LLC (Ziegler Auto Group), for the Property at 6900 North McCormick Boulevard and 7373 North Cicero Avenue

This item was presented by Mr. McNellis via PowerPoint.

Mr. McNellis provided background on the locations of the proposed dealerships. He stated that while the Village Attorney was drafting the agreement, Ziegler requested some changes from what had been discussed at the previous meeting. First, that the target amount of $420,000 be reverted to the Economic Development Commission recommendation that it apply only to the Buick/GMC dealership. Staff is supportive of this amendment since the Village will continue to be guaranteed the same amount of revenue.

Second, Ziegler requested that the prohibition on the property owner's ability to protest their property taxes for the life of the 7C abatement be removed. Staff is supportive of this amendment since the property taxes are likely to go up because the building is currently vacant.

Finally, Ziegler requested that the agreement be able to apply to either property if the other went out of business. Staff is supportive of this amendment due to the fact that the agreement includes a claw back provision that allows the Village to recoup a portion of the sales tax provided to Ziegler if they happened to close during the life of the agreement.

Mr. McNellis stated that staff recommends approval of the agreement with the proposed changes.

Motion to move to approve the Resolution was made by Trustee Patel, seconded by Trustee Spino.

Trustee Hlepas Nickell asked if it could be incorporated into the motion that this be the final time that this matter will be discussed.

Mayor Bass stated that this has been discussed several times and indicated that this action is final.

Upon Roll Call the results were:

AYES: Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, and Patel.
NAYS: None The motion passed

Manager's Report

None

Board and Commissions Report

Trustee Ikezoe-Halevi reported that the Human Relations Commission will be hosting another Iron Chiefs event on January 26, 2019.

Village Clerk's Report

Clerk Herman reported the dates and locations of early voting. She also reported that rides to the polling place can be coordinated with the Village Clerk if they are needed.

Trustees Reports

None

Public Forum

None

Adjournment

At 8:03 PM Trustee Ikezoe-Halevi moved to adjourn the meeting to Closed Session for the purpose of discussing Probable or Imminent Litigation Per Section 2(c)(11), seconded by Trustee Patel,

The motion was approved by a voice vote.

Reconvention

At 9:15 PM Mayor Bass reconvened the Regular Meeting.

Adjournment

At 9:15 PM Trustee Patel moved to adjourn the Regular Meeting, seconded by Trustee Sugarman.

The motion passed with a Voice Vote

Respectfully Submitted,

Charles Meyer
Deputy Village Clerk

TO: President and the Board of Trustees

FROM: Robert J. Merkel, Interim Village Manager

SUBJECT: Warrant Approval

DATE: November 2, 2018

The following are the totals for the List of Bills being presented at the November 6th Village Board meeting.

11/06/2018	245,612.37
11/06/2018	99,581.82
11/06/2018	95,902.20
11/06/2018	179,190.18
11/06/2018	15,204.60
11/06/2018	146,081.26
11/06/2018	392,178.67
Total	$ 1,173,751.10

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 10/24/2018 - 10:58AM
Batch: 00100.11.2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
City of Chicago Dept of Water				
CTYOFCHI				
430883-430883	10/10/2018	116,308.56	0.00	11/06/2018
660-620-519-5790 Water purchases				Water - 8/10/18-9/12/18
430883-430883 Total:		116,308.56		
430884-430884	10/10/2018	102,507.24	0.00	11/06/2018
660-620-519-5790 Water purchases				Water - 8/10/18-9/12/18
430884-430884 Total:		102,507.24		
City of Chicago Dept of W		218,815.80		
ClientFirst Consulting Group, LLC				
CLIENTFI				
9273	8/31/2018	1,840.00	0.00	11/06/2018
101-250-511-5320 Consulting				PD Backup
9273 Total:		1,840.00		
9274	8/31/2018	5,318.75	0.00	11/06/2018
101-250-511-5320 Consulting				Shoretel Virtual machine
9274 Total:		5,318.75		
9275	8/31/2018	1,495.00	0.00	11/06/2018
101-250-511-5320 Consulting				Veeam Updates
9275 Total:		1,495.00		

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
9276	8/31/2018	2,185.00	0.00	11/06/2018
101-250-511-5320 Consulting				Volp Recorder
9276 Total:		2,185.00		
ClientFirst Consulting Gro		10,838.75		
Commonwealth Edison COMED				
1011026306	10/12/2018	1,696.59	0.00	11/06/2018
101-440-513-5785 Utilities - public way				Metered Street Lights
1011026306 Total:		1,696.59		
2028043041	10/5/2018	3,153.70	0.00	11/06/2018
101-440-513-5785 Utilities - public way				Master Account Street Lighting
2028043041 Total:		3,153.70		
2873043051	10/5/2018	115.64	0.00	11/06/2018
101-440-513-5785 Utilities - public way				6471 Lincoln Ave
2873043051 Total:		115.64		
300071087	10/4/2018	118.15	0.00	11/06/2018
101-440-513-5785 Utilities - public way				7157 N Keeler
300071087 Total:		118.15		
381169268	10/4/2018	137.69	0.00	11/06/2018
101-440-513-5785 Utilities - public way				7002 N Tripp
381169268 Total:		137.69		
4357072009	10/3/2018	132.57	0.00	11/06/2018
101-440-513-5785 Utilities - public way				6401 McCormick
4357072009 Total:		132.57		
4847019018	10/5/2018	110.99	0.00	11/06/2018
101-440-513-5785 Utilities - public way				6668 Lincoln Ave

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
4847019018 Total:		110.99		
5103171049	10/12/2018	5,611.37	0.00	11/06/2018
101-440-513-5785 Utilities - public way				Master Account Street Lighting
5103171049	10/12/2018	130.43	0.00	11/06/2018
660-620-519-5785 Utilities - public way				Master Account Street Lighting
5103171049 Total:		5,741.80		
57221-35010	10/5/2018	154.11	0.00	11/06/2018
101-440-513-5785 Utilities - public way				Master Account Street Lighting
57221-35010 Total:		154.11		
592075011	9/26/2018	1,677.37	0.00	11/06/2018
101-440-513-5785 Utilities - public way				Master Account Street Lighting
592075011 Total:		1,677.37		
Commonwealth Edison To		13,038.61		
Nicor Gas				
NICOR				
1436840000	10/8/2018	101.30	0.00	11/06/2018
205-430-515-5780 Utilities - government buildin				Community Center
1436840000 Total:		101.30		
21-46-84-00003	10/8/2018	124.53	0.00	11/06/2018
205-560-515-5780 Utilities - government buildin				Pool
21-46-84-00003 Total:		124.53		
21-84-84-00004	10/5/2018	60.81	0.00	11/06/2018
660-620-519-5780 Utilities - government buildin				Pump Station
21-84-84-00004 Total:		60.81		
3017240000	10/8/2018	121.67	0.00	11/06/2018
101-420-511-5780 Utilities - government buildin				Public Services

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
3017240000 Total:		121.67		
31-46-84-00002	10/8/2018	1,282.63	0.00	11/06/2018
205-560-515-5780 Utilities - government buildin				Parks
31-46-84-00002 Total:		1,282.63		
5202340000	10/8/2018	320.48	0.00	11/06/2018
101-420-511-5780 Utilities - government buildin				Village Hall
5202340000 Total:		320.48		
6202340000	10/8/2018	828.74	0.00	11/06/2018
101-420-511-5780 Utilities - government buildin				Public Safety
6202340000 Total:		828.74		
70-61-47-04487	10/8/2018	79.05	0.00	11/06/2018
205-560-515-5780 Utilities - government buildin				7055 Kostner
70-61-47-04487 Total:		79.05		
Nicor Gas Total:		2,919.21		
Report Total:		245,612.37		

Accounts Payable

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User: jmazzeffi
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Batch: 00101.11.2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
Active Electrical Supply Co. Inc. & Fox Lighting				
ACTIVELE				
10525383-00	10/1/2018	248.53	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Screwdriver, test kit for Buildings
10525383-00 Total:		248.53		
10525383-01	10/8/2018	324.26	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Utility Gloves
10525383-01 Total:		324.26		
Active Electrical Supply C		572.79		
Airgas USA LLC				
AIRGAS				
9080921648	10/2/2018	376.35	0.00	11/06/2018
101-350-512-5660 EMS supplies				Oxygen for ambulances
9080921648 Total:		376.35		
9956350960	9/30/2018	357.02	0.00	11/06/2018
101-350-512-5660 EMS supplies				Oxygen cylinders for ambulances
9956350960 Total:		357.02		
Airgas USA LLC Total:		733.37		
American First Aid Services				

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
AFAS INC				
70056	10/11/2018	43.95	0.00	11/06/2018
101-200-511-5599 Other contractual				First aid box for Village Hall break room
70056 Total:		43.95		
70057	10/11/2018	11.10	0.00	11/06/2018
205-571-515-5535 Facility rental				First aid box supplies
70057 Total:		11.10		
70072	10/11/2018	22.25	0.00	11/06/2018
205-500-515-5700 Office supplies				First aid box supplies
70072 Total:		22.25		
70074	10/11/2018	23.92	0.00	11/06/2018
101-350-512-5660 EMS supplies				First aid box for Fire
70074	10/11/2018	23.93	0.00	11/06/2018
101-220-512-5799 Other materials & supplies				First aid box for Fire
70074 Total:		47.85		
American First Aid Service		125.15		
Anderson Pest Solutions				
ANDERP				
4939725	10/1/2018	292.06	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Pest control services for Village Hall
4939725 Total:		292.06		
Anderson Pest Solutions To		292.06		
Avalon Petroleum				
AVALON				
19428	9/21/2018	1,666.24	0.00	11/06/2018
101-350-512-5670 Fuel				Fuel usage
19428	9/21/2018	1,782.76	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
101-440-513-5670 Fuel				Fuel usage
19428	9/21/2018	282.07	0.00	11/06/2018
205-430-515-5670 Fuel				Fuel usage
19428	9/21/2018	317.22	0.00	11/06/2018
660-620-519-5670 Fuel				Fuel usage
19428 Total:		4,048.29		
563869	9/21/2018	259.45	0.00	11/06/2018
101-240-517-5670 Fuel				Fuel usage
563869	9/21/2018	4,336.67	0.00	11/06/2018
101-300-512-5670 Fuel				Fuel usage
563869	9/21/2018	45.45	0.00	11/06/2018
101-350-512-5670 Fuel				Fuel usage
563869	9/21/2018	41.47	0.00	11/06/2018
101-400-511-5670 Fuel				Fuel usage
563869	9/21/2018	5.64	0.00	11/06/2018
101-410-511-5670 Fuel				Fuel usage
563869	9/21/2018	658.58	0.00	11/06/2018
205-430-515-5670 Fuel				Fuel usage
563869	9/21/2018	532.84	0.00	11/06/2018
660-620-519-5670 Fuel				Fuel usage
563869	9/21/2018	519.90	0.00	11/06/2018
101-440-513-5670 Fuel				Fuel usage
563869 Total:		6,400.00		
Avalon Petroleum Total:		10,448.29		
A-Z Entertainment, Ltd.				
AZENTER				
DDD2118	10/12/2018	225.00	0.00	11/06/2018
205-504-515-5270 Purchased program services				Daddy Daughter Dance- 2/1/19
DDD2118 Total:		225.00		
A-Z Entertainment, Ltd. To		225.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Chicago Metropolitan Fire Prevention Co.				
CHGOMETR				
194229	9/28/2018	888.00	0.00	11/06/2018
101-350-512-5411 R&M- Wireless Alarm Equipm				Monthly wireless radio network billing/Sept.
194229 Total:		888.00		
Chicago Metropolitan Fire		888.00		
Classic Design Awards				
CLASSICD				
181299	10/8/2018	47.45	0.00	11/06/2018
101-100-511-5799 Other materials & supplies				Name plate for HRC Members
181299 Total:		47.45		
Classic Design Awards Tot		47.45		
ClientFirst Consulting Group, LLC				
CLIENTFI				
9229	8/31/2018	8,937.50	0.00	11/06/2018
101-250-511-5320 Consulting				IT Support
9229 Total:		8,937.50		
9230	8/31/2018	491.25	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				IT Support
9230 Total:		491.25		
9231	8/31/2018	1,241.25	0.00	11/06/2018
660-620-519-5320 Consulting				IT Support PW
9231 Total:		1,241.25		
9232	8/31/2018	201.25	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Aquatic Center cameras

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
9232 Total:		201.25		
9233	8/31/2018	297.50	0.00	11/06/2018
101-250-511-5320 Consulting				Expungement/Legal
9233 Total:		297.50		
9234	8/31/2018	258.75	0.00	11/06/2018
101-250-511-5320 Consulting				Investigate DACRA upgrade
9234 Total:		258.75		
9235	8/31/2018	413.75	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				PC Replacement program
9235 Total:		413.75		
9236	8/31/2018	3,500.00	0.00	11/06/2018
101-250-511-5320 Consulting				Police Dept IT Assessment
9236 Total:		3,500.00		
9237	8/31/2018	700.00	0.00	11/06/2018
101-250-511-5320 Consulting				Strategic Plan
9237 Total:		700.00		
ClientFirst Consulting Gro		16,041.25		
D'Original Juzz Dance Group				
DORIGINA				
10012018	10/1/2018	1,760.50	0.00	11/06/2018
205-503-515-5270 Purchased program services				Drop Ins/September 2018
10012018 Total:		1,760.50		
D'Original Juzz Dance Gro		1,760.50		
Emcor Services Team Mechanical Inc				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
EMCOR				
930011142	10/4/2018	859.62	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Repair wall unit in server room
930011142 Total:		859.62		
Emcor Services Team Mec		859.62		
EMS Data Systems, Inc.				
EMSDATA				
2018030	10/10/2018	100.00	0.00	11/06/2018
101-350-512-5330 Data processing				Data validation of export for State of Illinois
2018030 Total:		100.00		
EMS Data Systems, Inc. To		100.00		
Fedex				
FEDEX				
811309872290	10/3/2018	33.84	0.00	11/06/2018
101-210-511-5720 Postage				Shipping - Admin
811309872290 Total:		33.84		
Fedex Total:		33.84		
Gen Ki Karate				
GENKI				
10012018	10/1/2018	919.10	0.00	11/06/2018
205-502-515-5270 Purchased program services				Karate Fall 2018 Season
10012018 Total:		919.10		
Gen Ki Karate Total:		919.10		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
General Code, LLC				
GENERAL				
PG000016413	10/5/2018	364.08	0.00	11/06/2018
101-110-511-5550 Ordinance codification				Supplement No. 40 update to Village code
PG000016413 Total:		364.08		
General Code, LLC Total:		364.08		
Halogen				
HALOGEN				
9/1/3342	10/2/2018	266.48	0.00	11/06/2018
205-560-515-5405 R&M - buildings				R&M Building supplies for Filter room
9/1/3342 Total:		266.48		
Halogen Total:		266.48		
Holland & Knight LLP				
HOLLAND				
093018	9/30/2018	13,465.00	0.00	11/06/2018
101-230-511-5350 Legal - retainer				General Counsel retainer
093018 Total:		13,465.00		
5730635	10/5/2018	469.00	0.00	11/06/2018
101-230-511-5370 Legal - review				Touhy & Lincoln Development
5730635 Total:		469.00		
5730638	10/5/2018	69.00	0.00	11/06/2018
101-230-511-5370 Legal - review				Telecommunications Ordinance
5730638 Total:		69.00		
5730643	10/5/2018	258.00	0.00	11/06/2018
101-230-511-5370 Legal - review				6850 N McCormick

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
5730643 Total:		258.00		
5730645	10/5/2018	13,901.50	0.00	11/06/2018
101-230-511-5370 Legal - review				Purple Hotel - Tucker Development
5730645 Total:		13,901.50		
Holland & Knight LLP Tot		28,162.50		
Impact Networking, LLC				
IMPACT				
1235903	10/8/2018	204.00	0.00	11/06/2018
660-610-519-5340 Maintenance Agreement Expen				Copier - Public Works
1235903	10/8/2018	204.00	0.00	11/06/2018
205-500-515-5440 R&M - office equipment				Copier - Parks
1235903	10/8/2018	204.00	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				Copier - Fire
1235903	10/8/2018	537.00	0.00	11/06/2018
101-210-511-5440 R&M - office equipment				Copier - Police, Admin, Finance
1235903 Total:		1,149.00		
Impact Networking, LLC T		1,149.00		
Johnstone Supply				
JOHNSTON				
1063439	10/1/2018	522.50	0.00	11/06/2018
660-620-519-5405 R&M - buildings				A/C unit for Pump House
1063439 Total:		522.50		
1064189	10/1/2018	20.25	0.00	11/06/2018
660-620-519-5405 R&M - buildings				Gas Test Gauge
1064189 Total:		20.25		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
Johnstone Supply Total:		542.75		
Klingspor				
KLINGSPO				
3511980	9/27/2018	192.20	0.00	11/06/2018
101-410-511-5730 Program supplies				Grinding pads
3511980 Total:		192.20		
Klingspor Total:		192.20		
Lakeshore Recycling Systems				
LAKESHR				
PS229707	9/27/2018	74.00	0.00	11/06/2018
205-430-515-5405 R&M - buildings				Centennial Park Port-a-Potty rental
PS229707 Total:		74.00		
Lakeshore Recycling Syste		74.00		
Lueck, Andrew James				
PLANNED				
168278	8/1/2018	1,196.16	0.00	11/06/2018
101-400-511-5039 Other contract labor				Nusiance Tree removal permits
168278 Total:		1,196.16		
168286	10/2/2018	1,383.06	0.00	11/06/2018
101-400-511-5039 Other contract labor				Nusiance Tree removal permits
168286 Total:		1,383.06		
Lueck, Andrew James Tota		2,579.22		
Maine-Niles Association of Special Recreation				

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
MNASR				
16-550	10/4/2018	327.58	0.00	11/06/2018
205-580-515-5270 Purchased program services				Inclusion Services for October A 2018
16-550 Total:		327.58		
Maine-Niles Association o		327.58		
Markson, Robert				
MARKSON				
0727	7/27/2018	286.00	0.00	11/06/2018
101-230-511-5370 Legal - review				Double permit issued
0727 Total:		286.00		
Markson, Robert Total:		286.00		
Neofunds				
NEOFUNDS				
NE010118	10/1/2018	9.41	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	62.46	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	160.28	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	51.23	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	71.81	0.00	11/06/2018
205-500-515-5720 Postage				Neopost postage
NE010118	10/1/2018	43.14	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	44.79	0.00	11/06/2018
101-210-511-5720 Postage				Neopost postage
NE010118	10/1/2018	1,056.88	0.00	11/06/2018
660-610-519-5720 Postage				Neopost postage
NE010118 Total:		1,500.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
Neofunds Total:		1,500.00		
NEPM				
NEPM				
257665	10/8/2018	320.00	0.00	11/06/2018
101-350-512-5730 Program supplies				Jr. Fire helmets
257665 Total:		320.00		
NEPM Total:		320.00		
Nu Toys Leisure Products				
NUTOYS				
48276	9/26/2018	640.00	0.00	11/06/2018
205-430-515-5470 R&M - Recreation equipment				Playground swings
48276 Total:		640.00		
Nu Toys Leisure Products T		640.00		
Pioneer Press				
PIONEERP				
167784955	10/2/2018	32.24	0.00	11/06/2018
101-350-512-5620 Books & publications				Subscription
167784955 Total:		32.24		
Pioneer Press Total:		32.24		
Pollyea, Bob				
POLLYEA				
18-9046	9/11/2018	200.00	0.00	11/06/2018
101-400-511-5210 Animal control				Animal control services

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
18-9046 Total:		200.00		
Pollyea, Bob Total:		200.00		
PPG Architectural Finishes				
PPGAR				
944403104284	9/25/2018	427.40	0.00	11/06/2018
101-440-513-5730 Program supplies				Glass beads for streets and curbs
944403104284 Total:		427.40		
PPG Architectural Finishes		427.40		
Promos 911				
PROMOS91				
8083	10/9/2018	650.69	0.00	11/06/2018
101-350-512-5730 Program supplies				Coloring books and mood pencils
8083 Total:		650.69		
Promos 911 Total:		650.69		
Sam's Club				
SAMSCL				
4108	6/21/2018	36.30	0.00	11/06/2018
205-530-515-5645 Concessions & food				Day Camp supplies
4108 Total:		36.30		
Sam's Club Total:		36.30		
Sanchez, Juan				
SANCHEZJ				
100518	10/5/2018	1,443.00	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
205-000-210-2430 Parks and Recs Control Deposi				Refund - Community Center rental
100518 Total:		1,443.00		
Sanchez, Juan Total:		1,443.00		
Seal Master Chicago				
SEAL				
67198	10/1/2018	36.21	0.00	11/06/2018
205-430-515-5405 R&M - buildings				Tennis Court crack repair
67198 Total:		36.21		
67227	10/1/2018	109.18	0.00	11/06/2018
205-430-515-5405 R&M - buildings				Tennis Court crack repair
67227 Total:		109.18		
Seal Master Chicago Total:		145.39		
Standard Pipe and Supply, Inc.				
STANDPIP				
461803	9/10/2018	140.00	0.00	11/06/2018
205-560-515-5405 R&M - buildings				Pool valve connectors
461803 Total:		140.00		
Standard Pipe and Supply,		140.00		
Stanley Consultants, Inc.				
STANLEY				
3	9/26/2018	26,173.86	0.00	11/06/2018
213-000-561-5340 Engineering				Touhy and Cicero Intersection Phase 1
3 Total:		26,173.86		

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
Stanley Consultants, Inc. T		26,173.86		
State Industrial Products				
STATE				
900638592	9/5/2018	375.57	0.00	11/06/2018
101-350-512-5799 Other materials & supplies				Air freshener packs
900638592 Total:		375.57		
900688987	10/11/2018	406.60	0.00	11/06/2018
101-350-512-5799 Other materials & supplies				Truck wash
900688987 Total:		406.60		
State Industrial Products To		782.17		
Trizetto Provider Solutions				
TRIZETTO				
7108101800	10/1/2018	100.54	0.00	11/06/2018
101-000-410-4315 Ambulance & EMS fees				Claims transaction fee for ambulance invoices
7108101800 Total:		100.54		
Trizetto Provider Solutions		100.54		
Report Total:		99,581.82		

Accounts Payable

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Printed: 10/24/2018 - 2:31PM
Batch: 00102.11.2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Active Electrical Supply Co. Inc. & Fox Lighting				
ACTIVELE				
10525851-00	10/10/2018	285.91	0.00	11/06/2018
101-440-513-5290 Street lights & traffic signal				Spools, test kits, utility gloves
10525851-00 Total:		285.91		
Active Electrical Supply C		285.91		
American First Aid Services				
AFAS INC				
70067	10/11/2018	49.20	0.00	11/06/2018
101-400-511-5730 Program supplies				First aid refills
70067 Total:		49.20		
American First Aid Service		49.20		
American Public Works Assc				
AMERICAP				
774840	10/5/2018	196.00	0.00	11/06/2018
101-400-511-5570 Professional associations				Membership renewal
774840 Total:		196.00		
American Public Works As		196.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Back Flow Solutions Inc				
BFSINC				
3184	10/1/2018	435.42	0.00	11/06/2018
660-620-519-5399 Other professional services				Program management fee for backflow
3184 Total:		435.42		
Back Flow Solutions Inc T		435.42		
Batteries Plus LLC				
BATT				
P6581476	10/5/2018	103.85	0.00	11/06/2018
205-430-515-5730 Program supplies				Iphone holder, adapter for Iphone
P6581476 Total:		103.85		
Batteries Plus LLC Total:		103.85		
Builders Asphalt				
BUILDERS				
32195	9/21/2018	181.54	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32195 Total:		181.54		
32232	9/24/2018	448.00	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32232 Total:		448.00		
32316	9/26/2018	601.80	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32316 Total:		601.80		
32357	9/27/2018	601.80	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
32357 Total:		601.80		
32434	9/28/2018	424.20	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32434 Total:		424.20		
Builders Asphalt Total:		2,257.34		
Case Lots, Inc.				
CASELOTS				
4764	10/1/2018	739.00	0.00	11/06/2018
101-420-511-5730 Program supplies				Garbage bags
4764 Total:		739.00		
Case Lots, Inc. Total:		739.00		
Chicago Tribune				
CHGOTRIB				
5932796	10/15/2018	25.89	0.00	11/06/2018
101-400-511-5510 Advertising				Bid notice for boiler at Village Hall
5932796 Total:		25.89		
Chicago Tribune Total:		25.89		
Christopher Burke Engineering				
CHRISTB				
146110	10/4/2018	893.19	0.00	11/06/2018
220-000-511-5340 Engineering				Devon Ave Streetscape Phase I
146110 Total:		893.19		
Christopher Burke Enginee		893.19		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Commonwealth Edison				
COMMONED				
17FRD139	10/15/2018	38,303.17	0.00	11/06/2018
454-000-561-5399 Land Acquistion & Improveme				Touhy Ave overpass utility relocation final payment
17FRD139 Total:		38,303.17		
Commonwealth Edison To		38,303.17		
Emcor Services Team Mechanical Inc				
EMCOR				
930011068	10/2/2018	941.65	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Monthly agreement - October 2018
930011068 Total:		941.65		
Emcor Services Team Mec		941.65		
Golf Mill Ford				
GOLFMILL				
446234P	9/17/2018	72.60	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Links for Squad #216
446234P Total:		72.60		
446907P	9/26/2018	188.84	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Shaft Squad #216
446907P Total:		188.84		
446910P	9/26/2018	36.45	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Nuts, bolts for Squad #216
446910P Total:		36.45		
447011P	9/28/2018	58.11	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Axle, hardware for Squad #216

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
447011P Total:		58.11		
447289P	10/3/2018	26.23	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Sealant for Squad #217
447289P Total:		26.23		
447380P	10/4/2018	241.88	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Pad, rotor, spark plug for Squad #213
447380P Total:		241.88		
447449P	10/5/2018	301.53	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Boot, coil for Squad #213
447449P Total:		301.53		
Golf Mill Ford Total:		925.64		
Grainger				
GRAINGER				
9857543400	7/26/2018	726.00	0.00	11/06/2018
205-430-515-5730 Program supplies				Halide lamp
9857543400 Total:		726.00		
Grainger Total:		726.00		
Hawkins, Inc.				
HAWKINS				
4361815	9/4/2018	110.00	0.00	11/06/2018
660-620-519-5730 Program supplies				Labor hours for Pump House
4361815 Total:		110.00		
Hawkins, Inc. Total:		110.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
KGI Landscaping Co				
KGILANDS				
223491	10/1/2018	1,245.68	0.00	11/06/2018
205-560-515-5270 Purchased program services				Landscaping for Medians, pool and Village Hall
223491	10/1/2018	1,245.68	0.00	11/06/2018
205-430-515-5250 Contract Maintenance				Landscaping for Medians, pool and Village Hall
223491	10/1/2018	3,640.50	0.00	11/06/2018
101-440-513-5250 Landscaping services				Landscaping for Medians, pool and Village Hall
223491 Total:		6,131.86		
KGI Landscaping Co Total		6,131.86		
Lowe's Business Acc/GECF				
LOWES				
01650	9/27/2018	38.00	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Mops for Village Hall
01650 Total:		38.00		
01672	10/2/2018	24.49	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Clamps for PW Garage
01672 Total:		24.49		
01694	10/3/2018	13.74	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Electrical box
01694 Total:		13.74		
02070	10/5/2018	52.82	0.00	11/06/2018
205-430-515-5730 Program supplies				Paint, jig saw for Parks
02070 Total:		52.82		
02093	10/5/2018	4.36	0.00	11/06/2018
205-430-515-5730 Program supplies				Bolts for Parks
02093 Total:		4.36		
02381	10/9/2018	-14.23	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
205-430-515-5730 Program supplies				Return
02381 Total:		-14.23		
02382	10/9/2018	208.04	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Router, router bit set for Buildings
02382 Total:		208.04		
02383	10/9/2018	13.26	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Clamp for Buildings
02383 Total:		13.26		
02393	9/27/2018	36.40	0.00	11/06/2018
101-410-511-5730 Program supplies				Utility knives, clorox, wipes for PW Shop
02393 Total:		36.40		
02401	10/9/2018	106.56	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Locks for Buildings
02401 Total:		106.56		
02497	9/28/2018	224.46	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Batteries for PW, thermometer for Buildings
02497 Total:		224.46		
02561	9/18/2018	16.09	0.00	11/06/2018
205-430-515-5730 Program supplies				Black stops for Trailer #7
02561 Total:		16.09		
02697	10/1/2018	69.59	0.00	11/06/2018
101-440-513-5730 Program supplies				Brush, sand valve, scraper for Forestry
02697 Total:		69.59		
02797	10/2/2018	211.46	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Electrical material for PW Garage

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
02797 Total:		211.46		
02826	10/2/2018	75.62	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Tape, pliers, light bulbs
02826 Total:		75.62		
02874	10/3/2018	9.29	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Thread rod for Truck #26
02874 Total:		9.29		
02922	10/3/2018	2.46	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Rod for Building
02922 Total:		2.46		
02962	10/4/2018	88.99	0.00	11/06/2018
660-620-519-5730 Program supplies				Weather roof, flush for Pump House
02962 Total:		88.99		
03931	10/9/2018	45.36	0.00	11/06/2018
205-430-515-5730 Program supplies				White paint for Parks
03931 Total:		45.36		
Lowe's Business Acc/GEC		1,226.76		
Martin Implement Sales Inc				
MARTINIM				
W00458	9/13/2018	2,355.00	0.00	11/06/2018
101-440-514-6599 Equipment - other				Road boss 6 foot utility grader
W00458 Total:		2,355.00		
Martin Implement Sales In		2,355.00		

Meskauski, Hollee

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
MESKAUSK				
18-9152	9/28/2018	72.50	0.00	11/06/2018
101-400-511-5210 Animal control				Animal control services
18-9152 Total:		72.50		
Meskauski, Hollee Total:		72.50		
Midco Diving & Marine Services, Inc.				
MIDCO				
3137	8/30/2018	11,550.00	0.00	11/06/2018
660-620-519-5490 R&M - water system equipmen				Underground Water tanks maintenance
3137 Total:		11,550.00		
Midco Diving & Marine Se		11,550.00		
NAPA				
NAPA				
1642-118541	10/1/2018	4.58	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Strap for Police Dept
1642-118541 Total:		4.58		
2812-325873	9/17/2018	-9.00	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Core deposit
2812-325873 Total:		-9.00		
2812-327685	10/1/2018	22.90	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Strap for Police Dept
2812-327685 Total:		22.90		
2812-328309	10/5/2018	12.99	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Gasket for Squad #213
2812-328309 Total:		12.99		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
NAPA Total:		31.47		
Orange Crush LLC				
ORANGCRH				
64764	10/11/2018	600.60	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt surface mix
64764 Total:		600.60		
Orange Crush LLC Total:		600.60		
Randall Industries Inc				
RANDALL				
179134	9/19/2018	66.02	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Gator windshield hardware kit
179134 Total:		66.02		
Randall Industries Inc Tota		66.02		
Rosen Management				
ROSENMG				
170515	8/22/2017	7,215.50	0.00	11/06/2018
101-000-210-2618 Inspection Deposits 6400 N Ci				Inspections/Deposit refund 6400 Cicero
170515 Total:		7,215.50		
Rosen Management Total:		7,215.50		
Rotary Lift				
ROTARYL				
743177	9/19/2018	19,594.91	0.00	11/06/2018
101-410-511-5730 Program supplies				Mobile column lifts for vehicles

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
743177 Total:		19,594.91		
Rotary Lift Total:		19,594.91		
Sherwin Williams Co				
SHERWINW				
3478-3	10/5/2018	115.33	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Paint for PD
3478-3 Total:		115.33		
6688-0	9/28/2018	26.17	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Brushes, rollers for PW door
6688-0 Total:		26.17		
Sherwin Williams Co Total		141.50		
Snap-On Industrial				
SNAPON				
ARV/37488343	9/28/2018	41.86	0.00	11/06/2018
101-410-511-5730 Program supplies				Socket and rails for Shop
ARV/37488343 Total:		41.86		
Snap-On Industrial Total:		41.86		
Standard Plumbing				
STANDAPL				
462545	10/5/2018	201.71	0.00	11/06/2018
660-620-519-5405 R&M - buildings				Pipe, couplings
462545 Total:		201.71		
Standard Plumbing Total:		201.71		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
Swid Sales Corp				
SWIDSALE				
29893	10/8/2018	129.86	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Battery for Chipper
29893 Total:		129.86		
Swid Sales Corp Total:		129.86		
Vollmar Clay Products Company				
VOLLMER				
178217	9/10/2018	261.50	0.00	11/06/2018
660-620-519-5730 Program supplies				PVC and beads for Water Dept
178217 Total:		261.50		
Vollmar Clay Products Com		261.50		
Westmont Auto Parts				
WESTMONT				
20654	8/31/2018	172.15	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Air filters for PD
20654 Total:		172.15		
20888	9/26/2018	116.74	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Link, belt, bolt, nuts for PD
20888 Total:		116.74		
Westmont Auto Parts Total		288.89		
Report Total:		95,902.20		

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 10/24/2018 - 2:32PM
Batch: 00103.11.2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
Amazon				
AMAZON				
446486845443	9/20/2018	139.00	0.00	11/06/2018
205-500-515-5700 Office supplies				Monitor
446486845443 Total:		139.00		
453599544775	10/3/2018	7.99	0.00	11/06/2018
101-200-511-5700 Office supplies				Office calendar
453599544775 Total:		7.99		
455947787445	9/11/2018	139.00	0.00	11/06/2018
205-500-515-5700 Office supplies				Office supplies/monitor
455947787445 Total:		139.00		
465357748986	9/24/2018	111.98	0.00	11/06/2018
101-300-512-5640 Computer supplies				Blueray for PD
465357748986 Total:		111.98		
486784753984	9/24/2018	18.98	0.00	11/06/2018
101-410-511-5730 Program supplies				Razor scrapers
486784753984 Total:		18.98		
554853665695	9/13/2018	15.98	0.00	11/06/2018
101-200-511-5799 Other materials & supplies				Camera Tripod
554853665695 Total:		15.98		
638886698336	9/17/2018	243.84	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
101-250-511-5640 Computer supplies				Tower for PD Server
638886698336 Total:		243.84		
939369763935	9/13/2018	278.00	0.00	11/06/2018
101-350-512-5700 Office supplies				Office supplies/monitor
939369763935 Total:		278.00		
948739655775	9/19/2018	139.00	0.00	11/06/2018
101-400-511-5700 Office supplies				Monitor
948739655775 Total:		139.00		
957694633983	9/24/2018	89.90	0.00	11/06/2018
101-250-511-5640 Computer supplies				Computer cables
957694633983 Total:		89.90		
959836653647	9/18/2018	89.66	0.00	11/06/2018
101-350-512-5700 Office supplies				Dell Drive
959836653647 Total:		89.66		
Amazon Total:		1,273.33		
American First Aid Services				
AFAS INC				
70073	10/11/2018	107.25	0.00	11/06/2018
101-300-512-5730 Program supplies				First aid supplies/replenish
70073 Total:		107.25		
American First Aid Service		107.25		
American Traffic Solutions				
ATS				
INV00027520	9/30/2018	4,400.00	0.00	11/06/2018
101-300-512-5599 Other contractual				Monthly Contractual fee

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
INV00027520	9/30/2018	720.00	0.00	11/06/2018
101-300-512-5599 Other contractual				Collecion of unpaid violations/Sept
INV00027520 Total:		5,120.00		
American Traffic Solutions		5,120.00		
Canon Solutions America				
CANN				
483397	10/1/2018	61.48	0.00	11/06/2018
101-210-511-5440 R&M - office equipment				Copier Maintenance/Oct
483397 Total:		61.48		
Canon Solutions America T		61.48		
Chicago Communications, LLC				
CHGOCOMM				
305499	10/2/2018	16,960.54	0.00	11/06/2018
101-250-511-5330 Data processing				Purchase & installation of bi-directional amplifiers along wi
305499 Total:		16,960.54		
305821	10/8/2018	50.00	0.00	11/06/2018
101-300-512-5410 R&M - communications equipm				Portable radio maintenance/November
305821 Total:		50.00		
Chicago Communications,		17,010.54		
Currie Motors				
CURRIEMO				
E6917/E6912	10/18/2018	57,958.00	0.00	11/06/2018
101-300-561-6580 Equipment - vehicles				Squad Purchases as per quote
E6917/E6912 Total:		57,958.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
	Currie Motors Total:	57,958.00		
FSCI Corporate Office				
FSCI				
2018-1905	10/12/2018	440.00	0.00	11/06/2018
101-240-517-5399 Other professional services				Fire system plan review services
	2018-1905 Total:	440.00		
	FSCI Corporate Office Tot	440.00		
Galls Incorporated				
GALLS				
010781516	9/17/2018	20.21	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Misc uniform items
	010781516 Total:	20.21		
010802688	9/19/2018	49.79	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Misc uniform items
	010802688 Total:	49.79		
	Galls Incorporated Total:	70.00		
JG Uniforms Inc				
JGUNIFOR				
43266	10/4/2018	165.00	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Uniform allowance
	43266 Total:	165.00		
	JG Uniforms Inc Total:	165.00		
Lowe's Business Acc/GECF				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
LOWES				
1724	10/4/2018	143.32	0.00	11/06/2018
205-504-515-5730 Program supplies				Lincolnwood holiday lights
1724 Total:		143.32		
84188	10/4/2018	696.90	0.00	11/06/2018
205-504-515-5730 Program supplies				Lincolnwood holiday lights
84188 Total:		696.90		
Lowe's Business Acc/GEC		840.22		
Lund Industries				
LUNDIND				
92187	8/29/2018	100.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Video camera issue
92187 Total:		100.00		
92188	8/29/2018	330.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Install printer/docking station
92188 Total:		330.00		
92189	8/29/2018	354.95	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Install printer/docking station
92189 Total:		354.95		
92190	8/29/2018	100.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Repair Camera cable to console
92190 Total:		100.00		
92191	8/29/2018	330.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Install printer/docking station
92191 Total:		330.00		
92512	10/2/2018	354.95	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
101-250-511-6530 Equipment - data processing				Install printer/docking station
92512 Total:		354.95		
92513	10/2/2018	405.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Install printer/docking station
92513 Total:		405.00		
92514	10/2/2018	405.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Install printer/docking station
92514 Total:		405.00		
92515	10/2/2018	75.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				Remove/replace computer antenna
92515 Total:		75.00		
92516	10/2/2018	175.00	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Install printer/docking station
92516	10/2/2018	230.00	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Install printer/docking station
92516 Total:		405.00		
Lund Industries Total:		2,859.90		
Misericordia Holiday Selections				
MISERICO				
MIS10192018	10/19/2018	195.95	0.00	11/06/2018
101-100-511-5560 Printing & copying services				Holiday greeting cards 2018
MIS10192018 Total:		195.95		
Misericordia Holiday Selec		195.95		
Motorola				
MOTOROLA				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
384948302018	10/1/2018	1,122.00	0.00	11/06/2018
101-300-512-5435 R&M - police equipment				STARCOM21 Radios monthly maintenance/Oct
384948302018 Total:		1,122.00		
Motorola Total:		1,122.00		
Northwest Police Academy				
NWPDACAD				
88-6-1-2717	10/8/2018	25.00	0.00	11/06/2018
101-300-512-5590 Training				Training Seminar
88-6-1-2717 Total:		25.00		
Northwest Police Academy		25.00		
Photo Booth Time				
PHOTOBOO				
DDD101618	10/16/2018	149.70	0.00	11/06/2018
205-504-515-5270 Purchased program services				Daddy Daughter Dance photo booth
DDD101618 Total:		149.70		
Photo Booth Time Total:		149.70		
PPG Architectural Finishes				
PPGAR				
944402125766	10/1/2018	427.40	0.00	11/06/2018
101-440-513-5730 Program supplies				Glass beads for Streets and Curbs
944402125766 Total:		427.40		
944402125883	10/3/2018	396.00	0.00	11/06/2018
101-440-513-5730 Program supplies				White paint for Streets and Curbs
944402125883 Total:		396.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
944499036732	10/6/2018	218.45	0.00	11/06/2018
101-440-513-5730 Program supplies				Glass beads for Streets and curbs
944499036732 Total:		218.45		
PPG Architectural Finishes		1,041.85		
Quill				
QUILL				
1866766	10/11/2018	162.93	0.00	11/06/2018
101-210-511-5560 Printing & copying services				Purchase order books/3 part
1866766 Total:		162.93		
Quill Total:		162.93		
Sam's Club				
SAMSCL				
7584	10/15/2018	47.88	0.00	11/06/2018
101-300-512-5730 Program supplies				Refreshments for Meet & Greet/Police Dept
7584 Total:		47.88		
Sam's Club Total:		47.88		
Solid Waste Agency of Northern Cook County				
SOLIDWA				
6035	11/1/2018	18,646.29	0.00	11/06/2018
101-440-514-5230 Garbage & recycling				FY 2019 O & M Costs - December
6035 Total:		18,646.29		
Solid Waste Agency of Nor		18,646.29		
Street Smart Seminars				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
STREETSM				
3912910818	8/27/2018	125.00	0.00	11/06/2018
101-300-512-5590 Training				Public Speaking seminar for Law Enforcement
3912910818 Total:		125.00		
Street Smart Seminars Tota		125.00		
The Lakota Group				
THELAKOT				
18040-01	9/7/2018	2,334.91	0.00	11/06/2018
101-240-517-5399 Other professional services				North Gateway Subarea plan consulting services
18040-01 Total:		2,334.91		
18040-02	10/10/2018	870.00	0.00	11/06/2018
101-240-517-5399 Other professional services				North Gateway Subarea plan consulting services
18040-02 Total:		870.00		
The Lakota Group Total:		3,204.91		
Thomson Reuters - West				
THOMSON				
839068391	10/4/2018	408.00	0.00	11/06/2018
101-300-512-5620 Books & publications				Police Dept disciplinary bulletin
839068391 Total:		408.00		
Thomson Reuters - West To		408.00		
Trans Union Corp				
TRANSU				
09800516	9/25/2018	65.00	0.00	11/06/2018
101-300-512-5399 Other professional services				Credit checks monthly subscription fee

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
09800516 Total:		65.00		
Trans Union Corp Total:		65.00		
United Dispatch, LLC				
303				
51502	10/1/2018	3.00	0.00	11/06/2018
205-570-515-5280 Subsidized taxi program				Taxi coupons - Sept
51502 Total:		3.00		
United Dispatch, LLC Tota		3.00		
United Healthcare Medicare Solutions				
UNITHEA				
10724693	9/28/2018	1,028.00	0.00	11/06/2018
101-000-410-4315 Ambulance & EMS fees				Reimbursement for ambulance invoice
10724693 Total:		1,028.00		
United Healthcare Medicar		1,028.00		
Village of Skokie				
VILLSKOK				
52524	10/1/2018	64,469.25	0.00	11/06/2018
101-300-512-5398 911 combined comm. contract				October E911 Dispatch services
52524 Total:		64,469.25		
Village of Skokie Total:		64,469.25		
Wilson, William				
WILSONWI				
BWS12819	10/11/2018	325.00	0.00	11/06/2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
205-504-515-5270 Purchased program services				Breakfast with Santa
BWS12819 Total:		325.00		
Wilson, William Total:		325.00		
Worldpoint ECC				
WORLDPOI				
4089322	10/10/2018	850.00	0.00	11/06/2018
101-350-512-5730 Program supplies				CPR E-cards
4089322 Total:		850.00		
Worldpoint ECC Total:		850.00		
Zoll Data System				
ZOLLDATA				
INV0026433	10/1/2018	1,225.50	0.00	11/06/2018
101-350-512-5330 Data processing				Rescue net maintenance for ambulance billing
INV0026433 Total:		1,225.50		
INV0026434	10/1/2018	189.20	0.00	11/06/2018
101-350-512-5330 Data processing				Hosted Billing Pro
INV0026434 Total:		189.20		
Zoll Data System Total:		1,414.70		
Report Total:		179,190.18		

Accounts Payable

To Be Paid Proof List

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
American Express				
AMEREXP				
31182092618	9/26/2018	19.99	0.00	11/06/2018
101-250-511-5340 Maintenance Agreement Expen				Adobe in Design monthly fee
31182092618 Total:		19.99		
31182100418	10/4/2018	1.99	0.00	11/06/2018
101-250-511-5340 Maintenance Agreement Expen				Web Domain
31182100418 Total:		1.99		
31190091018	9/10/2018	17.49	0.00	11/06/2018
205-500-515-5700 Office supplies				Amazon - Office clock
31190091018 Total:		17.49		
31190091118	9/11/2018	376.50	0.00	11/06/2018
205-560-515-5405 R&M - buildings				Amazon - Pool temperature clocks
31190091118	9/11/2018	50.00	0.00	11/06/2018
205-504-515-5270 Purchased program services				Playground Games - staff for Family Fun Fest
31190091118 Total:		426.50		
31190091218	9/12/2018	621.61	0.00	11/06/2018
205-509-515-5730 Program supplies				Marathon Printing - race bibs for Turkey Trot
31190091218	9/12/2018	5.00	0.00	11/06/2018
205-562-515-5730 Program supplies				Marathon Printing - race bibs for Turkey Trot
31190091218 Total:		626.61		
31190091418	9/14/2018	100.00	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
205-520-515-5730 Program supplies				Cars.com - Recruitment for month
31190091418 Total:		100.00		
31190091818	9/18/2018	16.39	0.00	11/06/2018
205-520-515-5730 Program supplies				Amazon - Club Kid arts and crafts
31190091818 Total:		16.39		
31190091918	9/19/2018	30.00	0.00	11/06/2018
205-509-515-5510 Advertising				Facebook - Turkey Trot advertising
31190091918	9/19/2018	10.00	0.00	11/06/2018
205-502-515-5270 Purchased program services				Facebook - Music together advertising
31190091918	9/19/2018	4.56	0.00	11/06/2018
205-505-515-5270 Purchased program services				Facebook - Soccer advertising
31190091918	9/19/2018	17.36	0.00	11/06/2018
205-509-515-5730 Program supplies				Amazon - Turkey Trot supplies
31190091918 Total:		61.92		
31190092018	9/20/2018	101.89	0.00	11/06/2018
205-509-515-5730 Program supplies				Amazon - Turkey Trot supplies
31190092018	9/20/2018	31.60	0.00	11/06/2018
205-509-515-5730 Program supplies				Amazon - Turkey Trot pins
31190092018 Total:		133.49		
31190092118	9/21/2018	86.91	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Cornhole bags for special event
31190092118	9/21/2018	528.00	0.00	11/06/2018
205-530-515-5270 Purchased program services				Jump Zone - Day camp field trip
31190092118	9/21/2018	7.99	0.00	11/06/2018
205-570-515-5730 Program supplies				Amazon - Senior Social mailing envelopes
31190092118 Total:		622.90		
31190092418	9/24/2018	118.33	0.00	11/06/2018
205-509-515-5730 Program supplies				OTC Brands - Drumstick dash giveaways
31190092418	9/24/2018	785.00	0.00	11/06/2018
205-500-515-5810 Conference & meeting registrat				IPRA - Professional Development school

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
31190092418 Total:		903.33		
31190092518	9/25/2018	4.99	0.00	11/06/2018
205-502-515-5730 Program supplies				Amazon - Let's Fly a Kite supplies
31190092518	9/25/2018	8.99	0.00	11/06/2018
205-502-515-5730 Program supplies				Amazon - Let's Fly a Kite supplies
31190092518 Total:		13.98		
31190092618	9/26/2018	96.36	0.00	11/06/2018
205-500-515-5700 Office supplies				Amazon - Work station set up
31190092618	9/26/2018	54.54	0.00	11/06/2018
205-520-515-5645 Concessions & food				Sam's Club - Club Kid snacks
31190092618 Total:		150.90		
31190092718	9/27/2018	23.00	0.00	11/06/2018
205-509-515-5730 Program supplies				Amazon - Turkey Trot volunteer
31190092718 Total:		23.00		
31190092818	9/28/2018	18.36	0.00	11/06/2018
205-509-515-5730 Program supplies				Amazon - Turkey Trot volunteer
31190092818 Total:		18.36		
31190100118	10/1/2018	10.00	0.00	11/06/2018
205-560-515-5640 Computer supplies				Google - pool google account
31190100118	10/1/2018	10.00	0.00	11/06/2018
205-530-515-5730 Program supplies				Google - Day Camp google account
31190100118	10/1/2018	37.00	0.00	11/06/2018
205-500-515-5700 Office supplies				Amazon - Touhy Overpass ribbon cutting
31190100118 Total:		57.00		
3119010018	10/8/2018	12.95	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Letters to Santa
3119010018 Total:		12.95		
31190100318	10/3/2018	17.10	0.00	11/06/2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
205-500-515-5725 Credit card charges				Plug n Play monthly billing
31190100318	10/3/2018	78.00	0.00	11/06/2018
205-509-515-5510 Advertising				Active - Turkey Trot advertising
31190100318	10/3/2018	40.96	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Trunk or Treat supplies
31190100318	10/3/2018	36.74	0.00	11/06/2018
205-509-515-5510 Advertising				Facebook - Turkey Trot Advertising
31190100318	10/3/2018	3.26	0.00	11/06/2018
205-520-515-5270 Purchased program services				Facebook - School's Out Advertising
31190100318	10/3/2018	10.00	0.00	11/06/2018
205-504-515-5510 Advertising				Facebook - Trunk or Treat advertising
31190100318	10/3/2018	9.94	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Trunk or Treat supplies
31190100318	10/3/2018	12.99	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Pumpkin in Proesel
31190100318	10/3/2018	14.50	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Pumpkin in Proesel
31190100318	10/3/2018	21.10	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Pumpkin in Proesel
31190100318	10/3/2018	9.49	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Pumpkin in Proesel
31190100318 Total:		254.08		
31190100518	10/5/2018	12.95	0.00	11/06/2018
205-504-515-5730 Program supplies				Amazon - Trunk or Treat supplies
31190100518 Total:		12.95		
31208091018	9/10/2018	100.00	0.00	11/06/2018
101-240-517-5570 Professional associations				ICSC Membership dues
31208091018 Total:		100.00		
31208091118	9/11/2018	275.00	0.00	11/06/2018
101-240-517-5810 Conference & meeting registrat				IL Conference registration
31208091118	9/11/2018	21.00	0.00	11/06/2018
101-240-517-5850 Purchased transportation				Transportation to APA-IL
31208091118	9/11/2018	21.00	0.00	11/06/2018
101-240-517-5850 Purchased transportation				Transportation from APA-IL

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
31208091118	9/11/2018	123.34	0.00	11/06/2018
101-240-517-5830 Lodging				Lodging - APA IL
31208091118 Total:		440.34		
31208092418	9/24/2018	559.02	0.00	11/06/2018
101-250-511-5580 Telephone				Cable Service for Village Hall
31208092418	9/24/2018	305.70	0.00	11/06/2018
660-610-519-5580 Telephone				Cable Service for Public Works
31208092418 Total:		864.72		
31208100118	10/1/2018	95.00	0.00	11/06/2018
101-240-517-5810 Conference & meeting registrat				ICSC Conference
31208100118 Total:		95.00		
31216091318	9/13/2018	164.60	0.00	11/06/2018
205-430-515-5730 Program supplies				Hard Hat stress ball for Touhy Ave overpass opening
31216091318 Total:		164.60		
31216101118	10/11/2018	58.67	0.00	11/06/2018
205-430-515-5730 Program supplies				Refreshments/Touhy Ave. overpass ribbon cutting
31216101118 Total:		58.67		
31240101118	10/11/2018	25.00	0.00	11/06/2018
101-300-512-5850 Purchased Transportation				Transportation/IACP Conference
31240101118	10/11/2018	1,301.00	0.00	11/06/2018
101-300-512-5830 Lodging				Hotel Accomodations/IACP Conference
31240101118 Total:		1,326.00		
32081101918	10/19/2018	200.00	0.00	11/06/2018
101-350-512-5730 Program supplies				Battery Junction, AED replacement batteries
32081101918 Total:		200.00		
American Express Total:		6,723.16		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Bank of America, Business Card				
BANKOFAM				
1957091918	9/19/2018	500.00	0.00	11/06/2018
205-504-515-5270 Purchased program services				Kayak Chicago - Family Fun Fest
1957091918 Total:		500.00		
1957100318	10/3/2018	46.17	0.00	11/06/2018
205-504-515-5730 Program supplies				Michaels - Pumpkins in Proesel
1957100318	10/3/2018	17.00	0.00	11/06/2018
205-504-515-5730 Program supplies				Dollar Tree - Pumpkins in Proesel
1957100318 Total:		63.17		
1957100418	10/4/2018	112.94	0.00	11/06/2018
205-504-515-5730 Program supplies				OTC Brands - Pumpkins in Proesel
1957100418 Total:		112.94		
1957100518	10/5/2018	65.70	0.00	11/06/2018
205-509-515-5730 Program supplies				Carnival Savers - Drumstick Dash
1957100518 Total:		65.70		
5742090718	9/7/2018	310.00	0.00	11/06/2018
101-100-511-5810 Conference & meeting registrat				Illinois Municipal Conference registration for Trustee
5742090718 Total:		310.00		
5742091318	9/13/2018	100.00	0.00	11/06/2018
101-200-511-5510 Advertising				Job posting
5742091318	9/13/2018	425.00	0.00	11/06/2018
101-200-511-5810 Conference & meeting registrat				IPELRA Conference
5742091318	9/13/2018	445.50	0.00	11/06/2018
101-200-511-5510 Advertising				ICMA job poster
5742091318	9/13/2018	45.00	0.00	11/06/2018
101-200-511-5510 Advertising				Job posting
5742091318 Total:		1,015.50		
5742091418	9/14/2018	346.54	0.00	11/06/2018
660-610-519-5580 Telephone				Internet service for Pump House

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
5742091418 Total:		346.54		
5742091918	9/19/2018	22.64	0.00	11/06/2018
101-200-511-5840 Meals				Lunch during interviews
5742091918 Total:		22.64		
5742092018	9/20/2018	39.73	0.00	11/06/2018
101-100-511-5840 Meals				Refreshments/Village board meeting
5742092018	9/20/2018	33.30	0.00	11/06/2018
101-100-511-5840 Meals				Dinner/Village Board meeting
5742092018	9/20/2018	100.80	0.00	11/06/2018
101-100-511-5840 Meals				Dinner/Village Board meeting
5742092018 Total:		173.83		
5742092118	9/21/2018	5.49	0.00	11/06/2018
101-200-511-5700 Office supplies				Mailing tube/Mayor
5742092118	9/21/2018	6.03	0.00	11/06/2018
101-200-511-5700 Office supplies				Mailing tube/Mayor
5742092118 Total:		11.52		
5742092418	9/24/2018	-6.04	0.00	11/06/2018
101-200-511-5700 Office supplies				Mailing tube for Mayor
5742092418 Total:		-6.04		
5742100218	10/2/2018	95.00	0.00	11/06/2018
101-200-511-5810 Conference & meeting registrat				ICSC Attendance
5742100218 Total:		95.00		
5742100318	10/3/2018	184.17	0.00	11/06/2018
101-250-511-5340 Maintenance Agreement Expen				Amazon server storage
5742100318	10/3/2018	34.07	0.00	11/06/2018
101-100-511-5840 Meals				Refreshments for Village Board meeting
5742100318	10/3/2018	33.57	0.00	11/06/2018
101-100-511-5840 Meals				Dinner for Village Board meeting

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
5742100318 Total:		251.81		
6958100818	10/8/2018	305.27	0.00	11/06/2018
101-300-512-5700 Office supplies				Shoplet.com - office supplies
6958100818	10/8/2018	35.25	0.00	11/06/2018
101-300-512-5730 Program supplies				Donuts for NEMRT training class
6958100818	10/8/2018	151.99	0.00	11/06/2018
101-300-512-5700 Office supplies				Shoplet - office supplies
6958100818	10/8/2018	274.25	0.00	11/06/2018
101-300-512-5730 Program supplies				Promotional items for School tours
6958100818 Total:		766.76		
8334100818	10/8/2018	160.00	0.00	11/06/2018
101-210-511-5820 Local mileage, parking & tolls				Ipass replenishment
8334100818 Total:		160.00		
9025091218	9/12/2018	51.10	0.00	11/06/2018
205-570-515-5645 Concessions & food				Dutch & Doc's - Senior lunch trip
9025091218 Total:		51.10		
9025100318	10/3/2018	63.00	0.00	11/06/2018
205-570-515-5270 Purchased program services				All Seasons Apple Orchard
9025100318 Total:		63.00		
Bank of America, Business		4,003.47		
Business Only Broadband				
BUSONLY				
90126	11/1/2018	250.00	0.00	11/06/2018
101-250-511-5580 Telephone				Back-up connection-Internet Access
90126 Total:		250.00		
90127	11/1/2018	250.00	0.00	11/06/2018
101-250-511-5580 Telephone				Wireless alarm internet access

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
90127 Total:		250.00		
Business Only Broadband		500.00		
Impact Networking, LLC				
IMPACT				
1243039	10/16/2018	19.50	0.00	11/06/2018
101-210-511-5440 R&M - office equipment				Shipping fees/Admin copier
1243039 Total:		19.50		
Impact Networking, LLC T		19.50		
Total Administrative Serv Corp				
TASC				
IN361709	10/23/2018	216.00	0.00	11/06/2018
101-210-511-5195 Employee Benefit Expenses				Claim card fees
IN361709	10/23/2018	733.05	0.00	11/06/2018
101-210-511-5195 Employee Benefit Expenses				Administration fees
IN361709	10/23/2018	622.00	0.00	11/06/2018
101-210-511-5195 Employee Benefit Expenses				Renewal fee
IN361709 Total:		1,571.05		
Total Administrative Serv C		1,571.05		
Verizon Wireless				
VERIZON				
9815071885	9/21/2018	70.05	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				Verizon data charges
9815071885	9/21/2018	62.76	0.00	11/06/2018
660-610-519-5580 Telephone				Verizon data charges
9815071885	9/21/2018	1,303.42	0.00	11/06/2018
101-250-511-5580 Telephone				Verizon data charges

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
9815071885 Total:		1,436.23		
9815071886	9/21/2018	683.78	0.00	11/06/2018
101-210-511-5580 Telephone				Phone charges
9815071886	9/21/2018	24.70	0.00	11/06/2018
205-508-515-5580 Telephone				Phone charges
9815071886	9/21/2018	19.48	0.00	11/06/2018
205-520-515-5580 Telephone				Phone charges
9815071886	9/21/2018	8.70	0.00	11/06/2018
205-530-515-5580 Telephone				Phone charges
9815071886	9/21/2018	23.02	0.00	11/06/2018
205-560-515-5580 Telephone				Phone charges
9815071886	9/21/2018	1.74	0.00	11/06/2018
205-550-515-5270 Purchased program services				Phone charges
9815071886	9/21/2018	20.83	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				Phone charges
9815071886	9/21/2018	78.84	0.00	11/06/2018
660-610-519-5580 Telephone				Phone charges
9815071886 Total:		861.09		
9815583761	10/1/2018	90.10	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				Cell phones and tablet data charges
9815583761 Total:		90.10		
Verizon Wireless Total:		2,387.42		
Report Total:		15,204.60		

Accounts Payable

To Be Paid Proof List

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Printed: 10/29/2018 - 9:10AM
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Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
Accela Inc. #774375				
ACCELA				
INV-ACC42414	10/10/2018	3,745.00	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				Accela Civic Platform - Subscription users
INV-ACC42414	10/10/2018	3,745.00	0.00	11/06/2018
101-250-511-5340 Maintenance Agreement Expen				Accela Civic Platform - Subscription users
INV-ACC42414	10/10/2018	3,745.00	0.00	11/06/2018
660-610-519-5340 Maintenance Agreement Expen				Accela Civic Platform - Subscription users
INV-ACC42414 Total:		11,235.00		
Accela Inc. #774375 Total:		11,235.00		
Active Electrical Supply Co. Inc. & Fox Lighting				
ACTIVELE				
40071581-00	10/12/2018	950.40	0.00	11/06/2018
660-620-519-5405 R&M - buildings				LED Lights for Pump House
40071581-00 Total:		950.40		
40071581-01	10/19/2018	91.88	0.00	11/06/2018
660-620-519-5405 R&M - buildings				LED Lights for Pump House
40071581-01 Total:		91.88		
Active Electrical Supply C		1,042.28		
Acuity Specialty Products, Inc.				

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
ACUITY				
9003743463	10/11/2018	34.61	0.00	11/06/2018
101-440-513-5675 Lubricants & fluids				Degreaser for PW
9003743463	10/11/2018	34.61	0.00	11/06/2018
205-430-515-5675 Lubricants & fluids				Degreaser for PW
9003743463	10/11/2018	34.62	0.00	11/06/2018
660-620-519-5675 Lubricants & fluids				Degreaser for PW
9003743463 Total:		103.84		
Acuity Specialty Products,		103.84		
Anderson Pest Solutions				
ANDERP				
4866060	8/1/2018	283.55	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Pest control for Village of Lincolnwood
4866060 Total:		283.55		
Anderson Pest Solutions To		283.55		
Best Quality Cleaning, Inc.				
BESTQU				
26410	10/20/2018	2,813.34	0.00	11/06/2018
101-420-511-5240 Janitorial				Cleaning Services/October
26410	10/20/2018	416.66	0.00	11/06/2018
205-571-515-5240 Janitorial				Cleaning Services/October
26410 Total:		3,230.00		
Best Quality Cleaning, Inc.		3,230.00		
Builders Asphalt				
BUILDERS				
32560	10/3/2018	460.64	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
32560 Total:		460.64		
32607	10/4/2018	540.11	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32607 Total:		540.11		
32725	10/8/2018	420.00	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32725 Total:		420.00		
32759	10/9/2018	362.40	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32759 Total:		362.40		
32837	10/11/2018	277.20	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt - Surface
32837 Total:		277.20		
Builders Asphalt Total:		2,060.35		
C and N Lawnmower Repair				
CANDN				
9427	10/3/2018	1,157.91	0.00	11/06/2018
205-430-515-5730 Program supplies				Blades, spindle for Parks
9427 Total:		1,157.91		
9524	10/19/2018	476.03	0.00	11/06/2018
205-430-515-5730 Program supplies				Air filter, gloves, foam filter for Parks
9524 Total:		476.03		
C and N Lawnmower Repa		1,633.94		
Cesar's Equipment Company				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
CESARSEQ				
010918	10/10/2018	1,441.00	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				UTEM Bucket for Truck #26
010918 Total:		1,441.00		
Cesar's Equipment Compan		1,441.00		
Chicago Tribune				
CHGOTRIB				
594401	10/2/2018	21.09	0.00	11/06/2018
101-400-511-5510 Advertising				Bid notice for Consulting Arborist Services
594401 Total:		21.09		
Chicago Tribune Total:		21.09		
Clark Baird Smith, LLP				
CLARKBAI				
10433	9/30/2018	543.75	0.00	11/06/2018
101-230-511-5399 Other professional services				Legal services for personnel matters
10433 Total:		543.75		
Clark Baird Smith, LLP To		543.75		
ClientFirst Consulting Group, LLC				
CLIENTFI				
9350	9/30/2018	6,313.75	0.00	11/06/2018
101-250-511-5320 Consulting				IT Support
9350 Total:		6,313.75		
9351	9/30/2018	850.00	0.00	11/06/2018
101-000-210-2650 Contractor Permits Payable				IT Support CD

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
9351 Total:		850.00		
9352	9/30/2018	382.50	0.00	11/06/2018
660-620-519-5320 Consulting				IT Support PW
9352 Total:		382.50		
9353	9/30/2018	170.00	0.00	11/06/2018
101-250-511-5320 Consulting				Expungement Legal FOIA
9353 Total:		170.00		
9354	9/30/2018	86.25	0.00	11/06/2018
101-250-511-5320 Consulting				Investigate DACRA upgrade
9354 Total:		86.25		
9355	9/30/2018	1,186.25	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				PC Replacement program
9355 Total:		1,186.25		
9356	9/30/2018	2,127.50	0.00	11/06/2018
101-250-511-5320 Consulting				Strategic Plan
9356 Total:		2,127.50		
9357	9/30/2018	460.00	0.00	11/06/2018
101-250-511-5320 Consulting				PD Dispatch Auto Fallover
9357 Total:		460.00		
9358	9/30/2018	840.00	0.00	11/06/2018
101-250-511-5320 Consulting				PD IT Assessment
9358 Total:		840.00		
9359	9/30/2018	460.00	0.00	11/06/2018
101-250-511-5320 Consulting				PD Improve Verizon Private cloud routing
9359 Total:		460.00		

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
9360	9/30/2018	1,035.00	0.00	11/06/2018
101-250-511-5320 Consulting				PD Squads on Domain
9360 Total:		1,035.00		
9361	9/30/2018	1,150.00	0.00	11/06/2018
101-250-511-6530 Equipment - data processing				SAN Replacement
9361 Total:		1,150.00		
9362	9/30/2018	345.00	0.00	11/06/2018
101-250-511-5320 Consulting				Veeam Updates
9362 Total:		345.00		
ClientFirst Consulting Gro		15,406.25		
De Lange Landen Financial Services				
DELANGE				
61063699	10/17/2018	89.92	0.00	11/06/2018
205-571-515-5730 Program supplies				CC Copier - September 2018
61063699 Total:		89.92		
De Lange Landen Financia		89.92		
Dorner Company				
DORNER				
144335-IN	8/30/2018	1,675.00	0.00	11/06/2018
660-620-519-5405 R&M - buildings				12 CLA Model Valve
144335-IN Total:		1,675.00		
Dorner Company Total:		1,675.00		
E Town Tennis				
ETOWN				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
7032018	10/18/2018	1,340.50	0.00	11/06/2018
205-550-515-5270 Purchased program services				Tennis lessons
7032018 Total:		1,340.50		
E Town Tennis Total:		1,340.50		
Farazi, Dragica				
FARAZI				
102218	10/22/2018	1,225.00	0.00	11/06/2018
460-000-561-6350 Sewer Fund				Private flood control rebate program reimbursement
102218 Total:		1,225.00		
Farazi, Dragica Total:		1,225.00		
Fastenal				
FASTENAL				
ILNIL61283	10/2/2018	27.80	0.00	11/06/2018
101-410-511-5730 Program supplies				Drill bit
ILNIL61283 Total:		27.80		
ILNIL61389	10/10/2018	5.72	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Screws for Chipper
ILNIL61389 Total:		5.72		
Fastenal Total:		33.52		
Grainger				
GRAINGER				
10525851-01	10/22/2018	279.00	0.00	11/06/2018
101-440-513-5730 Program supplies				Utility gloves
10525851-01 Total:		279.00		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
10526336-00	10/22/2018	329.94	0.00	11/06/2018
101-440-513-5290 Street lights & traffic signal				LED light for Street light
10526336-00 Total:		329.94		
9926308058	10/5/2018	56.60	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Bearing, double seal for Police Dept
9926308058 Total:		56.60		
Grainger Total:		665.54		
Hammel, Douglas				
HAMMELDO				
REIM092618DHA	9/26/2018	35.03	0.00	11/06/2018
101-240-517-5850 Purchased transportation				Reimburse/Conference/Transportation
REIM092618DHA Total:		35.03		
Hammel, Douglas Total:		35.03		
HMO Healthcare Service Corporation				
HMO				
November	10/17/2018	1,462.11	0.00	11/06/2018
102-000-210-2027 Health insurance premium with				Employee Health Insurance HMO , Novermber
November Total:		1,462.11		
HMO Healthcare Service C		1,462.11		
iSolved HCM				
ISOLVED				
90269544	10/10/2018	60.00	0.00	11/06/2018
101-400-511-5440 R&M - office equipment				Time clock maintenance
90269544	10/10/2018	175.00	0.00	11/06/2018
205-530-515-5730 Program supplies				Time clock maintenance
90269544	10/10/2018	287.50	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
205-560-515-5640 Computer supplies				Time clock maintenance
90269544 Total:		522.50		
iSolved HCM Total:		522.50		
Kelly Services, Inc.				
KELLYSER				
39063292	10/1/2018	636.00	0.00	11/06/2018
101-400-511-5039 Other contract labor				Temporary support for PW Dept
39063292 Total:		636.00		
40063935	10/8/2018	630.00	0.00	11/06/2018
101-400-511-5039 Other contract labor				Temporary support for PW Dept
40063935 Total:		630.00		
41062772	10/15/2018	504.00	0.00	11/06/2018
101-400-511-5039 Other contract labor				Temporary support for PW Dept
41062772 Total:		504.00		
Kelly Services, Inc. Total:		1,770.00		
Krstic, Dragan & Michelle				
KRSTIC				
102218	10/22/2018	2,000.00	0.00	11/06/2018
460-000-561-6350 Sewer Fund				Private flood control rebate program reimbursement
102218 Total:		2,000.00		
Krstic, Dragan & Michelle		2,000.00		
Lakeshore Recycling Systems				
LAKESHR				
102218	10/22/2018	1,348.00	0.00	11/06/2018

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
205-509-515-5530 Equipment rental				Portable toilets for Turkey Trot
102218 Total:		1,348.00		
Lakeshore Recycling Syste		1,348.00		
Lurvey Landscape Supply				
LURVEY				
S1-10042580	10/17/2018	2,477.40	0.00	11/06/2018
205-430-515-5730 Program supplies				Retaining wall materials
S1-10042580 Total:		2,477.40		
Lurvey Landscape Supply		2,477.40		
Madison National Life				
MADISON				
1318070	10/18/2018	62.47	0.00	11/06/2018
101-200-511-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	97.07	0.00	11/06/2018
101-210-511-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	75.36	0.00	11/06/2018
101-240-517-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	565.58	0.00	11/06/2018
101-300-512-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	18.14	0.00	11/06/2018
101-350-512-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	69.20	0.00	11/06/2018
101-400-511-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	36.10	0.00	11/06/2018
101-410-511-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	67.14	0.00	11/06/2018
101-440-513-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	78.17	0.00	11/06/2018
205-430-515-5150 Insurance - group life & AD&D				Insurance - November
1318070	10/18/2018	92.39	0.00	11/06/2018
205-500-515-5150 Insurance - group life & AD&D				Insurance - November

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
1318070	10/18/2018	100.25	0.00	11/06/2018
660-620-519-5150 Insurance - group life & AD&D				Insurance - November
1318070 Total:		1,261.87		
Madison National Life Tot		1,261.87		
Martin Implement Sales Inc				
MARTINIM				
A65519	10/10/2018	922.00	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Blades for Mower #1 & 2
A65519 Total:		922.00		
A65656	10/17/2018	35.12	0.00	11/06/2018
660-620-519-5480 R&M - vehicles				Ring, lock, washer for Tractor #7
A65656 Total:		35.12		
P17261	10/22/2018	65.40	0.00	11/06/2018
660-620-519-5480 R&M - vehicles				Thermostat for Tractor #7
P17261 Total:		65.40		
Martin Implement Sales In		1,022.52		
McFarland, Heather				
MCFARLAN				
REIN102118HMA	10/21/2018	168.05	0.00	11/06/2018
101-200-511-5820 Local mileage, parking & tolls				Reimburse/Auto/IPELRA Conference
REIN102118HMA Total:		168.05		
REIN102118HML	10/21/2018	360.12	0.00	11/06/2018
101-200-511-5830 Lodging				Reimburse/Lodging/IPELRA Conference
REIN102118HML Total:		360.12		

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
McFarland, Heather Total:		528.17		
McKenna Automotive				
MCKENNA				
17063	10/15/2018	35.00	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Hydraulic hose for Tractor #9
17063 Total:		35.00		
17069	10/16/2018	35.00	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Hydraulic hose for Tractor #9
17069 Total:		35.00		
17087	10/19/2018	110.00	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Hydraulic Hose for Truck #26
17087 Total:		110.00		
McKenna Automotive Tota		180.00		
Morrison Associates, LTD				
MORRIS				
#2017:0091	10/16/2018	1,400.00	0.00	11/06/2018
101-200-511-5320 Consulting				Professional development seminars/Assistant Village Manag
#2017:0091 Total:		1,400.00		
Morrison Associates, LTD		1,400.00		
NAPA				
NAPA				
2812-329073	10/11/2018	6.49	0.00	11/06/2018
660-620-519-5730 Program supplies				Dielectric silicone
2812-329073 Total:		6.49		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
2812-329091	10/11/2018	64.90	0.00	11/06/2018
660-620-519-5730 Program supplies				Dielectric silicone
2812-329091 Total:		64.90		
2812-329461	10/15/2018	8.49	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Oil pressure switch for Truck #14
2812-329461 Total:		8.49		
2812-329465	10/15/2018	8.49	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Oil pressure switch for Truck #14
2812-329465 Total:		8.49		
2812-329466	10/15/2018	132.42	0.00	11/06/2018
660-620-519-5480 R&M - vehicles				Back up alarm for PW
2812-329466 Total:		132.42		
2812-329761	10/17/2018	130.32	0.00	11/06/2018
660-620-519-5480 R&M - vehicles				Lamp for Truck #1
2812-329761 Total:		130.32		
2812-329811	10/17/2018	112.20	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Air filter for Gator
2812-329811 Total:		112.20		
NAPA Total:		463.31		
North Shore Uniform				
NSHRUFM				
18-1325	9/26/2018	331.15	0.00	11/06/2018
101-440-513-5070 Uniform allowance				Clothing allowance
18-1325 Total:		331.15		

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
North Shore Uniform Total		331.15		
North Suburban Employee Benefit				
NSEBENEF				
November	10/17/2018	9,716.00	0.00	11/06/2018
102-000-210-2028 Dental insurance premium with				Dental - Novermber
November Total:		9,716.00		
North Suburban Employee		9,716.00		
Orange Crush LLC				
ORANGCRH				
65643	10/21/2018	315.64	0.00	11/06/2018
213-000-561-5490 R&M Road Repairs				Asphalt surface mix
65643 Total:		315.64		
Orange Crush LLC Total:		315.64		
Prairie Material Sales Inc				
PRAIRIEM				
888615857	10/16/2018	587.50	0.00	11/06/2018
660-620-519-5796 Water system repair parts				2.5 cubic yards of concrete
888615857 Total:		587.50		
888819960	10/18/2018	402.50	0.00	11/06/2018
660-620-519-5796 Water system repair parts				1.5 cubic yards of concrete
888819960 Total:		402.50		
Prairie Material Sales Inc T		990.00		
RCN Telecom Services of Illinois, LLC				

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
RCNTEL				
380001-0011349	9/30/2018	1,131.00	0.00	11/06/2018
101-250-511-5320 Consulting				Assess point at Skokie
380001-0011349 Total:		1,131.00		
382501-0011349	9/30/2018	1,131.00	0.00	11/06/2018
101-250-511-5320 Consulting				Assess point at Skokie
382501-0011349 Total:		1,131.00		
RCN Telecom Services of I		2,262.00		
Robbins, Salomon & Patt, LTD				
RS&PLTD				
228349	10/9/2018	2,564.25	0.00	11/06/2018
101-230-511-5399 Other professional services				August - Adjudicative Hearings
228349 Total:		2,564.25		
228351	10/9/2018	1,461.25	0.00	11/06/2018
101-230-511-5399 Other professional services				August - Municipal Prosecution/Traffic Violations
228351 Total:		1,461.25		
Robbins, Salomon & Patt,		4,025.50		
Schroeder & Schroeder Inc				
SCHROEDE				
5975	10/22/2018	49,235.00	0.00	11/06/2018
101-440-514-6300 Street system construction/imp				Sidewalk replacement program
5975	10/22/2018	4,951.25	0.00	11/06/2018
205-430-515-6350 Park Construction & Improvem				Sidewalk replacement program
5975	10/22/2018	14,858.00	0.00	11/06/2018
220-000-561-6310 Land Acq and Improvment				Sidewalk replacement program
5975 Total:		69,044.25		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
	Schroeder & Schroeder Inc	69,044.25		
Standard Equipment Company				
STANDARD				
P09694	10/3/2018	9.08	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Impellers for Truck #26
	P09694 Total:	9.08		
	Standard Equipment Comp	9.08		
Swid Sales Corp				
SWIDSALE				
29905	10/11/2018	418.35	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Batteries for PD Vehicles
	29905 Total:	418.35		
	Swid Sales Corp Total:	418.35		
Vermeer-Illinois Inc				
VRMERIL				
PC8798	10/9/2018	355.95	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Spring, rope, mount for Chipper
	PC8798 Total:	355.95		
PC8860	10/10/2018	198.21	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Switch for Chipper
	PC8860 Total:	198.21		
PC9001	10/12/2018	832.95	0.00	11/06/2018
101-440-513-5480 R&M - vehicles				Filter and Belt for Chipper
	PC9001 Total:	832.95		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
	Vermeer-Illinois Inc Total:	1,387.11		
West Side Tractor Sales				
WESTSIDE				
S64145	10/17/2018	870.74	0.00	11/06/2018
205-430-515-5480 R&M - vehicles				Pedal, switch for Tractor #9
	S64145 Total:	870.74		
	West Side Tractor Sales To	870.74		
Westmont Auto Parts				
WESTMONT				
21098	10/18/2018	210.00	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Air filters for PD
	21098 Total:	210.00		
	Westmont Auto Parts Total	210.00		
	Report Total:	146,081.26		

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 10/29/2018 - 9:10AM
Batch: 00106.11.2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
All American Exterior Solutions				
ALLAMERI				
61068	10/18/2018	23,732.00	0.00	11/06/2018
660-620-519-5405 R&M - buildings				Roof replacement at Pump House
61068 Total:		23,732.00		
All American Exterior Solu		23,732.00		
Artistic Engraving Co.				
ARTISTIC				
12681	8/10/2018	281.50	0.00	11/06/2018
101-300-512-5730 Program supplies				Police Badges
12681 Total:		281.50		
Artistic Engraving Co. Tota		281.50		
Chicago Tribune				
CHGOTRIB				
5954044	10/25/2018	22.69	0.00	11/06/2018
101-400-511-5510 Advertising				Bid notice for Street light luminaires
5954044 Total:		22.69		
Chicago Tribune Total:		22.69		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				**Description**
FGM Architects				
FGM				
14-1815.02-7	10/16/2018	1,753.60	0.00	11/06/2018
217-000-561-5340 Engineering				Professional services/PW yard expansion oversight
14-1815.02-7 Total:		1,753.60		
FGM Architects Total:		1,753.60		
FSCI Corporate Office				
FSCI				
2018-1903	10/22/2018	225.00	0.00	11/06/2018
101-240-517-5399 Other professional services				Plan review - 6901 Kenneth
2018-1903 Total:		225.00		
2018-1947	10/23/2018	440.00	0.00	11/06/2018
101-240-517-5399 Other professional services				Plan review - 6840 McCormick
2018-1947 Total:		440.00		
2018-1957	10/23/2018	285.00	0.00	11/06/2018
101-240-517-5399 Other professional services				Plan review - 7000 McCormick
2018-1957 Total:		285.00		
FSCI Corporate Office Tot		950.00		
Got Laundry Chicago?, Inc.				
GOTLAUND				
316107	10/4/2018	41.00	0.00	11/06/2018
101-300-512-5730 Program supplies				Dry clean cell blankets
316107 Total:		41.00		
316371	10/11/2018	17.00	0.00	11/06/2018
101-300-512-5730 Program supplies				Dry clean cell blankets

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
316371 Total:		17.00		
316508	10/18/2018	33.00	0.00	11/06/2018
101-300-512-5730 Program supplies				Dry clean cell blankets
316508 Total:		33.00		
Got Laundry Chicago?, Inc		91.00		
JG Uniforms Inc				
JGUNIFOR				
43954	10/16/2018	177.85	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Uniform allowance
43954 Total:		177.85		
44026	10/16/2018	103.00	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Uniform allowance
44026 Total:		103.00		
44315	10/22/2018	72.75	0.00	11/06/2018
101-300-512-5070 Uniform allowance				Uniform allowance
44315 Total:		72.75		
JG Uniforms Inc Total:		353.60		
Kane McKenna & Associates				
KANEMKEN				
15802	9/30/2018	12,212.50	0.00	11/06/2018
101-240-517-5399 Other professional services				Proposed 2018 TIF
15802 Total:		12,212.50		
15803	9/30/2018	4,850.00	0.00	11/06/2018
101-240-517-5399 Other professional services				Proposed Ziegler project

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
15803 Total:		4,850.00		
Kane McKenna & Associa		17,062.50		
Lohan, Liliana				
LOHANLIL				
102518	10/25/2018	7,000.00	0.00	11/06/2018
101-000-210-2620 Contractor bonds payable				Building permit deposit refund
102518 Total:		7,000.00		
Lohan, Liliana Total:		7,000.00		
Lowe's Business Acc/GECF				
LOWES				
02224	9/25/2018	26.87	0.00	11/06/2018
660-620-519-5730 Program supplies				Tuck pointers, wire twister for Pump House
02224 Total:		26.87		
02230	10/19/2018	62.25	0.00	11/06/2018
101-440-513-5730 Program supplies				Stakes for tree planting
02230 Total:		62.25		
02240	10/19/2018	398.44	0.00	11/06/2018
660-620-519-5730 Program supplies				Microwave, batteries, glue trap, propane cylinder
02240 Total:		398.44		
02498	9/28/2018	-76.24	0.00	11/06/2018
660-620-519-5730 Program supplies				Return
02498 Total:		-76.24		
02510	10/11/2018	8.65	0.00	11/06/2018
101-420-511-5405 R&M - buildings				Socket, adapter for PW irrigation system

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
02510 Total:		8.65		
02539	10/11/2018	22.78	0.00	11/06/2018
660-620-519-5730 Program supplies				Pebbled for hydrant maker
02539 Total:		22.78		
02555	10/11/2018	31.78	0.00	11/06/2018
660-620-519-5730 Program supplies				Sanded pine for hydrant markers
02555 Total:		31.78		
02737	10/1/2018	-6.45	0.00	11/06/2018
205-430-515-5730 Program supplies				Return
02737 Total:		-6.45		
02886	10/15/2018	126.81	0.00	11/06/2018
101-440-513-5730 Program supplies				Plywood, stud, drywall for curbs
02886 Total:		126.81		
02996	10/16/2018	234.12	0.00	11/06/2018
660-620-519-5730 Program supplies				Caution tape, blades, rebar for Water
02996 Total:		234.12		
16933	10/16/2018	-11.53	0.00	11/06/2018
101-440-513-5730 Program supplies				Tax refund
16933 Total:		-11.53		
Lowe's Business Acc/GEC		817.48		
Lund Industries				
LUNDIND				
92709	10/22/2018	288.50	0.00	11/06/2018
101-300-512-5480 R&M - vehicles				Replace siren speaker

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
92709 Total:		288.50		
Lund Industries Total:		288.50		
Pioneer Press				
PIONEERP				
10/18/18	10/18/2018	22.32	0.00	11/06/2018
101-400-511-5620 Books & publications				Renewal subscription
10/18/18 Total:		22.32		
Pioneer Press Total:		22.32		
Sam's Club				
SAMSCL				
6008	10/25/2018	53.73	0.00	11/06/2018
101-300-512-5730 Program supplies				Candy for Trick or Trunk event
6008 Total:		53.73		
Sam's Club Total:		53.73		
Stuckey Construction Co.				
STUCKEY				
2	10/31/2018	353,216.00	0.00	11/06/2018
217-000-561-6100 Land acquisition & improveme				Public Works yard improvement project
2	10/31/2018	-35,321.60	0.00	11/06/2018
217-000-561-6100 Land acquisition & improveme				Less: 10% retainage
2 Total:		317,894.40		
Stuckey Construction Co. T		317,894.40		
T.P.I. Building Code Consultants, Inc.				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
TPI				
201809	9/30/2018	17,402.52	0.00	11/06/2018
101-240-517-5399 Other professional services				Plan review/inspection services/Sept 2018
201809 Total:		17,402.52		
T.P.I. Building Code Cons		17,402.52		
Urhausen Greenhouse				
URHAUSEN				
032518	3/25/2018	1,061.20	0.00	11/06/2018
101-440-513-5680 Landscaping supplies				Flowers for Beautification
032518 Total:		1,061.20		
453751	5/22/2018	283.32	0.00	11/06/2018
101-440-513-5680 Landscaping supplies				Flowers for Beautification
453751 Total:		283.32		
453752	5/29/2018	35.98	0.00	11/06/2018
101-440-513-5680 Landscaping supplies				Hanging flower baskets
453752 Total:		35.98		
453755	5/31/2018	245.03	0.00	11/06/2018
205-560-515-5270 Purchased program services				Flowers for pool
453755 Total:		245.03		
453758	6/6/2018	544.51	0.00	11/06/2018
101-440-513-5680 Landscaping supplies				Flowers for Beautification
453758 Total:		544.51		
453763	6/20/2018	35.98	0.00	11/06/2018
101-440-513-5680 Landscaping supplies				Hanging flower baskets
453763 Total:		35.98		
453768	6/29/2018	14.31	0.00	11/06/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
101-440-513-5680 Landscaping supplies				White begonias
453768 Total:		14.31		
Urhausen Greenhouse Tota		2,220.33		
Warehouse Direct				
WAREHOUS				
4054403-0	10/3/2018	136.02	0.00	11/06/2018
101-300-512-5730 Program supplies				Office supplies
4054403-0 Total:		136.02		
4058231-0	10/8/2018	348.66	0.00	11/06/2018
101-210-511-5700 Office supplies				Office supplies
4058231-0 Total:		348.66		
4061970-0	10/10/2018	163.27	0.00	11/06/2018
101-210-511-5700 Office supplies				Office supplies
4061970-0 Total:		163.27		
4061974-0	10/10/2018	272.44	0.00	11/06/2018
101-350-512-5700 Office supplies				Office supplies
4061974-0 Total:		272.44		
4061974-1	10/11/2018	8.01	0.00	11/06/2018
101-350-512-5700 Office supplies				Office supplies
4061974-1 Total:		8.01		
4066063-0	10/15/2018	20.13	0.00	11/06/2018
101-350-512-5700 Office supplies				Office supplies
4066063-0 Total:		20.13		
4066633-0	10/15/2018	147.42	0.00	11/06/2018
101-210-511-5700 Office supplies				Office supplies

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description
4066633-0 Total:		147.42		
4071314-0	10/18/2018	352.62	0.00	11/06/2018
101-240-517-5700 Office supplies				Office supplies
4071314-0 Total:		352.62		
Warehouse Direct Total:		1,448.57		
Work' N Gear, LLC				
WRKNGEAR				
HA101075	9/26/2018	300.00	0.00	11/06/2018
660-620-519-5070 Uniform allowance				Clothing allowance
HA101075 Total:		300.00		
HA101411	10/3/2018	483.93	0.00	11/06/2018
205-430-515-5070 Uniform allowance				Clothing allowance
HA101411 Total:		483.93		
Work' N Gear, LLC Total:		783.93		
Report Total:		392,178.67		

Proclamation

Honoring Charles Greenstein

WHEREAS, Charles (Chuck) Greenstein was born on February 5, 1927; and

WHEREAS, Chuck served his country in the United States Navy from 1945-1946 with an honorable discharge; and

WHEREAS, Chuck attended Loyola University of Chicago where he was Captain of the Intercollegiate Bowling Team from 1948 to 1950, and in 1948 Chuck bowled a 300 game in a major Chicago bowling league. Chuck also went on to coach the Loyola University Intercollegiate Bowling Team from 1950 to 1995; and

WHEREAS, Chuck graduated from Loyola University of Chicago with a Bachelor of Science degree in 1950 and in 1953 graduated from Loyola University of Chicago Law School; and

WHEREAS, Chuck was married to Lenore and they had three children, Marla Greenstein, Caryn Dowell and Vicki Estrada; and

WHEREAS, Chuck later attended the University of Illinois and became a Certified Public Accountant in 1963 and later in 1973 obtained his Graduate School of Banking Certificate from the University of Wisconsin; and

WHEREAS, In 1974 Chuck was elected to the Loyola University of Chicago Athletic Hall of Fame; and

WHEREAS, Chuck has served on the Ad Hoc Water and Sewer Committee and has also served as a Commissioner on the Economic Development Commission until 2003, which he then resigned after being appointed to the position of Village Treasurer where he served the Village for 14 years; and

WHEREAS, Chuck was one of the biggest Cubs and Bears fan in Lincolnwood and was a season ticket holder; and

WHEREAS, in August of this year Chuck passed away at home with his family at the age of 91.

NOW, THERFORE, BE IT RESOLVED that I, Barry Bass, President of the Village of Lincolnwood, and the Village Board, do hereby

Honor
Charles 'Chuck' Greenstein

I urge all citizens to remain loyal to our beloved Chicago Cubs in honor of Chuck Greenstein, a true believer, and friend of baseball.

DATED this 6th of November, 2018

ATTEST:

Beryl Herman Village Clerk	Barry Bass Village President

SHERYL RAE GHEZZI

Lincolnwood Resident: **October 1991 to present**

Law Offices of Sheryl Rae Ghezzi **4433 W. Touhy, 404, Lincolnwood, Illinois**
May 1986 to Present

Established in 1986, a general litigation practice has developed into a boutique firm concentrating in High Conflict Matrimonial and other Family Law matters. I have successfully addressed unique issues involving children and child custody. I believe that assisting clients to focus forward produces effective results in transitioning their lives and minimalizes the stresses inherent in family law litigation.

Practice areas: Divorce, Child Custody, Visitation, Paternity, Spousal Support, Pre-Divorce Strategic Planning, Pre-Nuptial Agreements, Wills, Trusts, and General Practice Issues.

Hoffman, Burke and Bozick **Chicago, Illinois** **August 1984 to May 1986**

Litigation. Federal and State Jury Trial Practice. Three successful jury verdicts in eighteen months in personal injury plaintiff and defense cases. Injury and medical personal depositions on daily basis.

Appointments:

John Marshall Law School, Employment Advisory Board, Family Law Chairman 2014 to present
Lake Forest College Alumni Board of Directors (2007 to 2011)
Lincolnwood Human Relations Commission (2004 to 2009)
Military Affairs Committee, ISBA (2002 to 2008)
Child's Representative, Circuit Court of Cook County (1992 to present)
Court Facilitator, Circuit Court of Cook County (2002 to present)

Affiliations and Organizations:

Chicago Bar Association
Illinois State Bar Association
American Bar Association Family Law Section
Lincolnwood School Foundation (2000-2002) Founding Member

Lectures:

National Business Institute,	*Family Law Ethics*	August, 2004
Chicago Bar Association,	*Domestic Violence & Military Personnel*	November, 2006
National Business Institute,	*Ethical Considerations*	March, 2008
National Business Institute,	*Child Custody*	March 2009
National Business Institute,	*Ethical Considerations*	March 2010
National Business Institute,	*Divorce Litigation: from Start to Finish*	September, 2011
National Business Institute,	*The Ethics of E-mail*	January, 2012
National Business Institute,	*Professionalism and Civility (anticipated)*	May, 2012
National Business Institute,	*Legal Ethics of E-mail*	2013
National Business Institute,	*Civility and Professionalism*	2013
National Business Institute,	*Divorce Litigation Start to Finish*	2013
National Business Institute,	*Legal Ethics of E-mail*	2014

Licensed:

Supreme Court of Illinois, Attorney 1984 to present
Ill. Department of Professional Registration, Managing Real Estate Broker 2012

Honors:

Illinois Super Lawyer 2012, 2013, 2015, 2016, 2017, 2018, 2019
Illinois Top 10, National Academy of Family Law Attorneys 2015, 2016

Who's Who in America 2001-2018
Who's Who in American Law
Who's Who of American Women
Bureau of National Affairs Award 1984

Education:

John Marshall Law School (1984)	Juris Doctor	June, 1984
Lake Forest College	Bachelor of Arts	June, 1977

Majors (2) Psychology, Political Science

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 1**

ORIGINATING DEPARTMENT: Village Manager's Office

SUBJECT: Approval of a Resolution Establishing the Village Board and Committee of the Whole Meeting Dates for Calendar Year 2019

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The Village Board, at its Committee of the Whole meeting of October 16, 2018, reviewed and discussed the meeting dates for the 2019 Village Board meeting calendar. The Village Board meeting days will generally remain on the first and third Tuesday of the month and begin at 7:30 p.m. The Resolution also establishes the Village Board's Committee of the Whole meetings which generally meet on the first and third Tuesday of the month at 6:30 p.m. unless otherwise agreed upon during the year.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Exhibit A

RECOMMENDED MOTION:
Move and approve the proposed Resolution establishing the Village Board and Committee of the Whole meeting dates for the calendar year 2019.

RESOLUTION NO. R2019-_____

A RESOLUTION APPROVING THE SCHEDULE OF VILLAGE BOARD MEETINGS AND COMMITTEE OF THE WHOLE MEETINGS FOR CALENDAR YEAR 2019

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 Board of Trustees desires to adopt the schedule of Village Board meetings and Committee of the Whole meetings for the Calendar Year 2019; and

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

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

SECTION 2. APPROVAL OF SCHEDULE OF MEETINGS. The President and Board of Trustees shall, and do hereby, approve the schedule of Village Board meetings and Committee of the Whole meetings for the Calendar Year 2019 in substantially the form attached to this Resolution in **Exhibit A**.

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

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

PASSED this ___ day of _____, 2018.

AYES: _____

NAYS:_____

ABSENT:___

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2018

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

EXHIBIT A

2019

PROPOSED

VILLAGE BOARD MEETINGS

Meetings take place the first and third Tuesday of the month unless otherwise noted with asterisk*

*Wednesday January 2	January 15
February 5	February 19
March 5	March 19
*Wednesday April 3	April 16
May 7	May 21
June 4	June 18

July 16
(3rd Tuesday of the Month)

August 20
(3rd Tuesday of the Month

September 3	September 17
* Wednesday October 2	* Wednesday October 16
November 5	November 19
December 3	December 17

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 2**

ORIGINATING DEPARTMENT: Village Manager's Office

SUBJECT: Approval of an Ordinance Amending Chapter 10 of the Village Code of Lincolnwood Creating an Off-Premise Liquor License and a Resolution Amending the Annual Fee Resolution Regarding Class B-1 Liquor Licenses

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
At the October 16, 2018 Village Board meeting the Village Board approved an Ordinance amending the Planned Unit Development (PUD) at 6850 McCormick Boulevard to allow for a drive-up grocery store that will be operated by Walmart. Walmart has made the request for a liquor license and is requesting to begin selling alcohol at 8:00 a.m. This use requires the creation of a new liquor license classification for their particular hours of operation.

The Village Code is being amended to create a Class B-1 liquor license which will allow for Walmart to sell alcohol beginning at 8:00 a.m. This is slightly different than other liquor licenses currently in the Village Code which have a start time of 9:00 a.m.

Further, a fee is charged for all liquor licenses. Staff recommends a fee of $1,500 for Class B-1 liquor licenses. This is the same fee that is charged for a Class B liquor license, which is also for packaged liquor.

FINANCIAL IMPACT:
A fee in the amount of $1,500 will be received.

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Proposed Resolution
3. Letter Stating Hours of Operation

RECOMMENDED MOTION:
Move to approve an Ordinance amending Chapter 10 of the Village Code of Lincolnwood creating an off-premise liquor license and a Resolution amending the Annual Fee Resolution regarding Class B-1 Liquor Licenses.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2018-____

**AN ORDINANCE AMENDING CHAPTER 10
OF THE MUNICIPAL CODE OF LINCOLNWOOD
REGARDING OFF-PREMISES LIQUOR LICENSES**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ___ DAY OF _____, 2018.

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 _____, 2018

_____
Village Clerk

ORDINANCE NO. 2018-___

AN ORDINANCE AMENDING CHAPTER 10 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING OFF-PREMISES LIQUOR LICENSES

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 2 of Chapter 10 of the Municipal Code of Lincolnwood, as amended (***"Village Code"***), sets forth rules and regulations for the licensing of, and sale of alcoholic liquor by, alcoholic liquor retailers in the Village; and

WHEREAS, the President and the Board of Trustees desire to amend the Village Code to establish a new liquor license classification and to adopt associated regulations to permit the sale of alcoholic liquor at retail for consumption off the premises, by grocery stores that receive customer orders solely through the Internet; and

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

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

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

SECTION 2. LIQUOR LICENSE LIMITATIONS. Section 10-2-3 of the Village Code is hereby amended further to read as follows:

"10-2-3: LICENSE LIMITATIONS.

There shall not be more than nine Class A licenses, one Class A-1 license, six Class B licenses, **one Class B-1 license,** one Class C license, one Class D license, one Class D-1 license,~~-~~two Class E licenses, and one Class F license issued and outstanding in any one calendar year. Not more than one Class S-E license may be issued at any one time."

SECTION 3. CLASSIFICATION OF LICENSES. Section 10-2-7 of the Village Code is hereby amended further to add a new Subsection (D) to read as follows, and by re-lettering the subsequent Subsections within Section 10-2-7 accordingly:

"**10-2-7: Classification of Licenses:**

There shall be the following classes of licenses, with annual license fees in the amounts set forth in the annual fee resolution.

* * *

(D) Class B-1 license: retail sale in its original purchase, not for consumption on the premises, only by grocery stores that receive customer orders solely through the Internet, and only for a premises located within an approved Planned Unit Development."

* * *

SECTION 4. CLOSING HOURS. Section 10-2-20 of the Village Code is hereby amended further to add a new Paragraph (A)(4) to read as follows, and by re-numbering the subsequent paragraphs of Subsection (A) of Section 10-2-20 accordingly:

"**10-2-20: Closing Hours:**

(A) No person licensed hereunder shall sell or permit to be sold, offer for sale or give away any alcoholic liquors except during the hours as set forth below.

* * *

(4) Class B-1 license: between the hours of 8:00 a.m. and 11:00 p.m.; except that the closing hour shall be extended to 12:00 midnight on New Year's Eve."

* * *

SECTION 5. 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 6. 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 _____, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
_____ day of _____, 2018.

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

#61385210_v1

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-_____

A RESOLUTION AMENDING THE ANNUAL FEE RESOLUTION REGARDING CLASS A-1 LIQUOR LICENSES

WHEREAS, on November 6, 2018, the Village President and the Board of Trustees adopted Ordinance No. 2018-_____, amending Article 2 of Chapter 10 of the Municipal Code of Lincolnwood, as amended (***"Village Code"***), to establish a new Class B-1 liquor license classification to permit the sale of alcoholic liquor at retail by grocery stores; and

WHEREAS, the President and Board of Trustees have determined that it is appropriate to amend Exhibit A of Resolution No. R2018-2051 (***"Annual Fee Resolution"***) to establish the fee for a Class B-1 liquor license imposed pursuant to the Village Code; and

WHEREAS, the President and Board of Trustees have determined that adoption of this Resolution will serve and be in the best interest of the Village of Lincolnwood;

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. AMENDMENT. Exhibit A of the Annual Fee Resolution is hereby amended as follows:

Code Section	Subject	Fee/Fine
10-2-7(D)	**Class B-1**	**$1,500**
10-2-7~~(D)~~**(E)**	Class C	$1,500
10-2-7~~(E)~~**(F)**	Class D	$1,000
10-2-7~~(F)~~**(G)**	Class D-1	$1,750
10-2-7~~(G)~~**(H)**	Class E	$1,500
10-2-7~~(H)~~**(I)**	Class S-E	No fee
10-2-7~~(I)~~**(J)**	Class F	$2,000

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

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2018.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2018

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

#61385312_v1

U.S. Ethics & Compliance
The right way, every day!

Walmart
Save money. Live better.
508 SW 8th Street
Bentonville, AR 72716-0500
Phone 479.204.9973
Fax 479.204.9864
Andrea.Lazenby@walmart.com

On behalf of Walmart Inc., a retail corporation qualified to transact business in Illinois on July 18, 1977 and whose headquarters are located at 702 SW 8th St in Bentonville, AR 72716, we would like to request an application to sell beer, wine, and liquor from 8:00 a.m. to 8:00 p.m. seven days a week. The application is requested for the new Walmart #4177 that will be located at 6840 N McCormick Blvd and is scheduled to open in March of 2019. This program will operate alcohol sales based on the attached description.

Neither Walmart Inc. nor any of its subsidiaries have been convicted of a felony.

Walmart Inc., directly and through its subsidiaries, operates numerous retail stores and clubs and holds licenses to sell alcoholic beverages in many of these retail outlets. From time to time, Walmart has been charged with minor violations of laws related to such things as sales of alcoholic beverages to minors, invoicing issues, and similar minor violations that have resulted in administrative regulatory action. Any assessed orders or sanctions have been complied with, satisfied or settled.

Walmart Inc. will not violate any of the laws of the State of Illinois, or of the United States, or any ordinance of the Village in the conduct of the place of business.

Walmart Inc. has not and will not receive or borrow money or anything of value directly or indirectly from any manufacturer, importing distributor or distributor representative of any such manufacturer, importing distributor or distributor of alcoholic liquor and has not been a party in any way, directly or indirectly, to any violation by a manufacturer, distributor or importing distributor as prescribed by statue.

Both signing officers of the corporation are 21 years of age or older and are eligible to sign the application to be issued licensure.

Andrea Lazenby
Assistant Secretary

Cynthia Moehring
Sr VP & Chief Compliance Officer

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 3**

ORIGINATING DEPARTMENT: Finance

SUBJECT: Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The Truth–in-Taxation Act provides that the Corporate Authorities of each taxing district shall determine the estimated amount of money to be raised by taxation for the next fiscal year upon the taxable property in the taxing district at least 20 days prior to the approval of an Ordinance levying property taxes.

At the October 16, 2018 Committee of the Whole (COTW) meeting, the Village Board discussed the 2018 tax levy. The Village Board's Financial Policy states that the tax levy increase is limited to the maximum allowed under State Statue for tax capped communities. The 2018 tax cap is 2.1%. This equates to an increase of $117,277 for a total levy of $5,701,897. At the October 16, 2018 COTW meeting, the Village Board agreed by consensus to increase the 2018 tax levy by $117,277.

FINANCIAL IMPACT:
Increase in General Fund revenue of $117,277 for Fiscal Year 2019/20.

DOCUMENTS ATTACHED:
1. Proposed Resolution

RECOMMENDED MOTION:
Move to approve a Resolution determining amounts of money to be raised through ad valorem property taxes.

RESOLUTION NO. R2018-_____

A RESOLUTION DETERMINING AMOUNTS OF MONEY TO BE RAISED THROUGH *AD VALOREM* PROPERTY TAXES

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, the Truth-in-Taxation Act, 35 ILCS 200/18-60, provides that the corporate authorities of each taxing district, including the Village of Lincolnwood, shall determine the amount of money, exclusive of any portion of that levy attributable to the cost of conducting an election required by general election law, estimated to be necessary to be raised by taxation for the current fiscal year upon the taxable property in the taxing district;

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. DETERMINATION. The President and Board of Trustees of the Village of Lincolnwood hereby estimate that $5,701,897, exclusive of amounts to be levied which are attributable to the costs of conducting elections required by the general election law, shall be raised by means of *ad valorem* property taxes levied for 2018 tax bills for fiscal year 2019-2020 The President and Board of Trustees hereby find that this amount is not more than 105 percent of the amount, exclusive of election costs, which has been extended upon the levy of the preceding year.

SECTION 3. EFFECTIVE DATE. This Resolution will be in full force from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this 6th day of November, 2018

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

APPROVED this _____ day of_____, 2018

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
__day of_____, 2018

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

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 4**

ORIGINATING DEPARTMENT: Police

SUBJECT: Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Section 7-2-6 of the Village Code Pertaining to Schedule of Yield Streets

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On September 27, 2018, the Traffic Commission was notified of a complaint received by the police department regarding the lack of traffic control devices addressing speeding vehicles in the area bound by Pratt Avenue, Lincoln Avenue, Crawford Avenue and Touhy Avenue. Staff requested that the Commission consider implementing a pilot Yield Sign Program in this area noting that it has been successfully used in neighboring communities. The Village Code currently has a section addressing yield signage, however, no intersections currently have yield signs. The Commission expressed interest and recommended that staff notify residents in the targeted area that the Traffic Commission will be discussing this matter at the next meeting scheduled for October 25, 2018.

On October 25, 2018, staff advised the Traffic Commission letters were mailed to residents bound by the proposed area. Four responses were received – three in favor of the signage and one opposed. Staff identified six intersections where (12) Yield signs would be installed: Northbound and Southbound traffic for Kedvale Avenue and Estes Avenue , Kedvale Avenue and Lunt Avenue, Keystone Avenue and Estes Avenue, Keystone Avenue and Lunt Avenue , Keystone Avenue and Morse Avenue, and Eastbound and Westbound traffic for Lunt Avenue and Karlov Avenue. Staff further recommended that after the yield signs are installed, additional requests for signage would be reviewed on a complaint basis.

Following a review and discussion, the Traffic Commission unanimously voted to recommend amending the Village Code 7-2-6 Schedule of Yield Streets to include the aforementioned intersections.

FINANCIAL IMPACT:
The financial impact will be $600.00 for the purchase of the signs and posts.

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Traffic Commission Minutes September 27, 2018
3. Traffic Commission Draft Meeting Minutes October 25, 2018 Draft
4. PowerPoint Presentation October 25, 2018

RECOMMENDED MOTION:

Move to approve a recommendation by the Traffic Commission to adopt an Ordinance to amend the Village Code pertaining to 7-2-6, Schedule of Yield Streets to include: Northbound and Southbound Kedvale Avenue Yield for Estes Avenue; Northbound and Southbound Kedvale Avenue Yield for Lunt Avenue; Northbound and Southbound Keystone Avenue Yield for Estes Avenue; Northbound and Southbound Keystone Avenue Yield for Lunt Avenue; Northbound and Southbound Keystone Avenue Yield for Morse Avenue; and Eastbound and Westbound Lunt Avenue Yield for Karlov Avenue.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2018-____

AN ORDINANCE AMENDING SECTION 7-2-6
OF THE MUNICIPAL CODE OF LINCOLNWOOD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ___ DAY OF _____, 2018.

ORDINANCE NO. 2018-___

AN ORDINANCE AMENDING SECTION 7-2-6 OF THE MUNICIPAL CODE OF LINCOLNWOOD

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

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

WHEREAS, pursuant to Section 7-2-6 of the Municipal Code of Lincolnwood, as amended (***"Village Code"***), the Village has designated certain streets within the Village as "yield streets"; and

WHEREAS, the President and the Board of Trustees desire to amend Section 7-2-6 of the Village Code to require vehicular traffic at six specified intersections to yield to other vehicles in or approaching the intersection on another roadway; and

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

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

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

SECTION 2. YIELD STREETS. Section 7-2-6 of the Village Code is hereby amended to add the following entries:

"7-2-6: SCHEDULE OF YIELD STREETS: The following streets are hereby designated as "yield streets":

Street	Shall Yield For	Direction
Kedvale Avenue	**Estes Avenue**	**Both northbound and southbound**
Kedvale Avenue	**Lunt Avenue**	**Both northbound and southbound**
Keystone Avenue	**Estes Avenue**	**Both northbound and southbound**
Keystone Avenue	**Lunt Avenue**	**Both northbound and southbound**
Keystone Avenue	**Morse Avenue**	**Both northbound and southbound**

Lunt Avenue **Karlov Avenue** **Both eastbound and westbound**"

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

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will 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 _____, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
_____ day of _____, 20___.

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

#61488300_v1

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

Regular Meeting Minutes
September 27, 2018
Village Hall Council Chambers
6900 North Lincoln Avenue
Lincolnwood, IL 60712

1. Call to Order

   Chairman Troiani called the meeting to order at 7:03 p.m.

2. Pledge to the Flag

   Chairman Troiani led the Pledge to the Flag.

3. Roll-call

   Present
   Commissioner John Ernst
   Commissioner Scott Troiani
   Commissioner Stanley Wilk
   Commissioner Mark Bonner
   Commissioner Antonio Costantino
   Daniel Dem, Assistant Village Engineer
   Jason Parrott, Chief of Police
   Andrew Letson, Director of Public Works
   Michael Knapp, Officer

   Absent
   Commissioner James Lee
   Commissioner Victor Stojanoff

4. Report by Chair

   Chairman Troiani thanked everyone involved in the Touhy Avenue Overpass project and commented that it looks great.

5. Approval of Minutes

   Commissioner Bonner moved to approve the minutes of the June 28, 2018 Traffic Commission meeting as presented. Commissioner Costantino seconded. The motion was unanimously approved.

6. Unfinished Business

   a. Pratt Avenue and East Prairie Road Parking Restrictions

      Chief Parrott summarized the history of the recent improvements made to the intersection of Pratt Avenue and East Prairie Road to improve the safety of the

intersection and demonstrated via a PowerPoint presentation the location of the existing temporary no parking signs on the south side of East Prairie Road. In 2018, there was one accident at the intersection which was due to a motorist disobeying the stop sign on East Prairie Road. Based on this information, it is recommended by staff that the temporary parking restriction be formalized.

Commissioner Bonner moved to recommend that the Village Board adopt an Ordinance amending the Village Code to restrict parking on the south side of Pratt Avenue, 90 feet east and west of the intersection with East Prairie Road. Commissioner Ernst seconded. The motion was unanimously approved.

b. Touhy Avenue and Kilpatrick Avenue Traffic Review

Chief Parrott noted this is a continuation of the discussion that occurred at the June 28th meeting. He illustrated the existing conditions and improvements that have been made to improve the flow of traffic in the area. Additionally, he demonstrated a design for roadway improvements that was presented at the June 28th meeting and has been estimated to cost $373,000 to construct. Chief Parrott stated that at the last meeting, staff was directed to install temporary barricades in the striped no parking area on the east side of Kilpatrick Avenue to minimize motorists from parking in the no parking zone when picking up orders from the restaurant. He reported that the installation of these barricades was successful and staff recommended installing permanent flexible bollards.

Chairman Troiani inquired whether there has been any additional complaints from the neighboring condo building. Chief Parrott reported that he had received one complaint regarding an accident that occurred on Touhy Avenue; however, it was unrelated to the neighboring restaurant.

Chief Parrott reported that following the last meeting, he spoke with the restaurant who reported they were hiring a new valet company, who will assist with directing traffic to make a right turn when existing the restaurant.

Commissioner Bonner moved to recommend the installation of flexible bollards be installed along the curb line of the east side of Kilpatrick Avenue and not move forward with the roadway improvements demonstrated at the June 28th meeting. Commissioner Costantino seconded. The motion was approved unanimously.

7. New Business

a. Traffic Control Signage Review
   i. Yield Signage
   ii. Speed Limit Signage

Chief Parrott stated that he recently received a complaint from a resident who expressed concern about the area generally bounded by Pratt Avenue, Lincoln Avenue, Crawford Avenue, and Touhy Avenue due to the fact that some intersections do not have traffic control devices and limited speed limit signs. The Village has a section of the Code that references yield signs; however, they are not used anywhere in the Village. They have been successfully used in neighboring communities. Chief Parrott stated that staff recommends notifying residents in the area and hold a discussion at the next meeting regarding implementing a pilot program for yield signs.

Commissioner Ernst stated that he thinks this is a great idea and he would like to see it implemented in other areas of the Village. Commissioner Bonner expressed his agreement.

Commissioner Costantino moved to continue moving forward with the exploration of the pilot program. Commissioner Ernst seconded. The motion was approved unanimously.

b. Utilization of Speed Trailer for Complaints

Chief Parrott reviewed several speeding complaints or requests for traffic calming devices that had been received by the Police Department on Kilbourn Avenue, Keeler Avenue, Pratt Avenue, Tripp Avenue, Albion Avenue and Hamlin Avenue. The Police Department deployed the speed trailer and determined that in each instance, there appears to be insufficient signage. Complaints received by the Police Department are most often related to speed, children in the neighborhood, traffic believed to be non-residents, intersections, and requests for signage. Chief Parrot demonstrated average speed data collected by the speed trailer for each o the aforementioned streets.

Commissioner Bonner asked if the trailer is being used every day. Chief Parrott stated that the trailer is deployed based on complaints and it needs to be occasionally charged and data needs to be downloaded. Chief Parrott also mentioned that the traffic unit has been performing special enforcement of speeding cut through traffic in the area of Devon Avenue and Kilpatrick Avenue.

Chairman Troiani thanked Chief Parrott for the information and being diligent in responding to traffic complaints.

8. Public Forum

None

9. Report by Staff

Mr. Letson invited the Commission to attend the ribbon cutting for the Touhy Avenue Overpass on October 11th at 5:30 p.m.

10. Good of the Order

Commissioner Costantino recommended that signage be reviewed throughout the community, specifically concerning truck traffic cutting down Arthur Avenue. Chairman Troiani asked staff to review potential locations for some signs.

Commissioner Ernst stated that the left turn signal at the intersection of northbound Cicero and Pratt Avenue is very short. Mr. Letson stated that a request had been made to the Illinois Department of Transportation to review the signal timing and staff will follow up.

11. Adjournment

Commissioner Wilk moved to adjourn the meeting at 7:37 p.m. Commissioner Bonner seconded. The motion was approved.

Respectfully submitted,

Andrew Letson
Director of Public Works

Regular Meeting Minutes
October 25, 2018
Village Hall Council Chambers
6900 North Lincoln Avenue
Lincolnwood, IL 60712

1. Call to Order

   Chairman Troiani called the meeting to order at 7:05 p.m.

2. Pledge to the Flag

   Chairman Troiani led the Pledge to the Flag.

3. Roll-call

   Present
   Commissioner Scott Troiani
   Commissioner Stanley Wilk
   Commissioner Victor Stojanoff
   Commissioner Antonio Costantino
   Daniel Dem, Assistant Village Engineer
   Jason Parrott, Chief of Police
   Andrew Letson, Director of Public Works
   Michael Knapp, Officer

   Excused
   Commissioner John Ernst
   Commissioner Mark Bonner

   Absent
   Commissioner James Lee

4. Report by Chair

   Chairman Troiani stated that the Touhy Avenue Overpass has been a great amenity and it is being enjoyed by the community.

5. Approval of Minutes

   Commissioner Costantino moved to approve the minutes of the September 27, 2018 Traffic Commission meeting as presented. Commissioner Stojanoff seconded. The motion was unanimously approved.

6. Unfinished Business

   a. Traffic Control Signage Review
      i. Yield Signage

ii. Speed Limit Signage

Chief Parrott stated that this discussion is a follow up from the September meeting. The Police Department received a complaint about intersections that currently do not have traffic control devices, specifically in the area bounded by Touhy Avenue, Crawford Avenue, Lincoln Avenue, and Pratt Avenue. At the September meeting, the Commission expressed interest in pursuing a pilot program whereby yield signs would be installed in strategic locations to determine if they improve traffic safety and gauge the feedback from the community.

Staff has identified six intersections at Kedvale and Lunt Avenues, Kedvale and Estes Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues. A total of 12 yield signs would be installed at thses locations. Letters were mailed to residents in the area and four responses were received, three in favor of the signs and one opposing.

Chief Parrott stated that staff recommends installation of the yield signs and posting speed limit signs on blocks where complaints are received and no speed limit sign currently exists.

Commissioner Wilk stated that having yield signs at intersections removes the ambiguity as to who is to yield the right of way.

Commissioner Wilk moved to recommend the Village Board adopt an Ordinance amending the Village Code to yield control the intersections of Kedvale and Lunt Avenues Kedvale and Estes Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues. Commissioner Costantino seconded. The motion was unanimously approved.

7. New Business

a. Safe Routes to School (SRTS) Grant

Mr. Dem provided background on the Federal SRTS program and stated its purpose is to provide pedestrian improvements around schools. Projects recommended by staff include improvements to the intersection of East Prairie Road and Pratt Avenue including flashing stop signs, permanently mounted speed display devices, rectangular rapid flashing beacons (RRFB) at the crosswalk, and a speed table at the crosswalk. Additionally, RRFB devices would be installed on Crawford Avenue at the intersections with Farwell and Lunt Avenues. The total project cost is approximately $135,000, including design with $124,000 eligible for grant funds. The proposed project schedule includes having the grant application submitted in November and construction occurring in the fall.

Commissioner Stojanoff asked about foot traffic west of the school and whether improvements were considered. Mr. Letson stated that RRFBs are proposed, but the Village is limited in what can be done due to Crawford Avenue being a County route.

Commissioner Costantino inquired about installing sidewalk either on the east side of East Prairie Road or on Morse Avenue, east of the school. He also asked about installing a crosswalk on the east leg of the East Prairie/Pratt intersection. Officer Knapp stated that there is a full time crossing guard at the intersection and improvements would significantly improve the situation. Mr. Dem stated that staff could evaluate installing additional sidewalk. Commissioner Costantino stated that he views the speed table as a warning device. Mr. Dem stated that in his experience, raised crossings are an effective measure.

Commissioner Wilk moved to approve a recommendation that the Village Board adopt a Resolution supporting the projects proposed by staff. Commissioner Stojanoff seconded. The motion was approved unanimously.

b. Recommendation – Clarification of Street Cleaning Signs

Chief Parrott stated that during a recent review of the Village Code, the existing language pertaining to street cleaning signs does not match the current practice of using permanently installed signs rather than temporary signs. He stated that in 2011 the Village moved away from using temporary signs in lieu of the permanent signs that are currently installed at the start of each block. The Village Attorney has provided updated language for consideration.

Chairman Troiani asked if there has been an uptick in vehicles in violation. Chief Parrott stated that when cars are parked on the street, it makes it difficult for the sweeper to clean the street.

General discussion occurred regarding the number of signs located on each block.

Commissioner Wilk moved to recommend the Village Board adopt an Ordinance amending the Village Code with the updated language pertaining to street cleaning signage. Commissioner Costantino seconded. The motion was approved unanimously.

c. Parking Complaints
    i. 7200 Block of Kostner Avenue
    ii. 7100 Block of Tripp Avenue

Chief Parrott reported on recent parking complaints on the 7200 block of Kostner Avenue and the 7100 block of Tripp Avenue. The complaint on Kostner related to vehicles being parked on the sidewalk and parkway. The Police Department sent letters to residents in the area reminding them of the Village's Code requirement to not park on the parkway. Since the letters were mailed, the Department has not received any complaints and it appears the vehicles are complying.

The complaint on Tripp Avenue related to vehicles encroaching on driveways and the intersection of Tripp and Estes Avenues. A letter was mailed to Loeber Motors, whose employees seemed to be contributing to the problem, requesting that they assist in gaining compliance. Since the letter was mailed, the situation appears to have improved.

d. Schedule of Meeting Dates for 2019

Chief Parrott presented the draft meeting dates for 2019. All of the dates are on the fourth Thursday of the month, with the exception of April, which was moved to the third Thursday due to a conflict with Passover.

Commissioner Costantino moved to approve the meeting dates as presented. Commissioner Stojanoff seconded. The motion was approved unanimously.

8. Public Forum

   None

9. Report by Staff

   None

10. Good of the Order

    Commissioner Costantino inquired about the ownership of the property to the west of the UP Parking Lot as he has seen semi-trucks parking overnight. Mr. Letson stated that it is private property.

11. Adjournment

    Commissioner Costantino moved to adjourn the meeting at 7:48 p.m. Commissioner Stojanoff seconded. The motion was approved unanimously.

Respectfully submitted,

Andrew Letson
Director of Public Works

Village of Lincolnwood

Traffic Commission Meeting

October 25, 2018

YIELD SIGNAGE

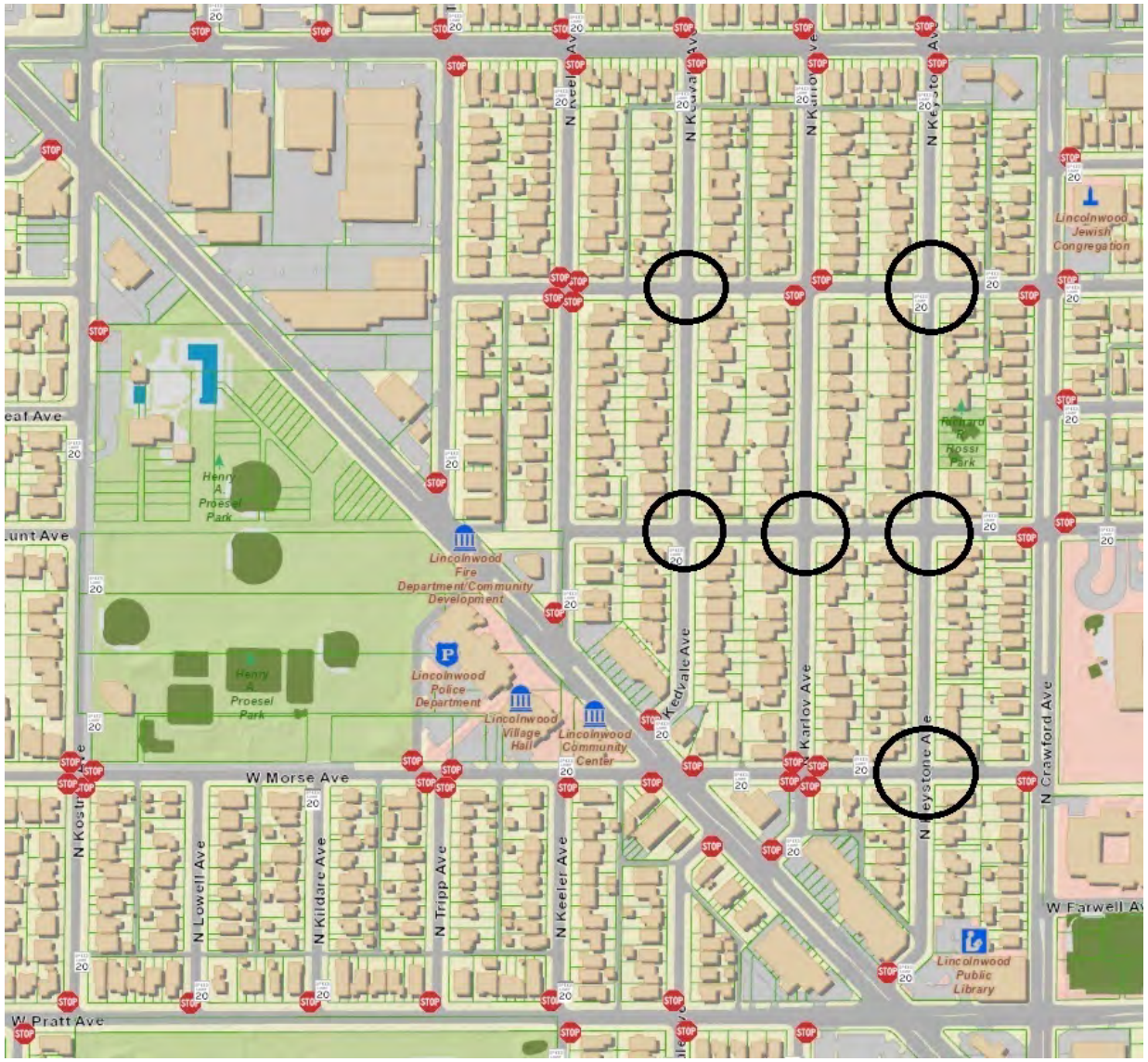
SAFETY RECOMMENDATION



- Implement a pilot area to employ the use of yield signs at uncontrolled intersections.

- The Village Code already allows the use of yield signage under section 7-2-4. Locations recommended by the Traffic Commission would go to the Village Board for final approval under Village Ordinance Section 7-2-6.

INTERSECTIONS IMPACTED



DISCUSSION

- Feedback was supportive of the program

- Staff recommendation for posting signage:
  - On Kedvale Ave. @ Lunt Ave. & Estes Ave.
  - On Lunt Ave. @ Karlov Ave.
  - On Keystone Ave. @ Morse Ave, Lunt Ave. & Estes Ave.
  - 12 Total Signs

- Seek Traffic Commission recommendation to the Village Board to approve yield signage at the above locations and amend the ordinance to reflect change.

- Speed Limit signs may be requested by residents if nothing exists within their block.

KEDVALE & LUNT



KEDVALE & ESTES



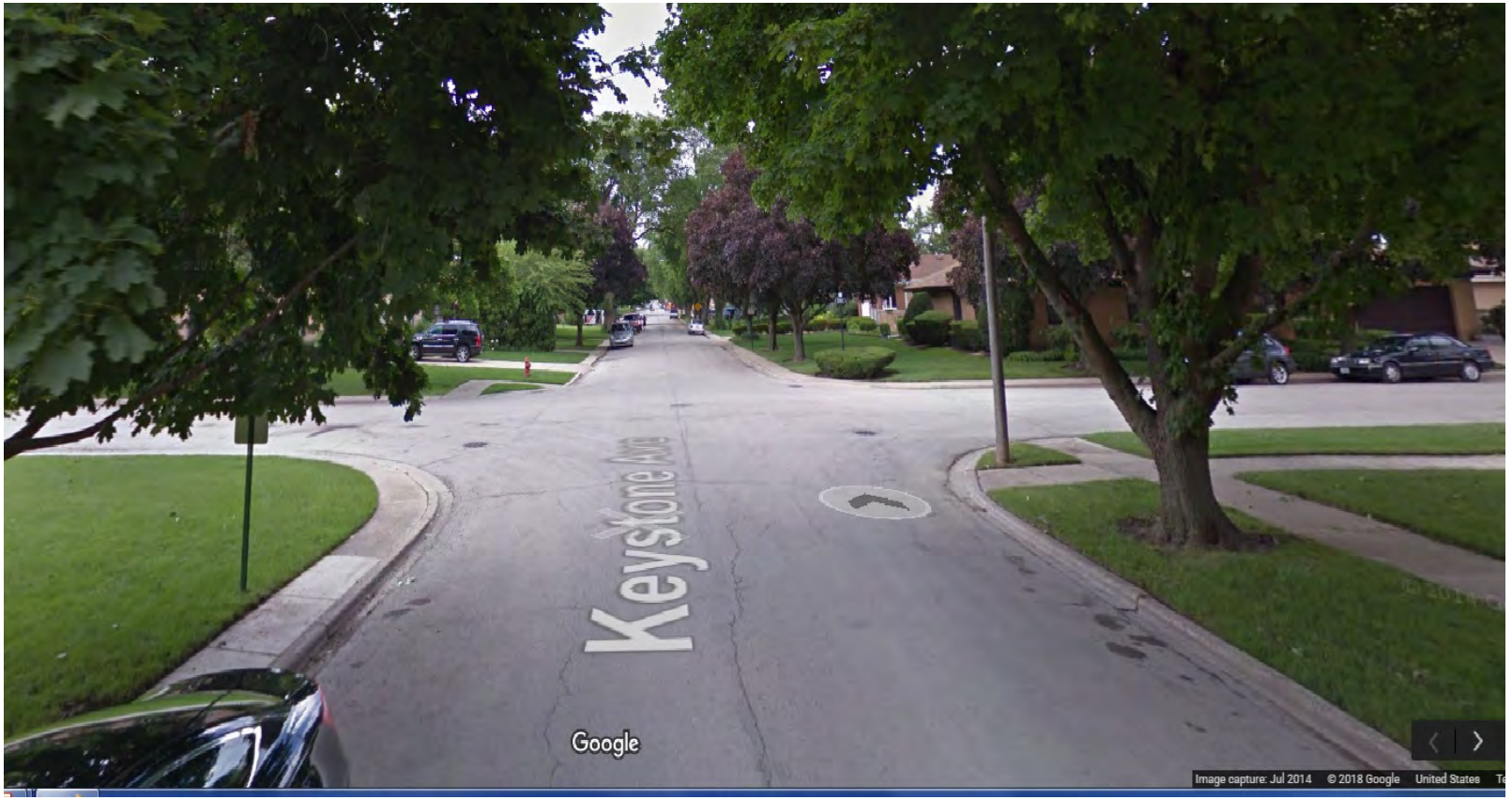
KEYSTONE & MORSE



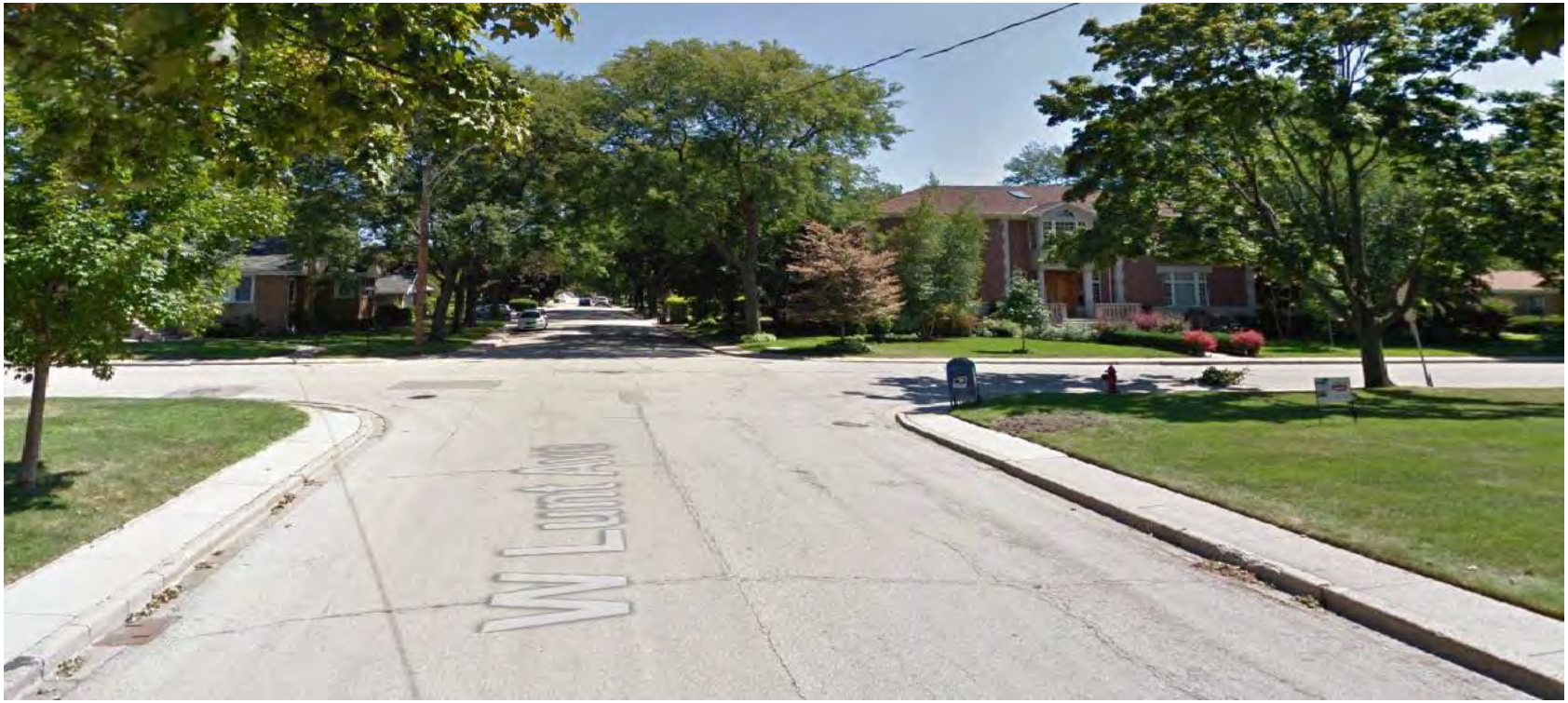
KEYSTONE & LUNT



KEYSTONE & ESTES



LUNT & KARLOV



Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 5**

ORIGINATING DEPARTMENT: Police

SUBJECT: Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Sections 7-2-12 and 7-2-14 of the Village Code Regarding Parking Restrictions

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On September 27, 2018, the Traffic Commission reviewed information relating to the history of recent improvements made to the intersection of Pratt Avenue and East Prairie Avenue to increase pedestrian safety in the area abutting the schools. Temporary No Parking Signs were installed and greatly improved safety in the area indicated by the reduction of accidents in this location. Based on the information provided, staff recommended that the temporary parking restrictions be formalized.

Following review and discussion of the information provided, the Traffic Commission unanimously voted to recommend that the Village Board adopt an Ordinance amending the Village Code to restrict parking on the south side of Pratt Avenue, 90 feet east and west of the intersection with East Prairie Road.

On October 25, 2018, staff noted that during a recent review of the Village Code, language regarding street cleaning signs did not match the current practice of using permanently installed signs versus temporary signs. In 2011, the Village moved away from using the temporary signage transitioning to permanent signs which were posted at the beginning of each block.

Following a review and discussion, the Traffic Commission unanimously voted to recommend amending the Village Code Section 7-2-14 Temporary No Parking Signs to remove language regarding "temporary" no parking signs and add language "temporarily prohibited".

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Traffic Commission Meeting Minutes September 27, 2018
3. PowerPoint Presentation September 27, 2018
4. Traffic Commission Draft Meeting Minutes October 25, 2018
5. PowerPoint Presentation October 25, 2018

RECOMMENDED MOTION:

Move to approve a recommendation by the Traffic Commission to adopt an Ordinance to amend the Village Code Section 7-2-12 pertaining to Prohibited Parking to include: South Side of Pratt Avenue 90 feet east and west of the intersection of East Prairie Road; and

Move to approve a recommendation by the Traffic Commission to adopt an Ordinance to amend 7-2-14 of the Village Code pertaining to Temporary No Parking Signs related to Street Cleaning to remove "temporary" from language and add language "temporarily" prohibited.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2018-____

AN ORDINANCE AMENDING SECTIONS 7-2-12 AND 7-2-14 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING PARKING RESTRICTIONS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS ___ DAY OF _____, 2018.

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 _____, 2018

ORDINANCE NO. 2018-___

AN ORDINANCE AMENDING SECTIONS 7-2-12 AND 7-2-14 OF THE MUNICIPAL CODE OF LINCOLNWOOD REGARDING PARKING RESTRICTIONS

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

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

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

WHEREAS, pursuant to Section 7-2-14(A) of the Village Code, the Village Director of Public Works and the Village Chief of Police are authorized to post temporary parking signs to facilitate snow removal from, and cleaning and maintenance of, Village streets; and

WHEREAS, the Village President and the Board of Trustees desire to amend: (i) Section 7-2-12 of the Village Code to prohibit vehicular parking at all times on the south side of Pratt Avenue, from a point 90 feet east of the east curb line of East Prairie Avenue westward to a point 90 feet west of the west curb line of East Prairie Avenue; and (ii) Section 7-2-14(A) of the Village Code to authorize the Director of Public Works and the Police Chief to post permanent signage prohibiting parking for snow removal and street cleaning and maintenance; and

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

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

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

SECTION 2. PROHIBITED PARKING. Section 7-2-12 of the Village Code is hereby amended further to add the following entry:

"**7-2-12: Prohibited Parking:**

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

Street	Side	Location
Pratt Avenue	**South**	**Between a point 90 feet east of the east curbline of East Prairie Avenue and a point 90 feet west of the west curbline of East Prairie Avenue.**

SECTION 3. DESIGNATION OF PROHIBITION. The Village Department of Public Works is hereby directed and authorized to install appropriate signs and/or paint the curb of Pratt Avenue in order to designate the parking prohibition identified in the amendment set forth in Section 2 of this Ordinance.

SECTION 4. TEMPORARY NO PARKING SIGNS. Section 7-2-14 of the Village Code is hereby amended further to read as follows:

"**7-2-14: Temporary No Parking Signs:**

(A) For the purpose of facilitating the removal of snow, cleaning of streets and road construction and emergencies/special events, the Director of Public Works and/or Chief of Police is authorized to post ~~temporary~~ no parking signs, designating the day of the week and hours of the day and part of the street in which the parking of vehicles is **temporarily** prohibited."

* * *

SECTION 5. 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 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 6. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of _____, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2018.

_____

Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
_____ day of _____, 2018.

_____

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

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

Regular Meeting Minutes
September 27, 2018
Village Hall Council Chambers
6900 North Lincoln Avenue
Lincolnwood, IL 60712

1. Call to Order

   Chairman Troiani called the meeting to order at 7:03 p.m.

2. Pledge to the Flag

   Chairman Troiani led the Pledge to the Flag.

3. Roll-call

   Present
   Commissioner John Ernst
   Commissioner Scott Troiani
   Commissioner Stanley Wilk
   Commissioner Mark Bonner
   Commissioner Antonio Costantino
   Daniel Dem, Assistant Village Engineer
   Jason Parrott, Chief of Police
   Andrew Letson, Director of Public Works
   Michael Knapp, Officer

   Absent
   Commissioner James Lee
   Commissioner Victor Stojanoff

4. Report by Chair

   Chairman Troiani thanked everyone involved in the Touhy Avenue Overpass project and commented that it looks great.

5. Approval of Minutes

   Commissioner Bonner moved to approve the minutes of the June 28, 2018 Traffic Commission meeting as presented. Commissioner Costantino seconded. The motion was unanimously approved.

6. Unfinished Business

   a. Pratt Avenue and East Prairie Road Parking Restrictions

   Chief Parrott summarized the history of the recent improvements made to the intersection of Pratt Avenue and East Prairie Road to improve the safety of the

intersection and demonstrated via a PowerPoint presentation the location of the existing temporary no parking signs on the south side of East Prairie Road. In 2018, there was one accident at the intersection which was due to a motorist disobeying the stop sign on East Prairie Road. Based on this information, it is recommended by staff that the temporary parking restriction be formalized.

Commissioner Bonner moved to recommend that the Village Board adopt an Ordinance amending the Village Code to restrict parking on the south side of Pratt Avenue, 90 feet east and west of the intersection with East Prairie Road. Commissioner Ernst seconded. The motion was unanimously approved.

b. Touhy Avenue and Kilpatrick Avenue Traffic Review

Chief Parrott noted this is a continuation of the discussion that occurred at the June 28th meeting. He illustrated the existing conditions and improvements that have been made to improve the flow of traffic in the area. Additionally, he demonstrated a design for roadway improvements that was presented at the June 28th meeting and has been estimated to cost $373,000 to construct. Chief Parrott stated that at the last meeting, staff was directed to install temporary barricades in the striped no parking area on the east side of Kilpatrick Avenue to minimize motorists from parking in the no parking zone when picking up orders from the restaurant. He reported that the installation of these barricades was successful and staff recommended installing permanent flexible bollards.

Chairman Troiani inquired whether there has been any additional complaints from the neighboring condo building. Chief Parrott reported that he had received one complaint regarding an accident that occurred on Touhy Avenue; however, it was unrelated to the neighboring restaurant.

Chief Parrott reported that following the last meeting, he spoke with the restaurant who reported they were hiring a new valet company, who will assist with directing traffic to make a right turn when existing the restaurant.

Commissioner Bonner moved to recommend the installation of flexible bollards be installed along the curb line of the east side of Kilpatrick Avenue and not move forward with the roadway improvements demonstrated at the June 28th meeting. Commissioner Costantino seconded. The motion was approved unanimously.

7. New Business

a. Traffic Control Signage Review
   i. Yield Signage
   ii. Speed Limit Signage

Chief Parrott stated that he recently received a complaint from a resident who expressed concern about the area generally bounded by Pratt Avenue, Lincoln Avenue, Crawford Avenue, and Touhy Avenue due to the fact that some intersections do not have traffic control devices and limited speed limit signs. The Village has a section of the Code that references yield signs; however, they are not used anywhere in the Village. They have been successfully used in neighboring communities. Chief Parrott stated that staff recommends notifying residents in the area and hold a discussion at the next meeting regarding implementing a pilot program for yield signs.

Commissioner Ernst stated that he thinks this is a great idea and he would like to see it implemented in other areas of the Village. Commissioner Bonner expressed his agreement.

Commissioner Costantino moved to continue moving forward with the exploration of the pilot program. Commissioner Ernst seconded. The motion was approved unanimously.

b. Utilization of Speed Trailer for Complaints

Chief Parrott reviewed several speeding complaints or requests for traffic calming devices that had been received by the Police Department on Kilbourn Avenue, Keeler Avenue, Pratt Avenue, Tripp Avenue, Albion Avenue and Hamlin Avenue. The Police Department deployed the speed trailer and determined that in each instance, there appears to be insufficient signage. Complaints received by the Police Department are most often related to speed, children in the neighborhood, traffic believed to be non-residents, intersections, and requests for signage. Chief Parrot demonstrated average speed data collected by the speed trailer for each o the aforementioned streets.

Commissioner Bonner asked if the trailer is being used every day. Chief Parrott stated that the trailer is deployed based on complaints and it needs to be occasionally charged and data needs to be downloaded. Chief Parrott also mentioned that the traffic unit has been performing special enforcement of speeding cut through traffic in the area of Devon Avenue and Kilpatrick Avenue.

Chairman Troiani thanked Chief Parrott for the information and being diligent in responding to traffic complaints.

8. Public Forum

None

9. Report by Staff

Mr. Letson invited the Commission to attend the ribbon cutting for the Touhy Avenue Overpass on October 11th at 5:30 p.m.

10. Good of the Order

Commissioner Costantino recommended that signage be reviewed throughout the community, specifically concerning truck traffic cutting down Arthur Avenue. Chairman Troiani asked staff to review potential locations for some signs.

Commissioner Ernst stated that the left turn signal at the intersection of northbound Cicero and Pratt Avenue is very short. Mr. Letson stated that a request had been made to the Illinois Department of Transportation to review the signal timing and staff will follow up.

11. Adjournment

Commissioner Wilk moved to adjourn the meeting at 7:37 p.m. Commissioner Bonner seconded. The motion was approved.

Respectfully submitted,

Andrew Letson
Director of Public Works

Regular Meeting Minutes
October 25, 2018
Village Hall Council Chambers
6900 North Lincoln Avenue
Lincolnwood, IL 60712

1. Call to Order

   Chairman Troiani called the meeting to order at 7:05 p.m.

2. Pledge to the Flag

   Chairman Troiani led the Pledge to the Flag.

3. Roll-call

   Present
   Commissioner Scott Troiani
   Commissioner Stanley Wilk
   Commissioner Victor Stojanoff
   Commissioner Antonio Costantino
   Daniel Dem, Assistant Village Engineer
   Jason Parrott, Chief of Police
   Andrew Letson, Director of Public Works
   Michael Knapp, Officer

   Excused
   Commissioner John Ernst
   Commissioner Mark Bonner

   Absent
   Commissioner James Lee

4. Report by Chair

   Chairman Troiani stated that the Touhy Avenue Overpass has been a great amenity and it is being enjoyed by the community.

5. Approval of Minutes

   Commissioner Costantino moved to approve the minutes of the September 27, 2018 Traffic Commission meeting as presented. Commissioner Stojanoff seconded. The motion was unanimously approved.

6. Unfinished Business

   a. Traffic Control Signage Review
      i. Yield Signage

ii. Speed Limit Signage

Chief Parrott stated that this discussion is a follow up from the September meeting. The Police Department received a complaint about intersections that currently do not have traffic control devices, specifically in the area bounded by Touhy Avenue, Crawford Avenue, Lincoln Avenue, and Pratt Avenue. At the September meeting, the Commission expressed interest in pursuing a pilot program whereby yield signs would be installed in strategic locations to determine if they improve traffic safety and gauge the feedback from the community.

Staff has identified six intersections at Kedvale and Lunt Avenues, Kedvale and Estes Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues. A total of 12 yield signs would be installed at thses locations. Letters were mailed to residents in the area and four responses were received, three in favor of the signs and one opposing.

Chief Parrott stated that staff recommends installation of the yield signs and posting speed limit signs on blocks where complaints are received and no speed limit sign currently exists.

Commissioner Wilk stated that having yield signs at intersections removes the ambiguity as to who is to yield the right of way.

Commissioner Wilk moved to recommend the Village Board adopt an Ordinance amending the Village Code to yield control the intersections of Kedvale and Lunt Avenues Kedvale and Estes Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues. Commissioner Costantino seconded. The motion was unanimously approved.

7. New Business

a. Safe Routes to School (SRTS) Grant

Mr. Dem provided background on the Federal SRTS program and stated its purpose is to provide pedestrian improvements around schools. Projects recommended by staff include improvements to the intersection of East Prairie Road and Pratt Avenue including flashing stop signs, permanently mounted speed display devices, rectangular rapid flashing beacons (RRFB) at the crosswalk, and a speed table at the crosswalk. Additionally, RRFB devices would be installed on Crawford Avenue at the intersections with Farwell and Lunt Avenues. The total project cost is approximately $135,000, including design with $124,000 eligible for grant funds. The proposed project schedule includes having the grant application submitted in November and construction occurring in the fall.

Commissioner Stojanoff asked about foot traffic west of the school and whether improvements were considered. Mr. Letson stated that RRFBs are proposed, but the Village is limited in what can be done due to Crawford Avenue being a County route.

Commissioner Costantino inquired about installing sidewalk either on the east side of East Prairie Road or on Morse Avenue, east of the school. He also asked about installing a crosswalk on the east leg of the East Prairie/Pratt intersection. Officer Knapp stated that there is a full time crossing guard at the intersection and improvements would significantly improve the situation. Mr. Dem stated that staff could evaluate installing additional sidewalk. Commissioner Costantino stated that he views the speed table as a warning device. Mr. Dem stated that in his experience, raised crossings are an effective measure.

Commissioner Wilk moved to approve a recommendation that the Village Board adopt a Resolution supporting the projects proposed by staff. Commissioner Stojanoff seconded. The motion was approved unanimously.

b. Recommendation – Clarification of Street Cleaning Signs

Chief Parrott stated that during a recent review of the Village Code, the existing language pertaining to street cleaning signs does not match the current practice of using permanently installed signs rather than temporary signs. He stated that in 2011 the Village moved away from using temporary signs in lieu of the permanent signs that are currently installed at the start of each block. The Village Attorney has provided updated language for consideration.

Chairman Troiani asked if there has been an uptick in vehicles in violation. Chief Parrott stated that when cars are parked on the street, it makes it difficult for the sweeper to clean the street.

General discussion occurred regarding the number of signs located on each block.

Commissioner Wilk moved to recommend the Village Board adopt an Ordinance amending the Village Code with the updated language pertaining to street cleaning signage. Commissioner Costantino seconded. The motion was approved unanimously.

c. Parking Complaints
    i. 7200 Block of Kostner Avenue
    ii. 7100 Block of Tripp Avenue

Chief Parrott reported on recent parking complaints on the 7200 block of Kostner Avenue and the 7100 block of Tripp Avenue. The complaint on Kostner related to vehicles being parked on the sidewalk and parkway. The Police Department sent letters to residents in the area reminding them of the Village's Code requirement to not park on the parkway. Since the letters were mailed, the Department has not received any complaints and it appears the vehicles are complying.

The complaint on Tripp Avenue related to vehicles encroaching on driveways and the intersection of Tripp and Estes Avenues. A letter was mailed to Loeber Motors, whose employees seemed to be contributing to the problem, requesting that they assist in gaining compliance. Since the letter was mailed, the situation appears to have improved.

d. Schedule of Meeting Dates for 2019

Chief Parrott presented the draft meeting dates for 2019. All of the dates are on the fourth Thursday of the month, with the exception of April, which was moved to the third Thursday due to a conflict with Passover.

Commissioner Costantino moved to approve the meeting dates as presented. Commissioner Stojanoff seconded. The motion was approved unanimously.

8. Public Forum

   None

9. Report by Staff

   None

10. Good of the Order

    Commissioner Costantino inquired about the ownership of the property to the west of the UP Parking Lot as he has seen semi-trucks parking overnight. Mr. Letson stated that it is private property.

11. Adjournment

    Commissioner Costantino moved to adjourn the meeting at 7:48 p.m. Commissioner Stojanoff seconded. The motion was approved unanimously.

Respectfully submitted,

Andrew Letson
Director of Public Works

Village of Lincolnwood

Traffic Commission Meeting

September 27, 2018

Pratt Avenue &

East Prairie Avenue

Current Temporary Parking Restrictions on Pratt Avenue(E/B View)



Current Temporary Parking Restrictions on Pratt Avenue (W/B View)



Village of Lincolnwood

Traffic Commission Meeting

October 25, 2018

ORDINANCE AMENDMENT FOR STREET CLEANING

7-2-14: Temporary No Parking Signs:

(A) For the purpose of facilitating the removal of snow, cleaning of streets and road construction and emergencies/special events, the Director of Public Works and/or Chief of Police is authorized to post ~~temporary~~ no parking signs, designating the day of the week and hours of the day and part of the street in which the parking of vehicles is **temporarily** prohibited."

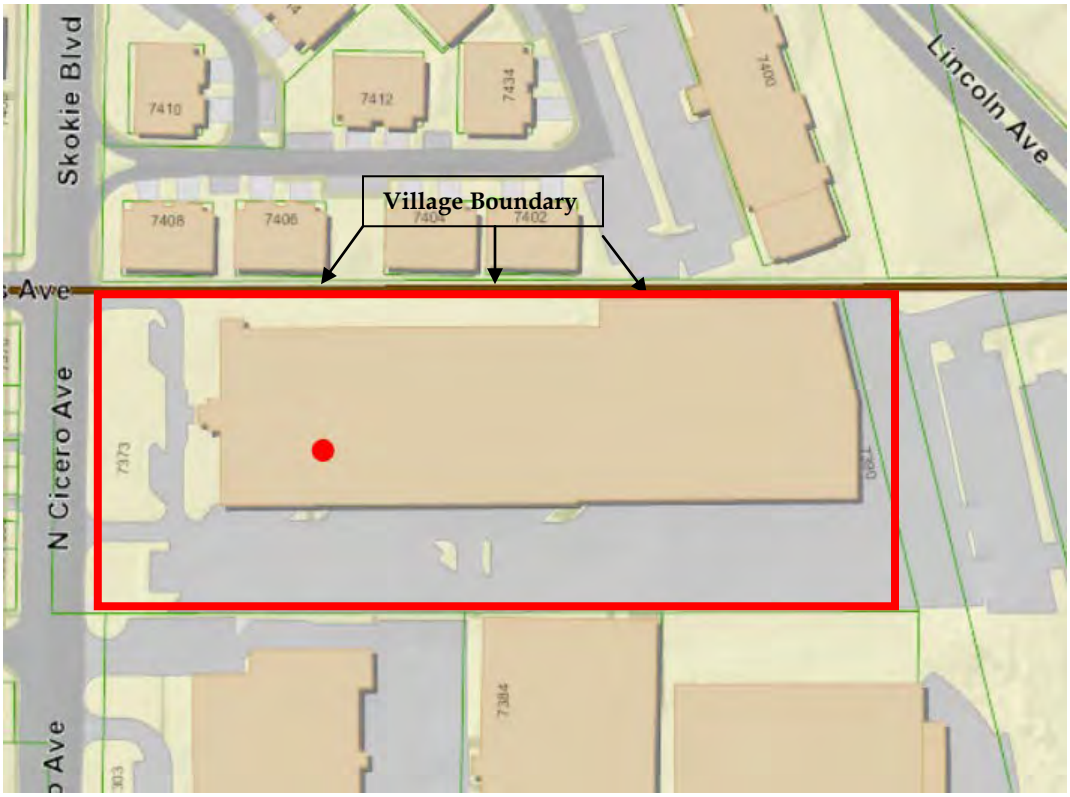
Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO : 6**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: **Approval of a Recommendation by the Economic Development Commission to Adopt a Resolution Supporting and Consenting to Approval of a Class 7C Property Tax Abatement Incentive with AJZ-Lincolnwood LLC (Zeigler Auto Group) for the Proposed Zeigler Cadillac Dealership at 7373 North Cicero Avenue**

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Zeigler Auto Group (Zeigler), owner of the Autoplex at 6900 North McCormick Boulevard and contract purchaser of an existing vacant industrial building at 7373 North Cicero Avenue, applied for economic incentives from the Village this past August. Zeigler proposes to relocate the existing Cadillac dealership from the Autoplex building, in which it is currently housed, along with Buick and GMC dealerships, to 7373 North Cicero Avenue, where they will build a new state-of-the-art prototype Cadillac dealership. The proposed project would bring a modern design and sales tax revenue generating business to a vacant light-industrial site on Cicero Avenue. ***This request was discussed as part of the larger economic incentive request at the October 3, 2018 and October 16, 2018 Village Board meetings.***



7373 North Cicero Avenue (vacant building)

The Economic Development Commission (EDC) discussed the requested Consent to a Cook County Class 7C tax abatement at their September 5, 2018 meeting and determined that the four required conditions for recommending Consent (see below) had been sufficiently proven and unanimously recommended approval to the Village Board as part of the larger economic incentive request.

1. **Real Estate Tax Analysis** – The property's real estate taxes must have declined or remained stagnant for at least three of the last six years. A check of the Cook County Assessor's website confirms a decline;
2. **Viability and Timeliness** – There must be a reasonable expectation that the development/ redevelopment or rehabilitation is viable and likely to go forward on a reasonably timely basis. Zeigler has confirmed they are ready to acquire 7373 North Cicero Avenue and begin construction in 2019, completing all construction by the end of 2019;
3. **Assistance and Necessity** – Proof that the projects would not go forward "but for" the requested Class 7C incentive. This standard was supported by the Village Board during discussions at the October 3, 2018 and October 16, 2018 meetings; and
4. **Increased Tax Revenue and Employment** – The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. Zeigler has noted that they anticipate their workforce doubling in Lincolnwood as a result of splitting out the dealerships and the anticipated growth in sales. The added value of construction on each site would undoubtedly raise the assessed value and increase real estate taxes.

At the October 16, 2018 meeting, the Village Board approved an Agreement, with a stipulation agreeing to adopt a Resolution Consenting to the proposed Class 7C Property Tax Abatement request (see Section 3C in the attached Agreement) no later than November 30, 2018.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Approved Economic Incentive Agreement with Zeigler Auto Group

RECOMMENDED MOTION:
Move to approve a Resolution supporting and consenting to approval of a Class 7C Property Tax Abatement Incentive for a proposed Zeigler Cadillac dealership at 7373 North Cicero Avenue.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-_____

A RESOLUTION SUPPORTING AND CONSENTING TO APPROVAL OF CLASS 7C CLASSIFICATION FOR THE PROPERTY LOCATED AT 7373 NORTH CICERO AVENUE

WHEREAS, AJZ-Lincolnwood LLC (***"Applicant"***) is the contract purchaser of the property commonly known as 7373 North Cicero Avenue in the Village (***"Property"***); and

WHEREAS, the Property is currently improved with an approximately 102,000-square foot building (***"Existing Building"***), which has been vacant and unused since at least 2016; and

WHEREAS, the Property constitutes "abandoned property" pursuant to Section 74-62(b) of the Cook County Real Property Assessment Classification Ordinance (***"County Classification Ordinance"***); and

WHEREAS, the Applicant desires to demolish the Existing Building, and construct a new building and improvements on the Property for use as an automobile dealership; and

WHEREAS, pursuant to the County Classification Ordinance, abandoned property may be classified as Class 7c, which permits the temporary reduction of property taxes in order to promote the commercial development of abandoned property located in Cook County; and

WHEREAS, the Owner intends to file with the Office of the Assessor of Cook County an application for Class 7c classification of the Property; and

WHEREAS, pursuant to Section 74-63(11)(a) of the County Classification Ordinance, the Property may not be classified as Class 7c except upon approval by the Village President and Board of Trustees of an ordinance or resolution supporting and consenting to such classification; and

WHEREAS, at its regular meeting on September 5, 2018, the Village of Lincolnwood Economic Development Commission (***"EDC"***) considered the Applicant's request for Village support of Class 7c classification of the Property; and

WHEREAS, on September 5, 2018, having reviewed the Applicant's request, the EDC: (i) found that the proposed Class 7c classification of the Property satisfies the four eligibility factors for Class 7c classification as set forth in Section 74-63(11)(a) of the County Classification Ordinance; and (ii) voted to recommend that the Village President and Board of Trustees support and consent to the Class 7c classification of the Property; and

WHEREAS, the Village President and Board of Trustees have reviewed the recommendations of the EDC, and have determined that: (i) the Property is a redevelopment priority for the Village; (ii) the proposed Class 7c classification of the Property satisfies the four eligibility factors for Class 7c classification as set forth in Section 74-63(11)(a) of the County Classification Ordinance and (iii) development of the Property would not occur but for the incentive provided by Class 7c classification; and

WHEREAS, the Village President and Board and Trustees have determined that the approval of this Resolution will serve and be in the best interest of the Village;

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

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

SECTION 2. DETERMINATION OF ELIGIBILITY AND APPROPRIATENESS. The Village President and Board of Trustees hereby find and determine that: (a) the Property constitutes "abandoned property" eligible for the Class 7c classification under the County Classification Ordinance; (b) the Property is a redevelopment priority for the Village; (c) the proposed Class 7c classification of the Property satisfies the four eligibility factors for Class 7c classification as set forth in Section 74-63(11)(a) of the County Classification Ordinance; and (d) development of the Property would not occur but for Class 7c classification of the Property.

SECTION 3. SUPPORT AND CONSENT TO CLASS 7C CLASSIFICATION. Pursuant to the County Classification Ordinance, the President and Board of Trustees hereby approve, consent to, and support the classification of the Property as Class 7c property. The President and Board of Trustees do not support the renewal of such classification after the expiration of the initial five-year term that may be established pursuant to the County Classification Ordinance.

SECTION 4. DELIVERY. The Village Clerk is hereby directed to transmit an executed and sealed copy of this Resolution to the Applicant. The Applicant will be responsible for filing such copy with the Office of the Assessor of Cook County.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2018.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2018

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

#61325016_v1

DRAFT Alternative B

This Document Prepared by and after Recording Return To:
Hart M. Passman, Esq.
Holland & Knight LLP
131 South Dearborn, 30th Floor
Chicago, IL 60603
312.263.3600

This Space for Recorder's Use Only

ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE VILLAGE OF LINCOLNWOOD and AJZ-LINCOLNWOOD, LLC

DATED AS OF OCTOBER 23, 2018

ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE VILLAGE OF LINCOLNWOOD AND AJZ-LINCOLNWOOD, LLC

THIS ECONOMIC INCENTIVE AGREEMENT ("*Agreement*") is made and entered into as of this 23rd day of OCTOBER, 2018, by and between the VILLAGE OF LINCOLNWOOD, an Illinois home rule municipal corporation ("*Village*"), and AJZ-LINCOLNWOOD, LLC, an Illinois limited liability company ("*Owner*").

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Owner and the Village hereby agree as follows:

SECTION 1. RECITALS.

A. In recognition of the importance of a successful business environment to the Village's tax base, the Village desires to enhance the long-term viability of the Village's tax base and strengthen business within the Village by providing assistance and incentives to owners of local businesses for the improvement of their businesses.

B. The Owner, is the record title owner of the approximately four-acre parcel located at 6900 North McCormick Boulevard, Lincolnwood, Illinois, and legally described in **Exhibit A** attached to and, by this reference, incorporated herein (*"McCormick Property"*).

C. The Owner is the contract purchaser of the approximately four-acre parcel located at 7373 North Cicero Avenue, Lincolnwood, Illinois, and legally described in **Exhibit B** attached to and, by this reference, incorporated herein (*"Cicero Property"*).

D. The Owner currently operates Buick, Cadillac, and GMC automobile dealerships on the McCormick Property.

E. The Owner desires to: (1) construct new buildings and improvements on, and relocate the Cadillac dealership to, the Cicero Property and (2) renovate the McCormick Property to facilitate the continued operation of the Buick and GMC dealerships thereon.

F. The Village and the Owner desire to enter into this Agreement to foster the long-term use and development of the McCormick Property and the Cicero Property (collectively, the "*Properties*") and to enable the use of the Properties in a manner that will enhance the business environment of the Village.

SECTION 2. DEFINITIONS. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context.

A. "Cicero Property" means that certain parcel of real property legally described in **Exhibit B** attached hereto and, by this reference, incorporated herein.

B. "Commencement Date" means the date established pursuant to Section 3 of this Agreement.

C. "Corporate Authorities" means the President and Village Board of the Village of Lincolnwood.

D. "Dealership" means each of the automobile dealership franchise owned and operated by the Owner on the Properties, and engaged in the sale of new and used Buick, Cadillac, and GMC automobiles and related parts and services.

E. "Force Majeure" means a strike, lockout, act of God, or other factor beyond a party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include (i) delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the subject property; and (ii) economic hardship, impracticability of performance, or commercial, economic, or market conditions.

F. "Gross Receipts" has the meaning ascribed to it in the Retailers' Occupation Tax Act.

G. "McCormick Property" means that certain parcel of real property legally described in **Exhibit A** attached hereto and, by this reference, incorporated herein.

H. "Municipal Sales Tax" means that portion or component of the Sales Taxes generated by the Owner from sales on any portion of any of the Properties that the Village actually receives from the State of Illinois.

I. "Properties" means the Cicero Property and the McCormick Property, collectively.

J. "Retailers' Occupation Tax Act" means the Illinois Retailers' Occupation Tax Act, 35 ILCS 120/1 *et seq.*, as the same has been, and may, from time to time hereafter be, amended.

K. "Sales Taxes" means only those taxes imposed and collected by the State of Illinois pursuant to the Retailer's Occupation Tax Act, the Service Use Tax Act, 35 ILCS 110/1 *et seq.*, the Service Occupation Tax Act, 35 ILCS 115/1 *et seq.*, and the Use Tax Act, 35 ILCS 105/1 *et seq.*, including, without limitation, a vehicle lease tax that is substituted, in whole or in part, for any or all of the foregoing. Sales Taxes specifically, but without limitation, do not include any home rule retailers' occupation tax or retailers' service occupation tax imposed from time-to-time by the Village.

L. "Sales Tax Rebate" means the rebate payment to the Owner of a portion of the Municipal Sales Taxes that the Village receives and that it is required to make pursuant to this Agreement.

M. "Sales Tax Year" means the 12-month period of time commencing on the Commencement Date, and each of the 14 succeeding Sales Tax Years thereafter.

SECTION 3. COMMENCEMENT OF SALES TAX REBATE; OTHER APPROVALS.

A. Commencement Date. The "Commencement Date" under this Agreement is hereby declared to be the first day of the calendar month after the month during which the Village issues a certificate of occupancy for the operation of the Cadillac Dealership on the Cicero Property. In the event that such certificate of occupancy is not issued on or before May 31, 2021, then either party will have the right to terminate this Agreement upon the provision of written notice to the other party.

B. Zoning Approvals Required. The Owner acknowledges and agrees that: (1) pursuant to the applicable provisions of the "Village of Lincolnwood Zoning Ordinance," as amended, the Owner may not operate an automobile dealership on the Cicero Property prior to the issuance by the Corporate Authorities of a special use permit therefor; (2) neither the execution of this Agreement, nor any provision of this Agreement, is to be deemed or interpreted as requiring the Corporate Authorities to issue such special use permit or any other zoning relief required for the operation of an automobile dealership on the Cicero Property; and (3) the granting or the denial of such special use permit and other will be at the sole and absolute discretion of the Corporate Authorities.

C. Class 7C Property Tax Classification Consent. The Village agrees to adopt a resolution supporting and consenting to the approval by the County of Cook of Class 7c property tax classification for the Cicero Property. The Village may condition such resolution on the ongoing operation of a Dealership on the Cicero Property. In the event that the Village does not adopt such resolution on or before November 30, 2018, the Owner will have the right to terminate this Agreement upon the provision of written notice to the Village.

SECTION 4. SALES TAX REBATE.

A. Maximum Total Rebate. In no event shall the Village rebate to the Owner more than a total of $10,000,000 as a result of this Agreement (*"Maximum Total Rebate"*).

B. Calculation of Sales Tax Rebate. Beginning on the Commencement Date, the Village will pay to the Owner the following:

1. 50 percent of that portion of the Municipal Sales Tax generated by the Owner at the Cicero Property during each Sales Tax Year; and

2. 50 percent of that portion of the Municipal Sales Tax generated by the Owner at the McCormick Property during each Sales Tax Year; provided, however, that in the event that the Municipal Sales Tax generated by the Owner at the McCormick Property during any Sales Tax Year is not equal to or greater than $840,000.00, then, for that Sales Tax Year, the Village will pay to the Owner the amount equal to the Municipal Sales Tax generated by the Owner at the McCormick Property for that Sales Tax Year minus $420,000.00.

C. Village Payment. Within 120 days after the end of the 12th month of each Sales Tax Year, the Village will pay the applicable Sales Tax Rebate for that particular Sales Tax Year to the Owner, based on the records of the Illinois Department of Revenue. If, for any reason, the State of Illinois fails to distribute the Municipal Sales Tax revenue to the Village in sufficient time for the Village to make the annual payments, the Village must provide notice of that fact to the Owner. In that event, the Village must make the required Sales Tax Rebate payment within 60 days after the date on which the Village actually receives the Municipal Sales Tax revenue due the Village for the applicable annual payment period. To the extent necessary, as determined by the Village, the parties agree that the Village may require the Owner to submit such specified financial statements and copies of the applicable State of Illinois Sales Tax Reports as are necessary to verify the amount of Sales Tax generated by the Owner. The Owner must sign a release authorizing the State of Illinois to issue the reports to the Village.

D. Change in the Law.

1. The Village and the Owner acknowledge and agree that the Village's obligation to pay the Sales Tax Rebate to the Owner is predicated on existing State law governing the distribution of Sales Taxes to the Village, including, without limitation, the Retailers' Occupation Tax Act. The Village and the Owner further acknowledge that the General Assembly of the State has, from time to time, considered proposals to modify or eliminate the distribution of Sales Taxes to Illinois municipalities. The Village and the Owner make express provision for the effect of any change upon the operation of this Agreement in Section 4.D.2 of this Agreement.

2. In the event that the State of Illinois amends or repeals the Retailers' Occupation Tax Act or makes any other promulgation, enactment, or change in law (*"Change in Law"*) that eliminates the distribution of Sales Taxes to the Village, or otherwise alters the distribution formula in a manner that prevents the Village and the Owner from determining with a reasonable degree of certainty the precise amount of the Municipal Sales Tax, the provisions of this Agreement with regard to Municipal Sales Tax generated from the Properties on or after the effective date of the Change in Law will automatically terminate and become null and void and be of no further force or effect, and the Village will have no obligation whatsoever to pay to the Owner any of the Municipal Sales Tax generated on or after the effective date of the Change in Law. However, if a Change in Law results in replacement taxes for the Sales Taxes directly resulting from Gross Receipts of the Owner as contemplated pursuant to this Agreement, then, for purposes of this Agreement, the replacement taxes will be defined as Sales Taxes, subject in all respects to the Village's actual receipt of its portion of the replacement taxes as well as the Village's authority under state law to provide for rebate of the replacement taxes, as contemplated in this Agreement.

E. No Guarantee. The parties acknowledge and agree that none of the terms, conditions, or provisions of this Agreement are to be construed, deemed, or interpreted as either: (1) a guarantee that the Village will receive any Sales Taxes as a result of the operation of the Dealerships on the Properties; or (2) a requirement or obligation by the Owner to generate Gross Receipts from the Properties.

F. Limited Liability. Notwithstanding any other provision of this Agreement to the contrary, the Village's obligation to pay the Sales Tax Rebate payments is not and will not be a general debt of the Village or a charge against its general credit or taxing powers, but is and will be a special limited obligation payable solely out of the Municipal Sales Tax received by the Village, as specifically defined in Section 2 of this Agreement. The Owner has and will have no right to, and agrees that it may not, compel any exercise of the taxing power of the Village to pay the Sales Tax Rebate payments, and no execution of any claim, demand, cause of action or judgment may be levied upon or collected from the general credit, general funds or other property of the Village. No recourse may be had for any payment pursuant to this Agreement against any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney of the Village in his or her individual capacity.

G. Closure; Refund of Rebate.

1. In the event that, at any time during the Term of this Agreement, the Owner abandons, closes, or terminates the use of either of the Properties for any of the Dealerships (*"Closure"*), then: (a) the provisions of this Agreement with regard to Municipal Sales Tax generated from the Property at which the Closure occurred (the *"Closure Property"*) will, as of the date of the Closure, automatically terminate and become null and void and be of no further force or effect, and the Village will have no obligation whatsoever to perform any of the Municipal Sales Tax Rebate obligations in Section 4 of this Agreement for the Closure Property and only the Closure Property; and (b) the Owner must refund to the Village a portion of the Sales Tax Rebate generated from the Closure Property and received by the Owner prior to the date of the Closure, as follows:

i. If the Closure occurs within the first five Sales Tax Years, the Owner must refund 75% of the Sales Tax Rebate from the Closure Property;

ii. If the Closure occurs within the sixth through tenth Sales Tax Years, the Owner must refund 50% of the Sales Tax Rebate from the Closure Property; and

iii. If the Closure occurs after the first ten Sales Tax Years, the Owner must refund 25% of the Sales Tax Rebate from the Closure Property.

2. The Owner must provide the Village with no less than 60 days written notice prior to any abandonment, closure, or termination of the use of either of the Properties for any of the Dealerships.

3. The parties agree that the replacement of a Dealership with another new automobile dealership for a different manufacturer, or the transfer of legal or beneficial interest in all or any portion of either of the Properties or any of the Dealerships in accordance with Section 13.C of this Agreement, does not constitute a Closure for purposes of this Agreement.

SECTION 5. [INTENTIONALLY OMITTED]

SECTION 6. FORCE MAJEURE.

Whenever a period of time is provided for in this Agreement for either the Owner or the Village to perform any act or obligation, and the Owner or the Village, as the case may be, is unable to perform or complete the act or obligation because of a Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT.

A. Litigation. If, during the term of this Agreement, any lawsuits or proceedings are filed or initiated against either party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of either party to perform its obligations under, or otherwise to comply with, this Agreement (*"Litigation"*), the party against which the Litigation is filed or initiated must promptly deliver a copy of the complaint or charge to the party and must thereafter keep the other party fully informed concerning all aspects of the Litigation.

B. Defense. The Village and the Owner must use their respective best efforts to defend the validity of this Agreement, and all ordinances and resolutions adopted and agreements executed pursuant to this Agreement, including every portion thereof and every approval given, and every action taken, pursuant thereto. Each party has the right to retain its own independent legal counsel, at its own expense, for any matter. The Village and the Owner agree to reasonably cooperate with each other to carry out the purpose and intent of this Agreement.

SECTION 8. TERM.

This Agreement will be in full force and effect for a period commencing on the Commencement Date and through the first to occur of: (a) the date that is 15 years after the Commencement Date; and (b) the date on which or until the Owner receives $10,000,000 in cumulative Sales Tax Rebate payments from the Village pursuant to the terms of this Agreement (*"Term"*); provided, however, that the Village's obligation to make Sales Tax Rebate payments will survive the expiration of the Term to the extent that the Village has not at that time received from the State the Municipal Sales Taxes from which the Sales Tax Rebate payments will be made. During the Term, this Agreement runs with and binds the Properties and inures to the benefit of and is enforceable by the Owner and the Village, and any of their respective permitted legal representatives, heirs, grantees, successors, and assigns.

SECTION 9. RELEASE OF INFORMATION.

The Owner agrees to execute and provide all documentation necessary to cause the Illinois Department of Revenue to release to the Village the Sales Tax generated by the Owner from the Properties, including copies of State of Illinois Sales Tax Reports, during each of the Sales Tax Years pursuant to applicable State law.

SECTION 10. PAYMENT OF VILLAGE FEES AND COSTS.

A. General Requirements. In addition to any other costs, payments, fees, charges, contributions, or dedications specifically required by this Agreement, the Owner must pay to the Village, as and when due, all application, inspection, and permit fees, and all other fees, charges, and contributions required by applicable Village codes, ordinances, resolutions, rules, or regulations.

B. Village Lien Rights. If any money due from the Owner to the Village pursuant to this Agreement is not paid to the Village by the Owner, within 30 days after a demand for the payment, then that money, together with interest and costs of collection, including legal fees and administrative expenses, will become a lien upon all portions of the specific Property with respect to which such payment is due, and will be a debt of, and an obligation owed by, the Owner to the Village, and the Village will have the right to collect that amount, with interest and costs, including legal fees and administrative expenses, by deducting that amount, interest, costs, fees, and expenses from any Sales Tax Rebate payment otherwise required under this Agreement. The Village will also have the right to enforce the lien in the same manner as in statutory mortgage foreclosure proceedings. The lien will be subordinate to any first mortgage now or hereafter placed upon the applicable Property; provided, however, that the subordination will apply only to charges that have become due and payable prior to a sale or transfer of the Property pursuant to a decree of foreclosure or any other proceeding in lieu of foreclosure. The sale or transfer will not relieve the Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

SECTION 11. LIABILITY AND INDEMNITY OF VILLAGE.

A. No Liability for Village Review. The Owner acknowledges and agrees that: (i) the Village is not, and will not be, in any way liable for any violations of restrictive covenants applicable to the Properties that may occur, or for any damages or injuries that may be sustained, as the result of the Village's review and approval of any plans for the Properties, or as a result of the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Properties; and (2) the Village's review and approval of any of the plans and the issuance of any of the approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Owner, or any of its heirs, successors, assigns, tenants, or licensees, or any third party, against restrictive covenant violations or damage or injury of any kind at any time.

B. Village Procedures. The Owner acknowledges that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement, and agrees not to challenge any of those actions on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Owner agrees to, and does hereby, hold harmless and indemnify the Village, the Corporate Authorities, all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all third-party claims that may, at any time, be asserted against any of those parties in connection with (i) the Village's review and approval of any plans, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Properties; (ii) any actions taken by the Village pursuant to this Agreement; (iii) the development,

construction, and maintenance of the Properties; and (iv) the performance by the Owner of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. **Defense Expenses**. The Owner must, and does hereby agree to, pay, without protest, all expenses incurred by the Village in defending itself with regard to any and all of the claims identified in Section 11.C of this Agreement. These expenses may include, without limitation: (1) all out-of-pocket expenses, including attorneys' and experts' fees, not to exceed their usual and customary fee rates to the Village; and (2) the reasonable value of any services rendered by any employees of the Village, not to exceed their actual salaries.

SECTION 12. ENFORCEMENT.

A. **Enforcement.** The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance (including, without limitation, payment by the Village to the Owner of payments due to Owner under this Agreement), enforce or compel the performance of this Agreement; provided, however, that the Owner agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney, of the Village on account of the negotiation, execution, or breach of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits or certificates of occupancy for any and all buildings and structures within either of the Properties at any time when the Owner has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section, the prevailing party will be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

B. **Notice and Cure**. Neither party may exercise the right to bring any suit, action, mandamus, or any other proceeding pursuant to Section 12.A of this Agreement, or to commence enforcement of a lien pursuant to Section 10.B of this Agreement, without first providing written notice to the other party of the breach or alleged breach and allowing 15 days to cure the breach or alleged breach. If the breach cannot be cured within the 15-day period (***"Time for Cure"***), then the Time for Cure will be extended accordingly, provided that the notified party has promptly commenced to cure the breach within the Time for Cure and continued to prosecute the cure of the breach with diligence.

SECTION 13. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

A. Obligations. The parties agree that all charges payable pursuant to this Agreement, together with interest and costs of collection, including attorneys' fees, constitutes both the personal obligation of the party liable for its payment, and the successors of that party.

B. Binding Effect. The Owner acknowledges and agrees that this Agreement is binding upon the Owner, and any and all of its heirs, successors, assigns, and successor owners of record of all or any portion of either of the Properties.

C. Transferee Assumption. To assure that any potential heir, successor, or assign has notice of this Agreement and the obligations created by it, the Owner agrees:

(i) that this Agreement is to be recorded with the Cook County Recorder of Deeds;

(ii) to require, prior to the transfer of a legal or beneficial interest in all or any portion of either of the Properties or any of the Dealerships, the transferee to execute an enforceable transferee assumption agreement in a form acceptable to the Village Attorney (*"Transferee Assumption Agreement"*). The Village agrees that, upon a successor becoming bound to the personal obligation created in this Agreement in the manner provided, the personal liability of the Owner or other predecessor obligor will be released to the extent of the transferee's assumption of liability. The Owner agrees to notify the Village in writing at least 30 days prior to the date on which the Owner proposes to transfer a legal or beneficial interest in all or any portion of any Dealership or Property to a transferee. The Owner must, at the same time, provide the Village with a fully executed copy of the Transferee Assumption Agreement.

D. Transfer Defined. For purposes of this Agreement, the term "transfer" includes any assignment, transfer, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of any Dealership or Property, or any beneficial interest in any Property, in whole or in part, by voluntary or involuntary sale, foreclosure, restructuring, merger, sale and leaseback, consolidation, or otherwise.

E. [Intentionally Omitted]

F. Prohibited Assignments. It is the express intent of the parties that, except as expressly provided or allowed herein, this Agreement, and all of the rights and privileges granted herein, are for the sole and exclusive benefit of the Owner for operation of the Dealerships. Accordingly, notwithstanding any provision of this Agreement, in the event that the Owner does, or attempts to, voluntarily or involuntarily transfer its interest in any Dealership or any Property, in whole or in part, without the prior consent of the Corporate Authorities, which consent may be granted or denied in the sole and absolute discretion of the Corporate Authorities, this Agreement, and all of the rights and privileges granted herein, will, at the option of the Village, become null and void and be of no force or effect.

SECTION 14. REPRESENTATIONS AND WARRANTIES.

In order to induce the Village to enter into this agreement and to adopt the ordinances and grant the rights herein provided for, the Owner hereby warrants and represents to the Village as follows:

A. The Owner is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

B. The Owner has the authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary corporate, partnership, and venture actions to authorize the execution, delivery, and performance of this Agreement.

C. No mortgagee or any other secured party, other than those listed on ***Exhibit C*** attached hereto and, by this reference, incorporated herein, that has an interest in either of the Properties as of the date of this Agreement has an objection to either: (i) the execution and performance of this Agreement by the Owners or (ii) the binding nature of this Agreement with respect to the applicable Property. The Owner must deliver to the Village Clerk, at the time of the Owner's execution of this Agreement, a document acceptable in form to the Village Attorney and executed by all secured parties referenced in ***Exhibit C*** acknowledging this warranty and confirming the validity thereof.

D. All necessary consents of any board of directors, shareholders, creditors, investors, partners, judicial, or administrative bodies, governmental authorities, or other parties including specifically, but without limitation, all secured parties referenced on ***Exhibit C*** regarding the execution and delivery of this Agreement have been obtained.

E. The consent or authorization of, filing with, or other act by or in respect of any governmental authority (other than the Village, and the State of Illinois with respect to distribution of Sales Taxes) is required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

F. The individuals executing this Agreement on behalf of the Owner have the power and authority to execute and deliver this Agreement on behalf of the Owner.

G. The execution, delivery, and performance of this Agreement: (i) is not prohibited by any requirement of law or under any contractual obligation of the Owner; (ii) will not result in a breach or default under any agreement to which the Owner is a party or to which the Owner, in whole or in part, is bound; and (iii) will not violate any restriction, court order, or agreement to which the Owner or either of the Properties, in whole or in part, is or are subject.

SECTION 15. GENERAL PROVISIONS.

A. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

B. Amendments and Modifications. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

C. Notices. Any notice, communication, or demand required or permitted to be given under this Agreement must be in writing and must be delivered: (i) personally, (ii) by a reputable overnight courier, or (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise provided in this Agreement, notices will be deemed received after the first to occur of: (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (b) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each party to this Agreement has the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address will be effective until actually received.

Notices and communications to the Village must be addressed to, and delivered at, the following address:

Village of Lincolnwood
Village Hall
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712
Attention: Village Manager

With a copy to:

Holland & Knight LLP
131 S. Dearborn, 30th Floor
Chicago, Illinois 60603
Attention: Hart M. Passman

Notices and communications to the Owner must be addressed to, and delivered at, the following address:

AJZ-Lincolnwood, LLC
3939 Stadium Drive
Kalamazoo, Michigan 49008
Attention: Aaron J. Zeigler

With a copy to:

AJZ-Lincolnwood, LLC
3939 Stadium Drive
Kalamazoo, Michigan 49008
Attention: Daniel J. Scheid

D. Governing Law. This Agreement is to be governed by, and enforced in accordance with, the internal laws, but not the conflict of laws rules, of the State of Illinois.

E. Interpretation. This Agreement is to be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement is to be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

F. Change in Laws. Except as otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations of any kind includes the laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.

G. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

H. Time of Essence. Time is of the essence in the performance of this Agreement.

I. No Third Party Beneficiaries. Except as expressly provided in this Agreement, no claim as a third party beneficiary under this Agreement by any person, firm, or corporation may be made or will be valid against the Village.

J. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

K. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" means calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

L. Exhibits. Exhibits A through C are attached to this Agreement, and by this reference incorporated in and made a part of, this Agreement. In the event of a conflict between an Exhibit and the text of this Agreement, the text of this Agreement will control.

M. Counterparts. This Agreement may be executed in several counterparts, each of which, when executed, is to be deemed to be an original, but all of which together constitute one and the same instrument.

N. Waiver. Neither the Village nor the Owner are or will be under any obligation to exercise any of the rights granted to them in this Agreement except as it determines to be in its best interest from time to time. The failure of the Village or the Owner to exercise at any time any of those rights is not to be deemed or construed as a waiver of that right, nor will the failure void or affect the Village's or the Owner's right, as the case may be, to enforce those rights or any other rights.

O. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

P. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

Q. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

R. Village Authority to Execute. The Village hereby warrants and represents to the Owner that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

S. Recording. After the execution of this Agreement, the Village will promptly cause this Agreement to be recorded in the office of the Recorder of Cook County.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

ATTEST:

Beryl Herman
Village Clerk

VILLAGE OF LINCOLNWOOD

Village President

ATTEST:

By: _____

Its: CFO

AJZ- LINCOLNWOOD, LLC

By: _____

Its: MANAGER

#61236734_v1

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on October 29, 2018, 2018 by Barry I. Bass, the Village President of the **VILLAGE OF LINCOLNWOOD**, an Illinois home rule municipal corporation, and by Beryl Herman, the Village Clerk of said municipal corporation.

Notary Public Jissenia Ramos

My Commission Expires:

(SEAL)

OFFICIAL SEAL
JISSENIA RAMOS
Notary Public - State of Illinois
My Commission Expires 1/12/2020

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Melissa S. Kuiper, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Aaron Zeigler, personally known to me to be the Manager of AJZ-LINCOLNWOOD, LLC, an Illinois limited liability company, and Daniel Scheid, personally known to me to be the CFO of said limited liability company, appeared before me this day in person and acknowledged that as such Manager and CFO, they signed and delivered said instrument as their free and voluntary act and as the free and voluntary act of **AJZ-LINCOLNWOOD, LLC**, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of October, 2018.

Notary Public Melissa S. Kuiper

My Commission Expires:

(SEAL)

MELISSA S KUIPER
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF KALAMAZOO
My Commission Expires November 23, 2020
Acting in the County of Kalamazoo

EXHIBIT A

Legal Description of the McCormick Property

(INSERT LEGAL DESCRIPTION)

P.I.N.: 10-35-204-033-0000

Commonly known as 6900 North McCormick Boulevard, Lincolnwood, Illinois.

EXHIBIT B

Legal Description of the Cicero Property

(INSERT LEGAL DESCRIPTION)

P.I.N.: 10-27-307-024-0000

Commonly known as 7373 North Cicero Avenue, Lincolnwood, Illinois.

EXHIBIT C

Secured Parties

ACTION BY WRITTEN CONSENT
AJZ-LINCOLNWOOD, LLC
LINCOLNWOOD ECONMIC INCENTIVE

The undersigned, being the sole Manager and the sole Member of **AJZ-LINCOLNWOOD, LLC**, a New York limited liability company (the "Company"), hereby authorize, approve and agree to the adoption of the following action by written consent without a meeting, pursuant to the New York limited liability laws effective as of the date hereof:

WHEREAS, the Company desires to enter into an economic incentive agreement with the Village of Lincolnwood for the purpose of obtaining financial assistance through economic incentives to be used for the renovation of the Buick GMC dealership located at 6900 McCormick Boulevard in Lincolnwood, Illinois and the development of the Cadillac dealership located at 7373 Cicero Avenue located in Lincolnwood, Illinois (collectively, the "Properties");

RESOLVED, that the Manager hereby has any and all authority necessary to execute the "Economic Incentive Agreement by and Between the Village of Lincolnwood and AJZ-Lincolnwood, LLC" which shall be binding upon the Company;

RESOLVED, that the Manager hereby confirms that no mortgagee or any other secured party has an interest in the Properties as of the date of this Action by Written Consent and there is no objection to the execution and performance of the "Economic Incentive Agreement by and Between the Village of Lincolnwood and AJZ-Lincolnwood, LLC" proposed between such parties and that such agreement, once signed by both parties, shall be binding to the Company.

IN WITNESS WHEREOF, the sole Member and all of the Managers of the Company have signed this written consent.

Dated as of: October 23, 2018

MANAGER:

Aaron J. Zeigler

MEMBER:

ZEIGLER FAMILY TRUST I DATED MARCH 1, 2013

Aaron J. Zeigler, Trustee

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 7**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution Authorizing the Purchase of Rock Salt for Roadway Snow and Ice Removal through the State of Illinois Joint Purchasing Program in an Amount Not-to-Exceed $59,788.80

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
The Village relies upon bulk sodium chloride ("rock salt") to maintain the safety of roadways during periods of snow and ice. The Village annually purchases approximately 800 tons of bulk rock salt for snow and ice control operations during the winter months.

The State of Illinois releases a joint bid each summer for the purchase of roadway rock salt. The State invites local government agencies to participate in the bid to create a greater economy of scale. In April 2018, staff requested to participate in the joint bid in an effort to secure the best pricing. The State released the requests for bid in July 2018. On October 15, 2018, the State entered into a contract with Cargill Incorporated, of Olmstead, Ohio for the provision of rock salt.

The Contract with Cargill lists the price of salt for the Village at $62.28/ton, which is $1.19/ton less than the price the Village paid in 2017/18. As the amount of salt needed each year is estimated, the contract states the Village must purchase a minimum of 80% of the estimated amount, and has the option to purchase up to 120% of the estimated amount depending on the severity of the winter season. Therefore, staff recommends the Village Board authorize the purchase of rock salt from Cargill Incorporated in an amount not-to-exceed $59,788.80, which is 120% of the Village's estimated annual usage. If the winter season is mild and the Village only needs to order the minimum purchase (80% of 800 ton total), the amount would be $39,859.20.

FINANCIAL IMPACT:
$62,000 has been budgeted in the Fiscal Year 2018/19 budget for the purchase of road salt for snow and ice removal.

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Contract Information

RECOMMENDED MOTION:
Move to approve a Resolution authorizing the purchase of rock salt for roadway snow and ice removal through the State of Illinois Joint purchasing Program in an amount not to exceed $59,788.80

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-_____

A RESOLUTION APPROVING THE PURCHASE OF SALT FROM CARGILL, INC., OF OLMSTEAD, OHIO

WHEREAS, the Village Department of Public Works has identified the need for rock salt for the 2018-2019 winter season, for deicing Village streets; and

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

WHEREAS, the Program sought bids for the award of a contract for bulk rock salt (***"Program Contract"***), which Program Contract permits Program participants to purchase rock salt; and

WHEREAS, the Program identified Cargill, Inc., of Olmstead, Ohio (***"Cargill"***), as the low responsible bidder for the Program Contract; and

WHEREAS, the Village now proposes to enter into an agreement with Cargill for the purchase of rock salt, in an amount not to exceed $59,788.80 (***"Agreement"***), in accordance with the Program and the Program Contract; and

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

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

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

SECTION 2. APPROVAL OF AGREEMENT. The Village President and Board of Trustees hereby approve the Agreement between the Village and Cargill in an amount not to exceed $59,788.80.

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

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

PASSED this ___ day of _____, 2018.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2018

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

EXHIBIT A

AGREEMENT

ILLINOIS

JOINT PURCHASING REQUISITION
CY'18-'19 New Purchase Commitment

PLEASE RETURN TO:
Illinois Department of
Central Management Services
801 Wm. G. Stratton Building
401 S. Spring Street
Springfield, IL 62706

Email Address for submission:
CMS.BOSS.EC@illinois.gov

_____ **No Thank You,** But keep on mailing list.

Opt-Out-> Our unit **does not want to participate** in the CY' 2018-2019 Contract Procurement.
Notice:-> Please complete and return the Contact information below to remain on the mailing list.

Joint Purchasing #: L3154-3128

Date: 4 / 10 / 2018

Government Unit: 470 Village of Lincolnwood

Mailing Address: 7001 N. Lawndale Avenue

City / State / Zip: Lincolnwood, IL 60712

County: 01 Cook

New Contact Person: Andrew Letson

Telephone Number: 847-675-0888

Fax Number: 847-675-4432

New Contact Email: aletson@lwd.org

Delivery Point
(Provide Delivery Details To Contract)
(Vendor At Time Of Order Placement)
<- Please provide Email Address

* * * * * * * * * * * * * **Participant, Complete Only One - Either "Table-A" or "Table-B" Below** * * * * * * * * * * * * *

Table A: Complete this table to have the State "SOLICIT BIDS" for your governmental entity

ITEM DESCRIPTION	BID QUANTITY	UNIT MEASURE
AASHTO M143 Road Salt or Equivalent	(Total Tonnage)	(22 – 25 Ton / Truck)
Rock Salt, Bulk	800	Tons Cargill # 71 $62.28

Please note your **Purchase Commitment Percentage** for **Total Tonnage Quantity** as stated above (choose one):
OPTION 1 X 80.%. minimum purchase requirement/120% maximum purchase requirement
OPTION 2 _____ 100% minimum purchase requirement/120% maximum purchase requirement

* * * * * * * * * * * **Participant, Complete Only One - Either "Table-A" Above or "Table-B" Below** * * * * * * * * * * *

Table B: Complete this table to have the State "RENEW" Requirements for your governmental entity

ITEM DESCRIPTION	QUANTITY	UNIT MEASURE
AASHTO M143 Road Salt or Equivalent	(Total Tonnage)	(22 – 25 Ton / Truck)
Rock Salt, Bulk	_____	**Tons**

Note: Renewal is available ONLY under Contracts PSD 4018455, 4018456, and 4018457 for prior CY' 2017-2018.
Your quantity may not exceed more than a 20% increase of last season's quantity, and price cannot increase more than 10.% of last season's price. Other Terms & Conditions of Contract will remain the same as last year. Please Check Contract # Below:
Note Your Current CMS Contract: PSD 4018455 (___) -or- PSD 4018456 (___) -or- PSD 4018457 (___)

I certify that funds are available for the purchase of the items on this Requisition and that such items are for the sole use of this governmental unit, and not for personal use of any official or individual or re-sale.

In addition, I agree to abide by the Joint Purchasing Procedure established by the Department of Central Management Services.

Andrew Letson — Director of Public Works

SIGNATURE OF AUTHORIZED OFFICIAL OR AGENT — TITLE

Printed on Recycled Paper

CMS

ILLINOIS Bruce Rauner, Governor
DEPARTMENT OF CENTRAL MANAGEMENT SERVICES
Tim McDevitt, Acting Director

October 15, 2018

Dear Joint Purchasing Participant:

Subject: 2018 - 2019 Rock Salt, Bulk Contract Information

In completing the 2018 – 2019 Rock Salt season contract re-procurement, the State of Illinois did not encounter the types of supply-related issues experienced in the previous seasons. We have made every effort to secure Road Salt at the best available price for participants in our contract solicitation and gladly report the State was able to obtain an offer for your location requirements through the State's procurement efforts.

We again recommend that participating agencies and governmental entities examine their application rates and roadway priorities in order to minimize next season's maintenance program cost while also ensuring the safety of the public.

Enclosed is a copy of the requisition you submitted to us for the purchase of rock salt. The information from the requisition, including purchase commitment, can be used to submit your requirements to this year's contract vendor:

BidBuy PO# 18-416CMS-BOSS4-P-4129 Term: October 2018– October 2019
Cargill Incorporated Salt Division FEIN Number: 41-0177680
24950 Country Club Blvd., # 450
North Olmsted, OH 44070
Phone (800) 600-7258 Contact: Government Services

Your unit is **Contract Line No: _ 7 1 _ / Price per ton** F.O.B. destination, is **$ 6 2 . 2 8**
Emergency pickup of salt from vendor's warehouse is not made available in this contract.

The additional price per ton to have rock salt delivered in trucks equipped with coal/grain chute openings in the tailgate to permit controlled off-loading of rock salt onto conveyors was not provided for by this vendor in this season's procurement process.

You are responsible for issuing your own purchase order document to the vendor. Orders may be placed with the vendor via telephone, with a written or fax confirmation to follow immediately. ***You are strongly encouraged to order and store as much salt as possible in order to help prevent potential salt shortages this winter.*** Also, you must place orders in full truckload (typically 22-25 tons) delivery quantities or multiples of such.

Your governmental unit is responsible for ensuring that the 80 or 100 percent minimum guaranteed purchase commitment (as noted on your Requisition) is met before the end of the winter season, June 30, 2019. The vendor is required to furnish not less than 120-percent (if needed) of the contract quantity by March 1, 2019. Your governmental unit is responsible for processing vendor invoices in a timely manner.

Delivery shall be made as soon as possible after vendor receipt of order by phone or mail. The maximum time from receipt of order to the actual delivery for orders placed between December 1, 2018 through April 1, 2019 shall not exceed seven working days, unless as modified in the Order Guidelines herein.

For orders placed between December 1, 2018 and April 1, 2019, if a vendor is unable to make delivery within the order timeline, local governmental units shall have the right to retain as liquidated damages, not as a penalty, 5.% per working-day on the undelivered portion of the order, but not to exceed 50.%. For orders placed prior to 9:00 a.m. on a given day, that day to be considered as the first calendar day of the seven-day delivery period. For an order placed after 9:00 a.m. on a given day, the following day shall be considered as the first calendar day of the seven-day delivery period.

CMS reserves the right to mitigate application of liquidated damages imposed against a vendor, in the event of orders exceeding the maximum percentages outlined below:

An agency may order up to 20.% of their awarded contract tonnage in any given week and vendor shall deliver within 7 working-days after receipt of order. Quantity ordered above the 20.% threshold shall have an extended deliver time of one-working-day for each one-percentage-point above the 20.% guideline. For example, if an agency orders 25.% of their awarded total 100 ton, delivery of the first 20 ton (20.%) shall be within 7 working-days after receipt of order, the remaining 5 ton should be delivered within 12 working-days after receipt of order.

If after seven working-days of liquidated damages assessment, the vendor has still failed to deliver, local governmental unit shall have the right to terminate an order and purchase road salt or abrasives from another source, or take action consistent with public safety as needed to continue daily business. Any and all additional costs incurred may be collected from the original vendor, in addition to liquidated damages, by participant’s legal action.

All deliveries shall be covered with approved weatherproof materials. The vendor shall ensure that delivery person inspects the inside of the trailer and that all salt is removed from the trailer before leaving a delivery point. The vendor will ensure all weights and measures shown on delivery tickets are correct. Local governmental units reserve the right to require that delivery trucks occasionally be directed to a scale in the vicinity of the delivery point as a check on delivered truckloads.

Deliveries of rock salt containing any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc., may be rejected at the delivery site. In the event that any foreign material is discovered in dumped deliveries, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the local governmental unit and returned for credit, or the vendor shall immediately ship a specification compliant load of replacement salt, or issue a refund to the governmental unit consistent with the contract price.

In December 2018, the contract vendor shall have in place stockpile(s) located in or near Illinois covering the tonnage awarded for the northern regions of the State, and in January of 2019 the contract vendor shall have in place stockpile(s) in or near to Illinois covering the total tonnage awarded for all regions of the State. At our discretion, we will inspect the stockpiles to ensure that these stockpiles are in sufficient quantities, and that vendor commitments to the stockpiles are with the users of this contract.

Enhanced rock salt 2018 - 2019 season availability:

The Department of Central Management Services surveyed vendors for availability of an enhanced rock salt option in the invitation for bid, and received an offering from Cargill Salt Division. Locations interested in this enhanced salt option must call the vendor for product availability information and to facilitate potential ordering arrangements.

Their product is made available to any joint purchasing participant awarded in the Cargill Salt Division Contract as an up-charge per ton option and would be added to your order as a separate line item. Contact Stacy Bruzda: 800-600-7258 for salt availability details.

The enhanced salt product features additional pre-treatment of approved road salt with a product providing enhanced melting performance, with reduced corrosion and clumping.

It is hoped that this information will be beneficial to you in the utilization of this contract. If you have any further questions concerning the rock salt contract, please feel free to contact me at (217) 782-8091.

Sincerely,

Wayne Ilsley, CPPB, Buyer
Bureau of Strategic Sourcing

GovSalt.doc

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 8**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of a Resolution Authorizing the Execution of a Consultant Services Agreement with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for Phase II Engineering Services Related to the Street Storage – Stage II Project in the Amount of $289,522

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On November 28, 2017 the Village Board held a workshop to discuss the next steps in implementing the Stormwater Master Plan (SMP). At that meeting, direction was provided to procure design services for the next stage of the Street Storage program. In order to facilitate manageable street storage construction projects, the Village was divided in two stages. Stage II includes the area generally east of Lincoln Avenue (north of Pratt Avenue) and east of Crawford Avenue (south of Pratt Avenue). The balance of the community will be included in Stage III.

On September 7, 2018 the Village issued a Request for Qualifications/Proposals (RFQ/P) to identify a qualified engineering firm to perform the design services. Notice was published in the *Lincolnwood Review* on September 13, 2018 and staff provided the RFQ/P to 16 civil engineering firms.

On September 27, 2018 the Village received and publicly opened one statement of qualifications (SOQ). The sole SOQ was submitted by the Village's engineering firm, Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois (CBBEL). A fee proposal was submitted in a separate, sealed envelope and was not opened until a review of the qualifications of the submitting firm could be completed. Staff reached out to several of the firms who did not submit a response and was informed that either they did not have the resources available to commit to the Village's project or they did not have experience designing this type of project.

A staff committee consisting of representatives of the Village Manager's Office, Public Works Department, and Finance Department reviewed the SOQ submitted by CBBEL based on the following criteria:

1. Technical Approach
2. Firm Experience
3. Staff Capabilities
4. Past Performance
5. Work Load Capacity

CBBEL was found by the committee to meet the qualifications outlined in the RFQ/P. Additionally, CBBEL demonstrated a strong history of designing successful stormwater projects, including the pilot project that was constructed in 2016. Based on the determination that CBBEL is qualified to perform the required services, the sealed fee proposal was opened and found to be $289,522, which is $10,478 under budget. Due to CBBEL's experience and qualifications in addition to the fact that the required services can be completed within the allotted budget, staff recommends a consultant services agreement be executed with CBBEL.

FINANCIAL IMPACT:
$300,000 has been included in the FY 2018/19 Water Fund budget for design of the Street Storage – Stage II project.

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Proposed Consultant Services Agreement
3. CBBEL Statement of Qualifications
4. Project Location Map

RECOMMENDED MOTION:
Move to approve a Resolution authorizing the execution of a consultant services agreement with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for engineering services relating to the Street Storage – Stage II project.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-_____

A RESOLUTION APPROVING AN AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD., OF ROSEMONT, ILLINOIS, FOR THE ENGINEERING AND DESIGN OF THE STAGE II STORMWATER STREET STORAGE IMPROVEMENTS

WHEREAS, on March 3, 2008, the Village issued a request for qualifications for engineering consultants to develop a stormwater management plan to increase the capacity of the Village stormwater management system (*"**System**"*) to perform during a 10 year rain event without flooding private homes (*"**Capacity Goal**"*); and

WHEREAS, the Village and AB&H, a Donohue Group, of Chicago, Illinois (*"**AB&H**"*), entered into that certain Engineering Services Stage II Agreement, dated June 5, 2008, as amended and extended, for the performance by AB&H of a Phase I study of System capacity, a Phase I-B calibration of the Phase I study to assure accurate findings, and a Phase II study of the System to identify stormwater management improvements necessary to accomplish the Capacity Goal; and

WHEREAS, AB&H has completed the Phase I, Phase I-B, and Phase II studies, and has prepared a Phase II report; and

WHEREAS, the Phase II report concludes that the Village must complete certain stormwater street storage improvements (***"Street Storage Improvements"***) and stormwater conveyance and detention improvements, including, without limitation, a new stormwater outfall into the North Shore Channel at Lincolnwood Centennial Park (***"Centennial Stormwater Outfall"***), to accomplish the Capacity Goal; and

WHEREAS, the Village Ad Hoc Sewer Committee has reviewed the Phase II report; and

WHEREAS, in 2013, the Ad Hoc Sewer Committee recommended that the Village Board: (i) initiate a pilot program consisting of the completion of Street Storage Improvements on not more than 20 percent of the Village land area (***"Pilot Street Storage Improvements"***) and the development of 30% of engineering and design plans for the Centennial Stormwater Outfall, in order to enable the Village to apply for grant funding for the completion of the Centennial Stormwater Outfall (collectively, the *"**Pilot Program Improvements**"*); (ii) if the Pilot Street Storage Improvements are found to be successful in advancing toward the Capacity Goal, initiate Stage II of the Street Storage Improvements, consisting of the completion of Street Storage Improvements within the eastern half of the Village, in the area generally bounded by Devon Avenue to the south, Jarvis Avenue to the north, Crawford Avenue and Lincoln Avenue to the west, and the Village boundary to the east (***"Stage II Street Storage Improvements"***); and (iii) if the Stage II Street Storage Improvements are found to are found to be successful in advancing toward the Capacity Goal, initiate Stage III of the Street Storage Improvements, consisting of the completion of Street Storage Improvements within the remainder of the Village; and

WHEREAS, following the withdrawal of its initial engineering consultant, the Village waived the competitive bidding process and engaged Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois (***"CBBEL"***), to complete the engineering and design of the Pilot Program Improvements (***"Pilot Program Engineering and Design"***); and

WHEREAS, relying upon the Pilot Program Engineering and Design completed by CBBEL, on December 9, 2016, the Village completed Street Storage Improvements in the area generally bounded by Pratt Avenue to the north, Drake Avenue to the east, Devon Avenue to the south, and Lincoln Avenue and the Union Pacific Bike Path to the west (***"Pilot Area"***); and

WHEREAS, on November 28, 2017, the Village President and Board of Trustees held a stormwater workshop (***"Workshop"***) to assess the effectiveness of the Pilot Street Storage Improvements in the Pilot Area; and

WHEREAS, at the conclusion of the Workshop, the Village President and Board of Trustees made findings that the Pilot Street Storage Improvements have been successful in advancing toward the Capacity Goal, and directed the Village Staff to engage an engineering consultant to design and engineer the Stage II Street Storage Improvements; and

WHEREAS, the Village now desires to enter into a new Stage II Agreement with an engineering consultant qualified to complete the engineering and design of the Stage II Street Storage Improvements (***"Stage II Engineering and Design Services"***); and

WHEREAS, on February 1, 2018, the Village issued a request for qualifications and proposals for the provision of the Stage II Engineering and Design Services; and

WHEREAS, the Village has determined that the proposal submitted by CBBEL is the most appropriate for the provision of the Services to the Village; and

WHEREAS, the Village desires to enter into an Stage II Agreement with CBBEL for the completion of the Stage II Engineering and Design Services, in the amount of $289,522.00 (***"Stage II Agreement"***); and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interests of the Village to enter into the Stage II Agreement with CBBEL for the completion of the Stage II Engineering and Design Services;

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.

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

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

SECTION 2. APPROVAL OF STAGE II AGREEMENT. The Stage II Agreement by and between the Village and CBBEL is hereby approved in the amount of $289,522.00, in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 3. EXECUTION OF STAGE II AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Stage II Agreement upon receipt by the Village Clerk of at least one original copy of the Stage II Agreement executed by CBBEL; provided, however, that if the executed copy of the Stage II Agreement is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

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

PASSED this ___ day of November, 2018.

AYES: _____

NAYS:_____

ABSENT:___

ABSTENTION:_____

APPROVED by me this ___ day of November, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of November, 2018

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

EXHIBIT A

STAGE II AGREEMENT

VILLAGE OF LINCOLNWOOD
PROFESSIONAL SERVICES AGREEMENT

This **PROFESSIONAL SERVICES AGREEMENT** (***"Agreement"***) is dated as of the 7th day of November, 2018, and is by and between the **VILLAGE OF LINCOLNWOOD**, an Illinois home rule municipal corporation (***"Village"***), and the Consultant identified in Section 1.A of this Agreement.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to perform and to provide all necessary professional consulting services to perform the work in connection with the project identified below:

Consultant Name (*"Consultant"*): **Christopher B. Burke Engineering, Ltd.**

Address: 9575 W. Higgins Road, Suite 600

Rosemont, Illinois 60018

Telephone No.: 847-823-0500

Email: jjulkowski@cbbel.com

Project Name/Description: **Street Storage Program – Stage II**

Agreement Amount: $289,522

B. Project Description. Modeling, final design, and permitting for the Village's Street Storage Program – Stage II project, as more fully described in the proposal attached to this Agreement as **Exhibit A** (***"Proposal"***).

C. Representations of Consultant. The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the consulting services that are set forth in the Proposal (***"Services"***) in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties (***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services or upon the termination of this Agreement by the Village, but in no event later than April 30, 2018 (***"Time of Performance"***). The Village may modify the Time of Performance at any time upon 15 days prior written notice to the Consultant. Delays caused by the Village shall extend the Time of Performance in equal proportion to the delay caused by the Village.

D. Reporting. The Consultant shall regularly report to the Village Manager, or his designee, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount paid by the Village for the Services pursuant to this Agreement shall not exceed the amount identified as the Agreement Amount in Section 1.A of this Agreement. No claim for additional compensation shall be valid unless made in accordance with Sections 3.D or 3.E of this Agreement.

B. Invoices and Payment. The Consultant shall submit invoices in an approved format to the Village for costs incurred by the Consultant in performing the Services. The amount billed in each invoice for the Services shall be based solely upon the rates set forth in the Proposal. The Village shall pay to the Consultant the amount billed within 45 days after receiving such an invoice.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit the Village to inspect and audit all data and records of the Consultant for work done pursuant to this Agreement. The records shall be made available to the Village at reasonable times during the term of this Agreement, and for one year after the termination of this Agreement.

D. Claim In Addition To Agreement Amount.

1. The Consultant shall provide written notice to the Village of any claim for additional compensation as a result of action taken by the Village, within 15 days after the occurrence of such action.

2. The Consultant acknowledges and agrees that: (a) the provision of written notice pursuant to Section 3.D.1 of this Agreement shall not be deemed or interpreted as entitling the Consultant to any additional compensation; and (b) any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Section 8.A of this Agreement.

3. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the work required to complete the Services under this Agreement, as determined by the Village, without interruption.

E. Additional Services. The Consultant acknowledges and agrees that the Village shall not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement (***"Additional Services"***), regardless of whether such Additional Services are requested or directed by the Village, except upon the prior written consent of the Village.

F. Taxes, Benefits, and Royalties. Each payment by the Village to the Consultant includes all applicable federal, state, and Village taxes of every kind and nature applicable to the Services, as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits, and all costs, royalties, and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty, or fee are hereby waived and released by the Consultant.

G. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in the Proposal shall be primarily responsible for carrying out the Services on behalf of the

Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassignment, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved in advance by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village and consistent with commonly accepted professional practices, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement, or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information in the possession or under the control of the Village relating to the technical, business, or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village

Confidential Information shall not include information that can be demonstrated: (1) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of such information to the Consultant pursuant to this Agreement (***"Time of Disclosure"***); (2) to have been in the public domain prior to the Time of Disclosure; (3) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (4) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access, or be directly or indirectly exposed, to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Village. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF SERVICES AND INDEMNIFICATION.

A. Representation and Certification of Services. The Consultant represents and certifies that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. Indemnification. The Consultant shall, and does hereby agree to, indemnify and save harmless the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 6.A of this Agreement.

C. Insurance. The Consultant shall provide, at its sole cost and expense, liability insurance in the aggregate amount of $1,000,000, which insurance shall include, without limitation, protection for all activities associated with the Services. The insurance shall be for a minimum of $1,000,000 per occurrence for bodily injury

and $1,000,000 per occurrence for property damage. The Consultant shall cause the Village to be named as an additional insured on the insurance policy described in this Section 6.C. Not later than 10 days after the Commencement Date, the Consultant shall provide the Village with either: (a) a copy of the entire insurance policy; or (b) a Certificate of Insurance along with a letter from the broker issuing the insurance policy to the effect that the Certificate accurately reflects the contents of the insurance policy. The insurance coverages and limits set forth in this Section 6.C shall be deemed to be minimum coverages and limits, and shall not be construed in any way as a limitation on the Consultant's duty to carry adequate insurance or on the Consultant's liability for losses or damages under this Agreement.

D. No Personal Liability. No elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed: (1) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (2) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue, unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations

interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed, which shall be determined on the basis of the rates set forth in the Proposal.

E. Compliance With Laws and Grants.

1. Compliance with Laws. The Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including, without limitation: any applicable prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. The Consultant shall also comply with all conditions of any federal, state, or local grant received by the Village or the Consultant with respect to this Agreement or the Services. Further, the Consultant shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act.

2. Liability for Noncompliance. The Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with the Consultant's, or any of its subcontractors, performance of, or failure to perform, the Services or any part thereof.

3. Required Provisions. Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

F. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement (***"Event of Default"***), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement after the effective date of termination.

3. Withholding of Payment by Village. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

G. No Additional Obligation. The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

H. Village Council Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to, vendors shall be subject to the approval of the Village Council. For purposes of this Section 7.H, "vendors" shall mean entities engaged in subcontracts for the provision of additional services directly to the Village. The Village shall not be liable to any vendor or third party for any agreements made by the Consultant without the knowledge and approval of the Village Council.

I. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in

the performance and completion of the Services and with any other consultants engaged by the Village.

J. News Releases. The Consultant shall not issue any news releases, advertisements, or other public statements regarding the Services without the prior written consent of the Village Manager.

K. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received from the Village by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village.

L. GIS Data. The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. Limited Access to GIS Data. The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

a. Trade Secrets of the Village. The GIS Data constitutes proprietary materials and trade secrets of the Village, and shall remain the property of the Village;

b. Consent of Village Required. The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village Manager;

c. Supply to Village. At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

d. No Guarantee of Accuracy. The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. Discontinuation of Use. At such time as the Services have been completed to the satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever, and remove the GIS Data from all of the Consultant's databases, files, and records; and, upon request, an authorized representative of the Village shall be afforded sufficient access to the Consultant's premises and data processing equipment to verify compliance by the Consultant with this Section 7.L.3.e.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by the Village and the Broker in accordance with all applicable statutory procedures.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Village, the Consultant, and their agents, successors, and assigns.

D. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered (1) personally, (2) by a reputable overnight courier, or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier, as evidenced by a receipt of deposit; or (c) four business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 8.D, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to the other party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Lincolnwood
Village Hall
6900 North Lincoln Avenue.
Lincolnwood, Illinois 60712
Attention: Village Manager

With a copy to:

Holland & Knight LLP
131 S. Dearborn, 30th Floor
Chicago, Illinois 60603

Attention: Steven M. Elrod, Corporation Counsel

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Christopher B. Burke Engineering, Ltd.
9575W. Higgins Road, Suite 600
Rosemont, Illinois 60018
Attn: Jeffrey Julkowski, P.E.

With a copy to:

_____
_____
_____
_____

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the Village.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

G. Time. Time is of the essence in the performance of all terms and provisions of this Agreement.

H. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

I. Governing Laws. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

J. Authority to Execute.

1. The Village. The Village hereby warrants and represents to the Consultant that the persons executing this Agreement on its behalf have been properly authorized to do so by its corporate authorities.

2. The Consultant. The Consultant hereby warrants and represents to the Village that the persons executing this Agreement on its behalf have the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties to this Agreement and supersedes all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

L. Waiver. Neither the Village nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the Village or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the Village's or the Consultant's right to enforce such rights or any other rights.

M. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

N. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

O. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

P. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

Q. Exhibits. Exhibits A through B attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an Exhibit and the text of this Agreement, the text of this Agreement shall control.

R. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

S. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement this _____ day of _____, 2018.

ATTEST:

VILLAGE OF LINCOLNWOOD

By: _____
Beryl Herman,
Village Clerk

By: _____
Robert Merkel,
Interim Village Manager

ATTEST:

CONSULTANT

By: _____

Title: _____

By: _____

Its: _____

EXHIBIT A

PROPOSAL

September 27, 2018

REQUEST FOR QUALIFICATIONS/PROPOSALS

MODELING, FINAL DESIGN PLANS AND PERMITTING STREET STORAGE PROGRAM - STAGE II







SUBMITTED TO:
VILLAGE OF LINCOLNWOOD
ANDREW LETSON
DIRECTOR OF PUBLIC WORKS
6900 N. LINCOLN AVENUE
LINCOLNWOOD, IL 60712

SUBMITTED BY:
JEFFREY JULKOWKSI, PE
CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018
jjulkowski@cbbel.com

CHRISTOPHER B. BURKE ENGINEERING, LTD.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

September 26, 2018

Village of Lincolnwood
6900 N. Lincoln Avenue
Lincolnwood, IL 60712

Attention: Andrew Letson
Director of Public Works

Subject: Request for Qualifications/Proposals
Professional Engineering Services
Modeling, Final Design Plans and Permitting
Street Storage Program – Stage II

Dear Mr. Letson:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit four sealed copies of our Statement of Qualifications and proposal to provide engineering services for modeling, final design plans and permitting for the Street Storage Program – Stage II for the Village of Lincolnwood (Village). The material presented is in accordance with the information requested and will demonstrate our extensive knowledge with the study area, the Village's requirements and Metropolitan Water Reclamation District's (MWRD) permitting and other applicable agencies as well as bidding assistance. As the Village is aware, CBBEL computed the analysis and design of the first phase of the Street Storage Program.

CBBEL's project team is highly qualified in civil and stormwater engineering services and exceeds the minimum qualifications of this RFQ/RFP. Our stormwater permitting experience as well as use of hydrologic modeling using XP-SWMM will also be key components to successful completion of this project. Our project team are highly qualified engineers with great familiarity with the Village and with using XP-SWMM software to ensure the Street Storage Program will be successful.

The contact person for this proposal is Mr. Jeff Julkowski, PE, who will act as our Project Manager for this project. Jeff has performed many stormwater management projects for communities and has intricate knowledge of the Village's stormwater issues. CBBEL looks forward to continuing our working relationship with the Village.

We appreciate the opportunity to submit our proposal. We acknowledge receipt of Addendum #1 dated September 24, 2018 which we have also included with our submittal. If you have any questions or need any additional information, please do not hesitate to contact me or Jeff Julkowski at (847) 823-0500.

Sincerely,

Christopher B. Burke, PhD, PE, D.WRE, Dist.M.ASCE
President

ADDENDUM #1

THIS DOCUMENT MUST BE INCLUDED WITH YOUR STATEMENT OF QUALIFICATIONS

Issued September 24, 2018

REQUEST FOR QUALIFICATIONS/PROPOSALS FOR PROFESSIONAL ENGINEERING SERVICES FOR THE STREET STORAGE PROGRAM – STAGE II

Eight questions were received prior to the deadline of September 21, 2018. The questions and the Village's responses are available below. Please be sure to include this document with your statement of qualification to verify receipt.

Question: RFP states "… Services shall also include permitting through the Metropolitan Water Reclamation District ("MWRD") and other applicable agencies…" How many agencies do you anticipate, based on successful experience with Stage I, as Proposal includes an Estimated Cost of Services?

Answer: It is likely that MWRD will be the only agency who will require a permit; however, it is possible that some paving work may take place in the State's right-of-way, thereby requiring a permit.

Question: RFP states "… Village was divided into two areas, generally by Lincoln Avenue (north of Pratt Avenue) and Crawford Avenue (south of Pratt Avenue), approximately 0.81 square miles. The area to the east has been designated as Stage II and the area to the west as Stage III." Who developed the areas – staff, Village Engineer or others?

Answer: The Stage II and Stage III areas were developed by staff and the Village Engineer.

Question: RFP states "… estimated total construction cost for the Project is $4,175,000". Who developed this estimate? Does this estimate include Design and/or Construction Eng'g and/or easement work related to potential driveway berms and/or right-of-way consulting or costs?

Answer: The cost estimate is the total cost for the construction phase: construction and oversight.

Question: RFP states " … Consultant will set up hard survey control points and then perform an aerial topographic survey with a drone to collect LIDAR data. The aerial topographic survey shall be tied into the existing LIDAR data from the pilot project and the survey control points… " May we see sample of the survey data?

Answer: Complete survey data from the previous phase will be provided to the selected firm.

Question: RFP states " … The Consultant shall prepare plans, specifications, and a cost estimate *(P, S & E)* for the 90% engineering plans in accordance with IDOT standards." May we see CBBEL's P, S & E from Pilot Project/Stage I?

Answer: P, S & E from the previous phase will be provided to the selected firm.

Question: RFP states " … All firms responding to this RFQ/P shall provide a fee proposal in a separate, sealed envelope. " Does the Village have a specific way to document Consultant's costs and compensate Consultant? Would Lump Sum as a compensation method be allowed?

Answer: The Village would prefer that any fees be based on hourly rates with a not to exceed contract value.

Question: The RFP mentions in the Minimum Scope of Services section, that the Village previously had a 1D XPSWMM model prepared. The Pilot Area street storage design was done using a 2D XPSWMM model. Will the Village require the use of a 2D XPSWMM model for the project design?

Answer: A 2D XPSWMM model will be required for the project design phase to enhance the existing 1D XPSWMM model.

Question: Regarding Item 3 in the Scope of Services – Easement Exhibits, are you looking for us to prepare simple exhibits showing which properties will need easements with the shape and size of the easement shown on the exhibit? Or are you looking for us to provide actual plats of easement prepared by a PLS? The RFP mentions easement documents prepared by staff, so I just want to make sure I'm clear where the hand-off point is.

Answer: Construction easement exhibits should include a sketch depicting the property lines, public right-of-way, and the location of the proposed temporary construction easement. A full plat of easement is not required. The exhibit will be attached to a non-exclusive license agreement as a depiction of the licensed premises. This agreement will be executed by both the property owner and the Village and will be filed with the Cook County Recorder's Office. The Village will draft the license agreement.

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COMPANY PROFILE

FIRM HEADQUARTERS

Christopher B. Burke Engineering, Ltd. (CBBEL)
an Illinois Corporation
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
T: 847.823.0500 | F: 847.823.0520 | cbbel.com

CBBEL is a full-service consulting engineering and surveying firm that comprehensively meets the needs of our clients, whether in the public or private sector. Founded in 1986 by company president Christopher B. Burke, our Illinois-based staff of 211 consists of experienced and responsive professionals who provide engineering, surveying and environmental services on a personal level. Committed to delivering consistently accurate, timely and cost-effective solutions to a wide range of engineering and environmental challenges, our team's expansive list of specializations provide professionalism and a depth of expertise that promote project success.

87 LICENSED PROFESSIONALS

TOTAL STAFF **211**

32 YEARS IN BUSINESS







Since its founding in 1986, the size of our company and the complexity of our projects have grown. We are proud to have served as lead engineer on a variety of major municipal and county undertakings, including the design, permitting and construction of numerous major transportation and local municipal roadway projects, multi-use paths, bridges, flood control reservoirs, pump stations, embankments, storm sewers, large open channels, water mains and water systems.

As a full-service firm we also conduct water resource related studies, perform GIS services, environmental resource assessments, mitigation planning and permitting and a myriad of traditional civil engineering functions.

CBBEL has provided professional review services for municipalities, counties and state agencies. Our experience includes the review of drainage, roadway, subdivision, sanitary sewer and mechanical engineering submittals prepared by third-party consultants for both private and public sector clients.

Our office prepares a significant number of high-quality stormwater management studies and permit applications, having obtained *more than 2,000 **US Army Corps of Engineers (USACE) Section 404 permits with accompanying IEPA water quality certifications, more than 500 Illinois Department of Natural Resources-Office of Water Resources floodway construction permits*** and 450 Federal Emergency Management Agency Letters of Map Amendment and Letters of Map Revision.





WATER RESOURCES ENGINEERING

Since the firm's inception in 1986, the Chicagoland area has experienced many significant storm events that have caused flooding of residential and commercial buildings. From the first one in August of 1987 through the most recent flood event(s) in the Summer of 2017, CBBEL has been working with municipalities evaluating and solving flooding problems and has provided design engineering, water resources and permitting, and construction management services for a variety of stormwater management projects.

Our Water Resources Engineering staff consists of 22 water resources engineers with Microstation and GIS support staff. We provide water resources related studies, design and permitting, environmental resource assessment, mitigation planning and permitting, the preparation of Dam Safety Permit applications, sedimentation studies, stormwater management studies, watershed studies, Flood Insurance Studies (FIS), FEMA Letter of Map Revision requests, floodway construction permit applications, unsteady flow modeling and roadway drainage projects, as well as the more traditional civil engineering functions on a daily basis.

We specialize in analyzing flooding problems and developing innovative solutions to those problems which includes the use of Best Management Practices. Our firm has undertaken many stormwater management studies and innovative flood mitigation projects beginning at the concept level (including the feasibility analysis), following with preparing preliminary engineering plans, attending Village Board meetings, performing public presentations, preparing final engineering plans, and permitting. Our services continue with administering the bidding process, and ultimately, through project construction. These projects have ranged in scope from 20-acre flood storage facilities to protect a subdivision to the design and permitting of a 1,600 acre-foot off-line flood control facility in the Salt Creek Watershed in DuPage County.

CIVIL ENGINEERING

Licensed engineers within the Civil Engineering Department have an average of 15 years of experience and maintain an active role throughout the entire project for a wide variety of public sector Civil Design projects. CBBEL staff routinely interacts with City engineering, planning, legal, and public works staff, fire protection districts, sanitary districts, County agencies, plan commissions and elected officials to ensure a comprehensive project approach.

We also have a strong rapport with State and County agencies as well as municipalities responsible for plan approval and permit issuance. Work includes preparation of permit applications, obtaining accelerated local agency reviews, preparation of final permits, and coordination with owners and contractors regarding project performance guarantees. Our Civil Design experience includes but is not limited to:

Phase I Engineering & Environmental Studies

- Environmental Assessments
- Roadway Drainage Studies
- Intersection Design Studies
- Phase I Reports

Phase II Plans, Specifications & Estimates

- Roadway Design and Rehabilitation
- Bicycle and Multi-Use Path Design
- Streetscape Design and Landscape Architecture
- Roadway Design
- Bridge Design
- Traffic Signal Design
- Parking Lot Design
- Electrical Engineering and Lighting Design
- Feasibility Studies
- Plan Review
- Infrastructure Management
- Flood Control
- Drainage Investigation & Improvements
- Water & Sewer Design
- Pump Stations
- Utility Coordination
- Permitting
- Construction Administration
- Construction Observation



Typical street berm constructed in Phase 1

PROJECT UNDERSTANDING

We understand that the Village has been working towards implementing a Village-wide stormwater program for several years, and that process has not been without challenges. The last few years have seen major progress in this initiative with the construction of a “pilot program” of street storage. Street storage, the temporary storage of stormwater on the surface of the Village’s streets through the use of inlet restrictors and containment berms, is a major element of the Village’s overall stormwater management program. We understand that as the street storage system has been in place and operating since 2016, the Village would like to expand the program to the next stage of implementation (Stage II).

CBBEL completed the street storage design for the recently constructed Pilot Area. We understand, more than any other consultant, the complexities involved in the design of this seemingly simple system of restrictors and berms. Hydraulic modeling is required to a high level of detail to determine the required size, location, and elevation of hundreds of inlet restrictors and dozens of containment berms. The modeling information must be coordinated closely with the construction plan preparation. We have demonstrated previously that we are capable of successfully completing this task, and we are ready to move on to implement the next phase of the Village’s stormwater management program.

To demonstrate our understanding of the project, we have prepared the following scope of services that are required to accomplish the project goals:

SCOPE OF SERVICES

Task 1 – Aerial Topographic Survey:

CBBEL will setup hard survey control points via traditional ground surveying and then perform an aerial topographic survey with a drone. The aerial topographic survey covers the project limits and will also be tied into the existing LIDAR data from Stage 1 and the survey control points. This task will produce a digital terrain model of the ground surface that will be used in the modeling task.

Task 2 – Street Storage Hydraulic Modeling:

Design of the Stage 2 street storage program will follow a similar sequence of analysis as followed for the Pilot area design. While the AB&H model provides the overall plan and intended berm locations, in essence a new and more detailed hydraulic model will be created for the Stage 2 area. The model will be enhanced to include all existing inlet locations rather than just each mainline manhole as in the high-level AB&H model. Note that ground surveying of the sewer system has not been proposed; we will utilize the pipe network information developed by AB&H and will make assumptions on average inlet lateral depth for the restrictor sizing. The hydrology parameters will also need to be reassessed since there were errors in the AB&H model noted during the previous Pilot area design. Ultimately, this task will be used to develop the proposed street and driveway berm locations, the proposed restrictor locations and sizes, any proposed sewer extensions, and iterations between the modeling and preparation of the design plans. The key sub-tasks involved in the hydraulic modeling tasks are as follows:

Task 2.1 – Existing Conditions Modeling:

- Process ground surface information from the aerial topographic and input to hydraulic model
- Determine watershed hydrology parameters
- Input all inlets based upon GIS database and field verify existing restrictor lids
- Identify all existing inlets with restrictor grates
- Identify all reverse-slope driveways within study area
- Simulate various storm events from 1-year to 100-year, 1-hour events
- Mapping of results to identify areas at risk of overland flooding
- Quantify number of buildings at-risk of basement backup
- Prepare exhibits depicting anticipated inundation limits for various storm events
- Prepare a summary memorandum for existing conditions documenting the model development and simulation results.

Task 2.2 – Proposed Conditions Modeling:

- Determine proposed street and driveway berm locations and input to model
- Input restrictors to all inlets in the model
- Iterate and optimize berm locations, elevations, and restrictor sizes
- Prepare exhibits and memorandum to summarize proposed street storage plan
- Iterate with design of construction plans to revise berm elevations, restrictor sizes, etc. to ensure constructability of plan
- Run final analysis of construction plans to verify project goals are met

Task 3 – Public Involvement:

Once the locations of the roadway and driveway berms are identified, CBBEL will work with Village Staff to host a public meeting. The Public meeting will be our platform to inform the public of the benefit of the project and the proposed impacts similar to the meeting which was held in Stage 1. We will also use the meeting as way to start a dialogue with property owners from which we need an easement for driveway berms. This task also includes time to meet with residents individually to discuss the proposed driveway modifications.

Task 4 – Easement Exhibits:

This task consists of developing easement exhibits for the driveway locations identified for the completion of the Pilot area. We are unsure of the number of easements required until the modeling is completed. For this estimate we are assuming that 20 easements will be required.

Task 5 – 90% Plans:

CBBEL will prepare plans, specifications, and a cost estimate for the 90% Engineering Plans in accordance with IDOT standards. The plans will be submitted to the Village for review and will be used for the required permitting.

Task 6 – Final Engineering Plans:

CBBEL will finalize the Engineering Plans, Summary of Quantities and Cost Estimate based on the review comments provided by Village Staff.

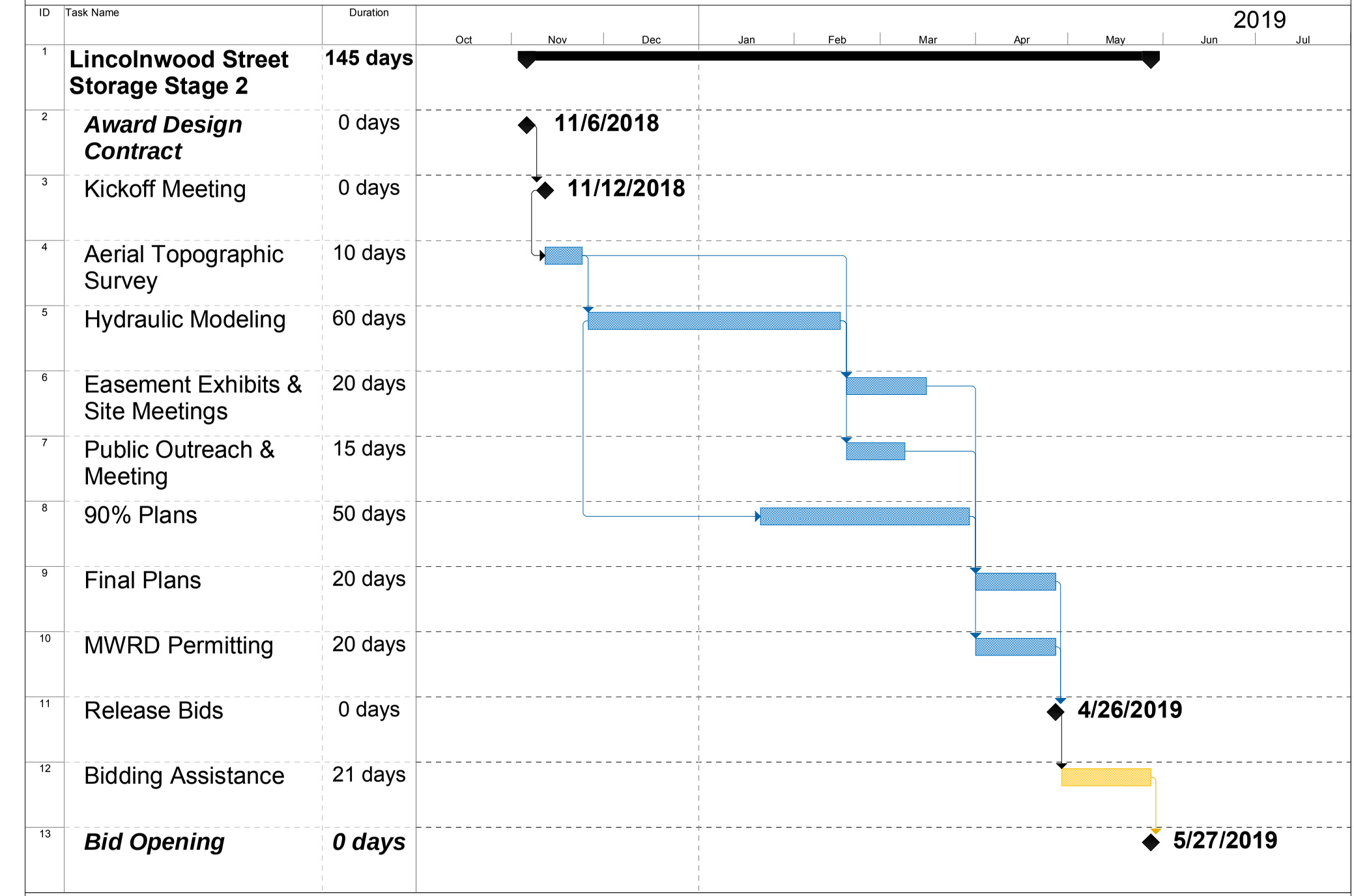
Task 7 – Permitting:

This task will consist of preparing a permit application to the Metropolitan Water Reclamation District (MWRD) for qualified sewer construction.

Task 8 – Bidding Assistance:

CBBEL will advertise for bidding, distribute plans and specifications to all bidders, and hold a bid opening. CBBEL will review and tabulate all the bids and make a recommendation of award.

Village of Lincolnwood - Street Storage Stage II



ID	Task Name	Duration
1	**Lincolnwood Street Storage Stage 2**	**145 days**
2	***Award Design Contract***	0 days
3	Kickoff Meeting	0 days
4	Aerial Topographic Survey	10 days
5	Hydraulic Modeling	60 days
6	Easement Exhibits & Site Meetings	20 days
7	Public Outreach & Meeting	15 days
8	90% Plans	50 days
9	Final Plans	20 days
10	MWRD Permitting	20 days
11	Release Bids	0 days
12	Bidding Assistance	21 days
13	***Bid Opening***	***0 days***

Selection of a Project Team is critical to a successful project. The Village has made a major commitment to its residents to improve its stormwater management infrastructure on a Village-wide basis, specifically the Village's Street Storage Program, Stage II project (Project) . A successful Project Team needs to understand the Village's goals, have a comprehensive view of the project, and share a history of delivering projects from inception to construction. Our Project Team has been assembled with this philosophy in mind.

This project will require collaboration between stormwater modeling, preparation of design plans, and construction. Many firms can point to experience in all three of these areas; at CBBEL, we can point repeatedly to experience with all three on the same project. Many communities have been prompted to invest in stormwater infrastructure in recent years. We have successfully completed many projects that originated as concepts in our Water Resources department, were fully vetted and designed by our Civil Design group, and then became reality with the supervision of our Construction Engineering staff. Most importantly, the projects have been successful in the most important measure – reducing flooding. We have provided a few examples of past projects within this proposal, and we look forward to the opportunity to discuss many others and how we can bring that collective experience to this project.

Our key staff are shown below along with an organizational chart illustrating our anticipated staffing. Resumes are also included in the tab.



JEFFREY JULKOWSKI, PE, CFM, CPSWQ | PROJECT MANAGER ENGINEER V

Senior Project Manager within our Water Resources Department with over 19 years of experience that includes the development and implementation of stormwater infrastructure projects throughout the region. Jeff has been involved with the Village's Stormwater Master Plan since CBBEL became the Village's Engineer. Jeff will manage the overall project so that the goals of the Stormwater Master Plan are implemented.



JAMES AMELIO, PE | PUBLIC INVOLVEMENT ENGINEER IV

Project Manager with 15 years of experience with our Civil and Construction Department. James serves as the Village Engineer for Lincolnwood and has been involved in the design and construction of the Street Storage Pilot Project. James will facilitate public involvement, interact with residents as part of the easement requests, and also act as a liaison with the Village for this project.



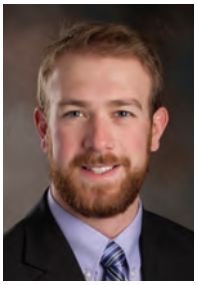
STEPHEN SUGG, PE, PTOE | CIVIL DESIGN ENGINEER V

Steve is a Senior Project Manager with over 28 years of engineering experience in the Chicago area. Mr. Sugg will be responsible for the successful completion of plans, specifications, cost estimating, and bidding assistance.



DANIEL DEM, PE | CIVIL DESIGN ENGINEER I/II

Daniel is a Design Engineer in our Civil Department. Daniel is experienced in plan preparation and is intimately involved in the Lincolnwood Transmission Main project. Daniel's knowledge of the Village will be extremely useful in this project. Mr. Dem will assist Mr. Sugg in preparation of plans, specifications, cost estimating, and bidding assistance.



MICHAEL BURKE, PE, CFM, CPSWQ | STORMWATER/PERMITTING ENGINEER III

Mike is a Water Resources Engineer responsible for stormwater modeling and permitting. Mike completed the 2D XP-SWMM modeling for the Pilot Area Street Storage project. Mike will be responsible for coordination of the modeling efforts with the design plans, as well as any permitting required.



BRIAN KUBILIUS | STORMWATER/PERMITTING ENGINEER I/II

Water Resources Engineer responsible for water resources engineering project analysis and design. Brian will assist with the 2D XP-SWMM analysis so that multiple alternative designs can be developed concurrently until an optimized design is completed.

ORGANIZATIONAL CHART

MODELING, FINAL DESIGN PLANS AND PERMITTING
STREET STORAGE PROGRAM - STAGE II

QA/QC
Thomas Burke, Jr., PhD, PE

PROJECT MANAGER
Jeffrey Julkowski, PE

PUBLIC INVOLVEMENT
James Amelio, PE

TOPOGRAPHIC SURVEY

CIVIL DESIGN
James Amelio, PE
Stephen Sugg, PE
Daniel Dem, PE

STORMWATER/ PERMITTING
Michael Burke, PE
Brian Kubilius, EI

CHRISTOPHER B. BURKE ENGINEERING, LTD.

JEFFREY JULKOWSKI, PE, CFM, CPSWQ

Senior Project Manager

Professional Engineer experienced in water resources; responsible for engineering project management and analysis. Duties include performing the following hydrologic and hydraulic engineering tasks: land use characterization, watershed studies, floodplain/floodway delineation, detention and compensatory storage determination, steady state hydraulic analyses, and design of conveyance systems, and stormwater management permitting.

Computer modeling experience includes TR-20, HEC-HMS, HY8, HYDRAFLOW, HEC-2, HEC-RAS, WSP-2, InfoSWMM, and XP-SWMM.

Lincolnwood Street Storage Program, Lincolnwood: Lead Water Resources Engineer responsible for the modeling analysis and coordination with plan development. Project involved placing inlet restrictors and containment berms to temporarily store runoff on street surfaces to reduce peak flows into system. Modeling analysis completed using 2D XP-SWMM Model.

I-290 Flooding Study, Forest Park: Lead Engineer for flooding evaluation portion of IDOT Location Drainage Study. Repeated flooding has occurred on I-290 near Des Plaines Ave. As part of the Phase I planning for reconstruction of I-290, IDOT requested a detailed flood study of this area. An XP-SWMM model was developed and calibrated to record pump station data. Alternatives were developed that included new conveyance systems, an enlarged pump station, and underground storage vaults.

Riverside Comprehensive Sewer Study: Project Manager responsible for project management, development of improvement alternatives, project QA/QC and public presentations of study results. Scope included development of Info SWMM sewer model of Village's entire combined and storm sewer system.

Park Ridge Stormwater Master Plan: Project Manager for a citywide study initiated to identify flood control projects throughout the City. Thirteen projects totaling over $100 million were identified. Project included significant public coordination and multiple city council presentations.

Park Ridge Citywide Sewer Study: Lead Engineer that developed InfoSWMM model of entire City's sewer system. Project need resulted from repeated severe flooding events in recent years. Responsible for coordinating development of InfoSWMM models for 3 major sewer systems and development of 12 project areas to reduce the risk of flooding. Completed benefit/cost analysis. Prepared final report and gave presentation of results to City Council.

Park Ridge Sewer Improvement Program: Project Manager for follow-up to Citywide Sewer Study. Ongoing project to develop conceptual improvements into construction projects. Responsible for coordinating InfoSWMM modeling and development of final construction documents.

Park Ridge Stormwater Utility Study: Project Manager for project to determine the feasibility of implementing a stormwater utility fee in the City of Park Ridge. Responsibilities included developing an impervious area database, determining the Equivalent Residential Unit, and making multiple presentations to City Council.

O'Hare Modernization Program – Master Drainage Plan, Chicago (Ongoing): Project includes drainage master planning work to expand and reconfigure the airfield at O'Hare International Airport. Responsibilities included determining the layout of numerous storm sewer systems to collect runoff potentially contaminated with aircraft deicing fluids. Sizing of these systems was done using XP-SWMM modeling software. Responsibilities also included the sizing of 3 large detention basins, coordination with numerous airfield design projects, and technical support for permitting through IDNR-OWR, DuPage County, IEPA, MWRDGC, and FAA. Also oversaw preparation of permit submittal to IDNR-OWR for improvements within Crystal Creek watershed.

Lombard Terrace View Pond: Project Manager for drainage study and development of flood control project to create 8 acres-ft of flood storage by lowering water elevation of existing pond. Project also included construction of stormwater pump station and relief sewer to address local street flooding.

YEARS EXPERIENCE: 19
YEARS WITH CBBEL: 19

EDUCATION
Bachelor of Science, 1998
Agricultural Engineering
University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.057976, 2004

CERTIFICATIONS
Certified Floodplain Manager, IAFSM

Certified Professional in Stormwater Quality, Envirocert International

PROFESSIONAL DEVELOPMENT
FEQ Unsteady Flow Modeling Seminar

National Highway Institute-HEC-HMS Training Seminar

ASCE-Illinois Section EE&WR Technical Group–XP-SWMM2000 Training Course

Ethics in City Government, Ethics Training for CDA/OMP Contractors, Vendors and Employees

PROFESSIONAL AFFILIATIONS
Illinois Association for Floodplain and Stormwater Management

AWARDS
APWA Transportation Project of the Year, over $10M, 2003, Butterfield Road (South), LCDOT

Lombard Combined Sewer Modeling: Project Manager for an ongoing analysis of 2 areas of the Village's storm and combined sewer system encompassing approx. 1,900 acres. Runoff from these areas is conveyed to various sewer treatment facilities, until those systems reach capacity and overflow to East Branch DuPage River. Project will determine existing system capacities and frequencies of combined sewer overflow events, with the goal of developing a sewer separation plan that will reduce frequency of CSO's. Analysis uses the XP-SWMM hydraulic model which will be calibrated to recorded rainfall and pipe flow data. After the model is calibrated, deficient areas will be identified and a sewer separation plan will be developed.

Homestead Gardens Detention Basin, Highland, IN: XP-SWMM analysis of existing drainage system. Project involved developing XP-SWMM model of area that has experienced repeated flooding. Proposed alternative included construction of a flood control basin and relief storm sewers.

Will County Stormwater Technical Manual: After assisting Will County with the drafting of its countywide Stormwater Management Ordinance, CBBEL prepared a Technical Guidance Manual to complement the Ordinance and to describe the technical basis for requirements of the Ordinance. Responsibilities included drafting of text and examples, creation of figures, and integration of review comments from Stormwater Committee. Manual includes information in regards to: requirements for stormwater management, erosion and sediment control, protection of special management areas, Stormwater Management Permit submittal requirements, long-term maintenance, and enforcement and penalties.

USX-Southworks, Chicago: Developed a Stormwater Management Plan that uses the site's location and unique characteristics to complement the concept of sustainable development and reduces impact to both the proposed on-site and existing off-site infrastructure. Stormwater Management Criteria were proposed for 6 zones. Each zone is defined by a different set of criteria. Criteria are based on: desire to recharge groundwater and convey clean runoff to Lake Michigan, reducing stormwater flow to the City's sewer system and promoting BMPs to reduce and treat runoff. BMPs were used to remove pollutant loading from stormwater runoff for water quality control and reduce stormwater runoff and to lessen the impact to existing and proposed infrastructure. Developed conceptual grading plan and utility plans for watermain and sanitary sewer. Designed infiltration basins and vegetated swales/bioswales and used Ecoloc® permeable pavers.

Town of Cicero Comprehensive Plan: Developed drainage and flood reduction strategies to be included in the long term Comprehensive Plan. Responsibilities included drafting report text and participating in open house meetings with Town residents.

IDOT LOCATION DRAINAGE STUDIES

Des Plaines River Road Reconstruction: Project included the reconstruction of 4.2 miles of roadway adjacent to the Des Plaines River. Responsibilities included researching and identifying the existing drainage systems throughout the project, analysis of existing system capacities, design of a proposed mainline storm sewer system with several new outlets to the Des Plaines River, alternatives analysis of several floodplain/floodway compensatory storage scenarios, and preparation of LDS. Project included coordination with City of Des Plaines, IDOT, FPDCC, and Illinois Tollway.

Hankes Road Reconstruction, Sugar Grove: Construction of new exit/entrance ramp from IL Route 56 to Hankes Rd. Responsibilities included WSP-2 hydraulic modeling for 2 new bridges on Blackberry Creek and Lake Run Tributary, determination of floodplain fill volumes, and development of compensatory storage alternatives. Prepared Hydraulic Reports for proposed Blackberry Creek and Lake Run Tributary bridge structures.

Rohlwing Road Reconstruction, Rolling Meadows: Reconstruction and jurisdictional transfer of a ½-mile section of Rohlwing Rd from Industrial Ave to Northwest Hwy. Project route experienced frequent flooding depths of 3-4' due to large developed watershed and undersized drainage systems. Responsibilities included watershed analysis, developing and evaluating flood reduction alternatives, and preparation of LDS.

Balmoral Avenue, Rosemont: Construction of new roadway and an exit/entrance from Mannheim Rd to Balmoral Ave. Future phases include additional access to Mannheim Rd and new access from Balmoral Ave into O'Hare International Airport. Performed drainage study to determine detention storage requirements and verify capacities of existing drainage systems. Prepared LDS and permitting through IDOT.

STORMWATER AND FLOODPLAIN MANAGEMENT PERMIT APPLICATIONS

Tinley Park Retail Center: Project included development of a retail center on a 109-acre parcel, of which approx. 92 acres was located within a Zone A 100-year floodplain. Responsibilities included designing detention storage basins to meet the requirements for both Village and MWRDGC, design of several compensatory storage basins to mitigate for floodplain fill, a hydraulic analysis to define the limits of Zone A floodplain, and design of an inverted siphon system using XP-SWMM to allow runoff to cross below Union Drainage Ditch and access the site's detention basin.

Brach-Brodie Property, Naperville: Responsibilities included determination of detention storage requirements and preparation of permit submittal to City and DuPage County. Also completed drainage study of IL Route 59 and offsite areas to design a bypass culvert through the development. Completed permitting through IDOT-Hydraulics. Project involved development of 100-acre plus parcel of land. The property, bordered on the north by 75th Ave and on the west by IL Route 59, was converted from farmland into commercial space. Project included construction of a 52 acre-foot stormwater management facility, new wetland in adjacent Forest Preserve parcel, new ½ mile 4 lane roadway, new signalized intersections on IL Route 59 and 75th Ave, new turn lanes in existing medians of IL Route 59 and 75th Ave, and roadway widening of IL Route 59 and 75th Ave. Project also included coordination of 80,000 plus CY of imported structural fill and construction of 5 building pads ranging in size from 10,000 SF to 150,000 SF.

THOMAS BURKE, PHD, PE, D.WRE, CFM, CPESC, CPSWQ

Vice President, Head, Water Resources Department

Professional Engineer experienced in civil and water resources engineering. Responsible for water resources engineering project, design, and reviews, including land use characterization, watershed and floodplain/floodway delineation, steady and unsteady river hydraulics analysis, stormwater management, feasibility studies, and development of countywide ordinances. Head of Water Resources Department, responsible for 20 water resources engineers performing technical analysis and design. Projects include developing hydrologic and hydraulic models, establishing floodplain and floodway limits, evaluating proposed modifications, stormwater management design for commercial, industrial, and residential development, obtaining permits through municipal, county, state and federal agencies and Letters of Map Change. Served as an expert witness for cases involving stormwater management in Illinois and Indiana. Stormwater consultant for the Lake County Surveyor's Office, Lake County Drainage Board and Town of Dyer in Indiana. Oversee the stormwater reviews for several communities in the Chicagoland area and northwest Indiana.

WATERSHED PLANNING STUDIES

Upper Salt Creek FEQ Study, DuPage County: Performed hydraulic analysis using FEQ unsteady-state model for a comparison study with HEC-2 steady-state model.

Flagg Creek Watershed Plan, DuPage County: Performed hydraulic analysis using FEQ unsteady-state model, economic analysis of damages from historical events and assisted in the preparation of a watershed plan.

Addison Creek Watershed Plan, DuPage County: Performed hydraulic analysis using HEC-2 steady state model, economic analysis of damages from design storm event and preparing a watershed plan which allows the Village of Bensenville to plan and obtain funding for regional stormwater projects.

Upper Des Plaines River Tributaries, DuPage County: Completed a Watershed Study for Willow-Higgins Creek and Bensenville Ditch as they relate to the City of Chicago O'Hare International Airport Modernization Program. The plan allows for the future development to meet the intent of the DuPage County Stormwater and Flood Plain Ordinance by reducing peak discharges leaving the airport property and identifies known flooding problems in the watershed.

Downers Grove Downtown Redevelopment Watershed Plan, DuPage County: Completed a special watershed study of St. Joseph's Creek to allow the downtown area to develop without having to provide detention on each site and meeting the intent of the Ordinance by improving the watershed. The plan also provides the supporting calculations and documentation for the fee-in-lieu of detention value.

SPECIAL STUDIES

Winnetka Flood Risk Reduction Study: Performed a flood risk reduction analysis based on the flooding from the September 2008 event. The purpose of the study was to evaluate the existing storm sewer systems for the 2-, 5-, and 10-year design events, establish causes for the flooding and provide improvement plans to reduce the risk of future flooding. There were 5 study areas identified through a series of public meetings and flood damage questionnaires. Causes of flooding were identified and conceptual improvement plans, along with estimated costs, were prepared. The study was then expanded to cover 3 additional areas and include evaluation of protection up to the 100-year design storm event following significant flooding in July 2010.

Elmhurst Comprehensive Flood Plan: Completed an overall study of 10 areas that significantly flooded during the July 2010 storm event. After analyzing the existing conditions, proposed solutions were provided to reduce the risk of future flooding. Hydrologic and hydraulic modeling were used in the evaluation of alternatives. Cost estimates were determined for each solution. We also reviewed the current stormwater practices and made recommended improvements. Several presentations were made to the City and many meetings with a citizen task force were held.

St. Margaret Mercy Healthcare Centers, Inc., Dyer, IN: Hart Ditch overtopped its banks, causing significant overbank flooding through the Town of Dyer and substantial flood damage to the hospital campus. CBBEL was retained to evaluate the cause of the flooding and prevent future flooding. A flood protection barrier was proposed. CBBEL developed a hydrologic model for the Plum Creek/Hart Ditch Watershed and calibrated to August 2007 storm event using measured rainfall data; developed an unsteady HEC-RAS hydraulic model to determine benefits of flood storage, a summary report and creation of temporary and permanent flood protection for the campus. This information was used for further development of flood storage needed.

YEARS EXPERIENCE: 27
YEARS WITH CBBEL: 22

EDUCATION

Doctor of Philosophy, 1996
Civil Engineering
Purdue University

Master of Science, 1992
Civil Engineering
Purdue University

Bachelor of Science, 1991
Civil Engineering
Northwestern University

PROFESSIONAL REGISTRATION

Professional Engineer, IL,
062.052048, 1998

Professional Engineer, IA,
17060, 2004

Professional Engineer, IN,
10708209, 2007

Professional Engineer, MI,
6201062525

Professional Engineer, TX,
121172

Professional Engineer, PA,
084728, 2016

CERTIFICATIONS

Diplomate Water Resources Engineer (D.WRE)

Certified Floodplain Manager
IAFSM

Certified Professional in Erosion and Sediment Control

Certified Professional in Stormwater Quality,
Envirocert International

Kane County-
Engineer Review Specialist

AWARDS

Young Civil Engineer of the Year, ASCE-IL Section, 2000

Edmund Friedman Young Engineer Award for Professional Achievement, ASCE, 2001

Charles Ellet Award, Western Society of Engineers, 2001

Chi Epsilon Chapter Honor Member, Purdue University, 2001

Economic Impact Study, MWRDGC: Managed an engineering analysis and report, in support of the Economic Impact Study, to evaluate the site impacts and corresponding stormwater infrastructure costs associated with implementing the Draft Watershed Management Ordinance. The report was provided to an economic consultant to assist in the preparation of the Economic Impact Study conducted by MWRDGC.

Orland Park Flood Risk Reduction Assessment: As the result of significant flooding in the Village from a severe rainstorm on July 27, 2003, CBBEL performed a flood risk reduction analysis. The primary goal at the study was to determine the extent and cause of flood damage throughout the Village. There were 21 study areas identified within the Village and conceptual estimates of construction costs were prepared for possible solutions. A flood damage questionnaire was distributed throughout the Village and multiple neighborhood meetings were held.

Orland Park Stormwater Management Plan: Utilizing the analysis prepared in the Orland Park Flood Risk Reduction Assessment, CBBEL prepared a stormwater management plan for the Village which addressed implementing specific drainage improvements in 16 of the 21 study areas. The plan varied from construction of new storm sewers to increasing storage capacity to modifying overland flow routes.

Wood Dale – Itasca Spillway: Design and analysis of a spillway diverting large flows into a reservoir. Performed wave run-up calculations for permitting and hydraulic analysis using FEQ unsteady-state model to analyze the economic benefit of many scenarios. Project includes the optimization of four gate setting for diverting flow from Salt Creek into a large pump-evacuated reservoir. Used economic data to determine project benefits for State funding.

Lincoln Park Zoo, Chicago: Part of a consulting team renovating the South Pond area that will inspire lifelong environmental stewardship for Chicago area students, families, and community members. CBBEL worked on the design to enhance the pond by improving the water quality by replacing surrounding asphalt paths with native vegetated edges, introduce interactive elements along the pond, add a boardwalk through the pond, restore and protect the island in the pond and improve the surrounding landscape.

Morton Arboretum Main Parking Lot Design, Lisle: CBBEL incorporated BMPs into the design of their 6-acre Main Parking Lot. The Main Parking Lot is located in the floodplain of the East Branch of the DuPage River, and stormwater runoff from the parking lot will drain to Meadow Lake. The design of the Main Parking Lot included the following BMPs: Wetland Sedimentation Basin, Porous Pavement, Depressed Medians, and Subsurface Stormwater Storage. Following the completion of the project a study comparing the results of runoff volume from the Main Parking Lot with the runoff volume from the staff parking lot (typical impervious coverage) was performed to demonstrate the reduction of runoff using BMPs.

ORDINANCE DEVELOPMENT

Technical Guidance Manual for the Watershed Management Ordinance, MWRDGC, Cook County (2014): Project Lead responsible for the development of the TGM to accompany the WMO, in collaboration with MWRDGC. The project involved the creation of technical guidance for stormwater management, floodplain/floodway, riparian environment, and wetland submittals under the WMO, and also included the development of all permit forms, checklists, template hydrologic models and other resources. Additionally, the project also involved numerous public training seminars that covered the WMO, TGM, and HEC-HMS hydrologic modeling.

DuPage County Stormwater Ordinance (2012): Worked on complete overhaul of the County Stormwater Ordinance to reflect the current and future development conditions. The revised ordinance was developed with input from the Steering Committee made up of municipal engineers and County staff.

Kane County Stormwater Ordinance (2001): Worked for the Kane County Department of Environmental Management to produce an ordinance that reflects the Kane County Stormwater Master Plan and the appropriate stormwater criteria. Assisted in the writing, research and presentations of the Ordinance.

Kane County Technical Manual (2001): Responsible for the development of a manual that is used as a supplement to the new Ordinance. The manual includes example calculations and standard forms that will be used in every stormwater submittal and example plans to assist the design engineer in preparing a submittal.

State of Indiana:
Town of Dyer Stormwater Management Ordinance (2012)
Town of Dyer Stormwater Quality Management Plan (2012)
Lake County, Indiana Stormwater Management and Clean Water Regulations Ordinance (2006)

ENGINEERING REVIEW

Village of Orland Park (2004-present): As a consultant to Village Engineering and Public Works Departments, CBBEL is providing engineering project review services. The reviews range from single family lots to 70 lot residential developments. We have been involved with the conceptual meetings through final engineering review.

Lake County, IN (1996-present): Consultant to Lake County Surveyor's Office, responsible for reviewing stormwater management of proposed projects with respect to the Lake County Drainage Ordinance. Attend monthly Drainage Board meeting to assist Lake County Surveyor with proposed projects and public comments.

Town of Dyer, IN (2008-present): Consultant to Town's Storm Water Board working on various drainage problems. CBBEL has completed studies on over 10 different areas ranging from a subdivision problem to sizing a regional flood control facility. Designed Phase 2 of the Beren's-Monaldi flood control wall protecting hundreds of residents from overbank flooding. Initiated and coordinated the installation of a stream gage and rain gage in Plum Creek Watershed in conjunction with the USGS. Developed an early warning system utilizing the gages and predicted rainfall to forecast flooding and provide the Town sufficient time to prepare and respond.

JAMES AMELIO, PE
Project Manager

Professional Civil Engineer experienced in design and construction engineering. Civil Design experience includes roadway and streetscape design, storm and sanitary sewer design, water distribution design, and the preparation of State and Municipal plans, specifications and estimates. Construction Engineering experience includes on-site construction observation, project coordination, scheduling, and documentation of quantities, coordination and/or verification of materials testing and inspection, preparation of change orders, review of contractor pay requests, coordination of as-built drawing preparation, and finalization of contracts. Proficient in documentation for various types of funding including FAU, STP, LAPP, MFT, and CDBG grants. James also serves as Village Engineer and main point-of-contact for the municipalities of Lincolnwood and Forest Park. Software Experience: Microsoft Project/Word/Excel/Access, ICORS, MicroStation, Geopak

Village Engineer, Lincolnwood (2014-present): Currently oversees all municipal engineering responsibilities and serves as Village Engineer. Regularly works with the Village in a variety of capacities including administration and design of municipal programs and projects, solicitation of grant funding, coordination of development reviews and construction inspections, and attendance at Village Board meetings as well as staff meetings.

Village Engineer, Forest Park (2003-present): Currently oversees all municipal engineering responsibilities and serves as Village Engineer. Regularly works with the Village in a variety of capacities including administration and design of municipal programs and projects, solicitation of grant funding, coordination of development reviews and construction inspections, and attendance at Village Board meetings as well as staff meetings.

MUNICIPAL

Pratt Avenue Resurfacing, Lincolnwood: Project Manager responsible for design engineering services. Project consisted of 2 miles of roadway resurfacing and received FAU funding.

U.P. Parking Lot, Lincolnwood: Project Manager for design of a new parking lot facility with 100+ parking stalls. Scope included design of the parking lot, stormwater management, permitting, and bidding assistance.

Infrastructure Plan and Alley Evaluation, Lincolnwood: Project Manager responsible for data collection and rating of existing infrastructure in order to create a 10-year plan for the Village's future public improvements projects.

Annual Capital Projects, Forest Park: Responsible for the design and oversight of the Village's annual capital projects. Projects consist of: Water Main Replacement Project, 50/50 Sidewalk Program, Alley Reconstruction Program, Pavement Marking Program, CDBG Program, Parking Lot Sealcoating, and various resurfacing projects.

Tollway Access Road (TAR) Removal, Conway Park Owners Association, Lake Forest: Project Manager responsible for design, bid, and construction management services. Project consisted of removal of an existing roadway and mass grading to build a berm.

Downtown Redevelopment (Stages I & II), Lincolnshire: Project Engineer for design and permitting of a detention pond and a compensatory storage basin, retaining wall, and streambank stabilization in Stage I. Stage II involved an access road, parking lot, and 2 pedestrian bridges to serve newly developed properties. Additional work items included storm and sanitary sewer lines, water main, site lighting, and mass grading. Permits were required from LCSMC, USACE, FEMA, IEPA, and IDOT. Produced plans, specifications, and estimates for bid packages.

Fairway Stage 1 Roadway Improvements (2018), Orland Park: Project Manager for full depth reconstruction of nearly 20,000 square yards of roadway. Project also included curb and gutter and sidewalk removal and replacement (as necessary), storm sewer improvements, and ADA sidewalk ramps. Duties included coordination with contractor, Village staff, and residents, project scheduling, material submittals, contract administration, processing of pay estimates, and project closeout.

Fairway Stage 2 Water Main Replacement, Orland Park: Project Manager for construction of the Fairway Stage 2 Drainage and Watermain Improvements. Project involved the construction of approximately 7,000 LF of new 8-inch ductile iron watermain throughout the Fairway neighborhood, including new water services, valves, and fire hydrants. Also included in this project were miscellaneous drainage improvements, including installation of rear yard drainage structures which were tied into the existing storm sewer system.

YEARS EXPERIENCE: 15
YEARS WITH CBBEL: 15

EDUCATION
Bachelor of Science, 2003
Civil Engineering
University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.060779, 2008

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 16-12215

ICORS Training Seminar, IDOT

Material Management of Job Sites, IDOT

PROFESSIONAL DEVELOPMENT
IDOT QC/QA Courses:

Mixture Aggregate Technician Course

Portland Cement Concrete Level 1

Hot Mix Asphalt Level 1

Bituminous Concrete Density Tester Course

Madison Street Resurfacing, Forest Park: Project Manager responsible for design engineering services. Project consisted of 0.5 mile of roadway resurfacing and received FAU funding.

Harvard Street Reconstruction, Forest Park: Resident Engineer for this federally funded streetscape reconstruction project which included traffic calming bump outs, pedestrian lighting, landscaping enhancements, sewer point repairs, upgrading the water main, and pavement reconstruction.

Village Improvement Program (Stages I & II), Forest Park: Construction Manager/Resident Engineer for roadway, alley and water main improvements. An infrastructure assessment identified areas most in need of repair and compared project delivery alternatives. Stage I included water main replacement and sewer spot repair improvements for 8 streets and 19 alleys. Stage II included sewer spot improvements and curb repairs for 7 streets and 24 alleys. Pavement upgrades included brick street reconstruction and asphalt resurfacing and all areas were made ADA compliant. Alleys were reconstructed with new driveways and storm sewers. Traffic calming measures were installed at two intersections to reduce vehicle speeds, improve safety, and enhance quality of life. Improvements also included benches, ornamental lighting, and decorative landscaping.

Civic Center Parking Reconfiguration, Glendale Heights: Project Engineer. Assisted with design and bid documents. CBBEL created 2 distinct parking areas with a new roundabout in front of the main entrance from the 6 existing campus lots. Design included new ADA ramp providing access to the public side of Police Department and the northwest corner of west parking lot was raised 5 feet in elevation.

Commuter Parking Lot, Oak Forest: Resident Engineer of new 480 space parking lot. This $2M project consisted of new lighting, reconstruction of adjacent roads, pedestrian walkway and pay box/shelter. Coordinated 3 separate contracts and subcontractors on a tight schedule. Completed on time and under budget.

STREETSCAPES

Devon Avenue Streetscape, Lincolnwood: Project Manager responsible for design. Project consists of 0.33 mile of improvements including pedestrian pavement, roadway/pedestrian lighting, ADA route improvements, site furnishings, and general enhancements to the aesthetics of 6 blocks. Received FAU funding and coordination will be required with IDOT and CDOT.

Madison Street Streetscape, Forest Park: Project Manager for preparation of design plans for 0.25 mile of roadway reconstruction and streetscape. Improvements included pavement removal and replacement, curb and gutter removal and replacement, sidewalk removal and replacement, drainage improvements, replacement of water main, roadway lighting, and landscape medians. Coordination was required with River Forest as the north side of Madison St borders River Forest. Construction of the $3M improvement received FAU funding.

Roosevelt Road Streetscape, Forest Park: Project Manager responsible for design. This State funded project consisted of 0.75 mile of roadway resurfacing and streetscape. Improvements consisted of ornamental street lighting, parkway enhancements, site furniture, landscaping, bump outs, and medians. Opportunity for bike lanes or paths were also investigated.

Summit Avenue and Prospect Avenue Streetscape, Park Ridge: Resident Engineer. This ITEP funded project consisted of improvements along Prospect Ave and Summit Ave; a continuation of recent adjacent streetscape improvements. Specific elements included: curb and gutter, sidewalks, brick pavers, raised planter boxes, a concrete planter wall, site furniture, ornamental lighting, irrigation system, landscaping, trees, precast modular retaining wall, ornamental fence, specialty paved crosswalk, and roadway resurfacing.

FLOOD CONTROL AND FLOOD IMPROVEMENT

Northshore Channel Storm Sewer Outfall, Lincolnwood: Project Manager responsible for design of 30% preliminary plans. Project consists of new 60" storm sewer outfall into the Northshore Channel.

Forest Park Sewer Separation Evaluation: Project Manager overseeing the hydrologic and hydraulic analysis of 3 study areas consisting of 325 acres, 275 acres, and 80 acres. The existing Village drains through a hybrid of combined sewers and separate sewers. Responsibilities include supervising hydrologic and hydraulic analysis of existing drainage system, analysis of multiple alternatives for each of the 3 areas to mitigate street and basement flooding by draining separate sewers to Des Plaines River. Alternatives include potential converting existing large diameter combined interceptors to separate storm sewers. Responsibilities also include cost analysis of proposed improvements, preparation of presentation to Village Board.

Maycliff Subdivision Drainage and Water Main Improvements, Orland Park: Project Manager responsible for design and construction oversight of flood control project for a 290-acre watershed which consisted of installing a large (60") diameter sewer trunk line and associated connections to provide additional storm water protection. In addition, the water main within the entire subdivision was lined.

Catalina Subdivision Drainage Improvements, Orland Park: Project Manager responsible for design and construction oversight which consisted of mass grading for 2 detention ponds and associated sewer connections.

Street Storage Pilot Program, Lincolnwood: Project Manager responsible for design which consisted of constructing roadway and driveway berms in conjunction with sewer restrictions to alleviate basement backups within a combined sewer area.

UTILITY IMPROVEMENTS

Fullterton Avenue Culvert Rehabilitation, Glendale Heights: Project Manager responsible for design and construction of cured-in-place culvert lining, and installation of junction chamber.

IKE Sewer Rehabilitation Project, Forest Park: Project Manager responsible for preparation of grant application, as well as preparation of plans, specs and estimates, bidding and construction management. Project consisted of cleaning and televising the entire storm and combination sewer within a 10 square block area. Television reports were then reviewed and the construction scope consisted of replacing 350 feet of deteriorated sewer main, installing 0.8 mile of cured-in-place pipe lining, and restoration.

STEPHEN SUGG, PE, PTOE

Senior Project Manager

Mr. Sugg joined CBBEL with over 28 years of transportation engineering experience working with Chicago area municipalities and counties as well as IDOT and the Illinois Tollway. His expertise includes transportation studies and reports, highways, municipal streets, streetscapes, parking lots, lighting, water main, traffic signals and construction observation. He has performed preliminary engineering studies, prepared design plans and specifications and supervised construction observation services for improvements to expressways, county highways, and urban/suburban arterial and collector streets. These improvements included revising intersection geometrics, pavement rehabilitation and reconstruction, roadway widening, storm sewer construction and the installation of new traffic signals and street lighting. As Senior Project Manager, Steve is responsible for the successful completion of projects and supervision of design engineers.

YEARS EXPERIENCE: 35
YEARS WITH CBBEL: 7

EDUCATION
Bachelor of Science, 1983
Civil Engineering
Valparaiso University

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.044117, 1988
Professional Engineer, IN, 10708218, 2007
Professional Engineer, WI, 34271-006, 2000

CERTIFICATIONS
Professional Traffic Operations Engineer, #1034

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers

Institute of Transportation Engineers

MUNICIPAL STREETS

Flood Mitigation Project, Elmwood Park: Project Manager for preparation of design plans for improvements to alleviate flooding. Project involved construction of 40,000' of new storm sewers and box culverts, street reconstruction and 20,000' of water main replacement at selected locations within the Village. The storm sewers collect storm water and convey it to a newly constructed 14 acre-foot detention reservoir in Oak Park Country Club. Water from detention reservoir is then pumped to an outlet structure at Des Plaines River. A 30" storm sewer conveys low flows to an existing Des Plaines River tributary. Project also involved construction of a 1,600' floodwall. Coordination and permitting from several agencies including Metra, IDOT, USACE, MWRD, SWCD, and FPDCC was required. Construction involved 6 separate projects at a cost of $35 million, completed in 2015.

Industrial Park Drainage Improvements, Franklin Park: Project Manager for professional engineering services related to hydraulic modeling, final design, and permitting of proposed drainage improvements. Purpose is to alleviate flooding and provide a stormwater outfall for Tollway's proposed Elgin O'Hare Western Access project. Work includes topographic survey, plan preparation (including roadway lighting and two pump stations), EA, permitting, stormwater modeling, geotechnical investigation and coordination with industrial park property owners. Project will be bid out as 3 separate contracts. The first contract, which was constructed in 2016, included the excavation/expansion of 3 detention basins, construction of 2 pump stations, jacking and boring of storm sewer, and placement of embankment on proposed EOWA ROW. Project was bid by the Tollway with construction engineering provided by a Tollway selected consultant. Construction cost was $10.4 million. The second contract was constructed in 2017 and included the construction of storm sewer and roadways. The construction cost was $6.5 million.

Deerfield Road STP Reconstruction, Deerfield: Project Manager overseeing design plan preparation for federally funded improvements to Deerfield Rd from the Metra Viaduct in Deerfield to the East Skokie Ditch in Highland Park, a distance of approx. 2.4 miles. Purpose of this project was to reconstruct Deerfield Rd from the Metra Viaduct to Windsor, rehabilitate the pavement from Windsor Dr to the East Skokie Ditch, complete drainage improvements, replace 4,400' of water main, reline and/or repair the sanitary sewer, modernize 9 traffic signals and resurface the Deerfield Rd bridges over the Middle Fork and West Fork of the North Branch of the Chicago River. Construction cost was $19 million.

US Route 52 at River Road Intersection Improvement, Shorewood: Project Manager for preparation of design plans for construction of Federally funded intersection and street lighting improvements along US Route 52 (Jefferson St) and River Rd. Project included HMA resurfacing, pavement widening, curb and gutter removal and replacement, construction of a new pedestrian bridge, traffic signal modernization, roadway lighting, new drainage structures and storm sewer, and regrading of Hammel Creek. Coordination was required with multiple utility conflicts to ensure relocations were completed prior to the start of construction. Project will be completed in 2018 at an estimated cost of $3.2 million.

Pratt Avenue Resurfacing, Lincolnwood: Project Manager for preparation of design plans for Federally funded resurfacing of Pratt Avenue from Lockwood Ave to Crawford Ave. Project included HMA surface removal and resurfacing, pavement patching, curb removal and replacement, sidewalk removal and replacement, installation of detectable warnings, and replacement of detector loops at 2 traffic signals. Construction was completed in 2016 at a cost of $760,000.

Madison Street Streetscape Improvements, Forest Park: Project Manager for preparation of design plans for reconstruction and streetscape of Madison St. Improvements include pavement removal and replacement, curb and gutter removal and replacement, sidewalk removal and replacement, drainage improvements, replacement of water main, roadway lighting, and landscape medians. Coordination was required with River Forest as the north side of Madison St borders River Forest. Construction of $3 million improvement was completed in 2016.

Highland Road STP Widening & Rehabilitation, Grayslake: Project Manager overseeing design plan preparation for widening and rehabilitation of Federally funded improvements to Highland Rd from Lake St to IL 83. Existing roadway cross section included 2 thru lanes with roadside ditches to collect stormwater run-off. Existing pavement was patched, widened and resurfaced. Curb and gutter, sidewalk and storm sewer were added. Two sections of pavement were reconstructed to accomplish minimum longitudinal slopes for positive drainage. Storm sewer was oversized to include in-line detention to compensate for additional impervious area. Project was coordinated with IDOT and LCSMC. Construction cost was $1.6 million.

HIGHWAYS

Balmoral Avenue Underpass, IDOT: Project Manager for preparation of design plans for construction of a new underpass on new alignment. The underpass will carry traffic from SB Mannheim Rd (US 45) to Balmoral Ave. Project required extensive coordination with FAA as the underpass is located within the flight pattern of two runways that serve O'Hare Airport. Improvements included construction of 2 new bridges to carry Mannheim Rd over the underpass, 2,300' of new pavement, detention pond with a pump station, conventional and tieback retaining walls, new storm sewer system and roadway lighting. Construction cost was $13.5 million.

Balmoral Avenue Extension, CDOT: Project Manager for the extension of Balmoral Ave from the Wisconsin Central RR to O'Hare International Airport. Project involved carrying a 5 lane roadway section over Mannheim Rd; then below the airport's ATS system and connecting to Bessie Coleman Dr. Project required significant coordination with IDOT, FHWA, City of Chicago, Department of Aviation, Village of Rosemont, and FAA.

Wadsworth Road Improvement, LCDOT: Project Manager for reconstruction and widening of Wadsworth Rd from the Des Plaines River to Chicago Ave through downtown Wadsworth. New curb and gutter and sidewalk were added and the existing storm sewer was completely replaced. A new stormwater outfall was constructed at the Des Plaines River which required a permit from USACE. A permit was also required from LCSMC. Project included replacement of an at-grade railroad crossing, which required extensive coordination with CPRR. Wadsworth Rd was also resurfaced from Chicago Ave to east of Northwoods Dr. Construction cost was $2.9 million.

I-80/US Route 45 Interchange Reconstruction, IDOT: Project Manager for preparation of plans and specifications to reconstruct existing cloverleaf interchange into a new Parclo Type A interchange. US 45 was also reconstructed from south of I-80 to 179th St. Other work involved rehabilitation of US 45 bridge over I-80, 3 traffic new signal installations, drainage improvements along with stormwater detention and new lighting system.*

US Route 30 Reconstruction, IDOT: Project Manager overseeing plan preparation for reconstruction of US Route 30 from IL Route 83 to Sauk Trail. Proposed improvements involved removing existing 4 lane rural section and replacing it with a 5 lane urban section with an enclosed drainage system. Other work included replacing an existing undersized box culvert with a single-span bridge structure with a greater waterway opening. Also prepared an IDS for intersection of IL 83 at US Route 30.*

STUDIES AND REPORTS

Highland Road STP Widening and Rehabilitation, Grayslake: Project Manager for preparation of a PDR for rehabilitation and widening of Highland Rd from Lake St to IL 83. The goal of the project was to eliminate the existing roadside ditches, construct a new storm sewer system and construct sidewalks on both sides of the roadway. CBBEL completed the topographic survey and traffic signal warrant analyses of the intersections of Highland Rd at Lake St and Highland Rd at IL 83. None of the warrants were satisfied. CBBEL also prepared for and attended a public informational meeting to discuss the proposed improvements with area residents and obtain their input. Design approval was received in March 2012. The estimated construction cost was $1.6 million.

*prior experience

PROFESSIONAL DEVELOPMENT

ASCE, UP&DD, Permitting Workshop

ASCE, The Modern Roundabout as Traffic Signal Alternative

ACEC, Diverging Diamond Interchange: Innovative Traffic Solution

ACEC/IDOT, Survey Seminar

ACEC/IDOT, Local Roads IDS Seminar

ACEC/IDOT, Project Management Seminar

ACEC/IDOT, Traffic Signal Seminar

ACEC/Illinois Tollway, Traffic Safety in the Construction Zone

Gallagher Asphalt, Recycling of Bituminous Pavement Construction

IDOT, Context Sensitive Solutions Awareness Class

IDOT, Low Cost Safety Improvement Workshop

IDOT, Procedures for Federally Funded Local Agency Projects

ITE, Traffic Calming: What's Working, What's Not

ITE, Intersection Safety & Geometric Design

Northwestern University, Traffic & Transportation Engineering Seminar

NSPE, Vital Skills for Project Managers

Road Fabrics, Seminar on Pavement Interlayers

Sternberg Lighting, LED: Considerations for a Street & Area Lighting Solution

Tensar Biaxial Geogrids, Subgrade Improvement & Base Reinforcement Training

Traffic Control Corporation, Traffic Signal Equipment Seminar

Traffic Control Corporation, Traffic Management Expo 2008

DANIEL DEM, PE
Civil Engineer

YEARS EXPERIENCE: 5
YEARS WITH CBBEL: 1

EDUCATION
Bachelor of Science, 2014
Civil Engineering
University of Illinois at Chicago

PROFESSIONAL REGISTRATION
Professional Engineer, IL,
062.070564, 2018

Mr. Dem is a Civil Engineer experienced in design and management. Transportation engineering experience includes Phase I traffic analysis and Phase II pavement marking and signage design. Utility engineering design includes infrastructure and network planning/design, underground trenching/bore design, rotary drill tunnel penetration, distributed antenna system design, DOT utility relocation, RFQ proposals, contract prep/scope/tracking/planning, scheduling, budget preparation and management, and resource coordination. Daniel is currently under the direction of the Village Engineer for the Village of Lincolnwood and the Village of Forest Park. Tasks include existing facility assessment, construction estimate preparation, permit design review, construction observation, and municipal utility design.

Software Experience: Microsoft Office Suite, Microsoft Access, AutoCAD, Bentley Microstation and Geopak.

Water Transmission Main Route Study, Lincolnwood: Project Engineer. Assisted in the evaluation of various routes for a proposed water transmission main connecting the Village of Lincolnwood to the City of Evanston.

Project Manager*: Manager for over 150 utility infrastructure projects in the Chicagoland area. Participated in over 350 projects. DOT roadway infrastructure reconstruction/relocation, SUE Level A analysis, trench and directional bore conduit design, rotary drilling, fiber networking, interior network design, distributed antenna systems. Client relations and meetings, RFQ proposals, contract preparation and scope, tracking and planning, phase based budgeting/invoicing, design team assistance and administration, project reconciliation, permit coordination.

Transportation Engineering Intern*: Consultant for the Chicago Department of Transportation under the guidance of T.Y. Lin International. Traffic data/analysis, traffic time trials, 30/60/95/100 percent striping/signage plan sets, materials estimates, crash reports, traffic signal adjustments.

*prior experience

MICHAEL BURKE, PE, CFM, CPSWQ

Water Resources Engineer

Water Resources Engineer responsible for water resources engineering project analysis and design. Duties include the following hydrologic and hydraulic engineering tasks: land use characterization, floodplain/floodway delineation, detention and compensatory storage determination, steady and unsteady hydraulic analyses, and design of conveyance systems.

Computer Skills include: HEC-HMS, HEC-1, HEC-RAS, HEC-2, HY-8, Hydraflow, TR-20, XPSWMM, InfoSWMM, ArcGIS, MicroStation.

Street Storage Pilot Program, Lincolnwood: Developed an XP-SWMM model to assess the benefits of providing stormwater storage on roadways to alleviate basement backups within a combined sewer area.

Levee 37 Drainage Study, Mount Prospect: Project Engineer responsible for hydrologic and hydraulic analysis of drainage area behind Levee 37. Developed detailed XPSWMM 2D model to analyze local flooding in the area behind Levee 37 where the Des Plaines River reduces or eliminates gravity sewer flow. Developed several alternatives to help alleviate flooding problem. Prepared drainage study report, exhibits, and presentation.

Villa Park Comprehensive Flood Plan: Project Engineer responsible for analyzing flood and combined sewer issues in the Washington Street Corridor using XPSWMM. Developed several improvement alternatives to both reduce flooding and eliminate combined sewer overflow to Salt Creek.

IL Route 53 Pump Station, Lombard: Project Engineer responsible for analyzing impacts of the proposed IL 53 pump station discharging to the East Branch of the DuPage River. Analysis included incorporating study area XPSWMM modeling with hydrologic and hydraulic models of the EBDR. Developed a pump operating rule to eliminate possible EBDR downstream impacts. Helped obtain project approval from DuPage County.

Stormwater Master Plan, Wheeling: Project Engineer responsible for hydrologic and hydraulic analysis of 11 study areas. Developed two XPSWMM models for critical study areas using advanced 2D hydraulic surface modeling to analyze flooding. Provided assistance to Village in developing new stormwater utility fee. Prepared stormwater master plan report and presentation.

ComEd Station 13, Crawford: Project Engineer responsible for proposed stormwater drainage design for new 4-acre substation in Chicago. Successfully obtained stormwater management permit from City of Chicago.

Comprehensive Sewer Study, Riverside: Project Engineer responsible for model development and preparation of final project report. Scope included development of an Info SWMM sewer model of the Village of Riverside's entire combined and storm sewer system.

Addison Creek Drainage Improvements, MWRDGC: Assisted with creation and evaluation of XPSWMM model for existing sewer systems in Melrose Park and Stone Park for purpose of developing alternatives to reduce flooding.

Chateau Woods Detention Analysis, Dyer, IN: Used XPSWMM modeling to analyze poorly drained dry-bottom detention pond. Developed several improvement alternatives and demonstrated the benefit of connecting existing detention outlet pipe to a proposed pump station.

Elgin-O'Hare West Bypass, IDOT: Project Engineer. Prepared HEC-HMS hydrologic models and HY-8 hydraulic models to analyze minor waterway crossings as part of the LDS. Developed methodology for median ditch design in Microsoft Excel incorporating Rational Method and Manning's Equation to design proposed median ditches along proposed Elgin O'Hare corridor.

Smith Ditch Culvert Replacement Project, Crown Point, IN: Project involved design of 3 new culvert crossings through Stillwater Subdivision using HEC-RAS hydraulic modeling software. The previous crossings were installed without permits. A floodway construction permit was obtained from Indiana DNR.

YEARS EXPERIENCE: 7
YEARS WITH CBBEL: 7

EDUCATION

Master of Science, 2011
Civil Engineering
Southern Illinois University, Carbondale

Bachelor of Science, 2009
Civil Engineering
Southern Illinois University, Carbondale

PROFESSIONAL REGISTRATION

Professional Engineer, IL, 062.066808, 2014

CERTIFICATIONS

Certified Floodplain Manager
IAFSM, IL-13-00651

Certified Professional in Stormwater Quality,
Envirocert International

PROFESSIONAL DEVELOPMENT

IAFSM Conference, 2015, 2014, 2012

CE 370 Fluid Mechanics, Laboratory Instructor, Southern Illinois University, Carbondale, 2011

ENGR 351 Numerical Methods, Graduate Assistant, Southern Illinois University, Carbondale, 2010

PUBLICATIONS

"Use of Unsteady Modeling to Predict Flooding by Correlating Stream Gages: A Case Study", Burke, M; (Master's Thesis); 2011

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers, Illinois Section of EE&WR Technical Group

Illinois Association for Floodplain and Stormwater Management

I-90 Roadway Widening Project, IDOT: Project Engineer. Performed minor waterway crossing analyses for Tyler Creek West Tributary and Tyler Creek East Tributary culvert crossings under I-90 near Gilberts. Tasks included development of HEC-HMS and HEC-RAS models to analyze existing culverts and develop proposed culvert design. Also determined required compensatory storage and performed detention analysis.

ComEd Station 16, Waukegan: Performed multiple engineering tasks for proposed 10-acre ComEd substation pad. Tasks included existing BFE determination through project site, development of project site grading plan, and storm water conveyance and detention design. Existing BFE determination was approved by LCSMC.

Amherst Drive Proposed Storm Sewer, Bartlett: Project involved design of proposed 30" storm to alleviate flooding at Bartlett Rd and Amherst Dr. Proposed sewer discharges to Country Creek in DuPage County. Performed TR-20 and HEC-RAS analysis of Country Creek for existing and proposed conditions to obtain stormwater management permit.

Plum Creek/Hart Ditch Early Warning System and Flood Forecasting, Lake County Surveyors Office, Dyer, IN: Created stream gage correlation between 2 USGS stream gages to predict flooding as part of Master's Thesis Project at Southern Illinois University, Carbondale. Stream gages used for correlation were located at Burrville Rd on Plum Creek and 213th St on Hart Ditch. Converted steady state model of Plum Creek/Hart Ditch to unsteady state model. Calibrated model to accurately simulate maximum stage heights at each gage for a particular storm event. Simulated 40 large storm events using unsteady model to create correlation between the two gages. Stream gage correlation is currently used to predict flooding in downstream Dyer during large storm events.

Lower Des Plaines River Detailed Watershed Plan, MWRDGC, Cook County: Project involved complete hydrologic and hydraulic analysis. Collected data within the watershed for modeling purposes. Delineated inundation areas throughout watershed to represent benefits provided by proposed improvements recommended in the study.

Flood Reduction Assessment (25-, 50-, and 100-year), Winnetka: Project Engineer responsibilities included XPSWMM modeling, exhibit and presentation preparation. Project included a Village-wide drainage study in response to July 2011 flood. Improvements were recommended for 3 levels of flood protection from the 25-, 50-, and 100-year storm events.

BRIAN KUBILIUS, EI
Water Resources Engineer

Water Resources Engineer responsible for water resources engineering project analysis and design. Duties include performing the following hydrologic and hydraulic engineering tasks: land use characterization, floodplain/floodway delineation, detention and compensatory storage determination, and design of conveyance systems.

Software Skills: Experienced in use of XP SWMM, HEC-RAS, TR-20, WinTR-20, HEC-HMS, HY-8, Hydraflow, Hydraulic Toolbox, ArcMap, EPANET, AutoCAD, Microsoft, Word, Excel, PowerPoint.

Comprehensive Operations and Optimization, Dyer, IN: Water Resources Engineer responsible for the review and modification of non-residential parcels for the Town's Equivalent Residential Unit (ERU) program. Helped with compilation of an ERU book, showing land usage of each non-residential property used to determine the billed ERU. The Dyer Storm Water Management Board in partnership with Town Council of Dyer have developed a system of credits for storm water service customers. ERUs are the base-billing unit for calculating proper assessment of storm water charges. CBBEL has created a master list for the Town's ERUs and updates the list as directed.

135th Street Supplement #5, WCDOT: Water Resources Engineer responsible for hydrologic analysis for the 3rd phase of roadway construction. Created an HEC-HMS model to determine the flowrates produced for the site. Created an HEC-RAS model to analyze a culvert crossing. Created a Hydraflow model to size storm sewers. Calculated inlet and ditch capacities. This is the 3rd and final phase of the 135th Street Roadway Expansion project, which also relocated the bridge over Long Run Creek connecting 135th St to Archer Ave.

IDOT vs. Flowerwood Inc., McHenry County: Water Resources Engineer responsible for analyzing the drainage design of proposed storm sewer system along US Route 14, which included creating a TR-20 and HY-8 model to determine if the roadway overtops under the proposed conditions. Also developed alternative to relocate drainage easement/swale to minimize property disturbance for the downstream receiving end of the proposed storm sewer.

Watershed Outlet & Scottswood Sewer, Riverside: Water Resources Engineer responsible for determining layout of proposed storm sewer system and avoiding utility conflicts. Created XP-SWMM model to determine level of protection provided by proposed storm sewer. CBBEL is designing a separate storm sewer system for Scottswood Subdivision. The separate sewer system is designed for a 10-year level of protection to help reduce localized flooding.

Park Ridge 2017 Stormwater Master Plan: Water Resources Engineer responsible for revising XP-SWMM models that were converted from InfoSWMM. Analyzed existing conditions to determine critical areas within the city. The City, mostly served by a combined sewer system, has only a few areas with storm sewer outlets to the Des Plaines River. Both basement backups and overland flooding were analyzed to determine the existing level of protection. Conceptual plans were created using XP-SWMM. The main focus of the Master Plan was to create a Stormwater Capital Improvement Plan that prioritized projects based on the XP-SWMM modeling that would provide a 100-year level of protection. This citywide flood study will be used to determine future projects for flood reduction.

Northgate Subdivision Flood Study, Dyer, IN: Water Resources Engineer responsible for hydrologic and hydraulic modeling. Created an XP-SWMM model to determine existing level of protection and determine critical areas within the subdivision. Created XP-SWMM modeling for proposed conditions. A total of three improvement alternatives were considered to address flooding for the 100-year storm event, which included: 36-acres of proposed flood storage in multiple basins throughout the subdivision, proposed relief sewers for increased conveyance, and a proposed pump station at the outfall of Hart Ditch under high tailwater conditions. CBBEL ultimately recommended a combination of flood storage basins and relief sewers to provide a 100-year level of service in the subdivision.

Expert Witness Drainage Issue, Erie, PA: CBBEL has been consulted as an expert witness in a lawsuit pertaining to flooding issues along Heidler Rd and Sterrettania Rd. Water Resources Engineer responsible for hydrologic and hydraulic analysis for pre and post-development for the site, using HEC-HMS, Hydraflow, and XP SWMM models. Analyzed various alternatives for conveying the 25-year event in both pre and post-development.

YEARS EXPERIENCE: 3
YEARS WITH CBBEL: 3

EDUCATION
Bachelor of Science, 2015
Civil Engineering
University of Illinois at Chicago

PROFESSIONAL REGISTRATION
Engineer Intern, IL,
061.038546, 2015

PROFESSIONAL AFFILIATIONS
American Society of
Civil Engineers

Toastmasters International

O'Hare Modernization Program - Master Civil Plan, Chicago: Water Resources Engineer responsible for calculating the as-built impervious area for constructed phases of OMP. Created the appendices for impervious area calculations and plan sheets used for DuPage Annual Stormwater Report. The annual report summarizes construction completed and ongoing in 2013 and 2014, and identified construction started in 2015. The report also demonstrates how the various stormwater management criteria set forth in the Upper Des Plaines River Tributaries Watershed Plan, approved November 9, 2004, have been met.

Professional Engineering Services, Orland Park: Water Resources Engineer responsible for designing various alternatives (swale and or new storm line) to reduce backyard and side yard flooding for residents on Streamstown Court. Performed a localized drainage study and swale analysis to develop proposed improvements to reduce flooding.

Maycliff South (Phase I and II Design), Orland Park: Water Resources Engineer responsible for creating a HEC-RAS and TR-20 model for Tinley Creek to see the impacts from North and South Tinley Creek Tributaries. Project entailed adding an additional storm line which would run alongside Silver Lake Country Club Golf Course which would outlet to the confluence of the North and South Tinley Creek Tributaries. Design would reduce flooding issues in Maycliff Subdivision.

Terrace Hill Phase I Roadway Rehabilitation, Algonquin: Water Resources Engineer responsible for creating a HEC-RAS model used to model the proposed pedestrian bike path bridge and roadway crossing at Woods Creek Lane. Project entailed replacing an existing bike path to match another existing pedestrian bridge further upstream of the project as well as replacing the crossing at Woods Creek Lane.

La Reina Re'al Study Area, Orland Park: Water Resources Engineer responsible for hydrologic and hydraulic modeling for the localized study area for Cameno Re'al Subdivision. Created an XP SWMM model to determine sources of flooding and then developed alternatives to alleviate flooding issues.

Arlington Heights Stormwater Flood Study: Water Resources Engineer responsible for determining the required storage volume needed for residents on Forrest Ave. Hydrologic and hydraulic modeling were done and XP SWMM used to analyze proposed conditions that would achieve a 10-year level of protection. The Village is investigating areas of concern with known flooding issues and seeking solutions to reduce flooding.

Nelson Road Extension, New Lenox: Water Resources Engineer responsible for design of culvert sizing and placement as well as inlet spacing and location for proposed roadway using HY-8 and Hydraulic Toolbox. Following IDOT drainage manual, the inlet spacing for proposed roadway was determined. Culverts and ditches were also designed to convey the flows from east side of the road to the west, which would convey offsite flows to proposed designed detention.

USEPA Compliance to SSOs, Chicago Heights: Water Resources Engineer responsible for creating a GIS work map to delineate watershed boundaries for SSO areas of interest. Project included a drainage study of the area to develop proposed changes to reduce sanitary surcharging of the system at several locations prone to flooding.

Fernway Subdivision Stormwater Improvements, Orland Park: Water Resources Engineer responsible for drainage analysis study by delineating watershed boundaries to areas of interest. Based on Orland Park's ordinances, determined the sizing and location of storm sewers in the subdivision to provide proper cover and conveyance of stormwater. Project provided professional engineering services including topographic survey, utility coordination, drainage analysis, preparation of preliminary plans and specifications, final engineering, permitting and bid documents for design of stormwater improvements. Improvements included re-establishing the culvert and ditch flow lines supplemented by new storm sewers and outlets.

West Sheridan Road and Lincoln Avenue Improvements, Lake Bluff: Water Resources Engineer responsible for analyzing existing drainage issues at West Sheridan Road and Lincoln Avenue using XP-SWMM. Created proposed improvement alternatives in XP-SWMM to provide a 100-year level of protection. The Village is looking to implement the proposed improvements to improve localized flooding.

North Shore Drainage Analysis, Crystal Lake: Water Resources Engineer responsible for creating an XP-SWMM model to determine the level of protection that could be provided for the North Shore area of the City of Crystal Lake. Two proposed alternatives were created that utilized small diameter trunk storm sewer systems that utilize existing outlets into Crystal Lake in combination with stormwater storage basins. A 10-year level of service for the stormsewer system and a 100-year level of protection for residential structures was provided using BMP basins in conjunction with small diameter sewers for one of the alternatives. The City is looking to implement the proposed design to improve the localized flooding.

PROJECT MANAGER SIMILAR EXPERIENCE

Per the specifications of this RFQ, we have included similar projects that Jeff Julkowski, our proposed Project Manager, has managed and completed. Jeff has almost 20 years of experience and knowledge working with many municipalities in designing various stormwater management projects which makes him truly fitting to lead this project.

All of the project examples included in this tab clearly represent our commitment to our client from the initial beginning stages to design phase and ultimately through construction. We pride ourselves on providing exemplary service that is not only within the timeframe requested but also within budget. We completed many projects which required in the intial stages the use of hydraulic models using XP-SWMM software. Within the last 10 years, CBBEL has completed many municipal stormwater management projects similar to the Village's requirements for the Street Storage Program - Stage II.

We have provided examples of projects that Jeff Julkowski has managed as well as other projects CBBEL has worked on that are similar in nature to this project. We have included contact information for those projects on the fact sheets as well as under Tab 5 - References (Past Performance).





PARK RIDGE STORMWATER PLANNING | PARK RIDGE, ILLINOIS

PROJECT TYPE

- Water Resources
- Stormwater Management
- Municipal Engineering
- Existing Conditions Survey
- Public Outreach/Public Mtg

2008-Present

PROJECT TEAM

Thomas Burke,Jr., PhD, PE
Client Liaison

Jeff Julkowski, PE
Project Manager

Bryan Welch, PE
Civil Engineering Lead

Michael Burke, PE
Stormwater Modeling

Brian Kubilius, EI
Stormwater Modeling

CLIENT

City of Park Ridge
Wayne Zingsheim,Director of Public Works
wzingshe@parkridge.us
847.318.5247

CONSTRUCTION COST

$4 million

FUNDING SOURCE

Local

CBBEL has been involved with stormwater analysis, planning, and design in the City of Park Ridge since 2008.

The City's stormwater efforts, like many other communities, were prompted by major flood events starting in 2008. Since that time, CBBEL has been engaged in several studies and design projects. We have prepared a hydrologic and hydraulic model of the City's entire combined sewer system to establish system capacities and identify critical areas. We have developed several stormwat+er infrastructure improvement projects, including ten project areas for which design plans were developed and for which CBBEL also completed construction observation. CBBEL also recently completed a Stormwater Master Plan for the City to guide future long-term stormwater planning, as well as a stormwater utility study to investigate funding options. Among the projects are the following:

- Citywide Sewer Study (2010)
- Flood Reduction Program Phase 1 Plans (2012)
- Flood Reduction Program Phase 1 Construction Observation (2012-2013)
- Flood Reduction Program Phase 2 Plans (2013)
- Flood Reduction Program Phase 2 Construction Observation (2013-2014)
- Stormwater Utility Study (2014)
- Stormwater Master Plan (2016)

Services included:

- Topographic Survey
- Hydraulic Modeling
- Public Presentations
- Preparation of Construction Documents
- Construction Observation





TERRACE VIEW POND – DETENTION STORAGE, RELIEF SEWER AND PUMP STATION LOMBARD, ILLINOIS

PROJECT TYPE

- Water Resources Engineering
- Stormwater Storage
- Permitting

2011 - 2014

PROJECT TEAM

Jason Souden, PE
Project Manager

Jeffrey Julkowski, PE
Water Resources Manager

Thomas Burke, PhD, PE
QA/QC

Bryan Luke, PE
Project Engineer

Jedd Anderson, PWS
Environmental

John Caruso, PE
Mechanical

CLIENT

Village of Lombard
David Gorman, Asst. Director Public Works
gormand@villageoflombard.org
630.620.5765

CONSTRUCTION COST

$1.3 million

FEE

$52 thousand - phase I
$141 thousand - phase II
$145 thousand - phase III

FUNDING SOURCE

Local

CBBEL analyzed the various components that contributed to the flooding and made recommendations that involved using Terrace View Pond for a stormwater storage location.

CBBEL reviewed the flooding occurring in neighborhoods adjacent to Terrace View Pond. This recreational pond is set in the middle of a small Village Park and abuts an elementary school. In order to use Terrace View Ponds as a stormwater storage location, the normal water elevation of this recreational pond needed to be lowered so that flood waters could be stored on its surface. The lowering of the water level and the slow release of the stored stormwater would be performed by a pump system that monitored the water elevation.

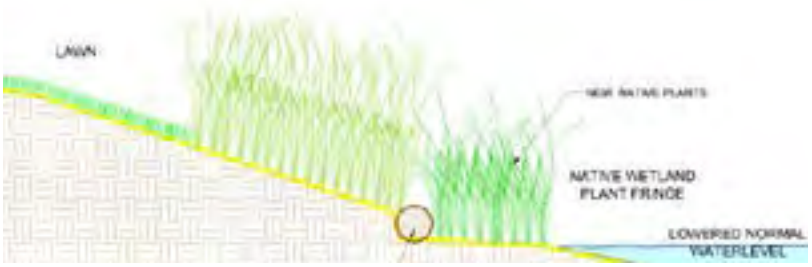
The project included construction of a 1,500 gal/min capacity pump station to lower the pond's water level and keep it at the desired elevation. Lowering the water level creates 8 ac-ft without requiring excavation. The newly exposed shoreline edges were planted to blend with the existing naturalized pond edge. The pump station is programmed so that it only pumps during dry weather; during a storm event, the pump shuts down to minimize downstream discharge and to utilize the newly created storage. In combination with the lowered water level, a relief sewer component was added the project to utilize the benefit of the new storage and to provide flooding relief to an adjacent street.

Key elements to the project's success were minimizing the constructibility issue of working in the pond and installing the pipes/structures in the extremely soft underlying soils, providing a design that was easily maintainable while keeping the safety of the park users and school children paramount, and providing the most stormwater storage at the least cost.

SERVICES INCLUDED:

CBBEL responsibilities included meeting with the Village, visit the site, performed a detailed survey of the ponds perimeter, identified wetland areas, reviewed the existing stormwater conveyance systems, modeled storm events, and prepared options for using the park site. A report with recommendations was presented to the Village and Park District (land owner). Upon approval to proceed, CBBEL prepared documents for permit, construction documents, submitted to the various review agencies for permit and prepared construction documents for bidding.

CBBEL was also the Resident Engineer during construction; the project was substantially completed and the pumps began providing stormwater relief in Winter 2013.



Christopher B. Burke Engineering, Ltd. | 9575 W. Higgins Rd. | Ste. 600 | Rosemont, IL 60018 | T: 847.823.0500 | cbbel.com





FIRST DIVISION SEWER SEPARATION | RIVERSIDE, ILLINOIS

PROJECT TYPE

- Phase II Engineering
- Storm Sewer Separation
- Topographic Survey
- Hydraulic Modal Analysis
- Permitting

2015 - 2017

PROJECT TEAM

Orion Galey, PE
Client Liaison

Bryan Welch, PE
Project Manager

Alex Schaefer, PE
Project Engineer

Jeffrey Julkowski, PE
Hydraulic Modeling

John Murphy, PE, PLS
Survey

CLIENT

Village of Riverside
Ed Bailey, Public Works Director
ebailey@riverside.il.us
708.447.2700

CONSTRUCTION COST

$3.7 million

FEE

$322 thousand

FUNDING SOURCE

Local

The project constructed a dedicated storm sewer system throughout the First Division, an area of approximately 125 acres, to separate storm and sanitary flows.

The purpose of the First Division Sewer Separation was to improve water quality in the Des Plaines River basin and reduce residential flooding and sewer backups by separating storm and sanitary flows throughout the project area. The project constructed a dedicated storm sewer system throughout the First Division. This new system reduces the amount of stormwater flowing into the MWRD interceptor sewer on Riverside Drive, which lessens the amount of combined sewage being treated by MWRD and decreases the frequency and severity of residential flooding and sewer backups in the First Division.

Throughout the 125-acre project area, approximately 9,400 feet of storm sewer pipe was constructed, in addition to approximately 2,000 feet of sanitary sewer and 750 feet of water main. The captured stormwater is now conveyed by gravity to five new or improved existing outfalls, where flows are released into the Des Plaines River.

SERVICES INCLUDED:

- Topographic Survey
- Geotechnical Investigation/CCDD Analysis
- Hydraulic Model Analysis
- Utility Coordination
- Preliminary Plans, Specifications, and Estimates
- Permitting (MWRD, FPDCC, USACE, IDNR, IEPA)
- Final Plans Specifications and Estimates
- Bid Documents
- Bidding Assistance
- Construction Observation (Burke LLC)





CYPRESS STREET STORMWATER IMPROVEMENTS| ARLINGTON HEIGHTS, ILLINOIS

PROJECT TYPE

- Phase II Engineering
- Topographic Survey
- Hydrologic and Hydraulic Modeling
- Storm Sewer Improvements
  Utility Coordination
- Permitting

2018

PROJECT TEAM

Jeffrey Julkowski, PE
Project Manager

Jason Souden, PE
QA/QC

Michael Burke, PE
Stormwater Modeling

Stephen Sugg, PE
Civil Engineering Lead

CLIENT

Village of Arlington Heights
Scott Shirley, Director of Public Works
sshirley@vah.com
847.368.5836

CONSTRUCTION COST

$6.2 Million (Estimated)

FUNDING SOURCE

Local

The Village of Arlington Heights contracted with CBBEL to analyze flooding and develop solutions for a chronic flooding area.

The Cypress Street area is a residential neighborhood affected by repetitive flooding. The area was previously analyzed by another consultant, but the improvements were considered not to be cost effective. CBBEL was able to develop an alternate approach that improved on the level of protection and reduced the project cost, allowing the Village to proceed with implementation of the project. The Village selected CBBEL to prepare construction documents and observation for a project that includes storm sewer improvements and construction of a 30 ac-ft storage basin on Village-owned property. The Village also expanded the scope of the project to include replacement of over 10,000 linear feet of watermain adjacent to the project area. Design of the project is underway and construction is slated for 2019.

SERVICES INCLUDED:

- Topographic survey
- Geotechnical investigation
- Hydraulic modeling
- Preliminary design development
- Permitting (IDOT, MWRD)
- Utility coordination and relocations
- Preparation of construction documents
- Full-time construction engineering



FIRM
SIMILAR EXPERIENCE





STREET STORAGE PILOT PROGRAM | LINCOLNWOOD, ILLINOIS

PROJECT TYPE

- Phase III Engineering
- Water Resources Engineering
- Plans & Specifications
- Resident Coordination
- Construction Observation

2016

PROJECT TEAM

James Amelio, PE
Project Manager

Jeffrey Julkowski, PE
Senior Project Manager, Water Resources Department

Michael Burke, PE, CFM
Water Resources Engineer

Daniel Schroeder, EI
Resident Engineer

CLIENT

Village of Lincolnwood
Andrew Letson, Public Works Director
aletson@lwd.org
847.673.1540

CONSTRUCTION COST

$425 thousand

FEE

$50 thousand

FUNDING SOURCE

Local

In order to better protect homes from sewage backup, the Village has installed measures to detain storm water in the street before entering the sewer system.

The goal of the Street Storage Pilot Program in the Village of Lincolnwood is to alleviate the combined sewer system within the project area by detaining water in the roadway and parkway before entering the sewer system. By doing so, homes will be better protected from sewage backups caused by the combined sewer main filling up with storm water. To achieve this, 135 Catch Basin Restrictors (varying from 2" to 6" in diameter), 12 Catch Basins, and 6 Manholes were installed. There were also 10 roadway berms designed to hold the water in the street and 10 driveway berms designed to protect residential properties from overland flow when the water achieves a certain elevation. Each of the proposed berms had to be tied into existing land elevations by way of earthwork and landscaping. The project involved coordination with each resident so that the drainage improvements were put in place in an aesthetically pleasing manner while also maintaining the original function of the road or the driveway.

SERVICES INCLUDED:

- Hydraulic Modeling
- Drainage Calculations
- Preparation of Plans, Specs, and Bid Documents
- Construction Observation
- Project Documentation
- Post Construction Inspections





DEER PARK STORMWATER MASTER PLAN | DEER PARK, ILLINOIS

PROJECT TYPE

- Water Resources
- Stormwater Management
- Municipal Engineering
- Existing Conditions Survey
- Public Outreach/Public Mtg

2016-Present

PROJECT TEAM

Lee Fell, PE
Project Manager - Civil

Michael Burke, PE
Project Engineer - Stormwater

John LaPaglia, PE
Project Engineer - Civil

CLIENT

Village of Deer Park
Beth McAndrews, Village Administrator
bmcandrews.vodp.net
847.726.1648

DESIGN FEE

$52 thousand (Stormwater Master Plan)
$101 thousand (Phase 1 projects engineering design)

CONSTRUCTION COST

$610 thousand (Phase 1 projects)

FUNDING SOURCE

Local

The Deer Park Stormwater Master Plan was initiated by the Village to assess and address all stormwater related issues throughout the Village.

CBBEL was hired to perform a comprehensive assessment of all the drainage problems throughout the Village of Deer Park. Using residential drainage complaints, site visits during large storm events, and information provided by both the Village and Ela Township Highway Department, CBBEL identified a total of 54 drainage problems throughout the Village. Each drainage problem was categorized based on its severity. Using this severity category along with the other factors including the number of properties affected in the problem area, CBBEL developed a prioritization plan to address 19 critical drainage problems. CBBEL developed conceptual drainage improvement plans and cost estimates for each of the 19 problem areas. The total estimated cost of the projects is $2.3 million, and is proposed to be completed over a 5-year period. In Fall 2017, CBBEL developed engineering design plans to address five drainage problems throughout the Village as part of the initial phase of the Stormwater Master Plan. In Spring 2018, Construction Phase 1 Drainage Improvements were awarded to Mauro Sewer Construction out of Des Plaines and was completed in September 2018.

SERVICES INCLUDED:

- Preliminary cost estimated of proposed improvement projects
- Multiple field investigations during and after heavy rain
- Three technical memorandums that address critical drainage issues
- Two presentations to the Village Board of Trustees





MAYCLIFF SUBDIVISION DRAINAGE IMPROVEMENTS | ORLAND PARK, ILLINOIS

PROJECT TYPE

- Water Resources
- Drainage Study
- Flood Damage Questionnaire
- Topographic
- Public Outreach/Public Mtg

2014 - 2015

PROJECT TEAM

Travis Parry, PE
Project Manager

Jeffrey Julkowski, PE
Project Engineer

Michael Burke, PE
Project Engineer

James Amelio, PE
Project Engineer - Civil

CLIENT

Village of Orland Park
John Ingram, Director of Infrastructure Maintenance
jingram@orlandpark.org
708.403.6350

CONSTRUCTION COST

$1.8 million

FEE

$370 thousand

FUNDING SOURCE

Local

After a 2003 storm event, future risk reduction became a priority for the Village of Orland Park.

On July 27, 2003 the Village of Orland Park (Village) experienced a high intensity, short duration storm event that resulted in extensive, Village-wide flood damage. As a result of this storm, CBBEL was hired to perform a Village-wide flood risk reduction analysis. Several projects have been identified from that study and have moved forward to design engineering and construction.

The Maycliff Subdivision is typical of many older subdivisions, with drainage systems that are unable to handle heavy storm events without resulting in flooding. Overland flow routes have been modified throughout the years, contributing to the problems. There are also homes with reverse-slope driveways, which are particularly susceptible to flooding. The Maycliff subdivision was identified as needing improvements following the 2003 event.

In 2014, CBBEL completed a detailed drainage study of the subdivision by creating an XP-SWMM computer model. Two-dimensional modeling of the ground surface allowed detailed maps of flooding depths and locations to be prepared. A conceptual plan was developed which included relief sewers ranging from 36” to 60” diameter that drain low-lying areas into an existing stormwater pond. Other improvements, such a watermain replacement and rear yard drainage laterals, were also incorporated to the project. The concept plan was developed and coordinated with Burke LLC, our design-build entity which will construct the improvements in summer 2015.

SERVICES INCLUDED:

- Flood Damage Questionnaire
- Multiple Neighborhood Meetings
- Topographic Survey
- Development of 2D XP-SWMM model
- Coordination with Design-Build for Construction





WALNUT/MYRTLE/EVERGREEN STORMWATER IMPROVEMENT | ELMHURST, ILLINOIS

PROJECT TYPE

- Phase II Engineering
- Topographic Survey
- Hydrologic and Hydraulic Modeling
- Storm Sewer Improvements
  Utility Coordination
- Permitting

2015 - 2016

PROJECT TEAM

Jason Souden, PE
Project Manager - Design

Lee Fell, PE
Design Engineer - Design

John LaPaglia, EI
Project Engineer

Luke Sherry, PE
Water Resources Engineer

CLIENT

City of Elmhurst
Howard Killian, Director of Public Works
howard.killian@elmhurst.org
630.530.3041

CONSTRUCTION COST

$4.7 million

FEE

$250.6 thousand

FUNDING SOURCE

Local

The Walnut/Myrtle/Evergreen Stormwater Improvement Project was designed to reduce frequent, severe residential flooding by constructing a relief sewer to handle overflows from the existing storm sewer system, and drain them into the Elmhurst Quarry Flood Control Facility.

APWA Award Winning

The Walnut/Evergreen/Myrtle Stormwater Improvement Project was constructed in 2016 and consists of the installation of approximately 4,000 LF of storm sewer ranging in size from 60 to 72" in diameter. Additionally, approximately 800 LF of new water main and 1,200 LF of new sanitary sewer were also constructed as part of this project.

The proposed project provides a 100-year level of flood protection for 52 homes located in the northwest section of the City. These homes experienced overland flooding during the severe storm events of June 2010, July 2010 and April 2013. The pipe serves as a relief sewer that handles overflow from the existing storm sewer and conveys it to the Elmhurst Quarry, which is owned and operated by DuPage County as a flood control reservoir on Salt Creek.

CBBEL provided a full range of engineering services for this project, including topographic survey, hydrologic and hydraulic modeling, preliminary engineering, final engineering and bid assistance. This project also involved extensive coordination with the DuPage County Department of Stormwater Management and also included permitting through that agency.

DESIGN SERVICES INCLUDED:

- Topographic Survey
- Geotechnical Investigation/CCDD Analysis
- XP-SWMM Hydrologic and Hydraulic Model Analysis
- Utility Coordination
- Permitting (DuPage County)
- Plans Specifications and Estimates
- Bid Documents
- Bidding Assistance





CRESCENT AVE/CAMBRIDGE AVE STORMWATER IMPROVEMENT | ELMHURST, ILLINOIS

PROJECT TYPE

- Water Resources Engineering
- Flood Mitigation Plan
- Storm Sewer Improvements
- Hydrologic & Hydraulic Modeling
- Floodwall

2015 - 2016

PROJECT TEAM

Thomas Burke, PhD, PE
Project Manager

Luke Sherry PE
Project Engineer

W. Daniel Crosson, PE
Project Manager

Patrick Kielty, PE
Resident Engineer

CLIENT

City of Elmhurst
Howard Killian, Director of Public Works
howard.killian@elmhurst.org
630.530.3041

CONSTRUCTION COST

$2 Million

FEE

$350 thousand

FUNDING SOURCE

Local

The Crescent Cambridge Stormwater Improvement Project was designed to reduce frequent, severe residential flooding by constructing a relief sewer to handle overflows from the existing storm sewer system, and drain them into a new 10.8 acre feet stormwater basin in York Commons Park.

The project was designed to provide a 100-year level of protection for 38 flood-prone properties located in the southwestern portion of the City. These homes experienced overland flooding during the recent severe storm events of June & July 2010 and April 2013.

SERVICES INCLUDED:

CBBEL provided design and construction services for the installation of approximately 2,000 linear feet of 48-inch diameter storm sewer in conjunction with 11 acre-feet of flood storage created at York Commons Park. The City partnered with the Elmhurst Park District (EPD) and entered into an Intergovernmental Agreement (IGA) with that agency to use the land for stormwater storage. In addition to working with the EPD, the project involved the securing of temporary and permanent easements to construct a portion of the 48-inch diameter storm sewer through residential properties.

CBBEL performed the hydrologic and hydraulic modeling to determine the necessary storm sewer sizes and flood storage configuration. We prepared plans, specs, and estimates, coordinated with permitting agencies and other stakeholders, and provided construction inspection services.

REFERENCES

CITY OF PARK RIDGE

505 Butler Place
Park Ridge, IL 60068

Contact: Wayne Zingsheim, Director of Public Works | 847.318.5247
wzingshe@parkridge.us

VILLAGE OF ORLAND PARK

Department of Public Works
15655 S. Ravinia Avenue
Orland Park, IL 60462

Contact: John Ingram, Director of Infrastructure Maintenance | 708.403.6350
jingram@orlandpark.org

CITY OF ELMHURST

209 North York Street
Elmhurst, IL 60126

Contact: Howard Killian, Director of Public Works | 630.530.3041
howard.killian@elmhurst.org

WORK LOAD CAPACITY

CBBEL has the staffing capacity and project experience to meet the schedule as outlined in the RFQ. We have the staff capacity to start work immediately upon execution of the contract. All staff listed in this submittal have discussed the possible project and their availability should CBBEL be awarded the work.

One of our primary tasks would be to determine if there are project components which can be revised to reduce cost/ complexity and expedite the implementation of this project. Our goal is to create a seamless environment between the Village and our project team while delivering a quality, on-time project as we have done for many clients previously.

NAME	PROPOSED POSITION	CURRENT PROJECTS	Percent of Time on Current Project/s	Date Projects Completed	Percent of Time to be devoted to Lincolnwood Street Storage
Jeff Julkowski	Project Manager	O'Hare International Airport Drainage Planning	25%	Ongoing	20%
		IDOT Drainage - On Call Services	15%	Ongoing	
		Arlington Heights - Cypress Street Drainage	10%	June 2019	
		Miscellaneous	50%	Ongoing	
Jim Amelio	Public Involvement	Lincolnwood - Transmission Main	10%	May 2019	10%
		Lincolnwood - Village Engineer	40%	Ongoing	
		Forest Park - Annual Capital Projects	10%	Ongoing	
		Orland Park - Fairway Watermain Project	10%	Nov 2018	
		Miscellaneous	30%	Ongoing	
Steve Sugg	Civil Engineering	Coal City Broadway Street Reconstruction	40%	Nov 2018	25%
		Arlington Heights Storm Sewer Improvements	15%	March 2019	
		Highland, Indiana Storm Sewer Improvements	10%	Dec 2018	
		Hinsdale Storm Sewer Improvements	10%	Nov 2018	
		Miscellaneous	25%	Ongoing	

NAME	PROPOSED POSITION	CURRENT PROJECTS	Percent of Time on Current Project/s	Date Projects Completed	Percent of Time to be devoted to Lincolnwood Street Storage
Dan Dem	Civil Engineering	Lincolnwood - Transmission Main	40%	May 2019	20%
		Lincolnwood - Village Engineer	40%	Ongoing	
		Orland Park Fairway Watermain Project	10%	Nov 2018	
		Miscellaneous	10%	Ongoing	
Mike Burke	Stormwater/ Permitting	Deer Park General Engineering	25%	Ongoing	30%
		Mount Prospect Levee 37 Flood Improvements	10%	Ongoing,- Completion TBD	
		Buffalo Creek LOMR	15%	Ongoing,- Completion TBD	
		Miscellaneous	50%	Ongoing	
Brian Kubilius	Stormwater/ Permitting	ComEd TSS184 Elk Grove Substation	15%	Nov 2018	30%
		ComEd TSS103 Lisle Substation	35%	Ongoing	
		Meadowdale Lateral Flood Storage	30%	Ongoing	
		Miscellaneous	20%	Ongoing	

EXHIBIT B

FEE STRUCTURE

VILLAGE OF LINCOLNWOOD
STREET STORAGE PROGRAM - STAGE II
WORK EFFORT AND FEE STRUCTURE

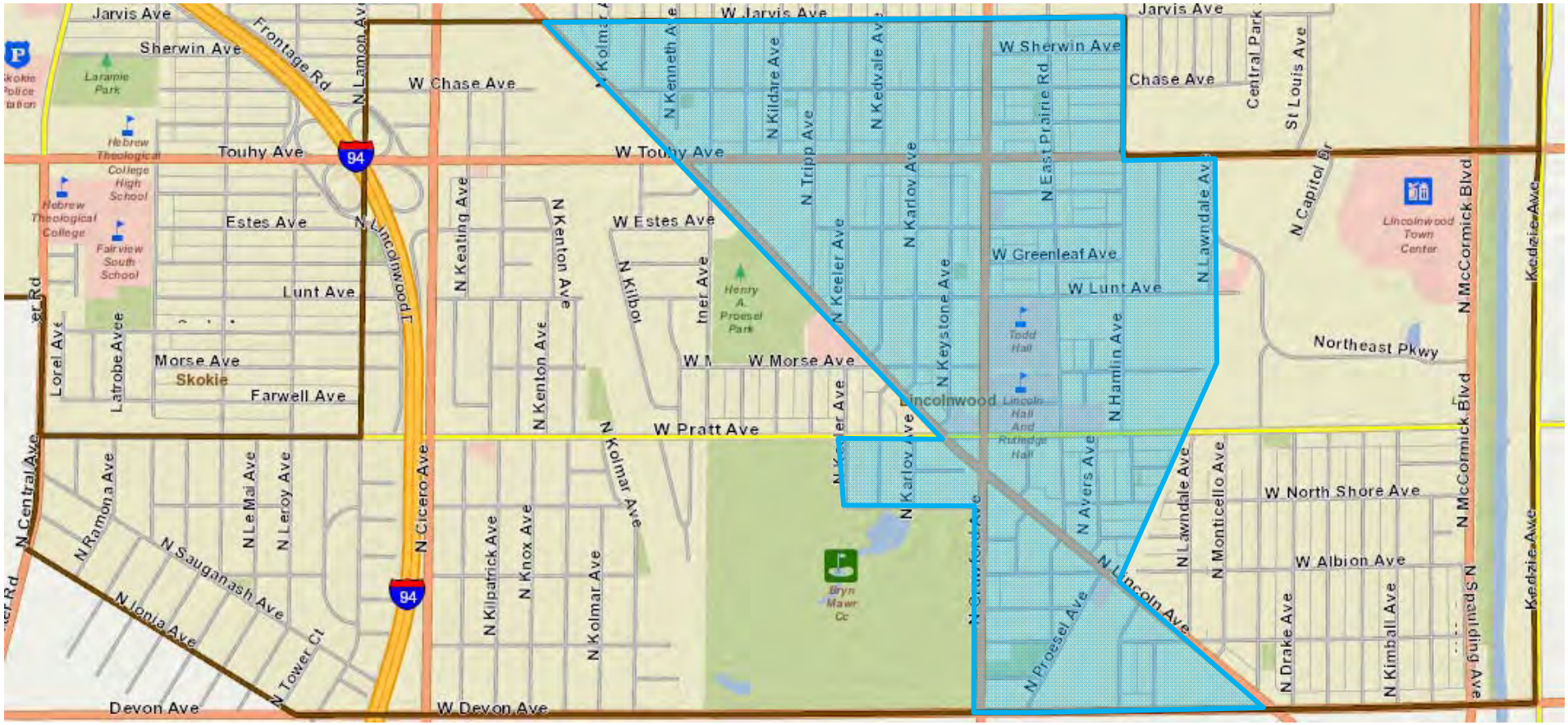
EXHIBIT A

Classification	Engineer				Survey					CAD Manager	Asst. CAD Manager	Drone Surveying	Total Hours	Total Cost
	V	IV	III	I/II	V	IV	III	II	I					
Rate ($/hr)	$150.00	$121.00	$112.00	$91.00	$150.00	$115.00	$110.00	$86.00	$67.00	$121.00	$115.00			
Street Storage Program Stage 2														
Task 1 - Aerial Topographic Survey					2	8	24			20		$ 35,000.00	54	$ 41,280.00
Task 2 - Street Storage Hydraulic Modeling														
Task 2.1 - Existing Conditions Modeling	60		300										360	$ 42,600.00
Task 2.2 - Proposed Conditions Modeling	80		440										520	$ 61,280.00
Task 3 - Public Involvement	12	24											36	$ 4,704.00
Task 4 - Easement Exhibits		10		20	12	80	100				40		262	$ 29,630.00
Task 5 - 90% Plans	20	240	80	400									740	$ 77,400.00
Task 6 - Final Engineering Plans	8	20	10	140									178	$ 17,480.00
Task 7 - Permitting	2	12		24									38	$ 3,936.00
Task 8 - Bidding Assistance		4		8									12	$ 1,212.00
Subtotals	182	310	830	592	14	88	124	0	0	20	40		2200	
Percentage of Hours	8.3%	14.1%	37.7%	26.9%	0.6%	4.0%	5.6%	0.0%	0.0%	0.9%	1.8%		100.0%	
Total Personnel Cost	$27,300.00	$37,510.00	$92,960.00	$53,872.00	$2,100.00	$10,120.00	$13,640.00	$0.00	$0.00	$2,420.00	$4,600.00		**Subtotal Cost =**	**$ 279,522.00**
													Direct Cost =	**$ 10,000.00**
													TOTAL COST =	**$ 289,522.00**

Christopher B. Burke Engineering, Ltd.

Street Storage Stage II

Project Area



Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 9**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Staff Recommendation to Approve the Selection of SAFEbuilt Illinois, LLC, to Provide Building Inspection and Plan Review Services to the Community Development Department, to Approve the General Terms Related to Those Services, and to Authorize the Village Attorney to Draft a Contract Related to Those Terms

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Prior to 2009, the Village utilized in-house staff to perform plan review and building inspection services. Since November 2009, the Village has contracted with TPI Building Code Consultants ("TPI") for these services in lieu of in-house staff. Based on the length of that current contract, and, in an effort to ensure the Village is receiving the best possible services, staff undertook a process for assessing its current vendor as well as potential alternatives.

Over the past several months, the Community Development Department has represented the Village in a multi-municipal bid process to identify a consultant for building services related to plan review and building inspections. That process, which was led by the Village of Glenview, was initiated in May 2018, and the Request for Proposals (RFP) was released on July 20, 2018. The Village's goals in participating in this effort were to:

- Ensure that, after nine years of service from the same vendor, the Village is receiving a high level of professional services;
- Seek opportunities for long-term reduced or stable costs related to building services; and
- Increase the likelihood of remaining competitive with surrounding communities in terms of the performance of building services.

Summary of the Selection Process
The RFP was issued on July 20, 2018 and included participation from the following communities, in addition to Lincolnwood: Evanston, Glenview, Highland Park, Hoffman Estates, Kenilworth, Lincolnshire, Morton Grove, Niles, Palatine, Rolling Meadows, Wilmette, and Winnetka. Following the review of proposals and interviews, each community was able to select and negotiate with their own preferred vendor.

Based on the goals described above, staff recommends SAFEbuilt Illinois, LLC ("SAFEbuilt") as the Village's consultant for plan review and building inspection services. This recommendation is based on the following process that has occurred since the RFP deadline of August 31, 2018:

- A total of six vendors provided proposals. Of those six, one proposed services for a limited number of communities and two provided proposals that included a limited scope of services that do not match the Village's needs.

- Of all the vendors that submitted proposals, SAFEbuilt ranked the highest in staff's evaluation based on a number of criteria, including cost, ability to serve multiple communities, past experience, and quality of proposed staff;
- Staff established a shortlist of three vendors and participated in interviews with each of them. During the interviews, SAFEbuilt demonstrated the greatest capability to ensure a high level of service for Lincolnwood;
- After discussing the matter internally, staff notified the Village of Glenview that SAFEbuilt is the Village's preferred vendor; and
- On October 5, 2018, the Village of Glenview distributed information to the communities that identified SAFEbuilt as their preferred vendor. That summary showed that a total of seven communities, including Lincolnwood, identified SAFEbuilt as their preferred vendor. Staff then reached out to SAFEbuilt and began discussing the potential terms of an agreement.

Anticipated Benefits

The following bullet points summarize the anticipated benefits that staff believes will result from engaging SAFEbuilt to provide building plan review and inspection services:

- Reduced costs for plan review and inspection services, based on the hourly rates proposed by SAFEbuilt. (Staff anticipates that average annual savings could range from $20,000 to $40,000);
- Reduced turnaround time related to plan reviews conducted at SAFEbuilt's offices;
- Greater flexibility to possibly provide additional days for inspections;
- A higher level of responsiveness and availability for emergency situations or special meetings due to the presence of building professionals in other communities contracting with SAFEbuilt as a result of this RFP process; and
- Greater potential to implement electronic plan distribution and review.

Summary of the General Terms

The following bullet points summarize the general terms of the recommended agreement between the Village and SAFEbuilt. Where appropriate, comparative information is provided for the terms of the Village's agreement with current vendor for these services:

- Services to be provided include plan review (plumbing, mechanical, electrical, and structural) for more complex projects at SAFEbuilt's plan review office, plan review for less complex projects in the Village's Community Development Department, and building inspections (plumbing, mechanical, electrical, and structural). This is consistent with the services provided by the current vendor.
- The proposed agreement would include a two-year term, with the option for three one-year extensions. (The agreement with the current vendor has no specified term limit and has been in effect since 2009);
- Proposed hourly rates vary from $62.50 to $74.00, with an emergency/weekend/holiday hourly rate of $80.00. (The contracted hourly rate for the current vendor is $78.00, with emergency/ weekend/holiday hourly rates of varying from $117.00 to $156.00);
- SAFEbuilt has indicated to staff that the hourly rates will not be adjusted during the term of the contract, which could be extended for a total term of up to five years;
- Proposed plan review turnaround times would be five business days for initial reviews and three business days for re-reviews. (The current vendor contract ensures initial reviews in eight to ten business days and re-reviews in five business days); and
- Staff proposes that the Village may retain SAFEbuilt for other related services during the term of the agreement, such as annual code audits or assistance in undertaking a more substantial code update. Such services would be procured through the Village's annual budgeting process and would include a not-to-exceed rate to be determined based on a yet to be determined scope of work.

FINANCIAL IMPACT:
The anticipated annual financial impact, based on SAFEbuilt's proposal, is approximately $130,000. It should be noted that this may vary depending on the level of actual permit activity in a given fiscal year, and the consultant fees are generally offset by Building Permit fees collected by the Community Development Department. Staff will be monitoring the cost of services provided by the new vendor and anticipates assessing the viability of revising permit fees if appropriate after one year.

DOCUMENTS ATTACHED:
1. Request for Proposals (RFP) issued by the Village of Glenview (on behalf of the Village of Lincolnwood and other communities) for Inspectional and Plan Review Services
2. Proposal Submitted by SAFEbuilt Illinois, LLC
3. Village Board PowerPoint Presentation

RECOMMENDED MOTION:
Move to approve a staff recommendation to approve the selection of SAFEbuilt Illinois, LLC, to provide building inspection and plan review services to the Community Development Department, to approve the General Terms related to those services, and to direct the Village Attorney to draft a contract related to those terms, and an Ordinance authorizing execution of that contract.

REQUEST FOR PROPOSALS

RFP # 218023

PROPOSAL DOCUMENTS AND SPECIFICATIONS

INSPECTIONAL & PLAN REVIEW SERVICES

FOR THE MUNICIPALITY OF:

GLENVIEW, EVANSTON, HIGHLAND PARK, KENILWORTH, LINCOLNSHIRE, LINCOLNWOOD, MORTON GROVE, NILES, PALATINE, WHEELING, WILMETTE AND WINNETKA

VILLAGE OF GLENVIEW PURCHASING
2500 EAST LAKE AVENUE
GLENVIEW, IL 60026
(847) 724-1700

LEGAL NOTICE

Official notice is hereby given that sealed proposals will be received in the Office of the Strategic Services Manager, Glenview Village Hall, at 2500 East Lake Avenue, Glenview, Illinois until 2:00 p.m. local time on August 31, 2018 for the following:

RFP NO: 218023
RFP ON: INSPECTION & PLAN REVIEW SERVICES
FOR THE MUNICIPALITIES OF:

GLENVIEW, EVANSTON, HIGHLAND PARK, KENILWORTH, LINCOLNSHIRE, LINCOLNWOOD, MORTON GROVE, NILES, PALATINE, WHEELING, WILMETTE AND WINNETKA

A NON-MANDATORY PRE-SUBMISSION MEETING WILL BE HELD on July 30, 2018 AT 10:00 A.M. at the Village of Glenview Community Room, 2500 E. Lake Avenue, Glenview, IL 60026.

Scope of work includes the following inspectional services: Permit Technician, Building, Mechanical and Electrical Inspections, Plumbing Inspections, Plan Review services, Code Enforcement Services, Health Inspections, Fire Plan Review services and Engineering Inspections and Plan Review.

Specifications may be obtained at the Administrative Services Department, Glenview Village Hall, and 2500 East Lake Avenue, Glenview, Illinois, 60026 or by calling (847) 724-1700.

Offers may not be withdrawn for a period of one-hundred fifty (150) days after the closing date without the consent of the Municipalities.

Any proposal submitted unsealed, unsigned, or fax transmissions received subsequent to the aforementioned date and time shall be disqualified and returned to the offeror.

The Municipalities reserve the right to reject any and all proposals or parts thereof, to waive any irregularities or informalities in procedures and to award the agreement(s) in a manner best serving the interest of the Municipalities.

Dated: 07/20/2018
Margaret Leonard, CPPB
Strategic Services Manager

SUBMISSION INFORMATION

Village of Glenview
2500 East Lake Avenue
Glenview, IL 60026

PROPOSAL # 218023
BID OPENING DATE: August 31, 2018
TIME: 2:00 P.M. Local Time
LOCATION: Administrative Services

Department

One (1) original & twelve (12) copies, one (1) electronic copy (NO EMAIL, USB or CD only)

REQUEST FOR PROPOSALS CONTRACTOR INFORMATION

Company Name: _____
Address: _____
City, State, Zip Code:_____

INSPECTION SERVICES
per the specifications identified herein
Pricing will be provided in Exhibit C.

Grand Total	$

Any and all exceptions to these specifications MUST be clearly and completely indicated on the proposal sheet. Attach additional pages if necessary. **NOTE TO OFFERORS:** Please be advised that any exceptions to these specifications may cause your proposal to be disqualified. Submit bids by SEALED PROPOSALS ONLY. Fax and e-mail proposals are not acceptable and will not be considered.

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting agreement or to accept any request for additional compensation. By signing this proposal document, the offeror hereby certifies that they are not barred from submitting an offer on this RFP as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature:_____**Company:**_____

Name:_____ **Typed/Printed Name:**_____

Date_____ **Title:** _____

Telephone Number:_____**E-mail**_____

1. GENERAL

A. Definition: The Request for Proposals (RFP) process is a method of procurement permitting discussions with responsible offerors and revisions to proposals prior to award of an agreement. Proposals will be opened and evaluated in private. Award will be based on the criteria set forth herein.

B. Examination of Documents: Prior to submitting a proposal, offerors are advised to carefully examine the project scope and work tasks to be accomplished, specifications, insurance requirements and required affidavits; becoming thoroughly familiar with all conditions, instructions and specifications governing this proposal. If an offeror's proposal is accepted, they shall be responsible for, and the Municipality will make no allowance for, any errors in the offeror's proposal resulting from failure or neglect to comply with these instructions.

C. Form of Proposal: Proposals shall be made in accordance with these instructions. Proposals shall be submitted on the forms provided herein by the Municipality. Additional information, as requested by the Municipalities, shall be submitted in accordance with instructions contained within these documents. Failure to execute proposals as required may be, at the sole discretion of the Municipality, a cause for rejection.

D. Execution of Proposal: Proposals shall be signed by an authorized officer or Manager of the offeror. If the offeror is a corporation, the proposal shall bear the name of the corporation, and be signed by the president and secretary of the corporation. Should the proposal be signed by an officer(s) other than the president and secretary of the corporation, the proposal must be accompanied by an affidavit authorizing such officer(s) to bind the corporation.

E. Incurred Costs: The Municipalities will not be liable in any way for any costs incurred by respondents in replying to this Request for Proposal.

2. SUBMISSION OF PROPOSAL

All proposals shall be submitted in a sealed envelope to the office of the Strategic Services Manager, Village of Glenview, Administrative Services Department, 2500 East Lake Avenue, Glenview, Illinois, 60026, by the specified closing time for receipt of the proposals. **The sealed envelope shall carry the following information on the face**: offeror's name, address, subject matter of the proposal, proposal number, and date and hour designated for the closing of receipt of proposals as shown in the notice.

Where proposals are sent by mail or courier service, the offeror shall be responsible for their delivery to the Strategic Services Manager prior to the designated date and hour for opening. If delivery is delayed beyond the date and hour set for the opening, proposals thus delayed will not be considered and will be returned unopened.

Proposals transmitted by facsimile (fax) or e-mail will not be accepted.

No responsibility will be attached to the Strategic Services Manager or the Village of Glenview for the premature opening or non-opening of a proposal not properly addressed and identified in accordance with these instructions, except as otherwise provided by law.

3. WITHDRAWAL OF PROPOSAL

Proposals may be withdrawn prior to the time designated for the closing of receipt of proposals by written request. However, no offer shall be withdrawn within the one hundred fifty (150) calendar day period after the time set for the closing. Offerors withdrawing their proposal prior to the time and date set for closing of receipt of proposals may still submit another proposal if done in accordance with these instructions.

4. **CONFIDENTIALITY**

Consideration will be given to requests to maintain confidentiality for certain proprietary or confidential information provided in a proposal. If the offeror desires to maintain confidentiality for specific information, the pages containing the information should be clearly marked on the proposal as "Proprietary and Confidential." In no event should all pages of the proposal be so marked. The proposal should include a separate written request clearly evidencing the need for confidentiality. The Village of Glenview Strategic Services Manager shall examine the proposals to determine the validity of any written requests for nondisclosure of trade secrets and other proprietary data identified. After award of the agreement, all responses, documents, and materials submitted by the offeror pertaining to this RFP will be considered public information and will be made available for inspection, unless otherwise determined by the Village of Glenview Strategic Services Manager. All data, documentation and innovations developed as a result of these contractual services shall become the property of the Municipality. Based upon the public nature of these RFP's, an offeror must inform the Municipality, in writing, of the exact materials in the offer that the offeror believes should not be made a part of the public record in accordance with the Illinois Freedom of Information Act.

5. **RESPONSIBILITY OF OFFEROR**

No agreement will be awarded to any person, firm or corporation that is in whole or in part, in an unsatisfactory manner, in any agreement with a respective Municipality, or who is a defaulter as to surety or otherwise upon any obligation to the Municipality.

6. **EXCEPTIONS TO SPECIFICATIONS**

Any exceptions to these specifications shall be listed and fully explained on a separate page entitled "Exceptions to Specifications", prepared by the offeror on its firm's letterhead, to be attached to and submitted with these documents at the time of submission of the proposal. **Each exception must refer to the page number and paragraph to which it pertains**. The nature of each exception shall be fully explained. Offerors are cautioned that any exceptions to these specifications may be cause for rejection of the proposal.

Should an offeror submit a proposal where any exception is not clearly marked, described and explained, the Municipalities will consider the proposal to be in strict compliance with these specifications. If then awarded an agreement, the successful offeror shall comply with all requirements in accordance with these specifications.

1. **INTENT**
   It is the intent of the Municipalities ("Municipalities") to enter into an agreement with a reputable firm ("Contractor") to provide any or all of the following services:

   A. Permit Technician
   B. Building, Mechanical, and Electrical Inspections
   C. Plumbing Inspections
   D. Development Center Plan Review
   E. Commercial, Multi-Family, Single-Family, & MEP Plan Review
   F. Code Enforcement Services
   G. Health Inspections
   H. Fire Plan Review
   I. Fire Inspections
   J. Structural Plan Review
   K. Structural Inspections
   L. Engineering Plan Review – Single Family
   M. Engineering Plan Review – Commercial, Multi-Family
   N. Engineering Inspections

   The Village is seeking a Contractor to provide independent contractors to supplement Municipal staff.

2. **PROPOSAL PRICE**
   Respondent contractors are encouraged to remit proposals for any or all services included in the Scope of Work outlined above. Please provide pricing on the Pricing Sheet (Exhibit C) consistent with those service(s) for which you intend to remit a bid. Additionally, please provide labor rates for all staff identified. Contractor shall submit pricing for only such work defined in the Pricing Sheet (Exhibit C) for which service(s) will be offered by the Contractor. Proposal submissions that fail to include pricing for **each** service(s) (type of inspection and/or plan review services, etc.) included within their bid shall be considered incomplete and will be rejected without any further consideration.

   Proposed labor rates shall be all-inclusive with no allowances made for incidentals.

   Each offeror shall submit a proposal using the forms and pricing sheets provided herein.

3. **PRE-BID CONFERENCE**
   A NON-MANDATORY PRE-BID CONFERENCE will be held on July 30, 2018 at 10:00 a.m. at the VILLAGE OF GLENVIEW RUGEN COMMUNITY ROOM, 2500 E Lake Avenue, Glenview, Illinois 60026.

   Contractors interested in bidding this work are urged to attend the pre-proposal conference. Attendance at this meeting is not mandatory; however, contractors are warned that no allowance will be granted to offerors unfamiliar with the work.

4. **TERM OF AGREEMENT**
   The term of this Agreement shall be from the date of award until December 31, 2020. The Municipalities reserve the right to renew their agreement for three (3) additional one (1) year periods, subject to acceptable performance by the Contractor. At the end of the initial or renewal term, the Municipalities reserve the right to extend this agreement for a period of up to ninety (90) days for the purpose of getting a new agreement in place.

   For any term beyond the initial term, this agreement is contingent on the appropriation of sufficient funds; no charges shall be assessed for failure of the Municipalities to appropriate funds in future contract years.

5. **VOLUME/ESTIMATED QUANTITY**

The volumes identified herein are estimated quantities. The Municipalities do not guarantee any specific amount and shall not be held responsible for any deviation. This contract shall cover the Municipalities' requirements whether for more or less than the estimated amount.

The Village of Glenview reserves the right to increase and/or decrease quantities, add or delete locations or Municipalities during the term of the Agreement, whatever is deemed to be in the best interest of the Municipalities.

In the event awarded Contractor (s) is unavailable, the Municipalities reserve the right to use whatever contractor is available to minimize and/or mitigate damages to their Municipality.

6. **JOINT PURCHASING/PURCHASING EXTENSION**

The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by the Municipalities, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, *et seq.* (the "Act"). All purchases and payments made under the Act shall be made directly by and between each Municipality and the successful offeror. The offeror agrees that the Village of Glenview shall not be responsible in any way for purchase orders or payments made by the other Municipalities. The offeror further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to the other Municipalities during the extended term of this Agreement.

Offerors and the other Municipalities may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the successful bidder and the Municipality.

7. **EVALUATION PROCESS**

The Municipalities will apply the evaluation criteria specified herein in determining the Contractor deemed to be the most advantageous and best qualified to perform in accordance with the terms and conditions of the agreement.

A. The Municipalities receive written proposals as follows: One (1) original, twelve (12) copies, and one (1) electronic (USB or compact disc) copy of the proposal shall be submitted. The proposals should include the resume of the firm, location of the firm, references from past and present clients, descriptions of projects of similar scope and experience, the names and background of project personnel, a narrative or work plan describing their approach to the specific project, a project task schedule (as applicable), response to Exhibit C, and any other submittals requested within the proposal document.

B. The Municipalities will review and evaluate the proposals based on the established selection criteria and a comparison of all proposals. If necessary, the Municipalities may request a meeting with one or more offerors to clarify and/or expand on the proposal. In accordance with the requirements of the proposal, the Municipalities may negotiate terms, conditions and fees with one or more offerors.

   a. All offerors are advised that in the event of receipt of an adequate number of proposals, which in the opinion of the Municipalities require no clarification and/or supplementary information, such proposals may be evaluated without discussion. Hence, proposals should be initially submitted on the most complete and favorable terms which offerors are capable of offering to the Municipalities.

   b. The Municipalities may conduct discussions with any offeror who submits an acceptable or potentially acceptable proposal. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. During the course of such discussions, the Municipalities shall not disclose any information derived from one proposal to any other offeror. The Municipalities reserve the right to request the offeror to provide additional information during this process.

During discussions, the offeror shall be prepared to cover the following topics:

i. The specific services to be provided;

ii. Qualifications of the offeror, including work on projects of similar scope and experience, the background of project personnel, etc., and;

iii. The working relationship to be established between each Municipality and the offeror, including, but not limited to, what each party should expect from the other.

c. The Municipalities reserve the right to negotiate specifications, terms and conditions which may be necessary or appropriate to the accomplishment of the purpose of this RFP. The Municipalities may require the RFP and the offeror's entire proposal be made an integral part of the resulting contract. This implies that all responses, supplemental information, and other submissions provided by the offeror during discussions or negotiations will be held by the Municipalities as contractually binding on the successful offeror.

When the Municipalities determine an offeror's proposal to be unacceptable, such offeror shall not be afforded an additional opportunity to supplement its proposal.

C. The Municipalities select the proposal which, based on the ability to meet the criteria, appears to be the most advantageous, and each City or Village's municipal manager/administrator or board of trustees/city council, as the case may be, will have the right to execute an agreement with the contractor who is deemed to be the most advantageous and who is best qualified to perform in accordance with the terms and conditions of the agreement. The Municipalities reserve the right to reject any or all bids.

8. **EVALUATION CONSIDERATIONS**

A. **Responsiveness with Request for Proposals**
This refers to the adherence to all conditions and requirements of the Request for Proposals.

B. **Required Submittals**
Qualified firms interested in providing the services described are invited to submit a complete Proposal for consideration. The proposal shall address the items listed below. Failure to provide all requested items may be sufficient cause for non-acceptance of the Proposal.

The Proposer may provide information in addition to the information requested; however, the additional information shall be placed at the end of the Proposer's submittal in a section separated from the remainder of the proposal.

C. **Acceptability of Proposals**
This refers to the adherence to all conditions and requirements of the Request for Proposals. The offer shall be evaluated solely in accordance with the criteria set forth herein. The proposals shall be categorized as follows:
i. Acceptable;
ii. Unacceptable

GRADING CRITERIA VALUE
1. Services
2. Qualifications and Experience of Staff Proposed
3. References
4. Fees

9. **CALENDAR OF EVENTS** (Tentative and subject to change)

July 20, 2018	Proposal sent to potential offers and advertised in the Chicago Tribune. Please confirm that you have received via email to Margaret Leonard at mleonard@glenview.il.us.
July 30, 2018 10:00 a.m. CST	Non-Mandatory Pre-Proposal Conference - Community Room, 2500 East Lake Avenue. Glenview, IL 60026
August 10, 2018 4:00 pm CST	Last day to submit questions and requests for clarification.
August 17, 2018	Release of responses to all questions received.
August 31, 2018	***Deadline for RFP Submission.*** **Proposals received after the date and time identified will be returned unopened.** **One (1) original (clearly identified), of the complete/signed proposal by August 31, 2018 before 2:00 p.m. CST, to:** **Margaret Leonard** **Strategic Services Manager** **Village of Glenview** **2500 East Lake Avenue** **Glenview, IL 60026** **RFP No: 218023** **RFP ON: Inspectional and Plan Review Services** **PLEASE INCLUDE ONE (1) ORIGINAL, TWELVE (12) COPIES AND ONE (1) ELECTRONIC (USB OR COMPACT DISC) COPY**
September, 2018	Offeror Interviews (if necessary)
October, 2018	Recommendations made to the Municipal Corporate Authorities

10. **ADDITIONAL INFORMATION**

Should the offeror require additional information about this request for proposal, submit questions via email to: mleonard@glenview.il.us. Questions are required **no later than 4:00 P.M. on August 10, 2018.**

ANY and ALL changes to these specifications are valid only if they are included by written addendum. No interpretation of the meaning of the scope of work will be made orally. Failure of any offeror to receive any such addendum or interpretation shall not relieve the offeror from obligation under this proposal as submitted. All addenda so issued shall become part of the proposal documents. Failure to request an interpretation constitutes a waiver to later claim that ambiguities or misunderstandings caused an offeror to improperly submit a proposal.

The Municipalities recognize that in some cases the information conveyed in this RFP may provide an insufficient basis for performing a complete analysis of the RFP requirements. Prospective offerors are therefore requested to make the best possible use of the information provided, without the expectation that the Municipalities will be able to answer every request for further information, or that the schedule for receipt and evaluation of proposals will be modified to accommodate such request.

11. **RESERVATION OF RIGHTS**

Each Municipality identified herein reserves the right to accept an offeror's proposal that is, in its judgment, the best and most favorable to the interests of that Municipality and of its residents; to accept any item (s) of an offeror's proposal; to reject, any portion or all of an offeror's proposals; to accept and incorporate corrections, clarifications or modifications following the opening of the offeror's proposals when to do so would not, in each Municipality's opinion, prejudice the proposal process or create any improper advantage to any offeror; and to waive irregularities and informalities in the proposal process or in any offeror's proposal submitted; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defects or informalities, and offerors should not rely upon, or anticipate, such waivers in submitting the offeror's proposals. Each municipality reserves the right to award between multiple proposals, when such split award is determined to be in the best interest of the Municipality. The Municipality reserves the right to revise the Request for Proposal prior to the date that proposals are due. The Villages will communicate changes through addendum to this RFP. All registered offerors will be notified to the revisions of the RFP. The enforcement of this Reservation of Rights by one or more of the Municipalities shall not be considered an alteration of the proposal.

12. **DOCUMENT OBTAINED FROM OTHER SOURCES**

The Village of Glenview is the only official source for proposal packages and supporting materials. Registration with the Village of Glenview is the only way to ensure offerors receive all addenda and other notices concerning this project. The Village of Glenview cannot ensure that offerors who obtain proposal packages from sources other than the Village of Glenview will receive addenda and other notices. All offerors are advised that proposals that do not conform to the requirements of this proposal package, including compliance with and attachment of all addenda and other notices, may, at the Municipalities' discretion, be rejected as non-responsive and/or their proposal disqualified. **In such cases, the Village of Glenview will NOT re-release the project absent extraordinary circumstances.**

13. **CONTACT WITH MUNICIPAL PERSONNEL**

All offerors are prohibited from making any contact with the respective Municipalities' Presidents/Mayors, Trustees, or any other official or employee of the Municipalities (collectively, "Municipal Personnel") with regard to the request for proposals, other than in the manner and to the person(s) designated herein. The respective City/Village Manager or Administrator reserves the right to disqualify any offeror found to have contacted Municipal Personnel in any manner with regard to the request for proposals. Additionally, if the Manager or Administrator determines that the contact with Municipal Personnel was in violation of any provision of 720 ILCS 5/33E, the matter will be turned over to the Cook County State's Attorney for review and prosecution.

14. **DISCLOSURE OF POTENTIAL OR ACTUAL CONFLICT OF INTEREST**

Each Municipality's Code of Ethics prohibits public officials or employees from performing or participating in an official act or action with regard to a transaction in which he/she has or knows he/she will thereafter acquire an interest for profit, without full public disclosure of such interest. This disclosure requirement extends to the spouses, children, grandchildren, parents, the parents of spouses, and brothers and sisters and their spouses.

To ensure full and fair consideration of all proposals, the Municipalities require all offerors including owners or employees to investigate whether a potential or actual conflict of interest exists between the offeror and any Municipality, their officials, and/or employees. If the offeror discovers a potential or actual conflict of interest, the offeror must disclose the conflict of interest in its proposal, identifying the name of the municipal official or employee with whom the conflict may exist, the nature of the conflict of interest, and any other relevant information. The existence of a potential or actual conflict of interest does NOT,

on its own, disqualify the disclosing offeror from consideration. Information provided by the offeror in this regard will allow the Municipality to take appropriate measures to ensure the fairness of the proposal process.

The Village of Glenview requires all offerors to submit a certification, enclosed with this proposal packet, indicating that the offeror has conducted the appropriate investigation and disclosed all potential or actual conflicts of interest.

By submitting a proposal, all offerors acknowledge and accept that if any Municipality discovers an undisclosed potential or actual conflict of interest, that Municipality may disqualify the offeror and/or refer the matter to the appropriate authorities for investigation and prosecution.

15. **SILENCE OF SPECIFICATIONS**

The apparent silence of specifications as to any detail or apparent omission from a detailed description concerning any portion of this request for proposals shall be interpreted as meaning that only the best practice shall prevail.

16**. RESPONSIVE PROPOSAL**

16.1 A "Responsive Proposal" is defined as a "proposal which conforms in all material respects to the requirements set forth in the request for proposals." Offerors are hereby notified that any exceptions to the requirements of this proposal may be cause for rejection of the proposal.

16.2 Offerors shall promptly notify the Village of Glenview of any ambiguity, inconsistency or error which they may discover upon examination of the proposal documents. Interpretations, corrections and changes will be made by addendum. Each offeror shall ascertain prior to submitting a proposal that all addenda have been received and acknowledged in the proposal.

17. **MODIFICATIONS**

Offerors shall be allowed to modify/withdraw their proposal prior to due date. Once proposals have been received and opened they cannot be changed or withdrawn unless requested in writing and approved by the respective Municipality.

18. **INSURANCE**

The Consultant shall be required to purchase and maintain during the life of the Agreement, the following required insurance with limits of not less than set forth below:

COMMERCIAL GENERAL LIABILITY INSURANCE

Coverage on an occurrence basis that insures against claims for bodily injury (including death), property damage and personal and advertising injury arising out of or in connection with any Services under the Agreement, whether such operations or services are by the Consultant or a subconsultant. The minimum limits of liability for this insurance is as follows:

a. $1,000,000 combined single limit - each occurrence
b. $1,000,000 personal and advertising injury;
c. $2,000,000 combined single limit - general aggregate; and
d. $1,000,000 combined single limit - products/completed operations aggregate.

This insurance shall include coverage for all of the following:

e. When the following box is checked - ☐ any general aggregate limit shall apply per project;
f. Liability arising from premises and operations;
g. Liability arising from the actions of independent contractors;
h. When the following box is checked - ☐ liability arising from the explosion, collapse and underground hazards;

i. Liability arising from products and completed operations with such coverage to be maintained for two (2) years after termination of the Agreement;

j. Contractual liability including protection for the Consultant from bodily injury (including death) and property damage claims arising out of liability assumed under any resulting Agreement; and

On all Commercial General Liability Insurance policies, the Village, its elected and appointed officials and its employees shall be named as additional insureds, on a primary and non-contributory basis. The endorsements evidencing the additional insured status required herein shall accompany the certificates of insurance furnished to the Village under this Section.

BUSINESS AUTO LIABILITY INSURANCE

At least $1,000,000 combined single limit each accident, covering bodily injury (including death) and property damage claims arising out of the ownership, maintenance or use of owned, non-owned, and hired autos.

WORKERS' COMPENSATION INSURANCE

Statutory benefits as required by Illinois law, including standard Other States Insurance and Employers' Liability Insurance with limits of at least $1,000,000 each accident/$1,000,000 each employee disease/$1,000,000 disease policy limit. The minimum employers' liability limits may be satisfied with a combination of employers' liability and umbrella excess liability insurance.

UMBRELLA EXCESS LIABILITY or EXCESS LIABILITY INSURANCE

Umbrella Excess Liability or Excess Liability insurance with minimum limits of:

a. $5,000,000 combined single limit - each occurrence;

b. $5,000,000 combined single limit – aggregate other than products/completed operations and auto liability; and

c. $5,000,000 combined single - products/completed operations aggregate.

This insurance shall include all of the following coverages on the applicable schedule of underlying insurance:

d. Commercial general liability;

e. Business auto liability; and

f. Employers' liability,

and shall follow form with the coverage provisions required for underlying insurance.

PROFESSIONAL LIABILITY INSURANCE

Professional Liability Insurance with limits of at least $1,000,000 each occurrence and $2,000,000 aggregate, for claims alleging acts, errors or omissions by the Consultant or its subcontractors, arising from the rendering or failure to render Consultant's professional services under the Agreement.

The Consultant shall not commence services under the Agreement until it has obtained, at its own expense, all required insurance and such insurance has been approved by the Village; nor shall the Consultant allow any subcontractor to commence operations or services on any subcontract until all insurance required of the subcontractor has been so obtained and approved by the Consultant. Approval of the Consultant's required insurance will be granted only after submission to the Village of original certificates of insurance and any required endorsements evidencing the required insurance, signed by authorized representatives of the insurers, to the Village via e-mail to mleonard@glenview.il.us.

1. The Consultant shall require all subconsultants to maintain during the term of the Agreement, commercial general liability insurance, business auto liability insurance and workers' compensation and employers' liability insurance to the same extent required of the Consultant in 1.1., 1.2., 1.3. and

1.5. (when required) herein. The Consultant shall furnish subcontractor's certificates of insurance to the Village immediately upon the Village's request.

2. Providing any insurance required herein does not relieve the Consultant of any of the responsibilities or obligations assumed by the Consultant in the Agreement or for which the Consultant may be liable by law or otherwise.
3. Failure to provide and continue in force insurance as required herein may be deemed a material breach of the Agreement and shall be grounds for immediate termination of the Agreement by the Village, in the Village's sole discretion.
4. Failure of the Village to receive from Consultant certificates or other evidence of full compliance with these insurance requirements or failure of the Village to identify a deficiency in these requirements from such certificates or other evidence provided shall not be construed as a waiver of Consultant's obligation to maintain required insurance.
5. By requiring insurance and insurance limits herein, the Village does not represent that coverage and limits will necessarily be adequate to protect Consultant.
6. The Consultant shall advise the Village via email to mleonard@glenview.il.us and by certified mail, return receipt requested, within two (2) business days after Consultant's receipt of any notice of cancellation, non-renewal, or other termination of, or any substantive change to any insurance policy providing or represented as providing the coverages mandated herein. Failure to do so may be construed as a material breach of the Agreement.
7. The Consultant's and all subconsultant's insurers must be lawfully authorized to do business in the State of Illinois and must be acceptable to the Village, in its sole discretion. All such insurers must have a Best's Financial Strength Rating of "A" or better, and a Financial Size Category of "Class VII" or better in the latest evaluation by the A. M. Best Company, unless the Village grants specific prior written approval for an exception.
8. Any deductibles or retentions of $5,000 or greater ($10,000 for umbrella excess liability) for any policies required hereunder shall be disclosed by the Consultant, and are subject to the Village's prior written approval. Any deductible or retention amounts elected by the Consultant or its subconsultant or imposed by Consultant's or its subconsultant's insurer(s) shall be the sole responsibility of Consultant or its subconsultants and are not chargeable to the Village as expenses.
9. If any required insurance purchased by the Consultant or its subconsultants has been issued on a "claims made" basis, the Consultant must comply with the following additional conditions. The limits of liability and the extensions to be included remain the same. Consultant or its subconsultant must either:
    a. Agree to provide certificates of insurance to the Village evidencing the above coverages for a period of two (2) years after termination. Such certificates shall evidence a retroactive date no later than the beginning of the Services under the Agreement, or;
    b. Purchase an extended (minimum two (2) years) reporting period endorsement for each such "claims made" policy in force as of the date of termination and evidence the purchase of this extended reporting period endorsement by means of a certificate of insurance and a copy of the endorsement itself. Such certificates and copy of the endorsement shall evidence a retroactive date no later than the beginning of the Services under the Agreement.

19. **HOLD HARMLESS**

The Contractor shall indemnify, defend, and hold harmless the Village and the Village's elected and appointed officials, employees, agents, and representatives from all claims, liabilities, losses, damages, demands, penalties, causes of action, costs, and expenses, including court costs and reasonable attorneys' fees, which may arise or which may have been alleged to have arisen out of, or in connection with, the Contractor's performance of the Services. The obligations of the Contractor under this Section 15 shall not be limited by any applicable insurance required of the Contractor. Notwithstanding any other contrary provision contained herein, the Contractor's obligations under this Section 15 shall survive the expiration or termination of this Agreement.

20. **CHANGE IN STATUS**

The Contractor shall notify each Municipality immediately of any change in its status resulting from any of the following: (a) contractor is acquired by another party; (b) change in greater than 5% ownership interest; (c) contractor becomes insolvent; (d) contractor, voluntarily or by operation law, becomes subject to the provisions of any chapter of the Bankruptcy Act; (d) contractor ceases to conduct its operations in normal course of business. The Municipalities shall have the option to terminate its agreement with the contractor immediately on written change based on any such change in status.

21. **NOTICE TO PROCEED**

No work shall be undertaken prior to contract approval by the Contractor and the Municipality and the issuance of Municipality purchase order. During each contract term, the Contractor shall notify the Municipality that it will participate for the following contract period within 90 days of the current contract's expiration date.

22. **SUBCONTRACTORS**

Subcontracting during the initial and subsequent terms of the agreement is prohibited without prior Village consent.

23. **CHANGE ORDERS**

In the event that a Change Order is required, the Contractor shall review the scope of work to be performed under the contract to suggest alternatives that can be implemented to offset the cost increase of any necessary changes without sacrificing the quality and/or scope of the contract specifications. All Change Orders and alternative suggestions must be approved by the Village of Glenview prior to execution.

23.1 Change Orders shall comply with 720 ILCS 5/33E-9.

23.2 Detailed written Requests for Change Orders must be submitted to the Municipality on the form provided by the Municipality (Requests furnished in any other format or lacking sufficient information will be rejected). In order to facilitate checking of quotations for extras or credits, all requests for change orders shall be accompanied by a complete itemization of costs including labor, materials and Subcontracts. Where major cost items are Subcontracts, they shall also be itemized. Requests will be reviewed by the affected Municipality's Purchasing Manager.

23.3 Each written Request for a Change Order must be accompanied by written suggestions where costs can be reduced to offset the Change Order increase requested or a written certification stating that the Contractor has reviewed the work to be performed and cannot identify areas where costs can be reduced.

23.4 A written Change Order must be issued by the affected Municipality's Purchasing Manager prior to commencing any additional work covered by such order. Work performed without proper authorization shall be the Contractor's sole risk and expense.

24. **INVOICES AND PAYMENTS**

The Contractor shall submit invoices to each Municipality detailing the services provided directly to the respective Municipality. The Municipality shall only pay for services rendered. Additional services may be added based on the needs of the Municipality with prior written approval. Payment shall be made in accordance with the Local Government Prompt Payment Act. Invoices would be remitted in a format consistent with the sample. Each municipality will provide the contact information prior to vendor selection.

25. **ESCALATION CLAUSE**

During the first three months of the first year's contract, the Municipalities and the Contractor will work together to review the compliance and tools used to measure compliance, if applicable. After the first three months, the Municipalities and Contractor will review compliance with Service Level Agreements at intervals as outlined in Exhibit B. In any month where the Contractor fails to meet the service level for each position category the Municipality is entitled to a 5% credit of the subsequent month's invoice amount for that position. If the Contractor fails to meet the service level for a given position category in consecutive months, the Municipality is entitled to a 7.5% credit of the subsequent months' invoices for

that position category until the service level agreement has been met at which time the invoice credit shall be discontinued. In regard to Service Level Agreements which have not been met which have review periods in excess of one month, the Contractor reserves the right to request monthly review until they can demonstrate compliance at which time any credit will be discontinued.

26. **PRECEDENCE**
Where there appears to be variances or conflicts, the following order of precedence shall prevail: Each individual Municipality's Scope of Work as stated; The Request for Proposals Terms and Conditions (including Special), and the Contractor's Proposal Response.

27. **JURISDICTION, VENUE, CHOICE OF LAW**
Each agreement shall be governed by and construed according to the laws of the State of Illinois. Jurisdiction and venue shall be exclusively found in the Circuit Court of Cook County, State of Illinois

28. **NON-ENFORCEMENT BY THE MUNICIPALITIES**
The Contractor shall not be excused from complying with any of the requirements of the agreement because of any failure on the part of the Municipality, on any one or more occasions, to insist on the contractor's performance or to seek the Contractor's compliance with any one or more of said terms or conditions.

29. **INDEPENDENT CONTRACTOR**
The contractor is an independent contractor and no employee or agent of the contractor shall be deemed for any reason to be an employee or agent of the Municipalities.

Employees or agents of the contractor may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior written permission of the Municipalities. However, in either case, the Municipalities retain the right to approve or reject personnel assigned or their replacements.

Contractors and firm specialists mentioned in response to this request for proposals can only be changed with the express prior written permission of the Municipalities, which retain the right to approve or reject replacements.

Other personnel may be changed at the discretion of the proposer provided that replacements have substantially the same or better qualifications or experience.

30. **TERMINATION**
Each Municipality reserves the right to terminate their respective portion of their agreement, or any part thereof, upon thirty (30) days written notice. In case of such termination, the contractor shall be entitled to receive payment from the terminating Municipality for work completed to date in accordance with the terms and conditions of their agreement. In the event that an agreement is terminated due to contractor's default, the Municipality shall be entitled to purchase services elsewhere and charge the contractor with any or all losses incurred, including attorney's fees and expenses.

31. **NON APPROPRIATIONS**
The Municipality's reserve the right to terminate any part of their respective agreement or to reject proposals, in the event that sufficient funds to complete the agreement are not appropriated by their Municipal Board.

32. **PROTEST PROCEDURE**
Any offeror wishing to file a protest regarding the proposal process may do so by giving written notice to the Village of Glenview Strategic Services Manager within five (5) calendar days of award. This notice should include the title of the requirement, the request for proposal number, the closing date and the nature of the protest.

The Village of Glenview's Strategic Services Manager shall decide any disputes concerning a question of

fact under this procurement, which is not disposed of by agreement. The decision of the Village of Glenview's Strategic Services Manager or her duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, or capricious, or arbitrary, or as grossly erroneous as necessary to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the contractor shall be afforded an opportunity to be heard and offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the contractor shall proceed diligently with the performance of the agreement and in accordance with the decision of the Municipalities.

33. **AFFIDAVITS**

The following affidavits included in these agreement documents must be executed and submitted with the proposal:

A) References
B) Disqualification of Certain Offeror
C) Affidavit/Anti-collusion
D) Conflict of Interest Form
E) Tax Compliance

34. **PROPERTY OF THE MUNICIPALITY**

All documents and findings produced as a result of these services shall become the property of the Municipality.

35. **EQUAL EMPLOYMENT OPPORTUNITY**

Contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., as amended, and any rules and regulations promulgated in accordance therewith, including, but not limited to the Equal Employment Opportunity Clause, Illinois Administrative Code, Title 44, Part 750 (Appendix A), which is incorporated herein by reference. Additionally, the contractor shall comply with any Fair Employment Ordinance that has been adopted by the individual Municipality.

36. **AUDIT/ACCESS TO RECORDS**

A. The contractor shall maintain books, records, documents and other evidence directly pertinent to performance of the work under this agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards. The contractor shall also maintain the financial information and data used by the contractor in the preparation or support of any cost submissions required under this subsection, (Negotiation of contract amendments, change orders) and a copy of the cost summary submitted to the Municipality. The Auditor General, the Municipality, or any government agency or any of their duly authorized representatives shall have access to the books, records, documents, and other evidence for purposes of inspection, audit, and copying. The contractor will provide facilities for such access and inspection.

B. Audits conducted pursuant to this provision shall be consistent with generally accepted auditing standards in accordance with the American Institute of Public Accountants Professional Standards.

C. The contractor agrees to the disclosure of all information and reports resulting from access to records pursuant to the subsection above. Where the audit concerns a contractor, the auditing agency will afford the contractor an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

D. Records under the subsections above shall be maintained and made available during performance of the work under this agreement and until three years from the date of final audit for the project. In addition, those records which relate to any dispute or litigation or the settlement of claims arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the date of resolution of such dispute, appeal,

litigation, claim or exception.

37. **SILENCE OF SPECIFICATIONS**
The apparent silence of specifications as to any detail or apparent omission from a detailed description concerning any portion shall be interpreted as meaning that only the best commercial material or practice shall prevail and that only items of the best material or workmanship to be used.

38. **WAIVER OF WORKERS COMPENSATION/OCCUPATIONAL DISEASE EXPENSE REIMBURSEMENT**
The Contractor agrees to waive any and all rights to reimbursement of workers' compensation expenses under Section 1(a) (4) of the Illinois Workers' Compensation Act (820 ILCS 305), and as amended; and the Contractor agrees to waive any and all rights to reimbursement of occupational disease expenses under Section 1(a) (3) of the Illinois Occupational Diseases Act (820 ILCS 310), and as amended.

39. **PARTICIPATING COMMUNITIES**

1. The **Village of Glenview** is interested in the following services: (see pages 22-26)

    - Permit Technician
    - Building, Mechanical and Electrical Inspections
    - Plumbing Inspections
    - Development Center Plan Reviews (Same-day reviews)
    - Commercial, Multi-Family, Single-Family & MEP Plan Reviews
    - Code Enforcement

    Below are the following Exhibits that the Village has prepared:

    - Exhibit A – General Performance Expectations
    - Exhibit B – Service Level Agreement
    - Exhibit C – Pricing (response is required)
    - Exhibit D – Billing

2. The **City of Evanston** is interested in the following services: (see pages 27-29)

    - *Permit Technician – as needed*
    - *Building, Mechanical and Electrical Inspections – as needed*
    - *Plumbing Inspections – as needed*
    - *Commercial, Multi-Family, Single-Family & MEP Plan Reviews – as needed*
    - *Code Enforcement – as needed*

    **All of Evanston's requested services are on an as-needed basis.*

    Below are the following Exhibits that the City has prepared:

    - Exhibit A – General Performance Expectations
    - Exhibit B – Service Level Agreement
    - Exhibit C – Pricing (response is required)
    - Exhibit D – Billing
    - Exhibit E – Professional Services Agreement Acknowledgement Page

3. The **City of Highland Park** is interested in the following services: (see pages 30-31)

- *Building, Mechanical and Electrical Inspections – as needed*
- Commercial, Multi-Family, Single-Family & MEP Plan Reviews
- Fire Plan Reviews
- Structural Plan Review
- *Structural Inspections – as needed*
- Engineering Plan Review
- *Fire Inspections – as needed*

**Some of Highland Park's requested services are on an as-needed basis*

Below are the following Exhibits that the City has prepared:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- Exhibit C – Pricing (response is required)
- Exhibit D – Billing

4. The **Village of Kenilworth** is interested in the following services: (see pages 32-33)

   - Building, Mechanical and Electrical Inspections
   - Plumbing Inspections
   - Commercial, Multi-Family, Single-Family & MEP Plan Reviews

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations
   - Exhibit B – Service Level Agreement
   - Exhibit C – Pricing (response is required)
   - Exhibit D – Billing

5. The **Village of Lincolnshire** is interested in the following services: (see pages 34-35)

   - Building, Mechanical and Electrical Inspections
   - Plumbing Inspections
   - Commercial, Multi-Family, Single-Family & MEP Plan Reviews

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations
   - Exhibit B – Service Level Agreement
   - Exhibit C – Pricing (response is required)
   - Exhibit D – Billing

6. The **Village of Lincolnwood** is interested in the following services: (see pages 36-38)

   - Building, Mechanical and Electrical Inspections
   - Plumbing Inspections
   - Development Center Plan Reviews (Same-day reviews)
   - Commercial, Multi-Family, Single-Family & MEP Plan Reviews

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations

- Exhibit B – Service Level Agreement
- Exhibit C – Pricing (response is required)
- Exhibit D – Billing

7. The **Village of Morton Grove** is interested in the following services: (see pages 39-41)

   - Permit Technician
   - Building, Mechanical and Electrical Inspections
   - Plumbing Inspections
   - Development Center Plan Reviews (Same-day reviews)
   - Commercial, Multi-Family, Single-Family & MEP Plan Reviews
   - Code Enforcement

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations
   - *Exhibit B is **not** a part of the RFP. Morton Grove will evaluate the necessity of this Exhibit prior to vendor selection*
   - Exhibit C – Pricing (response is required)
   - Exhibit D – Billing

8. The **Village of Niles** is interested in the following services: (see page 42)

   - Health Inspections

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations
   - *Exhibit B is **not** a part of the RFP. Niles will evaluate the necessity of this Exhibit prior to vendor selection*
   - Exhibit C – Pricing (response is required)
   - Exhibit D – Billing

9. The **Village of Palatine** is interested in the following services: (see pages 43-45)

   - Building, Mechanical and Electrical Inspections
   - Plumbing Inspections
   - Development Center Plan Reviews (Same-day reviews)
   - Commercial, Multi-Family, Single-Family & MEP Plan Reviews
   - Code Enforcement

   Below are the following Exhibits that the Village has prepared:

   - Exhibit A – General Performance Expectations
   - Exhibit B – Service Level Agreement
   - Exhibit C – Pricing (response is required)
   - Exhibit D – Billing

10. The **Village of Wheeling** is interested in the following services: (see pages 46-47)

- Building, Mechanical and Electrical Inspections
- Health Inspections

Below are the following Exhibits that the Village has prepared:

- Exhibit A – General Performance Expectations
- *Exhibit B is **not** a part of the RFP. Wheeling will evaluate the necessity of this Exhibit prior to vendor selection*
- Exhibit C – Pricing (response is required)
- Exhibit D – Billing

11. The **Village of Wilmette** is interested in the following services: (see pages 48-49)

- *Building, Mechanical and Electrical Inspections – as needed*
- Plumbing Inspections

**Some of Wilmette's requested services are on an as-needed basis*

Below are the following Exhibits that the Village has prepared:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- Exhibit C – Pricing (response is required)
- Exhibit D – Billing

12. The **Village of Winnetka** is interested in the following services: (see pages 50-52)

- Building, Mechanical and Electrical Inspections
- Plumbing Inspections
- Commercial, Multi-Family, Single-Family & MEP Plan Reviews

Below are the following Exhibits that the Village has prepared:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- Exhibit C – Pricing (response is required)
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF GLENVIEW

Contract Manager: Joe Footlik, Inspectional Services Manager
Office Hours: Monday – Friday from 8:00AM – 5:00PM

A. Permit Technician

The Village is seeking the following permit technician services to be billed at an hourly rate. These services will consist of the following:

1. Ability to answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village;
2. Ability to provide basic information on permit application requirements, general procedures for process, and permit fees;
3. Review and issue over-the-counter permits;
4. Confirm all required documentation has been submitted prior to routing plan reviews to other staff;
5. Use of Munis, Microsoft Office, and related permitting software; and
6. Coverage for breaks and leave.

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

1. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
2. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
3. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

D. Development Center Plan Reviews (Same-Day Reviews)

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code, and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

1. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.
2. Familiarity with the Village of Glenview with zoning ordinance requirements
3. Familiarity with local amendments

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

F. Code Enforcement

The Village is seeking the following code enforcement inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding code enforcement and related requirements;
2. Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments; and
3. Consultations with Inspectional Services manager and other staff regarding interpretations to the code.

L. Engineering Plan Review – Single Family

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all local ordinances, the Village's Engineering Standards and typical engineering practices/principles to plans;
3. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
4. Re-review plans as needed; and
5. Ability to calculate permit fees.

Engineering Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

6. All employees utilized by the contractor must possess equivalent experience and/or education that is acceptable to the Village.
7. Familiarity with the Village of Glenview with code requirements, the Village's engineering standards and typical engineering practices/principles.
8. Familiarity with local amendments

M. Engineering Plan Review – Commercial, Multi-Family

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Attend and provide engineering review comments related to preliminary site plan review and final site plan review processes;
3. Ability to apply all local ordinances, the Village's Engineering Standards and typical engineering practices/principles to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

Engineering Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

7. All employees utilized by the contractor must possess Professional Engineers License.
8. Familiarity with the Village of Glenview with code requirements, the Village's engineering standards and typical engineering practices/principles.
9. Familiarity with local amendments

N. Engineering Inspections – Private Engineering Inspections

The Village is seeking the following engineering inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding engineering inspections and related requirements;
2. Perform engineering inspections on new and existing commercial and residential construction projects, including utility installation, pavement installation and grading.
3. Inspects approved plans, specifications and permits issued for proposed work projects;
4. Support the code enforcement professionals in investigation of drainage complaints;
5. Issue written notices of code violations;
6. Provides consulting plan review serviced to other staff, as needed;

Private Engineering Inspection Standards: The contractor shall meet the following minimum standards for

all Inspection Service:

7. All employees utilized by the contractor must possess relevant experience in performing engineering inspections and/or other education that is acceptable to the Village.
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

1.2 VILLAGE OF GLENVIEW EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 CITY OF EVANSTON

Contract Manager: Gary Gerdes, Building and Inspection Services Division Manager
Office Hours: Monday - Friday from 8:30AM-5:00PM

Inspection Hours:
Morning Inspections take place between 9:00AM-12:00PM
Afternoon Inspections take place between 1:00PM-3:00PM

A. Permit Technician

The City is seeking the following permit technician services to be billed at an hourly rate. These services will consist of the following:

1. Ability to answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village;
2. Ability to provide basic information on permit application requirements, general procedures for process, and permit fees;
3. Review and issue over-the-counter permits;
4. Confirm all required documentation has been submitted prior to routing plan reviews to other staff;
5. Use of Microsoft Office, and related permitting software; and
6. Coverage for breaks and leave.

B. Building, Mechanical, and Electrical Inspections

The City is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;

9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The City is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

D. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The City is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees

E. Code Enforcement

The City is seeking the following code enforcement inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding code enforcement and related requirements;
2. Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments; and
3. Consultations with Inspectional Services manager and other staff regarding interpretations to the code.

1.2 CITY OF EVANSTON EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing
- Exhibit E – Professional Services Agreement Acknowledgement Page

1.0 **GENERAL BACKGROUND**

1.1 CITY OF HIGHLAND PARK

Contract Manager: Drew Awsumb, Deputy Director of Community Development
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The City is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The City is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

H. Fire Plan Review

The Scope of Services for fire plan review include commercial/multi-family residential plan review which may include fire sprinkler review, fire alarm review, structural review, and code consultation services. Individual plans addressing only one component of a fire plan review may be assigned on an as needed basis. Authority to perform fire plan review services shall be at the direction of the Building Division Manager or his designee.

I. Fire Inspections

Consultant will be available to perform either scheduled or emergency on-call inspections related to determining fire inspections.

J. Structural Plan Review

The Scope of Services for structural plan review may include structural plan review and code consultation services to ensure compliance with the 2009 IBC, as amended pursuant to the Highland Park City Code, and related City ordinances as amended, for all types of buildings and structures. Consultant will review structural plans, calculations, details, geotechnical and other pertinent information as required to determine code compliance.

K. Structural Inspections

Consultant will be available to perform either scheduled or emergency on-call inspections related to determining the structural performance of existing structures or recently performed construction.

L. Engineering Plan Review

The services the consultant shall provide pursuant to the terms and conditions of the agreement will include residential drainage and grading plan review and code consultation services to ensure compliance with the Highland Park Building Code and all relevant codes and ordinances as may be amended. Consultants will review drainage and grading plans, calculations, details, topographical maps and other pertinent information as required to determine code compliance.

1.2 CITY OF HIGHLAND PARK EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF KENILWORTH

Contract Manager: Susan Criezis, Community Development Director
Office Hours: Monday – Friday from 8:30AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Inspect HVAC mechanical systems;
4. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
5. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

6. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
7. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days; and
8. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations; and
5. Inspects approved plans, specifications, and permits issued for proposed work projects.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

6. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
7. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days; and
8. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code, and ADA requirements to plans; and
3. Re-review plans as needed.

Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

4. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village; and
5. Familiarity with local amendments.

1.2 VILLAGE OF KENILWORTH EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF LINCOLNSHIRE

Contract Manager: Ben Gilbertson, Assistant Village Manager/Community and Economic Development Director
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;

4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

1.2 VILLAGE OF LINCOLNSHIRE EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF LINCOLNWOOD

Contract Manager: Doug Hammel, Development Manager
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved

materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C

D. Development Center Plan Reviews (Same-Day Reviews)

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code, and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.
8. Familiarity with the Village of Lincolnwood with zoning ordinance requirements
9. Familiarity with local amendments

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

1.2 VILLAGE OF LINCOLNWOOD EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF MORTON GROVE

Contract Manager: Nancy M. Radzevich, Community and Economic Development Director
Office Hours: Monday – Friday from 8:00AM – 5:00PM

A. Permit Technician

The Village is seeking the following permit technician services to be billed at an hourly rate These services will consist of the following:

1. Ability to answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village;
2. Ability to provide basic information on permit application requirements, general procedures for process, and permit fees;
3. Review and issue over-the-counter permits;
4. Confirm all required documentation has been submitted prior to routing plan reviews to other staff;
5. Use of Munis, Microsoft Office, and related permitting software; and
6. Coverage for breaks and leave.

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C

D. Development Center Plan Reviews (Same-Day Reviews)

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code, and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.
8. Familiarity with the Village of Morton Grove with zoning ordinance requirements
9. Familiarity with local amendments

E. Commercial, Multi-Family, Single-Family, & MEP Plan Reviews

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

F. Code Enforcement

The Village is seeking the following code enforcement inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding code enforcement and related requirements;
2. Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments; and
3. Consultations with Inspectional Services manager and other staff regarding interpretations to the code.

1.2 VILLAGE OF MORTON GROVE EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- *Exhibit B is **not** a part of the RFP. Morton Grove will evaluate the necessity of this Exhibit prior to vendor selection.*
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF NILES

Contract Manager: Charles Osterman, Director of Community Development
Office Hours: Monday – Friday from 8:00AM – 5:00PM

G. Health Inspections

The Village is seeking the following health inspection services. These services will consist of the following:

1. Perform health inspections on new and existing commercial properties including regular health inspections, restaurant plan reviews, and responses to food-borne illness emergencies;
2. Inspect catering trucks bi-annually and ice cream trucks annually;
3. Review and/or inspect temporary food including carnivals and festivals;
4. Perform all plan review and inspectional services for new, remodel, or change of ownership Food Service Establishments;
5. Issues business licenses for all new establishments and check existing business licenses;
6. Ability to answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village;
7. Ability to provide basic information on health inspection requirements, general procedures for process, and fees/fines;
8. Issues written notices of code violations;
9. Use of Munis, Tyler Engergov, Microsoft Office, and related software;
10. As necessary, perform all follow up inspections to ensure compliance;
11. As necessary, complete emergency and complaint inspections;
12. As necessary, appear in court on the Village's behalf; and
13. Coverage for breaks and leave.

All employees utilized by the contractor must be State Licensed Environmental Health Practitioner, have Pest Control Operator Certification or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.

1.2 VILLAGE OF NILES EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- *Exhibit B is **not** a part of the RFP. Niles will evaluate the necessity of this Exhibit prior to vendor selection.*
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF PALATINE

Contract Manager: Harry Spila, Director of Community Services
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;

5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

D. Development Center Plan Review (Same-Day Reviews)

The Village is seeking the following plan review professional services to be billed at an hourly rate in accordance with quantities of plan reviews performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code, and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

Plan Review Services Standards: The contractor shall meet the following minimum standards for all Plan Review services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.
8. Familiarity with the Village of Palatine with zoning ordinance requirements
9. Familiarity with local amendments

E. Commercial, Multi-Family, Single-Family, & MEP Plan Review

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Ability to apply all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. Apply all applicable zoning ordinance regulations to plans;
4. Compare building permit submittals to approved Exhibits from Planning approval ordinances;
5. Re-review plans as needed; and
6. Ability to calculate permit fees.

F. Code Enforcement

The Village is seeking the following code enforcement inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding code enforcement and related requirements;
2. Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments; and
3. Consultations with Inspectional Services manager and other staff regarding interpretations to the code.

1.2 VILLAGE OF PALATINE EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF WHEELING

Contract Manager: Andrew Jennings, Director of Community Development
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Consistency is preferred; Wheeling would request a primary inspector and a backup.
7. Position requires coordination with Building Inspector, Plumbing Inspector, Permit Specialist, Fire Inspector and Community Development Director

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

8. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
9. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
10. Please review Exhibit C for the necessary demand.

G. Health Inspections

The Village is seeking the following health inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Primary purpose would be to conduct the regular health inspections for facilities such as restaurants, stores selling packaged food items, school cafeterias, industrial facility cafeterias, and day cares
2. Position would be required to perform the routine inspection and follow up inspections as needed.
3. Consistency is preferred; Wheeling would request a primary inspector and a backup.
4. Position requires coordination with Health Officer and Community Development Director.

1.2 VILLAGE OF WHEELING EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- *Exhibit B is **not** a part of the RFP. Wheeling will evaluate the necessity of this Exhibit prior to vendor selection.*
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF WILMETTE

Contract Manager: Lisa Roberts, Assistant Director of Community Development
Office Hours: Monday – Friday from 8:00AM – 5:00PM

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
3. Perform pre-construction site development inspections including a construction fence, tree protection, haul road, and signage;
4. Inspect HVAC mechanical systems;
5. Perform electrical and mechanical inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;

5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

1.2 VILLAGE OF WILMETTE EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.0 **GENERAL BACKGROUND**

1.1 VILLAGE OF WINNETKA

Contract Manager: David Schoon, Community Development Director
Village Hall Office Hours: Monday – Friday from 8:30AM – 5:00PM

Currently all of the Village's plan review and inspection services are provided by a third-party contractor. So in addition to seeking hourly plan review and inspection services, the Village is also seeking a contractor that will have plan reviewer(s) and inspector(s) maintain a physical presence in the Village Hall to serve as the Village's plan review and inspection services function under the lead of the Assistant Director. Any submitted proposal should take this into consideration.

B. Building, Mechanical, and Electrical Inspections

The Village is seeking the following inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements;
2. Participate in pre-occupancy inspections with commercial tenants and their design professionals;
3. Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects;
4. Perform pre-construction site development inspections including a construction fence, tree protection, and signage;
5. Perform electrical and mechanical (including HVAC) inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments; and
6. Any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections.

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village;
8. Contractor shall make their best effort to provide additional inspection services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

C. Plumbing Inspections

The Village is seeking the following plumbing inspection professional services to be billed at an hourly rate in accordance with quantities of inspections performed. The projected workload is outlined within the attached Exhibit C. These services will consist of the following:

1. Respond to general customer inquiries regarding plumbing inspections and related requirements;
2. Inspects new installations and alterations of plumbing and drainage systems in public and private buildings;
3. Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment;
4. Issues written notices of code violations;
5. Inspects approved plans, specifications, and permits issued for proposed work projects; and
6. Provides consulting plan review services to other staff, as needed;

Inspection Services Standards: The contractor shall meet the following minimum standards for all inspection services:

7. All employees utilized by the contractor must possess certification with the International Code Council and/or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village, including a State of Illinois Plumbing License;
8. Contractor shall make their best effort to provide additional inspectional services during weeks with fewer than five (5) business days;
9. All inspectors are required to perform on average at least two (2) inspections per hour, per inspector, allowing for fluctuations relating to core and peak inspection loads as outlined in the attached Exhibit C.

E. Commercial, Multi-Family, Single-Family, & MEP Plan Review

The Village is seeking the following plan review professional services to be billed on a per review basis. The projected workload is a part of Exhibit C. The full plan review scope will consist of the following:

1. Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements;
2. Review plans for compliance with all building, safety, electrical, plumbing, mechanical and energy codes and code amendments, Illinois Accessibility Code and ADA requirements to plans;
3. With the assistance of planning staff, compare building permit submittals to approved Exhibits from Planning approval ordinances;
4. Re-review plans as needed;
5. Communicate with applicants, designers, architects, and contractors as needed to assure timely issuance of all permits; and
6. Ability to calculate permit fees.

Plan Review Services Standards: The contractor shall meet the following minimum standards

for all Plan Review services:

7. All employees utilized by the contractor must possess certification with the International Code Council or other applicable certifying agencies as approved by the Village, or possess equivalent experience and/or education that is acceptable to the Village.
8. General familiarity with the Village of Winnetka zoning ordinance requirements.
9. Familiarity with local amendments to model building codes and local building codes.

1.2 VILLAGE OF WINNETKA EXHIBITS

The Village has prepared the following Exhibits:

- Exhibit A – General Performance Expectations
- Exhibit B – Service Level Agreement
- **Exhibit C – Pricing (response is required)**
- Exhibit D – Billing

1.3 CONDITION TO AGREEMENT

In order to be considered for these services, every vendor shall comprehend the subsequent Exhibits and provide responses where requested. Exhibit A lays out the General Performance Expectations that each Municipality requires. Exhibit B is the Service Level Agreement that will be utilized to evaluate performance of the service provider. Exhibit C **requires a response** from the vendor to articulate to the Municipalities what services will be provided and the respective hourly rate for each service. Exhibit D depicts the general outline of information required to be included upon monthly invoices.

REFERENCES

Please list below five (5) references for which your firm has performed similar work for Municipalities as identified in the Proposal Qualifications.

Municipality: _____

Address: _____

City, State, Zip Code: _____

Contact Person/
Telephone Number: _____

Dates of Service/Award Amount: _____

Municipality: _____

Address: _____

City, State, Zip Code: _____

Contact Person/Telephone Number: _____

Dates of Service/Award Amount: _____

Agency: _____

Address: _____

City, State, Zip Code: _____

Contact Person/
Telephone Number: _____

Dates of Service/Award Amount: _____

Agency: _____

Address: _____

City, State, Zip Code: _____

Contact Person/
Telephone Number: _____

Dates of Service/Award Amount: _____

Agency: _____

Address: _____

City, State, Zip Code: _____

Contact Person/
Telephone Number: _____

Dates of Service/Award Amount: _____

DISQUALIFICATION OF CERTAIN OFFERORS

PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded an agreement or sub agreement, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity:

(A) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer's or employee's official capacity;

(B) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;

(C) has been convicted of bid rigging or attempting to rig bids under the laws of the State of Illinois, or any state in the United States;

(D) has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et sig.;

(E) has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;

(F) has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;

(G) has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;

(H) has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

Business entity, as used herein, means a corporation, partnership, trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

_____

(Signature of Offeror if the Offeror is an Individual)
(Signature of Partner if the Offeror is a Partnership)
(Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this _____ day of _____, 2018

_____

Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

ANTI COLLUSION AFFIDAVIT AND CERTIFICATION

_____, being first duly sworn,

deposes and says that he is _____
(Partner, Officer, Owner, Etc.)

of _____
(Contractor)

The party making the foregoing proposal or bid, that such bid is genuine and not collusive, or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person; to fix the bid price element of said bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed agreement.

The undersigned certifies that he is not barred from bidding on this contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

_____
(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this _____ day of _____, 2018

_____
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal

CONFLICT OF INTEREST

_____, hereby certifies that

It has conducted an investigation into whether an actual or potential conflict of interest exists between the offeror, its owners and employees and any official or employee of a Municipality identified herein.

Offeror further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if offeror has not disclosed any actual or potential conflict of interest, the Municipality may disqualify the proposal or the affected Municipality may void any award and acceptance that the Municipality has made.

_____

(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this _____ day of _____, 2018

_____

Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

TAX COMPLIANCE AFFIDAVIT

_____, being first duly sworn,

Deposes and says that he is _____
(Partner, Officer, Owner, Etc.)

Of _____ _____
(Contractor)

The individual or entity making the foregoing proposal or bid certifies that he is not barred from contracting with the Municipality identified herein because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act. The individual or entity making the proposal or bid understands that making a false statement regarding delinquency in taxes is a Class a Misdemeanor and, in addition, voids the agreement and allows the Municipality to recover all amounts paid to the individual or entity under the agreement in civil action.

_____
(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed and sworn to before a notary public.

Subscribed and Sworn to this _____ day of _____, 2018

_____
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

AUGUST 31, 2018
RFP #218023
COPY

Inspectional & Plan Review Services

For the Municipalities of: Glenview, Evanston, Highland Park, Kenilworth, Lincolnshire, Lincolnwood, Morton Grove, Niles, Palatine, Wheeling, Wilmette, and Winnetka

SAFEbuilt®

SAFEbuilt Illinois, LLC
Steve Nero | Director of Business Development
312.339.0436 | snero@safebuilt.com

Reese Menard | Regional Operations Manager
224.301.3015 | rmenard@safebuilt.com

August 29, 2018

Margaret Leonard, Strategic Service Manager
Village of Glenview – Administrative Services Department
2500 East Lake Avenue
Glenview, IL 60026

RE: Request for Proposals for Inspection & Plan Review Services for the Municipalities of: Glenview, Evanston, Highland Park, Kenilworth, Lincolnshire, Lincolnwood, Morton Grove, Niles, Palatine, Wheeling, Wilmette and Winnetka

Due: August 31, 2018 by 2:00 PM CDT

Dear Ms. Leonard,

Please accept SAFEbuilt Illinois, LLC's (SAFEbuilt) response to the Village of Glenview's (hereinafter referred to as the Village) *Request for Proposals (RFP)* on behalf of multiple Illinois municipalities for *Inspection & Plan Review Services.* We are highly qualified to support the municipalities listed in this RFP. In fact, we are the incumbent contractor for six of the municipalities.

SAFEbuilt's proposed services meet the RFP's requirements for permit technician, code enforcement, inspection, and plan review. Our qualified staff are trained in plan review and inspection disciplines, including building, mechanical, electrical, plumbing, structural, fire, electrical, plumbing, mechanical, and health. By offering these areas of expertise, we provide flexibility and economies of scale at the lowest possible fee for service.

Our team can rapidly respond to each municipality's needs by utilizing our statewide team of personnel, management, and executive oversight that lends an invaluable depth and breadth of knowledge and resources.

Throughout our response, we differentiate ourselves as the company that provides the highest quality services and most enhanced value to the Village through our experience and dedication to customer service and establishing partnerships with the communities we serve.

Thank you for your time and consideration in reviewing our qualifications. If you have any questions about our proposal, please contact Steve Nero, Director of Business Development, at 312.339.0436 or snero@safebuilt.com.

Best Regards,

Matt Royer | Chief Operations Officer
SAFEbuilt

Purchasing Division

Village of Glenview
2500 East Lake Ave
Glenview, IL 60026

August 20, 2018

ADDENDUM #1 (1 of 1 Pages)
RFP #218023
RFP ON: INSPECTION AND PLAN REVIEW SERVICES FOR THE MUNICIPALITIES OF: GLENVIEW, EVANSTON, HIGHLAND PARK, KENILWORTH, LINCOLNSHIRE, LINCOLNWOOD, MORTON GROVE, NILES, PALATINE, WHEELING, WILMETTE AND WINNETKA

RFP Due Date: August 31, 2018, 2:00 p.m. CST
Please note the following clarifications, revisions, and additions to the bid documents.

Please see the excel spreadsheet named "RFP 218023 Inspection and Plan Review Addendum 1 Spreadsheet" for answers to all questions submitted at the pre-proposal meeting and by email.

Please include a copy of this document in your proposal submittal.

Sincerely,

M Leonard

Margaret Leonard, CPPB
Village of Glenview
Strategic Services Manager

Acknowledged and Accepted 218023-1:

Signature: _____
Company: SAFEbuilt Illinois, LLC

END ADDENDUM #1

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SUBMISSION INFORMATION

Village of Glenview
2500 East Lake Avenue
Glenview, IL 60026

Department

PROPOSAL # 218023
BID OPENING DATE: August 31, 2018
TIME: 2:00 P.M. Local Time
LOCATION: Administrative Services

One (1) original & twelve (12) copies, one (1) electronic copy (NO EMAIL, USB or CD only)

REQUEST FOR PROPOSALS CONTRACTOR INFORMATION

Company Name: SAFEbuilt Illinois, LLC
Address: 3755 Precision Dr., Ste. 140
City, State, Zip Code: Loveland, CO 80538

INSPECTION SERVICES
per the specifications identified herein
Pricing will be provided in Exhibit C.

**The Grand Total listed is not a final number due to the "as needed" nature of some of the work included in the RFP. The final total may vary from this number based on workloads, scheduling and individual with each municipality.*

Grand Total $ 2,880,601.04 *

Any and all exceptions to these specifications MUST be clearly and completely indicated on the proposal sheet. Attach additional pages if necessary. **NOTE TO OFFERORS:** Please be advised that any exceptions to these specifications may cause your proposal to be disqualified. Submit bids by SEALED PROPOSALS ONLY. Fax and e-mail proposals are not acceptable and will not be considered.

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting agreement or to accept any request for additional compensation. By signing this proposal document, the offeror hereby certifies that they are not barred from submitting an offer on this RFP as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: _____ **Company:** SAFEbuilt Illinois, LLC

Name: Matt Royer **Typed/Printed Name:** Matt Royer

Date 8/28/2018 **Title:** Chief Operations Officer

Telephone Number: 866-977-4111 **E-mail** mroyer@safebuilt.com

FIRM OVERVIEW

SAFEbuilt®

Firm Overview

SAFEbuilt was founded in 1992 for the sole purpose of providing exceptional Building Department services to local governments. Today, SAFEbuilt is a national leader performing value-added professional, technical and consulting services. We partner with over 800 communities of all sizes in 18 states and the District of Columbia for the efficient delivery of third-party solutions.

SAFEBUILT RÉSUMÉ

Our teams—more than 1,100 employees throughout the country—currently manage clients nationwide. Through a personalized approach, SAFEbuilt offers personnel expertise, innovative technology, and unparalleled commitment to deliverables and customer service.

Services

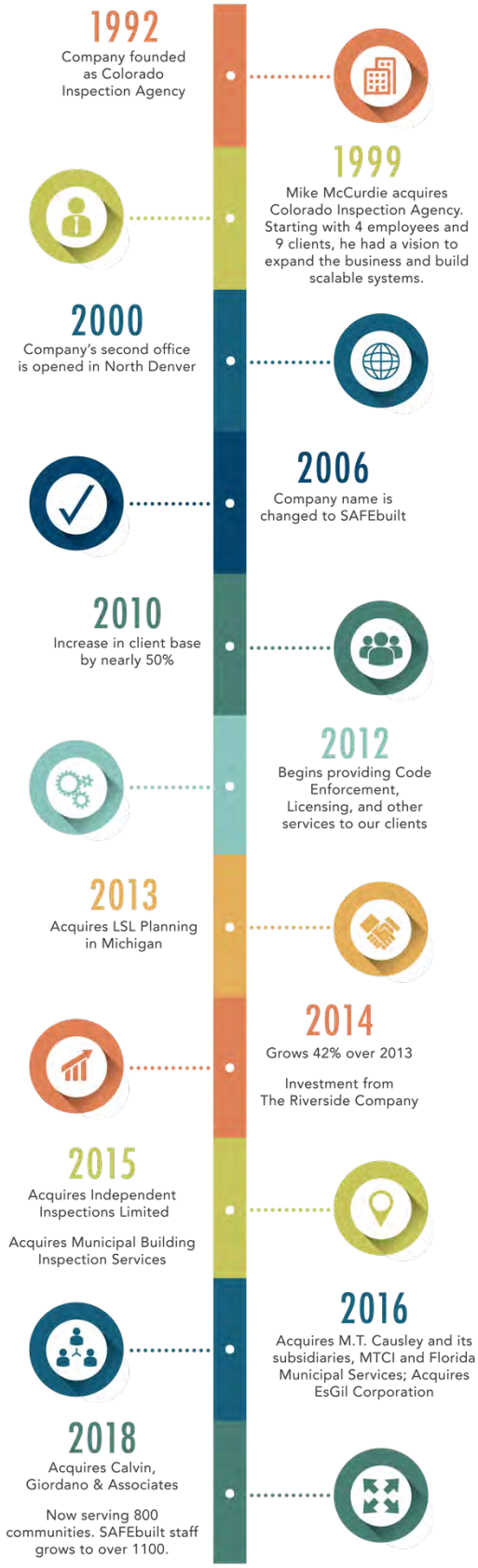
While we started by simply providing construction inspections for a few towns in Colorado, our areas of service have expanded over the past 26 years to include:

- ✓ Full Service and Supplemental Building Department Operations
- ✓ Residential, Commercial and Industrial Plan Review
- ✓ Building, Mechanical, Electrical, and Plumbing Inspection
- ✓ Fire Plan Review
- ✓ Code Enforcement
- ✓ Permit Technician
- ✓ Certified Building Official
- ✓ Community Development Automation Software
- ✓ Expedited Plan Review, Inspections, and Engineering for Special Projects
- ✓ Housing Authority Inspections
- ✓ Planning and Zoning
- ✓ Disaster Recovery
- ✓ Arborist and Landscape Design

Employees

Our employees hold licensures and certifications in many industry disciplines. Additionally, they are members of industry organizations and sought after speakers, and serve on committees to help define industry best practices.

- ✓ Structural and Civil Engineers
- ✓ Registered Architects
- ✓ Master Code Professionals
- ✓ International Code Council (ICC) Certified Building Officials

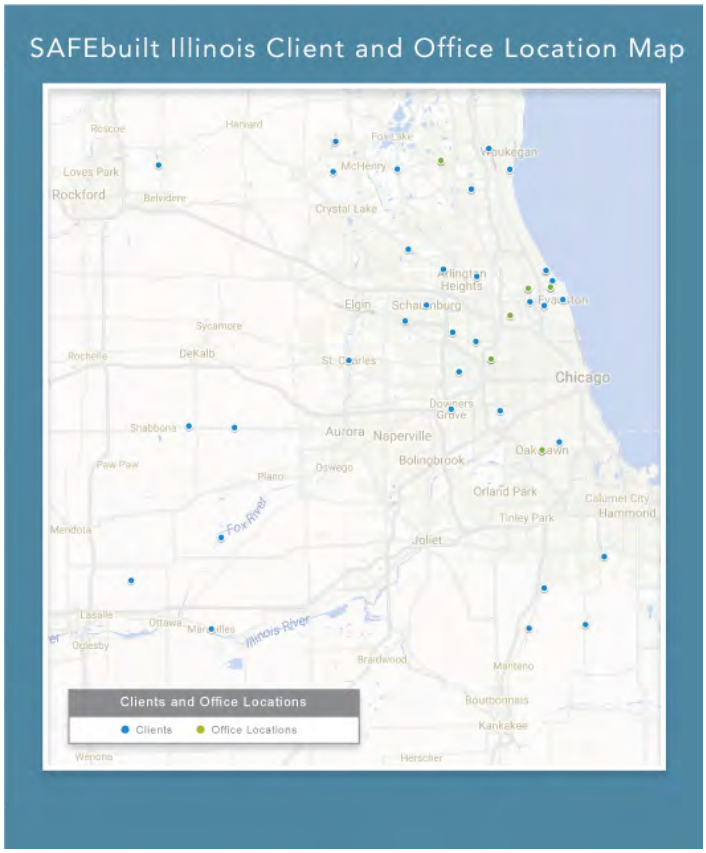


- ✓ ICC Certified Structural Plan Reviewers
- ✓ ICC Certified Fire Plan Reviewers
- ✓ ICC Certified Building Inspectors
- ✓ ICC Certified Mechanical Inspectors
- ✓ ICC Certified Electrical Inspectors
- ✓ ICC Certified Plumbing Inspectors
- ✓ ICC Certified Fire Inspectors
- ✓ Licensed Arborist and Landscape Architects

Projects

We ensure the highest levels of service, professionalism, and responsiveness in the industry. SAFEbuilt supports and enhances municipal building departments through proven best practices, qualified personnel, innovative technology, and constantly improving service levels. Our growing areas of project experience include, but are not limited to:

- ✓ Healthcare facilities
- ✓ Sports arenas
- ✓ Schools
- ✓ Resorts
- ✓ Correctional facilities
- ✓ Retail and big-box stores
- ✓ Manufacturing facilities
- ✓ Residential and retirement communities



LOCATION OF FIRM

SAFEbuilt has a large workforce within the state of Illinois with a significant amount of dedicated resources. **If the municipalities included in this RFP do not provide space for our staff onsite, we will provide services from the nearest SAFEbuilt office.** Our map shows our presence and indicates our availability in the state.

1. SERVICES

SAFEbuilt®

1. Services

The SAFEbuilt team understands that every public agency has a unique culture and service requirements specific to their community. The quality and training of our staff, combined with our robust business systems and core commitment to customer satisfaction, ensures each community receives the highest levels of contract performance, professionalism and responsiveness in the industry.



The SAFEbuilt Team Advantage

By working with us, each municipality included in the *Request for Proposals* (RFP) will benefit from the following cost efficiencies, service improvements, and benefits:

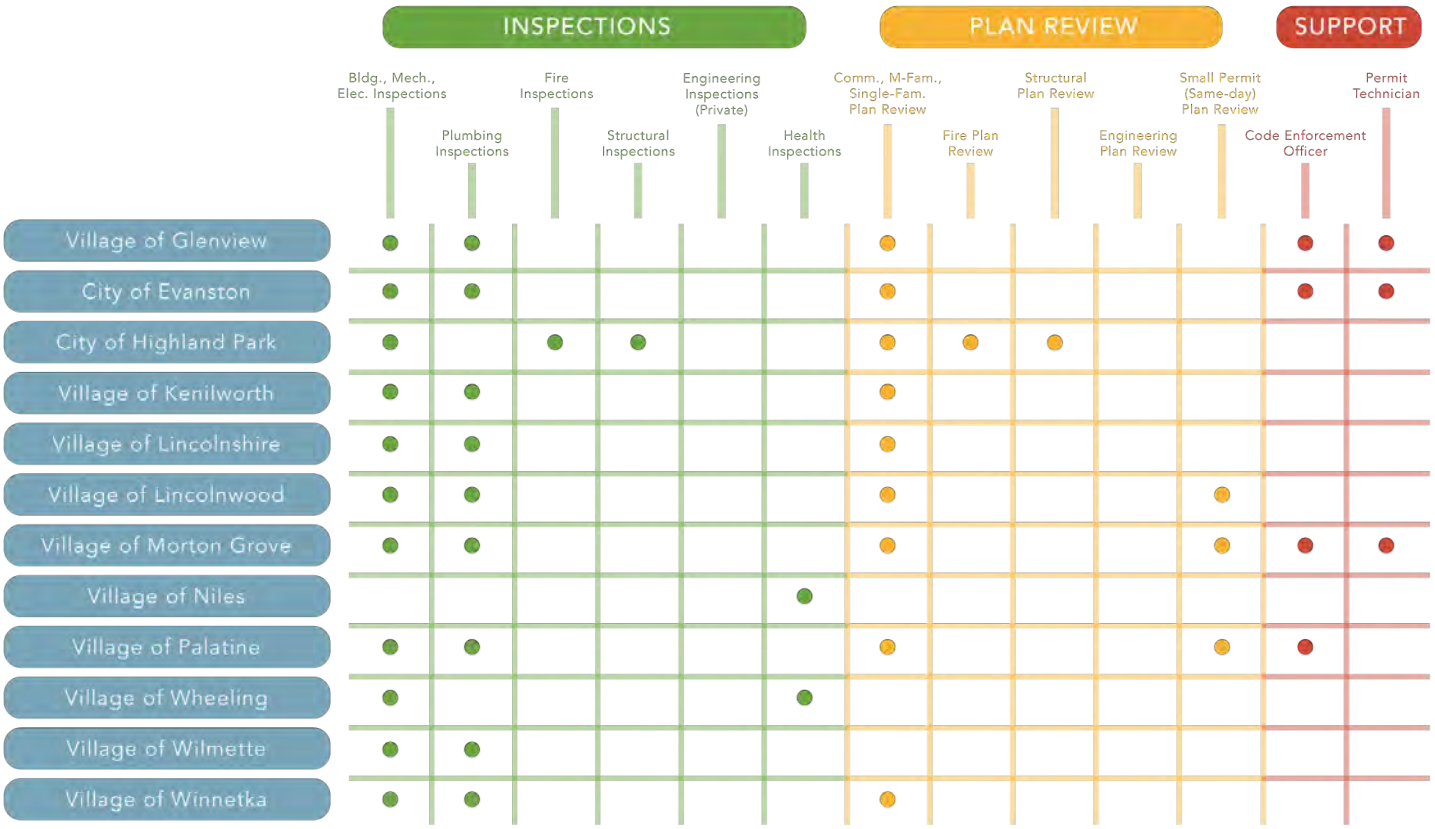
- ✓ **Concentrated Focus on Cost-Saving Approaches and Methods.** Because we serve many municipalities and agencies, we are constantly improving and adapting to provide our clients with the most cost-effective services. We share a wealth of recommendations from our varied experience with other communities to help keep our clients' budgets on track.
- ✓ **Swift Turnarounds and Expedited Services.** With extensive experience in the digital plan review process, our staff excels at providing prompt turnarounds. We easily match, and more often beat, any required turnaround deadlines.
- ✓ **Effective Coordination with other Village/City Departments.** Our people are trained in promoting collaboration and cooperation with other departments and agencies. Effective communication is a key component and we have multiple communication solutions available which will be flexible to the unique needs of the municipality.
- ✓ **A Wealth of Code Knowledge and Building Industry Experience.** We maintain staff fully licensed and certified at the highest level of industry standards. To keep our personnel on the industry's cutting edge, many serve as popular educational instructors and lecturers, as well as sit on leading boards and committees for organizations developing and implementing important code regulations. We also keep up with the latest in procedure and use of products (e.g., green building, accessibility).
- ✓ **Ability to Adjust Service Levels to Meet Your Needs.** We quickly fine-tune staff or staffing levels to match changes in activity to ensure a high level of customer services is maintained. We have picked staff uniquely qualified and experienced to deliver the exact services requested. In addition, we are skilled at assessing time commitments, developing an accurate work plan, and applying dedicated, professional personnel.
- ✓ **Leading-Edge Technology with Cost-Saving Solutions.** We deliver a suite of digital options for municipalities – prompt digital plan reviews including electronic versions of plan comments, and optional, easy-to-use online web application/portal for submittal, tracking and approval of digital plans; and available full scanning and archival services.

- ✓ **Environmentally Friendly Practices.** Our corporate policy on sustainability supports a healthy environment, reduces our carbon footprint, and promotes environmental stewardship through environmentally preferable purchasing and other sustainability actions. Our digital plan review system encourages the bypass of paper use, and all possible documents at SAFEbuilt are printed double-sided on recycled, post-consumer content paper.

APPROACH TO THE SCOPE OF WORK

With our range of Community Development Services, SAFEbuilt empowers communities to envision, plan and execute innovative solutions for nearly all municipal operational services. Our team brings the skills and experience necessary to meet each municipality's needs as outlined in the RFP.

We propose fulfillment of all services other than engineering inspections and engineering plan review.



Inspection Services

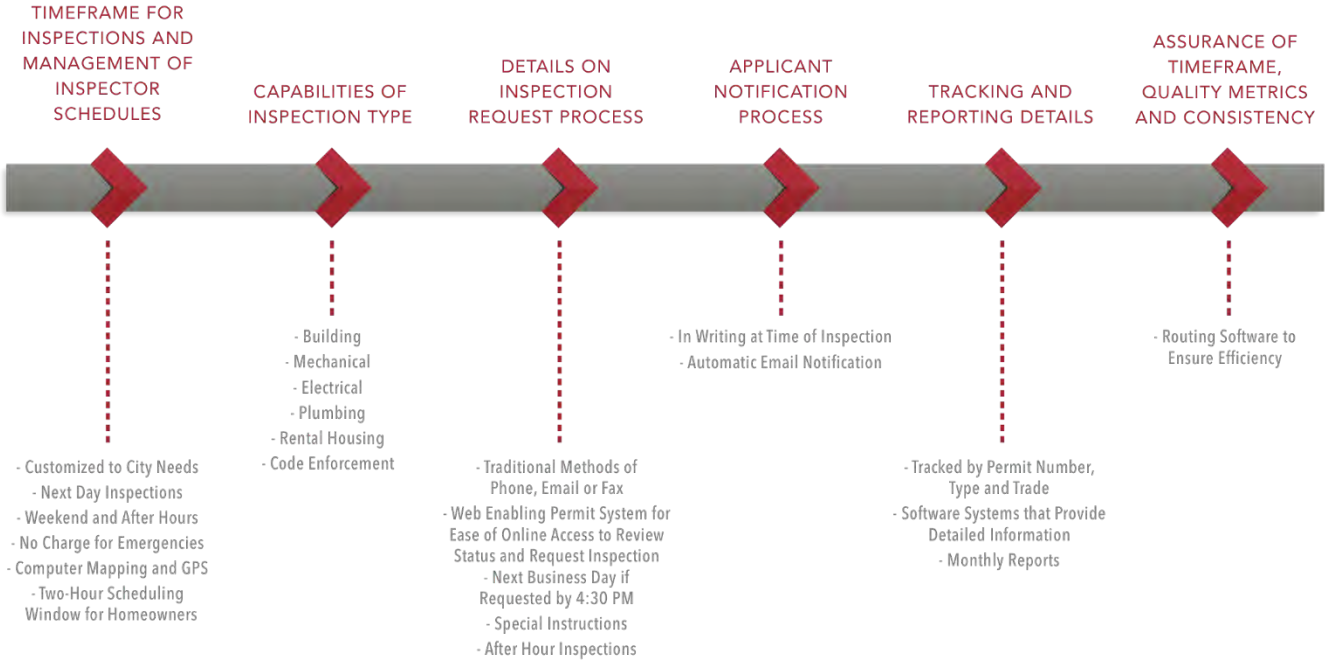
Our inspection staff recognizes that an educational, informative approach is the most effective way to improve the building community's experience.

Building, Mechanical, Electrical, and Plumbing Inspections

SAFEbuilt operations conducts building, mechanical, electrical, and plumbing inspections for building-related permits both on a full-time and a supplemental basis. Our inspections are based on your adopted codes, adopted amendments, as well as specific additional requirements from each municipality, throughout the various stages of construction. If selected, SAFEbuilt can provide a standard code transition to bring a municipality's codes current.

Inspection Request Process and Applicant Notification

Requests for inspection may be submitted to us via telephone or email. We offer next-day inspection for requests received by 4:30 PM. Our inspection staff utilize the municipality's current software to result inspections in the field, as



well as notify applicants in writing at the time of inspection. As a value-added option, SAFEbuilt's software—CommunityCore—is available free of charge, see the *Appendix*, *p. 89*, for more information. For as needed inspections, we mobilize staff within 48 hours.

Tracking and Reporting

All SAFEbuilt inspections are tracked by permit number, type, and trade. Each trade inspector enters his or her own results into the reporting software at the time of inspection with the option to attach external reports, pictures, or documents.

Assurance of Time Frame, Quality Metric, and Consistency

SAFEbuilt uses the municipality's routing software to help ensure that inspections are conducted efficiently and within the allotted time. Inspection checklists and building guides are accessible from the Inspector's iPad to assist with customers in the field. Electronic versions of code books are also available on the iPad.

To assure quality, SAFEbuilt has implemented a quality control (QC) program where our building officials and operations managers in Illinois perform random quality inspection evaluations of our staff throughout the year. They also perform a ride-along with staff as a mentoring and training exercise. In addition, SAFEbuilt conducts an annual training day which includes all state personnel. Consistency is forged through our QC program and by training, as well as constant communication between all operations.

We work with you to develop a reporting schedule and format to meet your needs. Formats may include monthly, quarterly and annual reports summarizing activity levels, adherence to performance metrics, and other items of special interest to the municipality.

Health Inspections

When transitioning health inspections for a municipality, we review current operations to determine whether any improvements should be made. For example, changes to applications, forms, and inspection sheets may be in order. More importantly, a review of current codes, federal, state and local environmental and public health laws is crucial for implementation of a compliant program.



Conducting Routine Inspections

An annual inspection schedule to meet and/or exceed the number of required routine inspections is set at the beginning of the contract year: These routine inspections take place over the course of the year.

- ✓ New and existing commercial properties
- ✓ Catering trucks – twice a year
- ✓ Ice cream trucks – once a year
- ✓ Stores selling packaged food items
- ✓ School cafeterias
- ✓ Day cares

In general, high risk facilities receive three annual inspections, mid-level risk receive two inspections, and low risk receive one. Follow up inspections vary, depending on the reason for the follow up.

The average inspection time is two hours, although times vary depending on the size and type of facility. The time required and frequency for follow-up inspections also varies according to the reason for the follow up. Critical violation follow-up inspections occur within one week.

Emergencies, Complaints, and Temporary Permits

Response to food-borne illness emergencies ensues within the municipality's required timeframe. Our health inspectors conduct investigations of food handling practices, food handlers, and other potentially harm-causing factors. Results are available for epidemiologists, environmental health, and other public health officials for ongoing risk mitigation.

Complaints receive a response within the municipality's required timeframe as well, and the establishment and/or incident is fully investigated.

Reviews for permits and inspections for temporary food providers at events such as carnivals and festivals are conducted as needed.

Performing Inspections

We perform inspections in accordance with all applicable codes, mandates, and regulations to maintain public health and safety. Our process includes:

- ✓ Follow municipality's approved checklist
- ✓ Perform all measurement procedures, as required

- ✓ Issue written notices of code violations
- ✓ Conduct follow-up inspections, as needed/required

Health Plan Review, Business Licensing, and Other Duties

In addition to the services described above, our health inspectors conduct plan reviews, occupancy inspections, and consultations for food-related businesses and establishments. Plan reviews are performed within five days of the receipt of plans. Other duties include:

- ✓ Review and approve forms
- ✓ Issue business licenses and check existing licenses
- ✓ Perform plan review and inspections for new, remodel and change of ownership for food service establishments
- ✓ Answer routine questions and provide general information
- ✓ Return phone calls within 24 hours
- ✓ Use municipality's routing software and Microsoft Office
- ✓ Appear in court on the municipality's behalf

Fire Inspections

The SAFEbuilt team performs fire and life safety inspections for all occupancies on a full-time or as needed basis. During inspections, all fire protection systems are checked for compliance with current codes, regulations and local amendments, as applicable. Inspections are resulted and reported within 24 hours to both the customer and the municipality, including non-conformance notices. Fire Safety Inspectors have iPads in the field with access to inspection checklists, Illinois fire code, National Fire Protection Association (NFPA) standards and codes, and other code books.

Structural Inspections

For structural inspections, we follow the same process used for Building, Mechanical, Electrical, and Plumbing Inspections, described above, *p. 11*. Where the inspections differ applies to the "type" of inspection, in this case structural. To determine the structural integrity and the soundness of a building, we inspect portions of the structure such as:

- ✓ Accessible/visible portions of the foundation
- ✓ Basement/crawl space
- ✓ Framing



Plan Review Services

Our plan review professionals use the below best practices to meet each municipality's service requirements, managing projects effectively and efficiently, completing all deliverables on-time and within budget.

We manage projects according to the comprehensive process described below. After plans are logged, the lead planner assigns plans to the appropriate examiner, he/she completes the review, and the completed review is returned to the municipality.

Examples of previous projects include high-rise buildings, casinos, regional shopping centers, hotels, resorts, hospitals, sports arenas, detention facilities, police stations, fire stations, city halls, libraries, schools, industrial facilities, hazardous occupancies, trash recycling, essential facilities, unreinforced masonry seismic upgrades, residential projects, tenant improvements, and remodels.

Development Center Plan Review – Same-Day Reviews

We easily handle same-day plan reviews for small construction projects such as driveways, patios, fences, sheds, additions and remodels, and detached garages. Our process includes tracking, verification, corrections, communication.

- ✓ **Tracking**. Plans are logged into our database and tracked through our review process. Once entered, the plans are sent to the appropriate plans examiner.
- ✓ **Verification**. All information on each submittal is checked against the permit application for accuracy.
- ✓ **Corrections**. Plans are reviewed for compliance with all applicable federal, state, and local regulations. Corrections are noted directly on the plans. Preliminary consultation with applicants is available upon request.
- ✓ **Communication**. Results are communicated to the applicant the same day. Any needed corrections are explained to the applicant in detail.

Commercial, Multi-Family, Single-Family and MEP Plan Review

SAFEbuilt ensures submittals are properly coordinated and tracked by following an established internal plan check process in which each plan is entered into our database, processed and returned to the client on time. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal. To accomplish this, we:

- ✓ Screen and log each application to ensure timely routing to all plan reviewers.
- ✓ Submittals are reviewed for compliance with all relevant federal, state and local requirements. The log serves as a tracking device to assure turnaround times and completeness of the review.
- ✓ Plan reviews are performed in accordance with local, state and federal regulations with which local municipalities are mandated to enforce, as well as all codes and ordinances in



effect. Preliminary consultations are provided to the applicant upon request to assist and guide them in the design and plans preparation process.

- ✓ Information shown on each permit applications is verified. Construction valuation is based on information provided by the municipality and compared to estimates provided by the applicant.
- ✓ Provide a thorough architectural and structural review of design drawings and details for compliance with the Illinois Building Code architectural provisions, including safety glazing, building security, and noise insulation performance standards.
- ✓ Plan review management.
- ✓ We assure that corrections are handled within established timeframes and as succinctly and clearly as possible. We will help each applicant through the plan review process. All corrections are identified based on compliance with specified codes and regulations.
- ✓ Written corrections are issued.
- ✓ Provide oral and written communications with project representatives, as needed.

The City approves the development of any customized correction sheets. Correction sheets for specific projects shall be forwarded to the County along with a cover memo containing at a minimum, the following:

- ✓ The date(s) plans were received and reviewed by SAFEbuilt.
- ✓ The date(s) the applicant was notified of completed plan reviews.
- ✓ The name and telephone number of the applicant.



We can receive plans from the municipality or directly from the applicant by mail, FedEx, or via electronic transmission. Our process is designed to not only be convenient for our client municipalities, but also highly convenient for the designers and permit applicants being served.

Meeting Deadlines

Our management and tracking processes ensure that we meet client deadlines. Once a plan is submitted to SAFEbuilt for review, our tracking system follows the plan through our entire process ensuring timely review. Further, our management process ensures comprehensive accurate review of each plan and serves as another method to maintain schedules and meet deadlines.

Fire Plan Review

SAFEbuilt offers specialized fire plan review. Staff review plans for a variety of structures, including new, existing, and altered buildings. Our experts also provide an additional level of oversight for projects involving occupancies or uses that traditionally pose a high risk for occupants:

- ✓ Assembly occupancies where large numbers of occupants gather.
- ✓ Educational occupancies where children receive instruction or care.
- ✓ Hazardous occupancies which involve a manufacturing or research process working with either toxic, flammable, combustible or explosive chemicals.
- ✓ High rise buildings which pose a risk to both the occupants and first responders due to height above the level of egress.
- ✓ Institutional occupancies which may include those facilities where the occupant may not be capable of self-preservation. These occupancies may include jails, prisons, and medical facilities.
- ✓ Storage occupancies with high pile storage which may cause a problem with the fire protection systems for the building.

These types of reviews include compliance checks for fire safety systems, such as automatic sprinkler systems, fire alarm systems, and fire extinguishing systems for restaurant kitchens. Fire site plans, however, review compliance for fire site access and fire department operation/suppression needs.

Structural Plan Review

Following the same process as Commercial, Multi-Family, Single-Family and MEP Plan Review, *p. 15*, Structural Plan Review checks for compliance on the soundness and structural integrity of the building. Our previous Structural Plan Reviews include seismic retrofits for multi-residential and commercial projects, new tilt-up buildings, retrofits for changes of occupancy, and lateral system review for new construction.



Permit Technician Services

The permitting process involves collaboration between local municipalities, other agencies such as health departments, and the applicant. SAFEbuilt aligns the comprehensive permit issuance process, including both internal and external agencies, with the municipality's permit issuance goals. Our staff are highly trained and have experience issuing residential permits and a host of trade permits.

SAFEbuilt provides experienced individuals to perform Permit Technician services, including the following:

- ✓ Facilitate the permitting process from initial permit intake to final issuance of permit.
- ✓ Provide front counter customer service for the City during established working hours, Monday through Friday, as needed.
- ✓ Answer questions at the counter or over the phone, as needed.
- ✓ Ensure that submittal documents are complete.
- ✓ Provide inspection scheduling and tracking to ensure code compliance.
- ✓ Provide input, tracking and reporting.

Code Enforcement Services

Our Code Enforcement Officers implement a collaborative approach to code compliance, working as part of your team to deliver proactive, educational and respectful solutions to make your community the best it can be.

SAFEbuilt helps municipalities achieve improved public safety, better quality of life, and higher property values through proven best practices, including:

- ✓ Proactively work with the municipality and its citizens to maintain a safe and desirable community.
- ✓ Respond to, and investigate code violations – typically within 48 hours, no matter the severity of the complaint.
- ✓ Post violation notices and provide initial citizen notifications and follow-up inspections.
- ✓ Respond to general inquiries about code enforcement and related requirements.
- ✓ Provide code interpretation in consultation with municipality staff and officials.
- ✓ Provide written reports, including digital photos of violations and actions taken.
- ✓ Prepare cases for court appearances, provide presentations and attend meetings, as needed.
- ✓ Participate in educational activities and customer service surveys related to code enforcement.
- ✓ Provide statistical, narrative information and detailed reports within agreed upon frequencies.

WORK PLAN

SAFEbuilt®

WORK PLAN/PROJECT TASK SCHEDULE



Working together with each of the 12 municipalities listed in the RFP, SAFEbuilt's commitment is to deliver services efficiently, accurately, on-time, and within budget. We have the flexibility, staff depth and ability to adjust with changing seasonal and economic demands of building development in each community. SAFEbuilt is prepared to provide both full-time and as needed services.

The SAFEbuilt work plan consists of **Transition, Management and Communication, Service Delivery, Quality Control,** and **Assessment**. Our overall approach is applicable to each municipality and has been placed in its entirety at the beginning of this section. During plan development, we considered each service requirement, each community, project schedule, and resources. Task schedules for each municipality follow this work plan and are separated by tabs.

Transition

When transitioning new team members into existing building departments, we have discovered that clients can sometimes be concerned with the impact on their team and the community they serve. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers.

Our team of professionals works on program transitions with other clients and has direct experience working for municipal governments. They have expertise in the use of technology, process flow, customer care, and the technical aspects of operating a Community Building Department. SAFEbuilt works to support your community during the transition period and remains available until you are satisfied that the process is complete.

The keys to successful transition include the following:

- ✓ Understanding current systems, processes, and interactions
- ✓ Involving the right team at the right time
- ✓ Involving the appropriate stakeholders in the process
- ✓ Communicating effectively throughout the process

During the transition period, we review current processes and systems to identify efficiency gaps and determine opportunities for improvement. After review and information gathering, we make recommendations to optimize efficiencies and then move to implementation.

Management and Communication

The next piece of our work plan involves both effective management and clear communication.



Management

SAFEbuilt's comprehensive approach to the *Scope of Work* begins with the application of our management philosophy. We utilize a Project Management Institute (PMI) framework of Plan, Execute, Control, and Optimize (PECO). The PECO system has been proven by PMI, as well as corporate best practices and our experience. At contract start, we use this method to calibrate our framework and adjust as necessary. This process is not common throughout the industry—and sets SAFEbuilt apart.

Our organizational approach applies to the management of all operations, ensuring all aspects of the program are thoroughly covered. Not only does the system organize routine tasks, but also tracks budget and optimizes efficiencies. Our Regional Operations Manager, Mr. Reese Menard, see *Qualifications and Experience of Staff Proposed*, *p. 60*, assigns tasks and supervises each contract, including the *Quality Control*, *p. 23*. The bottom line – all project requirements are managed systematically and cost effectively, resulting in significant savings for our clients.

Communication

One of the keys to successful flow of information is clear, detailed communication. It is important that everyone involved on a contract of this size and scope be aware of changes, progress, and challenges. We commit to work with you to determine the best ways to communicate the right information to the right people at the right time.

Face-to-face meetings are an integral part of the plan, especially at contract start-up, and involve all applicable staff from the municipality and SAFEbuilt. It is important that everyone involved be aware of progress and changes they can expect going forward. We prepare communications that can be shared with all municipal staff, detailing what to expect during contract transition and moving forward.

We believe that clear consistent communication is key to a successful working relationship between SAFEbuilt and municipal staff. Our main point of contact—which will differ at each municipality—is available to discuss projects, schedules, and concerns. He/she provides regular interface to keep municipal staff aware of progress and any suggested changes moving forward. Monthly meetings give the municipality a chance to provide feedback to us and determine other efforts to make certain the right information is getting to the right people.

Monthly meetings serve as project status updates to share information on tasks, schedule, budget, quality and scope, current or anticipated issues, and next steps. The meetings are a useful way to communicate up-to-date information to appropriate municipal staff and to share information, benefitting the entire team.

Partnership and cooperation are also key. By partnering with you, we can better understand and meet your unique needs. Once the partnership is established, our aim is to serve as a seamless extension of your staff.

We treat everyone with respect, whether municipal staff, applicants, or community members. It is one of SAFEbuilt's core values. In fact, SAFEbuilt's core values embody our approach to our working relationship with your staff, as well as our philosophy in providing the requested services.

The SAFEbuilt team stands apart from others by remaining dedicated to a client-centered philosophy based on our core values:



- ✓ **Integrity** – We choose to do the right thing every time.
- ✓ **Improvement** – We strive to continuously improve and understand how we can do better tomorrow.
- ✓ **Service** – We always provide unequaled service levels to our customers, external and internal.
- ✓ **Teamwork** – We have an environment where everyone is able to contribute ideas. We encourage and reward creativity and initiative.
- ✓ **Respect** – We are respectful in the way we interact with everyone.

Service Delivery

SAFEbuilt's service delivery methods are described in detail in the earlier pages of this section. We are committed to delivering services on-time and within budget, empowering your community to envision, plan and execute innovative solutions. As your partner, we are dedicated to helping your community maintain safety and livability, and to provide a place where people thrive.

Services are delivered according to the Task Schedules included for each municipality below.

Quality Control



SAFEbuilt prides itself in meeting the needs of its clients while maintaining a high level of quality control. We hire experienced staff with all required certifications and licenses. Staff receive training on a regular basis to stay up-to-date on current codes, ordinances, amendments and regulations. Plan reviews are periodically peer-reviewed with supervisors to resolve ambiguities or to address client/applicant concerns.

To ensure quality, SAFEbuilt has implemented a Quality Control (QC) program where our Regional Operations Manager, Mr. Reese Menard, performs random quality inspection evaluations of our staff throughout the year. They also perform a ride-along with staff as a mentoring and training exercise.

Other examples of SAFEbuilt's QC activities include:

- ✓ Usage of standardized processes for intake, completion of returned work, email correspondence, review comment letters and other items to ensure consistency and satisfaction of client experience for work conducted (i.e., logging permit review data into each municipality's system).
- ✓ Our Operations Manager conducts periodic reviews to ensure completeness, accuracy, and consistency of work performed.
- ✓ Period peer review of others' plan reviews.
- ✓ Staff feedback as necessary for any discrepancies or improvements needed.
- ✓ Staff receive both internal and external training, including through SAFEbuilt Academy, to grow professionally and improve skill sets.
- ✓ Staff is paid to attend internal and external training opportunities.
- ✓ Inspection staff receive periodic peer reviews and "ride-alongs" to ensure consistency and satisfaction of client experience for work performed.
- ✓ Regional Operations Manager conducts periodic check-ins with clients to receive feedback regarding satisfaction with work performed and services provided.
- ✓ SAFEbuilt sends out periodic customer satisfaction surveys to receive feedback on satisfaction with work performed and services provided.
- ✓ SAFEbuilt uses both check-ins and surveys to find possible opportunities to improve client satisfaction, work performed, and services provided, as necessary.

Assessment

SAFEbuilt conducts an annual customer satisfaction survey and collects comment cards on a regular basis from clients. We coordinate use of the survey with our municipal clients before administering it to the agency's customers and coordinate survey tracking as well. Surveys are also given to municipal staff to gauge our work. These quick surveys are ideal for gauging the customer's experience.

We also establish and track metrics with our clients to determine our performance on our contracts. The performance metrics help to guide our ongoing and continuous improvement, while regular meetings with the municipality keep performance on track.

Village of Glenview

As the Village of Glenview's (the Village) current provider, you lose no time transitioning to a new contractor. We already know the Village's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the Village. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with the Inspectional Services handbook and other established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Glenview – 12-Month Project Task Schedule

Services	Tasks	Schedule
Permit Technician January-December, 40 hours per week	▪ Answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village	Within 24 hours
	▪ Provide basic information on permit application requirements, general procedures for process, and permit fees	Within 24 hours
	▪ Review and issue over-the-counter permits	Within 2 business days
	▪ Review of general contractor status and notification of permit contact for non-Development Center permits	Reviews completed and applicant contacted within 2 business days
	▪ Confirm all required documentation has been submitted prior to routing plan reviews to other staff	Within 1 business day
	▪ Use Munis, Microsoft Office, and related permitting software » Enter hard copy and electronic non-Development Center submittals	Within 1 business day
	▪ Assign and route permits for inspection and plan review	Within 1 business day
	▪ Cover breaks and leave	As needed

Building, Mechanical, and Electrical Inspections January-March, 48 hours per week April-November, 64 hours per week December, 48 hours per week	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour on the day schedules
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day schedules
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	Best effort to complete within 4 days during weeks with fewer than 5 business days
Plumbing Inspections January-March, 24 hours per week April-November, 32 hours per week December, 24 hours per week	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour on the day scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 Business days typical adhering to state code compliance
	▪ Provide consulting plan review services to other staff, as needed	As needed

Development Center Reviews Plan Review Volume – April-November, 149 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 1 business day
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 1 business day
Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January, 35 per month February-October, 45 per month November -December, 35 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 10 business days
	▪ Re-review plans, as needed	Within 5 business days
	▪ Calculate permit fees	Within 10 business days
Code Enforcement Inspection Action Volume – January-March, 139 per month April-October, 346 per month	▪ Respond to general customer inquiries regarding code enforcement and related requirements	Within 24 hours
	▪ Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments	Within 2 business days

November -December, 139 per month	▪ Perform inspections in response to complaints	▪ Severity 1 – within 2 business days ▪ Severity 2 – within 3 business days ▪ Severity 3 – within 4 business days ▪ Severity 4 – within 5 business days
	▪ Enter all inspection actions into Munis	Within 3 business days
	▪ Close compliant violations (or citation issuance)	Closed or legal notices issued within 90 days
	▪ Consultations with Inspectional Services manager and other staff regarding interpretations to the code	As needed
Engineering Plan Review – Single-Family Plan Review Volume – January-December, 58.3 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Conduct initial review of submittal to determine if the submission is complete, identify deficiencies, and/or review deadlines	Within 24 hours of receipt
	▪ Perform engineering plan review to ensure compliance with local ordinances, the Village's Engineering Standards and typical engineering practices/principles to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 5 business days
	▪ Re-review plans, as needed	Within 5 business days
	▪ Calculate permit fees	Within 5 business days
Engineering Plan Review – Commercial, Multi-Family Plan Review Volume – January-December, 8.3 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Attend and provide engineering review comments related to preliminary site plan review and final site plan review processes	As needed

	▪ Perform engineering plan review to ensure compliance with local ordinances, the Village's Engineering Standards and typical engineering practices/principles to plans ▪ Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 10 business days
	▪ Re-review plans, as needed	Within 5 business days
	▪ Calculate permit fees	Within 10 business days
Engineering Inspections – Private Engineering Inspections Inspection Volume – January-December, 83 per month	▪ Respond to general customer inquiries regarding engineering inspections and related requirements	Within 24 hours
	▪ Perform engineering inspections on new and existing commercial and residential construction projects, including utility installation, pavement installation and grading	On-time as scheduled
	▪ Inspect approved plans, specifications and permits issued for proposed work projects	On-time as scheduled
	▪ Support the code enforcement professionals in investigation of drainage complaints	On-time as scheduled
	▪ Issue written notices of code violations	As needed
	▪ Provide consulting plan review services to other staff, as needed	As needed

City of Evanston

As the City of Evanston's (the City) current provider, you lose no time transitioning to a new contractor. We already know the City's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the City. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with the City's established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

City of Evanston – 12-Month Project Task Schedule

Services	Tasks	Schedule
Permit Technician January-October, As Needed	▪ Answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village	Within 24 hours
	▪ Provide basic information on permit application requirements, general procedures for process, and permit fees	Within 24 hours
	▪ Review and issue over-the-counter permits	Within 2 business days
	▪ Review of general contractor status and notification of permit contact for non-Development Center permits	Reviews completed and applicant contacted within 2 business days
	▪ Confirm all required documentation has been submitted prior to routing plan reviews to other staff	Within 1 business day
	▪ Use Microsoft Office, and related permitting software » Enter hard copy and electronic non-Development Center submittals	Within 1 business day
	▪ Assign and route permits for inspection and plan review	Within 1 business day
	▪ Cover breaks and leave	As needed

Building, Mechanical, and Electrical Inspections January, 4.6 hours per week May, 4.6 hours every other week June-July, 4.6 hours per week August-November, 4.6 hours every other week December, 9.2 hours per week	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day schedules
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour on the day schedules
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day schedules
	▪ Perform any other inspection necessary to confirm compliance with adopted City building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	Best effort to complete within 4 days during weeks with fewer than 5 business days
Plumbing Inspections (included in the annual schedule above per Exhibit C)	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour on the day scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant

	▪ Provide consulting plan review services to other staff, as needed	As needed
Commercial, Multi-Family, Single-Family, & MEP Reviews <<NOTE: this is the same description as for Development Center plan review for other agencies – SFR additions and remodels, detached garages, etc.>> Plan Review Volume – January, 40 per month February-May, 30 per month June -August, 50 per month September-October, 45 per month November, 35 per month December, 50 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 1 business day
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 1 business day
Code Enforcement As Needed	▪ Respond to general customer inquiries regarding code enforcement and related requirements	Within 24 hours
	▪ Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments	Within 2 business days
	▪ Perform inspections in response to complaints	▪ Severity 1 – within 2 business days ▪ Severity 2 – within 3 business days ▪ Severity 3 – within 4 business days ▪ Severity 4 – within 5 business days
	▪ Enter all inspection actions into Munis	Within 3 business days

	▪ Close compliant violations (or citation issuance)	Closed or legal notices issued within 90 days
	▪ Consultations with Inspectional Services manager and other staff regarding interpretations to the code	As needed

City of Highland Park

Our priority is to ensure the best possible experience working with our team—with minimum impact on the City of Highland Park (the City) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with City staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the City—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

City of Highland Park – 12-Month Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections As Needed	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour on the day scheduled
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day scheduled
	▪ Perform any other inspection necessary to confirm compliance with adopted City building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January-February, 5 per month March, 6 per month April-September, 25 per month October, 20 per month November- December, 20 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 10 business days
	▪ Re-review plans, as needed	Within 7 business days
	▪ Calculate permit fees	
Fire Plan Review Plan Review Volume – January, 3 per month February, 5 per month March-May, 13 per month June-July, 15 per month August-October, 13 per month November, 5 per month December, 4 per month	▪ Review building plans for fire code compliance within 10 business days (if attached to COM/MF/single-family house or 5 business days if a misc. or minor project)	Within 7 business days/5 business days if a misc. or minor projects
	▪ Respond to general customer inquiries regarding fire plan reviews and related requirements	Within 24 hours
	▪ Consult with City staff and other departments, as needed	As needed
Fire Inspections	▪ Respond to general customer inquiries regarding fire inspections and related requirements, as needed	Within 24 hours

As Needed	▪ Perform fire inspections to ensure compliance with fire codes within 1-2 business days and same-day emergencies, as needed	Within 1-2 business days Emergencies – Same day
Structural Plan Review Plan Review Volume – January-March, 3 per month April, 8 per month May-September, 10 per month October, 8 per month November-December, 3 per month	▪ Review building plans for structural code compliance within 10 business days (if attached to COM/MF/single-family house or 5 business days if a misc. or minor project)	Within 10 business days/5 business days if a misc. or minor projects
	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Consult with City staff and other departments, as needed	As needed
Structural Inspections As Needed	▪ Respond to general customer inquiries regarding structural inspections and related requirements, as needed	Within 24 hours
	▪ Perform structural inspections to ensure compliance with fire codes within 1-2 business days and same-day emergencies, as needed	Within 1-2 business days Emergencies – Same day
Engineering Plan Review Plan Review Volume – January-October, 10 per month November-December, 5 per month	▪ Respond to general customer inquiries regarding residential drainage and grading plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all local ordinances, ensure the Highland Park Building Code and typical engineering practices/principles » Review drainage and grading plans, calculations, details, topographical maps, and other pertinent information as required to determine code compliance.	Within 5 business days
	▪ Re-review plans, as needed	Within 5 business days

Village of Kenilworth

As the Village of Kenilworth's (the Village) current provider, you lose no time transitioning to a new contractor. We already know the Village's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the Village. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with the Village's established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Kenilworth – 12-Month Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections Inspection Volume – January, 30 per month February-April, 35 per month May-August, 50 per month September-November, 45 per month December, 40 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protections, haul road, and signage	2 inspections per hour on the day scheduled
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour on the day scheduled
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Plumbing Inspections Inspection Volume – January-February, 10 per month March-June, 15 per month July-August, 20 per month September- December, 15 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspects new installations and alterations of plumbing and drainage systems in public and private buildings » Checks piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issues written notices of code violations	2 inspections per hour on the day scheduled
	▪ Inspects approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January-March, 2 per month April-October, 4 per month November, 1 per month December, 0 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans	Within 10 business days
	▪ Re-review plans, as needed	Within 5 business days

Village of Lincolnshire

Our priority is to ensure the best possible experience working with our team—with minimum impact on the Village of Lincolnshire (the Village) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with Village staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the Village—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Lincolnshire – 12-Month Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections Inspection Volume – January-December, 85 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Plumbing Inspections Inspection Volume – January-December, 28 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed
Commercial, Multi-Family, Single-Family, & MEP Reviews <<NOTE: this is the same description as for Development Center plan review for other agencies – SFR additions and remodels, detached garages, etc.>> Plan Review Volume – January-December, 35 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 1 business day
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 1 business day

Village of Lincolnwood

Our priority is to ensure the best possible experience working with our team—with minimum impact on the Village of Lincolnwood (the Village) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with Village staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the Village—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Lincolnwood – 12-Month Work Plan/Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections Inspection Volume – January-February, 67 per month March, 80 per month April, 93 per month May, 120 per month June-August, 133 per month September, 120 per month October, 107 per month November, 80 per month December, 67 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Plumbing Inspections Inspection Volume – January-February, 33 per month March, 40 per month April, 47 per month May, 60 per month June-August, 67 per month September, 60 per month October, 53 per month November, 40 per month December, 33 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed
Development Center Reviews Plan Review Volume – January, 7 per month February, 9 per month March-May, 15 per month June-October, 12 per month November- December, 10 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 1 business day
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 1 business day

Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January, 10 per month February, 15 per month March-May, 25 per month June-October, 20 per month November- December, 15 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 5 business days Contractor reviews – within 10 business days
	▪ Re-review plans, as needed	Within 3 business days Contractor reviews – within 6-8 business days
	▪ Calculate permit fees	Within 5 business days

Village of Morton Grove

As the Village of Morton Grove's (the Village) current provider, you lose no time transitioning to a new contractor. We already know the Village's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the Village. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with Village's established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Morton Grove – 12-Month Work Plan/Project Task Schedule

Services	Tasks	Schedule
Permit Technician January-March, 20 hours per week April-November, 40 hours per week December, 20 hours per week	▪ Answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village	Within 24 hours
	▪ Provide basic information on permit application requirements, general procedures for process, and permit fees	Within 24 hours
	▪ Review and issue over-the-counter permits	Within 2 business days
	▪ Confirm all required documentation has been submitted prior to routing plan reviews to other staff	Within 1 business day
	▪ Use Munis, Microsoft Office, and related permitting software » Enter hard copy and electronic non-Development Center submittals	Within 1 business day
	▪ Assign and route permits for inspection and plan review	Within 1 business day
	▪ Cover breaks and leave	As needed

Building, Mechanical, and Electrical Inspections Inspection Volume – January-March, 416 per month April-November, 554 per month December, 416 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	Best effort to complete within 4 days during weeks with fewer than 5 business days
Plumbing Inspections Inspection Volume – January-March, 208 per month April-November, 277 per month December, 208 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour on the day scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed

Development Center Reviews Plan Review Volume – April-October, 80 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Perform plan review in compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 1 business day
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 1 business day
Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January, 40 per month February-November, 50 per month December, 40 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review in compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 10 business days
	▪ Re-review plans, as needed	Within 5 business days
	▪ Calculate permit fees	Within 10 business days
Code Enforcement Inspection Action Volume – January-March, 160 per month April-October, 400 per month	▪ Respond to general customer inquiries regarding code enforcement and related requirements	Within 24 hours
	▪ Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments	Within 2 business days

November-December, 160 per month	▪ Perform inspections in response to complaints	▪ Severity 1 – within 2 business days ▪ Severity 2 – within 3 business days ▪ Severity 3 – within 4 business days ▪ Severity 4 – within 5 business days
	▪ Enter all inspection actions into Munis	Within 3 business days
	▪ Close compliant violations (or citation issuance)	Closed or legal notices issued within 90 days
	▪ Consultations with Inspectional Services manager and other staff regarding interpretations to the code	As needed

Village of Niles

Our priority is to ensure the best possible experience working with our team—with minimum impact on the Village of Niles (the Village) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with Village staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the Village—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Niles – 12-Month Project Task Schedule

Services	Tasks	Schedule
Health Inspections January-December, 37.5 hours per week	▪ Perform health inspections on new and existing commercial properties, including regular health inspections, restaurant plan reviews, and responses to food-borne illness emergencies » Issue written notices of code violations	Following a schedule to meet/exceed the number of State-mandated inspections based on risk category: ▪ High risk – 3 per year ▪ Mid risk – 2 per year ▪ Low risk – 1 per year
	▪ Inspect catering trucks bi-annually and ice cream trucks annually » Issue written notices of code violations	Catering trucks – every 6 months Ice cream trucks – once per year
	▪ Review and/or inspect temporary food, including carnivals and festivals » Issue written notices of code violations	As required
	▪ Perform all plan review and inspectional services for new, remodel, or change of ownership food service establishments » Issue written notices of code violations	Within 5 business days
	▪ Issues business licenses for all new establishments and check existing business licenses	Within 5 business days or sooner, depending on Village's procedure

	▪ Answer routine inquiries, provide general information, and refer customers to the appropriate staff member at the Village	Within 24 hours
	▪ Provide basic information on health inspection requirements, general procedure for process, and fees/fines	Within 24 hours
	▪ Use Munis, Tyler Engergov, Microsoft Office, and related permitting software	Daily
	▪ As necessary, perform all follow-up inspections to ensure compliance	Critical violation follow-ups occur within one week Others, as required
	▪ As necessary, complete emergency and complaint inspections	As necessary
	▪ As necessary, appear in court on the Village's behalf	As necessary
	▪ Cover breaks and leave	As necessary

Village of Palatine

As the Village of Palatine's (the Village) current provider, you lose no time transitioning to a new contractor. We already know the Village's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the Village. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with the Village's established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Palatine – 12-Month Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections Inspection Volume – January-March, 500 per month April-June, 800 per month July-September, 1000 per month October-December, 800 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Plumbing Inspections Inspection Volume – January-March, 100 per month April-June, 125 per month July-September, 145 per month October-December, 100 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour, as scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed
Development Center Reviews Plan Review Volume – January-February, 50 per month March, 120 per month April, 150 per month May, 160 per month June, 180 per month July, 200 per month August-September, 140 per month October, 120 per month November, 80 per month December, 60 per month	▪ Respond to general customer inquiries regarding plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 3 business days
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 3 business days

Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January, 35 per month February-October, 45 per month November-December, 35 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 3 business days
	▪ Re-review plans, as needed	Within 1 business day
	▪ Calculate permit fees	Within 3 business days
Code Enforcement Inspection Action Volume – January-March, 70 per month April-June, 145 per month July -September, 125 per month October -December, 50 per month	▪ Respond to general customer inquiries regarding code enforcement and related requirements	Within 24 hours
	▪ Perform inspections to ensure compliance with the Village's property maintenance, zoning, and other miscellaneous codes, and local amendments	Within 2 business days
	▪ Perform inspections in response to complaints	▪ Severity 1 – within 2 business days ▪ Severity 2 – within 3 business days ▪ Severity 3 – within 4 business days ▪ Severity 4 – within 5 business days
	▪ Enter all inspection actions into Munis	Within 3 business days
	▪ Close compliant violations (or citation issuance)	Closed or legal notices issued within 90 days
	▪ Consultations with Inspectional Services manager and other staff regarding interpretations to the code	As needed

Village of Wheeling

Our priority is to ensure the best possible experience working with our team—with minimum impact on the Village of Wheeling (the Village) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with Village staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the Village—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Wheeling – 12-Month Project Task Schedule

Services	Tasks	Schedule
Building, Mechanical, and Electrical Inspections Inspection Volume – January-December, 28 hours per week	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	Inspections as scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	Inspections as scheduled
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	Inspections as scheduled
	▪ Coordinate with Building Inspector, Plumbing Inspector, Permit Specialist, Fire Inspector and Community Development Director	Check-in at least weekly; more often if needed

Health Inspections Inspection Volume – January-December, 28 per month	▪ Conduct regular health inspections for facilities such as restaurants, stores selling packaged food items, school cafeterias, and day cares » Perform routine inspections and follow-up inspections » Issue written notices of code violations	Following a schedule to meet/exceed the number of State-mandated inspections based on risk category: ▪ High risk – 3 per year ▪ Mid risk – 2 per year ▪ Low risk – 1 per year Follow-ups ▪ Critical violation follow-ups occur within one week ▪ Others, as required
	▪ Coordinate with Health Officer and Community Development Director	Check-in at least weekly; more often if needed

Village of Wilmette

Our priority is to ensure the best possible experience working with our team—with minimum impact on the Village of Wilmette (the Village) and its citizens. Current employees, additional departments, permit holders, applicants, and other municipalities can all be affected by new service providers. From the start, we work hard to build trust with Village staff and establish strong working relationships.

Given our decades of experience working in Illinois, transitioning work to SAFEbuilt is smooth and efficient. We have the experience and tools necessary to establish successful services for the Village—required licenses and certifications, dedication to customer satisfaction, and commitment to cost efficiency.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Wilmette – 12-Month Project Task Schedule

Services	Tasks	Timeframe
Building, Mechanical, and Electrical Inspections Inspection Volume – January-December, As needed	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour, as scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour, as scheduled
	▪ Inspect HVAC mechanical systems » Ensure compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour, as scheduled
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other	Best effort to complete within 4 days during weeks with fewer than 5 business days

	codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	
Plumbing Inspections Inspection Volume – January-December, 125 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour, as scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed

Village of Winnetka

As the Village of Winnetka's (the Village) current provider, you lose no time transitioning to a new contractor. We already know the Village's processes and operations, giving you assurance that services will continue without interruption. Because SAFEbuilt's team is already in place, we can initiate work immediately upon receiving Notice to Proceed from the Village. There are no major risks or challenges that would potentially impact SAFEbuilt's ability to meet the contract start date. Unlike other firms, SAFEbuilt has a team in place that is ready and prepared to continue to deliver the services outlined in the *Scope of Work*.

Our work will continue in accordance with the Village's established procedures and requirements.

See *Work Plan* at the beginning of this section, *p. 20*.

Village of Winnetka – 12-Month Project Task Schedule

Services	Tasks	Timeframe
Building, Mechanical, and Electrical Inspections Inspection Volume – January, 205 per month February, 211 per month March, 250 per month April, 227 per month May, 244 per month June, 238 per month July, 230 per month August, 223 per month September, 239 per month October, 206 per month November, 185 per month December, 193 per month	▪ Respond to general customer inquiries regarding building, mechanical, and electrical inspections and related requirements	Within 24 hours
	▪ Participate in pre-occupancy inspections with commercial tenants and their design professionals	2 inspections per hour as scheduled
	▪ Perform building, accessibility, and electrical system inspections on new and existing commercial and residential construction projects	2 inspections per hour as scheduled
	▪ Perform pre-construction site development inspections, including a construction fence, tree protection, haul road, and signage	2 inspections per hour as scheduled
	▪ Perform electrical and mechanical (including HVAC) inspections in compliance to the approved plans, applicable codes, state of Illinois standards, and local amendments	2 inspections per hour as scheduled
	▪ Perform any other inspection necessary to confirm compliance with adopted Village building codes or other codes as necessary for a Certificate of Occupancy, Special Event Inspections, and Temporary Occupancy Inspections	Best effort to complete within 4 days during weeks with fewer than 5 business days

Plumbing Inspections Inspection Volume – January, 58 per month February, 60 per month March, 71 per month April, 64 per month May, 69 per month June, 67 per month July, 65 per month August, 63 per month September, 67 per month October, 58 per month November, 52 per month December, 54 per month	▪ Respond to general customer inquiries regarding plumbing inspections and related requirements	Within 24 hours
	▪ Inspect new installations and alterations of plumbing and drainage systems in public and private buildings » Check piping size, connections, trap seals, cleanouts, and the use of approved materials, devices, fixtures, and equipment » Issue written notices of code violations	2 inspections per hour as scheduled
	▪ Inspect approved plans, specifications, and permits issued for proposed work projects	1-3 business days typical ensuring state code requirements are compliant
	▪ Provide consulting plan review services to other staff, as needed	As needed
Commercial, Multi-Family, Single-Family, & MEP Reviews Plan Review Volume – January, 67 per month February, 57 per month March, 82 per month April, 87 per month May, 88 per month June, 79 per month July, 69 per month August, 87 per month September, 67 per month	▪ Respond to general customer inquiries regarding commercial, multi-family, single-family, & MEP plan reviews and related requirements	Within 24 hours
	▪ Perform plan review to ensure compliance with all building, safety, electrical, plumbing, mechanical and energy code and code amendments, Illinois Accessibility Code, and ADA requirements to plans » Apply all applicable zoning ordinance regulations to plans » Compare building permit submittals to approved Exhibits from Planning approval ordinances » With assistance of planning staff, compare building permit submittals to approved Exhibits from Planning approval ordinances	Within 5 business days (MINOR PERMITS – new SFR, SFR additions and remodels, new MFR, MFR additions and remodels, new commercial, commercial additions and remodel permits) Within 10 business days (MAJOR PERMITS – new SFR, SFR additions and remodels, new MFR, MFR additions and remodels, new commercial, commercial additions and remodel permits)

October, 62 per month November, 60 per month December, 50 per month	▪ Re-review plans, as needed	MINOR PERMITS Within 3 business days MAJOR PERMITS Within 5 business days
	▪ Communicate with applicants, designers, architects, and contractors as needed to assure timely issuance of all permits	As needed
	▪ Calculate permit fees	Within 5-10 business days

2. QUALIFICATIONS AND EXPERIENCE OF STAFF PROPOSED

SAFEbuilt®

2. Qualifications and Experience of Staff Proposed



With our team's decades of experience, SAFEbuilt has experienced staff with the necessary licenses and certifications to meet each municipality's needs. We have completed a wide variety of permitting, inspection, and plan review projects in Illinois and are staffed to accommodate all requirements. With more than 40 staff in the state, we have the capability to respond to fluctuating demand for services in every municipality.

Our team consists of industry professionals who provide communities with consistent and responsive customer service every day. We approach our work with pride and professionalism, getting the job done the right way, day in and day out.

Rounding out our team, we are pleased to partner with Health Inspection Professionals for health inspections in the Village of Niles and the Village of Wheeling. Both Villages will contract with SAFEbuilt for these services.

REGIONAL OPERATIONS MANAGER

Reese Menard – Mr. Menard has more than 30 years of experience in the construction industry, including 18 years in a management role. His work with SAFEbuilt has been two-fold—from 2014-2015 he worked as a plumbing inspector for the City of Park Ridge, Illinois, then returned to SAFEbuilt in 2016 for his current role as Regional Operations Manager. In times of high demand, he is also available to perform plumbing and building inspections, and plan review. His work for public agencies in Illinois is of similar scope to the services requested in the RFP—building and plumbing inspections in compliance with federal, state and local codes, complaint resolution, follow-up inspections, plan review in compliance with federal, state and local codes, and operations management.

PERMIT TECHNICIAN

Arnold Ibardaloza – Mr. Ibardaloza assists the SAFEbuilt team, ensuring efficient and precise plan reviews and inspections. He has a strong understanding of building and municipal operations and is adept at handling multiple responsibilities simultaneously. With SAFEbuilt since 2016, he performs the same duties required by municipalities in the RFP for the City of Northlake, Illinois—fulfills residential, commercial and industrial permit submittals, calculates and processes permits and various inspectional invoices, analyzes and explains city ordinances and zoning requirements, and manages daily building operations.

PLANS EXAMINER/STRUCTURAL PLANS EXAMINER

Salvatore Gaeta, RA –A Licensed Architect in the State of Illinois, Mr. Gaeta has more than 35 years of experience in the building industry. He has worked on a variety of projects including commercial, industrial, residential, and Housing and Urban Development (HUD) structures throughout his career. With SAFEbuilt, he utilizes his ICC Residential Plans Examiner Certification to work with municipalities in Illinois to perform structural and building plans examination. Mr. Gaeta has been with SAFEbuilt since 2015, performing the same duties required by municipalities in the RFP— structural and building plan review in compliance with federal, state and local codes, and re-review.

FIRE PLANS EXAMINER/STRUCTURAL PLANS EXAMINER

Sally Guregian, RA – Ms. Guregian is a Licensed Architect in the State of Illinois with more than 30 years of experience. Her experience includes everything from life safety inspections to code reviews and fire plans examination. Her work with SAFEbuilt includes the same duties required by municipalities in the RFP—fire plan review in compliance with federal, state and local codes, and re-review, and structural plan review in compliance with federal, state and local codes, and re-review.

PLANS EXAMINER AND FIRE PLANS EXAMINER/BUILDING INSPECTOR AND FIRE INSPECTOR

Gerald Keys – A 30-year veteran of the construction industry, Mr. Keys has more than 13 years of experience in Community Development Services. He is a Master Code Professional and holds 39 ICC Certificates, including plans examination, inspection, accessibility, energy and green construction, fire plans examination, and fire inspection. His work for SAFEbuilt in Illinois includes the same duties required by municipalities in the RFP—building, mechanical, electrical and building plan review in compliance with federal, state and local codes, and re-review, building plan review in compliance with federal, state and local codes, and re-review, fire plan review in compliance with federal, state and local codes, and re-review, and fire inspection in compliance with federal, state and local codes, and follow-up inspection.



PLANS EXAMINER/BUILDING INSPECTOR

Keith Rooney – With 25 years of overall experience in residential and commercial construction, Mr. Rooney's collective experience also includes 16 years of municipal inspection and plan review, including 11 years as a Building Official. He currently holds 23 ICC Certifications including Master Code Professional. At SAFEbuilt he performs the same duties required by municipalities in the RFP—building. mechanical and electrical inspections in compliance with federal, state and local codes, complaint resolution, follow-up inspections, and residential building plan review in compliance with federal, state and local codes, and re-review.

RESIDENTIAL COMBINATION INSPECTOR

David DeLeon – An ICC Certified Residential Building, Electrical, Mechanical, and Property Maintenance inspector, Mr. DeLeon has more than five years of experience in the trade. He is also an ICC Certified Residential Plans Examiner. He has been with SAFEbuilt since 2013, performing the same duties required by municipalities in the RFP—building, mechanical and electrical inspections in compliance with federal, state and local codes, complaint resolution, follow-up inspections, and residential building plan review in compliance with federal, state and local codes, and re-review.

BUILDING INSPECTOR/CODE ENFORCEMENT

Jeffrey Weiss – Prior to his employment with SAFEbuilt, Mr. Weiss provided administration and enforcement of building and zoning codes, and property maintenance codes and ordinances for the Village of Woodridge. In addition to code enforcement, he has direct experience with installation and maintenance of HVAC, electrical and plumbing

system. He currently performs the same duties required by municipalities in the RFP—residential building inspections in compliance with federal, state and local codes, follow-up inspections, and code enforcement in compliance with federal, state and local codes.

BUILDING INSPECTOR/CODE ENFORCEMENT

Jasmine Hernandez – Ms. Hernandez has more than 15 years of housing and code enforcement experience working with a variety of federal, state, and local community improvement and fair housing programs. In addition to certifications for building Inspection and code enforcement, she is a certified HUD inspector. She currently performs the same duties required by municipalities in the RFP—residential building inspections in compliance with federal, state and local codes, follow-up inspections, and code enforcement in compliance with federal, state and local codes.

BUILDING INSPECTOR

Anthony Westbrook –Prior to his employment with SAFEbuilt, Mr. Weiss provided administration and enforcement of building and zoning codes, and property maintenance codes and ordinances for the Village of Woodridge. In addition to code enforcement, he has direct experience with installation and maintenance of HVAC, electrical and plumbing system. He currently performs the same duties required by municipalities in the RFP—residential building inspections in compliance with federal, state and local codes, follow-up inspections, and code enforcement in compliance with federal, state and local codes.



CODE ENFORCEMENT

Rosario DeLeon – Mr. Rosario DeLeon has worked for municipal governments in Illinois for the past 20 years and is well-versed in the workings of city government. With SAFEbuilt since 2018, he works not only in code enforcement, but is also ICC Certified for property maintenance and housing and zoning inspections. He currently performs the same duties required by municipalities in the RFP— responding to general customer inquiries regarding code enforcement and related requirements, and performing inspections to ensure compliance with the municipality's property maintenance, zoning, and other miscellaneous codes, and local amendments.

HEALTH INSPECTOR

Lynn Hoette – A licensed Environmental Health Practitioner, Ms. Hoette's health inspection career in Illinois began in 2008. She currently performs health inspection duties for 10 municipalities, including the Villages of Wilmette, Western Springs, and Glencoe. Her work for these municipalities is of similar scope to the services requested in the RFP—routine food establishment inspections, complaint resolution, follow-up inspections, review and inspection for temporary food events, plan review of new food establishments/ existing remodel/changes of ownership, investigate foodborne illness, consultation with potential new facility owners, and providing general information and answering questions. Ms. Hoette is the President of Health Inspection Professionals.

HEALTH INSPECTOR

Leonard Morelli – Beginning in 2010, Mr. Morelli performed health inspection throughout the Midwest for two years. During that time he conducted food inspection audits for clients, teaching and coaching them to create safer

and healthier environments. He now works for Health Inspection Professionals and performs health inspection duties for municipalities in Illinois. His work for these municipalities is of similar scope to the services requested in the RFP—routine food establishment inspections, complaint resolution, follow-up inspections, review and inspection for temporary food events, investigate foodborne illness, providing food safety training, and providing general information and answering questions.

HEALTH INSPECTOR

Ramesh Patel – Mr. Patel is a health inspector with Health Inspection Professionals. He has worked in food sanitation for more than four decades. The first half of his career focused on quality control and sanitation in the food manufacturing industry in Illinois. In the early 2000s, his work shifted to the public health sector and he currently performs health inspection duties for municipalities in Illinois. His work for these municipalities is of similar scope to the services requested in the RFP—routine food establishment inspections, complaint resolution, follow-up inspections, review and inspection for temporary food events, investigate foodborne illness, providing food safety training, and providing general information and answering questions.

3. REFERENCES

SAFEbuilt®

3. References

The municipalities listed in the RFP each need a provider with relevant project experience on contracts of similar size, scope, and complexity. References for five relevant and recent projects immediately follow this page.

Please list below five (5) references for which your firm has performed similar work for Municipalities as identified in the Proposal Qualifications.

Municipality:	Village of Schaumburg
Address:	101 Schaumburg Court
City, State, Zip Code:	Schaumburg, IL 60293-1878
Contact Person/ Telephone Number:	Deborah Parran | 847-923-3970
Dates of Service/Award Amount:	3/2018 - 3/2019 | $36,000

Municipality:	Village of Bensenville
Address:	12 S. Center Street
City, State, Zip Code:	Bensenville, IL 60106
Contact Person/Telephone Number:	Dean Lawrentz | 630-350-3410
Dates of Service/Award Amount:	10/2015 - 10/2018 | $600,000

Agency:	Cook County Housing Authority
Address:	118 N. Clark Street, Room 1018
City, State, Zip Code:	Chicago, IL 60602
Contact Person/ Telephone Number:	Deborah O'Donnell
Dates of Service/Award Amount:	4/2018 - 3/2019 | $50,000

Agency:	Village of Gurnee
Address:	325 N. O'Plaine Road
City, State, Zip Code:	Gurnee, IL 60031
Contact Person/ Telephone Number:	David Ziegler | 847-599-7581
Dates of Service/Award Amount:	4/2018 - 3/2019 | $125,000

Agency:	Village of Wilmette (for Health Inspection Professionals)
Address:	1200 Wilmette Ave
City, State, Zip Code:	Wilmette, IL 60091
Contact Person/ Telephone Number:	Michael Braiman | 847-853-7506
Dates of Service/Award Amount:	7/2017 - 7/2020 | $45,000 per year

4. FEES

SAFEbuilt®

4. Fees

SAFEbuilt's pricing is tailored to each contract. We work with our community partners to establish quality rates for the services we provide. *Exhibit C – Pricing Sheet* for each municipality immediately follows this page.

EXHIBIT C - PRICING - VILLAGE OF GLENVIEW

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

A	**Permit Technician**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days per Week	5	5	5	5	5	5	5	5	5	5	5	5	
	Projected Weekly Hours Needed (8 am - 5 pm)	40	40	40	40	40	40	40	40	40	40	40	40	
	Proposed Hourly Rate	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	
	Total Cost	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 83,040.00**
	"Hourly Rate" Pricing Structure													
B1	**Building, Mechanical and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	416	416	416	554	554	554	554	554	554	554	554	416	
	Days per Week (M,W,F)	3 full (or 5 Halves)	3 full (or 5 Halves)	3 full (or 5 Halves)	4 full	4 full	4 full	4 full	4 full	4 full	4 full	4 full	3 full (or 5 Halves)	
	Projected Weekly Hours Needed	48	48	48	64	64	64	64	64	64	64	64	48	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 14,016.00**	**$ 14,016.00**	**$ 14,016.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 18,688.00**	**$ 14,016.00**	**$ 205,568.00**
C1	**Plumbing Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	208	208	208	277	277	277	277	277	277	277	277	208	
	Days per Week (M,W,F)	3 full (or 5 Halves)	3 full (or 5 Halves)	3 full (or 5 Halves)	4 full	4 full	4 full	4 full	4 full	4 full	4 full	4 full	3 full (or 5 Halves)	
	Projected Weekly Hours Needed	24	24	24	32	32	32	32	32	32	32	32	24	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 7,008.00**	**$ 102,784.00**
	"Unit Cost" Pricing Structure													
B2	**Building, Mechanical and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected quantity of inspections	416	416	416	554	554	554	554	554	554	554	554	416	
	Proposed Unit Cost	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	
	Total Cost	$ 15,392.00	$ 15,392.00	$ 15,392.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 20,498.00	$ 15,392.00	**$ 225,552.00**
C2	**Plumbing Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected quantity of inspections	208	208	208	277	277	277	277	277	277	277	277	208	
	Proposed Unit Cost	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	$ 37.00	
	Total Cost	$ 7,696.00	$ 7,696.00	$ 7,696.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 10,249.00	$ 7,696.00	**$ 112,776.00**
D	**Development Center Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	-	-	-	52	52	52	52	52	52	52	-	-	
	Plan Reviews Per Reviewer per Hour [2]	-	-	-	1.15	1.15	1.15	1.15	1.15	1.15	1.15	-	-	
	Monthly Plan Review Volume	-	-	-	149	149	149	149	149	149	149	-	-	
	Projected Billable Hours Per 4.33-Week Month [3]	-	-	-	173.33	173.33	173.33	173.33	173.33	173.33	173.33	-	-	
	Proposed Hourly Rate				$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50			
	Total cost	**$ -**	**$ -**	**$ -**	**$ 10,833.25**	**$ 8,115.75**	**$ 8,115.75**	**$ 8,115.75**	**$ 8,115.75**	**$ 8,115.75**	**$ 8,115.75**	**$ -**	**$ -**	**$ 59,527.73**
E	**Commercial, Multi-Family, Single-Family, & MEP Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	173	173	173	173	173	173	173	173	173	173	173	173	
	Plan Reviews Per Reviewer per Hour [4]	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	
	Monthly Plan Review Volume	35	45	45	45	45	45	45	45	45	45	35	35	
	Projected Billable Hours Per 4.33-Week Month [5]	101.15	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	101.15	101.15	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 7,485.10**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 12,826.57**	**$ 7,485.10**	**$ 7,485.10**	**$ 137,894.41**
F	**Code Enforcement**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection action	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspection Actions per Code Enforcement Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Volume of Inspections Actions	139	139	139	346	346	346	346	346	346	346	139	139	
	Projected Billable Hours Per 4.33-Week Month	69.33	69.33	69.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	69.33	69.33	
	Proposed Hourly Rate	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	
	Total Cost	**$ 3,813.15**	**$ 3,813.15**	**$ 3,813.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 9,533.15**	**$ 3,813.15**	**$ 3,813.15**	**$ 85,797.80**
L	**Engineering Plan Review - Single Family**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	60	60	60	60	60	60	60	60	60	60	60	60	
	Monthly Plan Review Volume	58.3	58.3	58.3	58.3	58.3	58.3	58.3	58.3	58.3	58.3	58.3	58.3	
	Projected Billable Hours Per 4.33-Week Month [5]	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	
	Proposed Hourly Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Total cost													**$ -**
M	**Engineering Plan Review - Commercial, Multi-Family**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	120	120	120	120	120	120	120	120	120	120	120	120	
	Monthly Plan Review Volume	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	
	Projected Billable Hours Per 4.33-Week Month [5]	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	
	Proposed Hourly Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Total cost													**$ -**
N	**Engineering Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected quantity of inspections	83	83	83	83	83	83	83	83	83	83	83	83	
	Minutes expected to complete the inspection	45	45	45	45	45	45	45	45	45	45	45	45	
	Projected Billable Hours Per 4.33-Week Month [5]	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	
	Proposed Hourly Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Total cost													

Peak	
Core	

Notes:

[1] Includes coordination meetings, returning of calls, property owner consultations, and other associated tasks.
[2] Although actual time may vary in the short term, a Development Center plan review takes 0.87 hours to complete on average (based upon statistics from 2015-2018).
[3] Development Center Plan Reviewer has tasks in addition to plan reviews (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours.
[4] Although actual time may vary in the short term, a MEP plan review takes 2.89 hours to complete on average (based upon statistics from 2015-2018).
[5] MEP Plan Reviewer has tasks in addition to plan reviews (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours.

EXHIBIT C - PRICING - CITY OF EVANSTON

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

A	**Permit Technician**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days per Week	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed			
	Projected Weekly Hours Needed (8 am - 5 pm)													
	Proposed Hourly Rate	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	$ 46.25	
	Total Cost	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**$ -**
B	**Building, Mechanical, Plumbing and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	-	-	-	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	-	-		2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	20	-	-		10	20	20	10	10	10	10	40	
	Days per Week (M,W,F)	1 Half day/Week	-	-	0	2 Half days/month	1Half day/Week	1Half day/Week	2 Half days/month	2 Half days/month	2 Half days/month	2 Half days/month	1-1.5 days/week	
	Projected Weekly Hours Needed	4.6	-	-	0	4.6/every other week	4.6	4.6	4.6/every other week	4.6/every other week	4.6/every other week	4.6/every other week	9.2	
	Proposed Hourly Rate	$ 73.00				$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 1,343.20**			**$ -**	**$ 671.60**	**$ 1,343.20**	**$ 1,343.20**	**$ 671.60**	**$ 671.60**	**$ 671.60**	**$ 671.60**	**$ 2,686.40**	**$ 10,074.00**
D														
	Commercial, Multi-Family, Single-Family, & MEP Plan Reviewer	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	173	173	173	173	173	173	173	173	173	173	173	173	
	Plan Reviews Per Reviewer per Hour [3]	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	
	Monthly Plan Review Volume	40	30	30	30	30	50	50	50	45	45	35	50	
	Projected Billable Hours Per 4.33-Week Month [4]	115.33	86.5	86.5	86.5	86.5	144.17	144.17	144.17	129.75	129.75	100.9	144.17	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 8,534.42**	**$ 6,401.00**	**$ 6,401.00**	**$ 6,401.00**	**$ 6,401.00**	**$ 10,668.58**	**$ 10,668.58**	**$ 10,668.58**	**$ 9,601.50**	**$ 9,601.50**	**$ 7,466.60**	**$ 10,668.58**	**$ 103,482.34**
E														
	Code Enforcement	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection action	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspection Actions per Code Enforcement Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Volume of Inspections Actions	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	
	Projected Billable Hours Per 4.33-Week Month													
	Proposed Hourly Rate	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	$ 58.00	
	Total Cost	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**$ -**
F														

Peak	
Core	

Notes:

* All services will be provided on an as needed basis. Volume is estimated based on billing for services in 2017. Code Enforcement and Permit Technician services are not currently under contract. Please provide a standard rate for services.

EXHIBIT C - PRICING - CITY OF HIGHLAND PARK [1]

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

B	**Building, Mechanical and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected Weekly Hours Needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	
	Proposed Hourly Rate	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	
E	**Commercial, Multi-Family, Single-Family, & MEP Plan Review [4]**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days allowed to complete the plan review [2]	10	10	10	10	10	10	10	10	10	10	10	10	
	Days allowed to complete revised plan comments [2]	7	7	7	7	7	7	7	7	7	7	7	7	
	Monthly Plan Review Volume	5	5	6	25	25	25	25	25	25	20	5	5	
	Proposed Flat-fee Rate [3]	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	
	Total cost	**$ 925.00**	**$ 925.00**	**$ 1,110.00**	**$ 4,625.00**	**$ 4,625.00**	**$ 4,625.00**	**$ 4,625.00**	**$ 4,625.00**	**$ 4,625.00**	**$ 3,700.00**	**$ 925.00**	**$ 925.00**	**$ 36,260.00**
H	**Fire Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days allowed to complete the plan review [2]	10	10	10	10	10	10	10	10	10	10	10	10	
	Days allowed to complete revised plan comments [2]	7	7	7	7	7	7	7	7	7	7	7	7	
	Monthly Plan Review Volume	3	5	13	13	13	15	15	13	13	13	5	4	
	Proposed Flat-fee Rate [3]	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	
	Total Cost	**$ 600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 5,600.00**	**$ 62,200.00**
I	**Fire Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected Weekly Hours Needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	
	Proposed Hourly Rate	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	
J	**Structural Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days allowed to complete the plan review [2]	10	10	10	10	10	10	10	10	10	10	10	10	
	Days allowed to complete revised plan comments [2]	7	7	7	7	7	7	7	7	7	7	7	7	
	Monthly Plan Review Volume	3	3	3	8	10	10	10	10	10	8	3	3	
	Proposed Flat-fee Rate [3]	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	$ 205.00	
	Total cost	**$ 615.00**	**$ 615.00**	**$ 615.00**	**$ 1,640.00**	**$ 2,050.00**	**$ 2,050.00**	**$ 2,050.00**	**$ 2,050.00**	**$ 2,050.00**	**$ 1,640.00**	**$ 615.00**	**$ 615.00**	**$ 16,605.00**
K	**Structural Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Projected Weekly Hours Needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	As needed	
	Proposed Hourly Rate	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	$ 83.00	
L	**Engineering Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days allowed to complete the plan review [2]	10	10	10	10	10	10	10	10	10	10	10	10	
	Days allowed to complete revised plan comments [2]	7	7	7	7	7	7	7	7	7	7	7	7	
	Monthly Plan Review Volume	10	10	10	10	10	10	10	10	10	10	5	5	
	Proposed Flat-fee Rate [3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Total cost													**$ -**

Notes:

[1] All Inspection services for the City of Highland Park are auxiliary to City personnel; the need for these services is therefore infrequent and as-needed basis. Additional information is available upon request but no monthly breakdown is available.

[2] The City of Highland Park does not track billable hours per individual plan review in a performance management system. Existing consultant contracts establishes a performance standard of 10 business days to first comment/approval for a new application submittal, and 7 business days for review/approval of revised plans.

[3] The City of Highland Park has used a flat-fee rate billing structure with prior/existing consultants, and prefers to maintain this approach.

[4] The City of Highland Park can provide additional information on residential plan review and commercial/multi-family plan review breakdown upon request. Historically, it is approximately a 50%/50% ratio.

EXHIBIT C - VILLAGE OF KENILWORTH

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	A **Building, Mechanical and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	30	35	35	35	50	50	50	50	45	45	45	40	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$1,095.00**	**$1,277.50**	**$1,277.50**	**$1,277.50**	**$1,825.00**	**$1,825.00**	**$1,825.00**	**$1,825.00**	**$1,642.50**	**$1,642.50**	**$1,642.50**	**$1,460.00**	**$ 18,615.00**

	B **Plumbing Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	10	10	15	15	15	15	20	20	15	15	15	15	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 365.00**	**$ 365.00**	**$ 547.50**	**$ 547.50**	**$ 547.50**	**$ 547.50**	**$ 730.00**	**$ 730.00**	**$ 547.50**	**$ 547.50**	**$ 547.50**	**$ 547.50**	**$ 6,570.00**

	C **Commercial, Multi-Family, Single-Family, & MEP Plan Reviewer**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	150	150	150	150	150	150	150	150	150	150	150	150	
	Plan Reviews Per Reviewer per Hour [3]	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	
	Monthly Plan Review Volume	2	2	2	4	4	4	4	4	4	4	1	0	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 370.00**	**$ 370.00**	**$ 370.00**	**$ 740.00**	**$ 740.00**	**$ 740.00**	**$ 740.00**	**$ 740.00**	**$ 740.00**	**$ 740.00**	**$ 185.00**	**$ -**	**$ 6,475.00**

Core	
Peak	

Notes:

[3] Although actual time may vary in the short term, a MEP plan review takes 2.50 hours to complete on average (based upon statistics from 2017-2018).

EXHIBIT C - PRICING - VILLAGE OF LINCOLNSHIRE

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Building, Mechanical and Electrical Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Monthly Inspection Volume	85	85	85	85	85	85	85	85	85	85	85	85	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 3,102.50**	**$ 37,230.00**

	Plumbing Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Monthly Inspection Volume	28	28	28	28	28	28	28	28	28	28	28	28	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 12,264.00**

	Commercial, Multi-Family, Single-Family, & MEP Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Monthly Plan Review Volume	35	35	35	35	35	35	35	35	35	35	35	35	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total Cost	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 7,485.10**	**$ 89,821.20**

Notes:

[1] Although actual time may vary in the short term, a MEP plan review takes 2.89 hours to complete on average (based upon statistics from 2015-2018).

[2] MEP Plan Reviewer has tasks in addition to plan reviews (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours.

EXHIBIT C - PRICING - VILLAGE OF LINCOLNWOOD

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Building, Mechanical and Electrical Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	67	67	80	93	120	133	133	133	120	107	80	67	
	Days per Week (M,W,F)	3 halves	3 halves	3 halves	1 full, 2 halves	2 fulls, 1 half	2 fulls, 1 half	2 fulls, 1 half	2 fulls, 1 half	2 fulls, 1 half	1 full, 2 halves	3 halves	3 halves	
	Projected Weekly Hours Needed	8	8	10	12	15	17	17	17	15	13	10	8	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 2,445.50**	**$ 2,445.50**	**$ 2,920.00**	**$ 3,394.50**	**$ 4,380.00**	**$ 4,854.50**	**$ 4,854.50**	**$ 4,854.50**	**$ 4,380.00**	**$ 3,905.50**	**$ 2,920.00**	**$ 2,445.50**	**$ 43,800.00**

	Plumbing Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	33	33	40	47	60	67	67	67	60	53	40	33	
	Days per Week (M,W,F)	2 halves	2 halves	2 halves	2 halves	3 halves	3 halves	3 halves	3 halves	3 halves	2 halves	2 halves	2 halves	
	Projected Weekly Hours Needed	5	5	6	7	9	10	10	10	9	8	6	5	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 1,505.63**	**$ 1,505.63**	**$ 1,825.00**	**$ 2,144.38**	**$ 2,737.50**	**$ 3,056.88**	**$ 3,056.88**	**$ 3,056.88**	**$ 2,737.50**	**$ 2,418.13**	**$ 1,825.00**	**$ 1,505.63**	**$ 27,375.00**

	Development Center Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	52	52	52	52	52	52	52	52	52	52	52	52	
	Plan Reviews Per Reviewer per Hour [1]	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	
	Monthly Plan Review Volume	7	9	15	15	15	12	12	12	12	12	9	9	
	Projected Billable Hours Per 4.33-Week Month [2]	8	10	16	16	16	13	13	13	13	13	10	10	
	Proposed Hourly Rate	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	
	Total cost	**$ 379.17**	**$ 487.50**	**$ 812.50**	**$ 812.50**	**$ 812.50**	**$ 650.00**	**$ 650.00**	**$ 650.00**	**$ 650.00**	**$ 650.00**	**$ 487.50**	**$ 487.50**	**$ 7,529.17**

	Commercial, Multi-Family, Single-Family, & MEP Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
E	Minutes expected to complete the plan review	180	180	180	180	180	180	180	180	180	180	180	180	
	Plan Reviews Per Reviewer per Hour [3]	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	
	Monthly Plan Review Volume	10	15	25	25	25	20	20	20	20	20	15	15	
	Projected Billable Hours Per 4.33-Week Month [4]	30	45	75	75	75	60	60	60	60	60	45	45	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 2,220.00**	**$ 3,330.00**	**$ 5,550.00**	**$ 5,550.00**	**$ 5,550.00**	**$ 4,440.00**	**$ 4,440.00**	**$ 4,440.00**	**$ 4,440.00**	**$ 4,440.00**	**$ 3,330.00**	**$ 3,330.00**	**$ 51,060.00**

Total on-site hours per week	15	16	20	23	28	30	30	30	27	25	19	16

EXHIBIT C - PRICING - VILLAGE OF MORTON GROVE

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Permit Technician	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
A	Days per Week	2.5	2.5	2.5	5	5	5	5	5	5	5	5	2.5	
	Projected Weekly Hours Needed (8 am - 5 pm)	20	20	20	40	40	40	40	40	40	40	40	20	
	Proposed Hourly Rate	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	$ 43.25	
	Total Cost	**$ 3,460.00**	**$ 3,460.00**	**$ 3,460.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 6,920.00**	**$ 3,460.00**	**$ 69,200.00**

	Building, Mechanical and Electrical Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
B	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	416	416	416	554	554	554	554	554	554	554	554	416	
	Days per Week (M,W,F)	3 full	3 full	3 full	4 full	4 full	4 full	4 full	4 full	4 full	4 full	4 full	3 full	
	Projected Weekly Hours Needed	24	24	24	32	32	32	32	32	32	32	32	24	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 9,344.00**	**$ 7,008.00**	**$ 102,784.00**

	Plumbing Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
C	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	208	208	208	277	277	277	277	277	277	277	277	208	
	Days per Week (M,W,F)	3 full	3 full	3 full	3 full	3 full	3 full	3 full	3 full	3 full	3 full	3 full	3 full	
	Projected Weekly Hours Needed	24	24	24	24	24	24	24	24	24	24	24	24	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 7,008.00**	**$ 84,096.00**

	Development Center Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
D	Minutes expected to complete the plan review	-	-	-	52	52	52	52	52	52	52	-	-	
	Plan Reviews Per Reviewer per Hour [1]	-	-	-	1.15	1.15	1.15	1.15	1.15	1.15	1.15	-	-	
	Monthly Plan Review Volume	-	-	-	80	80	80	80	80	80	80	-	-	
	Projected Billable Hours Per 4.33-Week Month [2]	-	-	-	92.00	92.00	92.00	92.00	92.00	92.00	92.00	-	-	
	Proposed Hourly Rate	$ -	$ -	$ -	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ -	$ -	
	Total cost	**$ -**	**$ -**	**$ -**	**$ 5,750.00**	**$ 4,350.00**	**$ 4,350.00**	**$ 4,350.00**	**$ 4,350.00**	**$ 4,350.00**	**$ 4,350.00**	**$ -**	**$ -**	**$ 31,850.00**

	Commercial, Multi-Family, Single-Family, & MEP Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
E	Minutes expected to complete the plan review	173	173	173	173	173	173	173	173	173	173	173	173	
	Plan Reviews Per Reviewer per Hour [3]	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	
	Monthly Plan Review Volume	40	50	50	50	50	50	50	50	50	50	50	40	
	Projected Billable Hours Per 4.33-Week Month [4]	115.6	144.50	144.50	144.50	144.50	144.50	144.50	144.50	144.50	144.50	144.50	115.6	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 8,554.40**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 10,693.00**	**$ 8,554.40**	**$ 124,038.80**

	Code Enforcement	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
F	Minutes expected to complete the inspection action	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspection Actions per Code Enforcement Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Volume of Inspections Actions	160	160	160	400	400	400	400	400	400	400	160	160	
	Projected Billable Hours Per 4.33-Week Month	80	80	80	200	200	200	200	200	200	200	80	80	
	Proposed Hourly Rate	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	
	Total Cost	**$ 4,400.00**	**$ 4,400.00**	**$ 4,400.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 11,000.00**	**$ 4,400.00**	**$ 4,400.00**	**$ 99,000.00**

Peak
Core

Notes:

[1] Although actual time may vary in the short term, a Development Center plan review takes 0.87 hours to complete on average (based upon statistics from 2015-2018).
[2] Development Center Plan Reviewer has tasks in addition to plan reviews (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours.
[3] Although actual time may vary in the short term, a MEP plan review takes 2.89 hours to complete on average (based upon statistics from 2015-2018).
[4] MEP Plan Reviewer has tasks in addition to plan reviews (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours.

EXHIBIT C - PRICING - VILLAGE OF NILES

	* Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.												
G	**Health Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days per Week	5	5	5	5	5	5	5	5	5	5	5	5	
	Monthly Inspection Volume	30	30	30	30	30	30	30	30	30	30	30	30	**360**
	Days per Week (M, T, W, Th, F)	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	
	Projected Weekly Hours Needed (8 am - 4:30 pm)	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	37.5	
	Proposed Hourly Rate	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	
	Total Cost	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 2,250.00**	**$ 27,000.00**

EXHIBIT C - PRICING - VILLAGE OF PALATINE

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Peak
	Core

B	**Building, Mechanical and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	20 avg	
	Inspections per Inspector per Hour	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	3 avg	
	Monthly Inspection Volume	500	500	500	800	800	800	1000	1000	1000	800	800	800	
	Days per Week (M,W,F)	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	5 full	
	Projected Weekly Hours Needed	40	40	40	70	70	70	80	80	80	70	70	70	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 11,680.00**	**$ 11,680.00**	**$ 11,680.00**	**$ 20,440.00**	**$ 20,440.00**	**$ 20,440.00**	**$ 23,360.00**	**$ 23,360.00**	**$ 23,360.00**	**$ 20,440.00**	**$ 20,440.00**	**$ 20,440.00**	**$ 227,760.00**

C	**Plumbing Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	30 avg	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume	100	100	100	125	125	125	145	145	145	100	100	100	
	Days per Week (M,W,F)	3 Halves	3 Halves	3 Halves	4 Halves (2 full)	4 Halves (2 full)	4 Halves (2 full)	5 Halves	5 Halves	5 Halves	3 Halves	3 Halves	3 Halves	
	Projected Weekly Hours Needed	12	12	12	16	16	16	18	18	18	12	12	12	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 3,504.00**	**$ 3,504.00**	**$ 3,504.00**	**$ 4,672.00**	**$ 4,672.00**	**$ 4,672.00**	**$ 5,256.00**	**$ 5,256.00**	**$ 5,256.00**	**$ 3,504.00**	**$ 3,504.00**	**$ 3,504.00**	**$ 50,808.00**

D	**Development Center Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	45	45	45	45	45	45	45	45	45	45	45	45	
	Plan Reviews Per Reviewer per Hour	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	
	Monthly Plan Review Volume	50	50	120	150	160	180	200	140	140	120	80	60	
	Projected Billable Hours Per Month	37.5	37.5	90	112.5	120	135	150	105	105	90	60	45	
	Proposed Hourly Rate	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	$ 62.50	
	Total cost	**$ 2,343.75**	**$ 2,343.75**	**$ 5,625.00**	**$ 7,031.25**	**$ 7,500.00**	**$ 8,437.50**	**$ 9,375.00**	**$ 6,562.50**	**$ 6,562.50**	**$ 5,625.00**	**$ 3,750.00**	**$ 2,812.50**	**$ 67,968.75**

E	**Commercial, Multi-Family, Single-Family, & MEP Plan Review**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review	150	150	150	150	150	150	150	150	150	150	150	150	
	Plan Reviews Per Reviewer per Hour	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
	Monthly Plan Review Volume	35	45	45	45	45	45	45	45	45	45	35	35	
	Projected Billable Hours Per Month	87.5	112.5	112.5	112.5	112.5	112.5	112.5	112.5	112.5	112.5	87.5	87.5	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 6,475.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 8,325.00**	**$ 6,475.00**	**$ 6,475.00**	**$ 94,350.00**

F	**Code Enforcement**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection action	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspection Actions per Code Enforcement Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Volume of Inspections Actions	70	70	70	145	145	145	125	125	125	50	50	50	
	Projected Billable Hours Per Month	40	40	40	80	80	80	65	65	65	30	30	30	
	Proposed Hourly Rate	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	$ 55.00	
	Total Cost	**$ 2,200.00**	**$ 2,200.00**	**$ 2,200.00**	**$ 4,400.00**	**$ 4,400.00**	**$ 4,400.00**	**$ 3,575.00**	**$ 3,575.00**	**$ 3,575.00**	**$ 1,650.00**	**$ 1,650.00**	**$ 1,650.00**	**$ 35,475.00**

EXHIBIT C - PRICING - VILLAGE OF WHEELING

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

B	**Building, Mechanical, Plumbing and Electrical Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days per Week	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	
	Projected Weekly Hours Needed	28	28	28	28	28	28	28	28	28	28	28	28	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 1,022.00**	**$ 12,264.00**

G	**Health Inspections**	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Days per Week	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	
	Projected Monthly Volume	28	28	28	28	28	28	28	28	28	28	28	28	
	Proposed Hourly Rate	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	
	Total Cost	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 1,680.00**	**$ 20,160.00**

EXHIBIT C - PRICING - VILLAGE OF WILMETTE

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Building, Mechanical and Electrical Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume [1]	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	
	Days per Week (M,W,F)	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	
	Projected Weekly Hours Needed													
	Proposed Hourly Rate	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	
	Total Cost	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**$ -**

	Plumbing Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Inspection Volume [2]	125	125	125	125	125	125	125	125	125	125	125	125	
	Days per Week (M,W,F)	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	5 Halves	
	Projected Weekly Hours Needed	20	20	20	20	20	20	20	20	20	20	20	20	
	Proposed Hourly Rate	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	$ 76.00	
	Total Cost	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 6,080.00**	**$ 72,960.00**

Notes:

[1] Building and electrical inspections on as-needed, such as when an inspector is on vacation or out on medical leave or as overflow during busy season.

[2] Monthly volume of plumbing inspection varies. On average, 1,500 inspections per year or 125 per month.

EXHIBIT C - PRICING - VILLAGE OF WINNETKA

** Vendors are required to enter their hourly rate in each gray-shaded area that is applicable to their proposal.*

	Building, Mechanical, Electrical Inspection Visit	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection visit(1)	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour (2)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Building, Mechanical, Plumbing Electrical Inspections	205	211	250	227	244	238	230	223	239	206	185	193	
	Projected Monthly Hours Needed (3)	128.2	132.1	156.5	141.9	152.6	148.7	143.8	139.4	149.2	128.7	115.5	120.4	
	Projected Weekly Hours Needed Per 4.33 -Week Month	29.6	30.5	36.1	32.8	35.2	34.3	33.2	32.2	34.5	29.7	26.7	27.8	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 9,359.51**	**$ 9,644.21**	**$ 11,423.59**	**$ 10,355.96**	**$ 11,138.89**	**$ 10,854.19**	**$ 10,498.31**	**$ 10,178.03**	**$ 10,889.78**	**$ 9,395.10**	**$ 8,434.24**	**$ 8,790.11**	**$ 120,961.91**

	Plumbing Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the inspection (1)	30	30	30	30	30	30	30	30	30	30	30	30	
	Inspections per Inspector per Hour (2)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Monthly Plumbing Inspections	58	60	71	64	69	67	65	63	67	58	52	54	
	Project Monthly Hours Needed (3)	36.2	37.3	44.1	40.0	43.0	41.9	40.6	39.3	42.1	36.3	32.6	34.0	
	Projected Weekly Hours Needed Per 4.33-Week Month	8.4	8.6	10.2	9.2	9.9	9.7	9.4	9.1	9.7	8.4	7.5	7.8	
	Proposed Hourly Rate	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	$ 73.00	
	Total Cost	**$ 2,639.86**	**$ 2,512.85**	**$ 2,976.48**	**$ 2,698.30**	**$ 2,902.30**	**$ 2,828.12**	**$ 2,735.39**	**$ 2,651.94**	**$ 2,837.39**	**$ 2,447.94**	**$ 2,197.59**	**$ 2,290.31**	**$ 31,718.48**

	Commercial, Multi-Family, Single-Family, & MEP Plan Reviews	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	**Total Cost**
	Minutes expected to complete the plan review (1)	50	50	50	50	50	50	50	50	50	50	50	50	
	Plan Reviews Per Reviewer per Hour (2)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	
	Monthly Plan Review Volume	67	57	82	87	88	79	69	87	67	62	60	50	
	Project Monthly Hours Needed (3)	69.8	59.4	85.4	90.6	91.7	82.3	71.9	90.6	69.8	64.6	62.5	52.1	
	Projected Billable Hours Per 4.33-Week Month	16.12	13.71	19.73	20.93	21.17	19.01	16.60	20.93	16.12	14.92	14.43	12.03	
	Proposed Hourly Rate	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	$ 74.00	
	Total cost	**$ 5,164.58**	**$ 4,393.75**	**$ 6,320.83**	**$ 6,706.25**	**$ 6,783.33**	**$ 6,089.58**	**$ 5,318.75**	**$ 6,706.25**	**$ 5,164.58**	**$ 4,779.17**	**$ 4,625.00**	**$ 3,854.17**	**$ 65,906.25**

Notes:

[1] Minutes expected to complete plan reviews and inspections are based upon averages for 2016 and 2017.

[2] Number of plan reviews and inspections are based upon a monthly averages for 2016 and 2017.

[3] Plan Reviewers/Inspectors have tasks in addition to plan reviews/inspections (general inquiries, staff meetings, correspondence, etc.) estimated to account for approximately 25% of their billable hours. This is factored into the spreadsheet formula.

$ 218,586.64

5. ADDITIONAL REQUESTED FORMS

SAFEbuilt®

5. Additional Requested Forms

The below documents begin on the following page.

- ✓ Anti-Collusion Affidavit and Certification
- ✓ Conflict of Interest
- ✓ Tax Compliance Affidavit
- ✓ Exhibit E – City of Evanston

DISQUALIFICATION OF CERTAIN OFFERORS

PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded an agreement or sub agreement, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity:

(A) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer's or employee's official capacity;

(B) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;

(C) has been convicted of bid rigging or attempting to rig bids under the laws of the State of Illinois, or any state in the United States;

(D) has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et sig.;

(E) has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;

(F) has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;

(G) has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;

(H) has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

Business entity, as used herein, means a corporation, partnership, trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

(Signature of Offeror if the Offeror is an Individual)
(Signature of Partner if the Offeror is a Partnership)
(Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

AMANDA GILLIAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154016455
MY COMMISSION EXPIRES 04-27-2019

Subscribed and Sworn to this 28 day of August, 2018

Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

ANTI COLLUSION AFFIDAVIT AND CERTIFICATION

Matt Royer, being first duly sworn,

deposes and says that he is Chief Operations Officer
(Partner, Officer, Owner, Etc.)

of SAFEbuilt Illinois, LLC
(Contractor)

The party making the foregoing proposal or bid, that such bid is genuine and not collusive, or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person; to fix the bid price element of said bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed agreement.

The undersigned certifies that he is not barred from bidding on this contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

Matt Royer
(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this 28 day of August, 2018

AMANDA GILLIAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154016455
MY COMMISSION EXPIRES 04-27-20[illegible]

Amanda Gilliam
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal

CONFLICT OF INTEREST

SAFEbuilt Illinois, LLC, hereby certifies that

It has conducted an investigation into whether an actual or potential conflict of interest exists between the offeror, its owners and employees and any official or employee of a Municipality identified herein.

Offeror further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if offeror has not disclosed any actual or potential conflict of interest, the Municipality may disqualify the proposal or the affected Municipality may void any award and acceptance that the Municipality has made.

Matt Royer
(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this 28 day of August, 2018

AMANDA GILLIAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154016455
MY COMMISSION EXPIRES 04-27-2019

Amanda Gilliam
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

TAX COMPLIANCE AFFIDAVIT

Matt Royer, being first duly sworn,

Deposes and says that he is Chief Operations Officer
(Partner, Officer, Owner, Etc.)

Of SAFEbuilt Illinois, LLC
(Contractor)

The individual or entity making the foregoing proposal or bid certifies that he is not barred from contracting with the Municipality identified herein because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act. The individual or entity making the proposal or bid understands that making a false statement regarding delinquency in taxes is a Class a Misdemeanor and, in addition, voids the agreement and allows the Municipality to recover all amounts paid to the individual or entity under the agreement in civil action.

Matt Royer
(Name of Offeror if the Offeror is an Individual)
(Name of Partner if the Offeror is a Partnership)
(Name of Officer if the Offeror is a Corporation)

The above statements must be subscribed and sworn to before a notary public.

Subscribed and Sworn to this 28 day of August, 2018

AMANDA GILLIAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154016455
MY COMMISSION EXPIRES 04-27-2019

Amanda Gilliam
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

Exhibit E

Professional Services Agreement Acknowledgement Page

The City has attached its standard professional services agreement as an exhibit to this RFP. Identify all exceptions to the agreement that would prevent your firm from executing it. **The City shall not consider or negotiate regarding exceptions submitted at any time after the submission of the Proposer's response.** *Please check one of the following statements:*

_X_ I have read the professional services agreement and plan on executing the agreement without any exceptions.

_____My firm cannot execute the City's standard professional service agreement unless the exceptions noted below or in the attached sample professional services agreement are made.
*****Please be aware that submitting exceptions to the contract may impact the likelihood of your firm being selected to perform this work.**

List exceptions in the area below:

SAFEbuilt Illinois, LLC has no exceptions.

Authorized Signature:  **Company Name:** SAFEbuilt Illinois, LLC

Typed/Printed Name and Title: Matt Royer, Chief Operations Officer **Date:** 8/28/2018

APPENDIX

SAFEbuilt®

Appendix

COMMUNITYCORE SOLUTIONS

As stated earlier in the proposal, our software, CommunityCore Solutions, is available free of charge as an optional added value.

CommunityCore Solutions is our comprehensive permitting and inspection software designed to streamline and automate building department processes, helping to ensure compliance, increase efficiency, and improve customer satisfaction**. SAFEbuilt will provide the software as an optional, added benefit free of charge should the community express an interest.**

PermitCore

Our **Permit**Core web application features fully configurable settings and encompasses a full suite of tools for community development projects.

- ✓ Permitting—Customize your permitting system to fit specific permit types, workflows, fee structures, and documents
- ✓ Planning—Manage the plan review process within your municipality
- ✓ Licensing—Enable issuance, tracking, and renewal of any recurring contractor or business license
    - » GIS/County Assessor's Office Connection
    - » Robust report library
    - » Fee estimator
    - » Scheduling tool
    - » Fee estimator
    - » Scheduling tool
    - » Fee assessment, payment, and financial reporting
    - » Customized workflows
    - » Simple document upload tool
    - » Automatic parcel lookup
    - » Reporting and tracking of local contractor and business licenses

PermitCore is supported by user-friendly mobile applications for added convenience and efficiency. Built for iOS and Android, and designed for simple integration with the **Permit**Core system, our mobile applications give access to critical information, communicate effectively, and work efficiently.

InspectorConnect

Simplifies the process of capturing inspection results with access to critical information from a smartphone or tablet.

- ✓ Permit viewing
- ✓ Google Maps routing
- ✓ Attach photos to an inspection from your phone or tablet
- ✓ Automatic inspection results
- ✓ Voice notes tool
- ✓ Photo/document uploader
- ✓ Tap to call/email a contractor or property owner

ContractorConnect

Saves time, reduces call volume and walk-in traffic, and boosts overall productivity on any project.

- ✓ Online permit application and management
- ✓ Secure online payment
- ✓ Plan uploader
- ✓ Request and schedule inspections

Benefits of Utilizing CommunityCore Solutions

CommunityCore Solutions was created by people who use the software on a daily basis – Permit Technicians, Inspectors, and Plans Examiners. Unlike many companies in the market, Meritage Systems continuously invests in improvements to building department management solutions. Currently used by more than 100 municipalities, the software has proven to be a reliable and effective tool for local governments.



TRAINING AND SUPPORT

Meritage Systems is committed to training and support. Our team of former Building Department professionals is ready to assist in your everyday operations and challenges.



PROVEN, SECURE, AND EASY-TO-USE

With automatic back-ups and built-in redundancy, your data is secure and always accessible. Intuitive navigation makes using the software easy for those in the field and the office.



MOBILE FRIENDLY

You can access data from anywhere with a connection to the internet. Building Inspectors, Code Compliance Officers, and Contractors can use iOS and Android apps to track their work and communicate efficiently with the permitting office.

ADDITIONAL REFERENCES

Village of Downers Grove, IL

Village of Skokie, IL

Village of Barrington, IL

Village of LaGrange, IL

Village of North Chicago, IL

Village of Palatine, IL

City of Streeter, IL

Village of Oak Lawn, IL

Village of Grayslake, IL

City of Troy, MI

City of Denver, CO

City Toledo, OH

City of Indianapolis, IN

City Milwaukee, WI

City of Fort Lauderdale, FL

ILLINOIS CLIENTS

Aurora	La Grange	Prospect Heights
Beecher	Lake Bluff	Sauk Village
Bensenville	Lake in the Hills	Sheridan
Bull Valley	Lake Zurich	Skokie
Dekalb	Lasalle County	Streator
Downers Grove	Lily Lake	Timberlane
Evanston	Marseilles	Villa Park
Glencoe	Monee	Volo
Glenview	Morton Grove	Waterman
Grayslake	Northlake	Wilmette
Hanover Park	North Chicago	Winnetka
Hinckley	Oak Lawn	Wonder Lake
Itasca	Peotone	

Consideration of a Staff Recommendation related to Plan Review and Building Inspection Services

Background

- Pre-2009: Village employed building professionals for plan review and inspections
- 2009: Village contracted with TPI for such services
  - Contract has been active for nine years
  - Community Development has implemented new permitting systems
  - Staff seeks to ensure the Village is receiving high level of service
- Spring/Summer 2018: Village participated in a multi-municipal RFP process

RFP Process

- Goals:
  - Ensure the Village is receiving a high level of services
  - Seek opportunities for stable or reduced costs
  - Remain competitive with surrounding communities in terms of the performance of building services

RFP Process

- Process Timeline:
  - January/February 2018: Lincolnwood is invited by the Village of Glenview/confirms interest in participating in multi-municipal RFP process
  - May/June 2018: Village staff receives draft RFP, attends coordination meeting in Glenview, and provides supplemental information
  - July 20: RFP issued by the Village of Glenview on behalf of 13 communities
  - August 31: RFP submittal deadline

RFP Process

- Vendor Evaluation:
  - Six proposals were submitted
  - Staff evaluated the proposals and identified three shortlist vendors
    - SAFEbuilt
    - HR Green
    - Globetrotter
  - September 2018: Staff participated in interviews with shortlist vendors
  - October 2018: Staff notified the Village of Glenview of SAFEbuilt as the preferred vendor

Anticipated Benefits of SAFEbuilt

- Reduced costs of between $20,000 and $40,000 annually
- Reduced plan review turnaround time
- Potential for greater flexibility for inspection days
- Higher level of responsiveness for emergencies or special meetings
- Greater potential to implement electronic plan review

Summary of General Terms

- Services to include plan review (in-house and remote) and building inspections
- Two-year initial contract term beginning January 1, 2019, with option for three one-year extensions
- Hourly rates from $62.50-$74.00 ($80 for emergencies/holidays)
- No increase in rates for length of contract up to five years
- Plan reviews completed in five business days (re-reviews in three business days)
- Potential to contract for additional services on a not-to-exceed basis as needed

Proposed Cost of Services

- SAFEbuilt Cost Proposal: approx. $130,000 annually based on anticipated workflow
- Actual costs will vary depending on permit volume and the nature of reviews, inspections and special meetings
- Costs are generally offset by Building Permit Fees
- Staff will monitor costs and anticipates assessing the viability of revised fees after one year

Requested Action

- **Approval of:**
  - **Staff's recommendation of SAFEbuilt as the preferred vendor for the provision of Plan Review and Building Inspection Services**
  - **The general terms included in staff's report**
- **Direct the Village Attorney to draft a contract for the services to be provided by SAFEbuilt, and an Ordinance authorizing execution of that contract**

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 10**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Consideration of a Recommendation of the Traffic Commission to Approve a Resolution Pledging $11,000 in Local Funds for a $124,000 Grant through the Safe Routes to School Program for Pedestrian Improvements on Pratt and Crawford Avenues

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
In August, 2018 the Illinois Department of Transportation (IDOT) announced a call for projects for the Safe Routes to Schools (SRTS) Program grant. SRTS is a Federal-Aid program administered through IDOT and funds projects that improve safe walking and bicycling routes to schools, encourage a healthy and active lifestyle from an early age, and facilitate activities that improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of primary and middle schools. The program requires an up front commitment of funds from local agencies with a 100% reimbursement of construction phase costs, up to a maximum of $200,000. Design engineering is excluded from the grant and would be the responsibility of the local agency.

The Village and School District 74 have been previously successful in securing SRTS funding for speed display devices on Crawford Avenue, bump outs at the intersection of Pratt Avenue and East Prairie Road, and a bike shelter.

On October 25, 2018, the Traffic Commission considered a proposed project that includes the following elements with a total grant request of $124,000:

1. Raised crosswalk on the west leg of the Pratt/East Prairie intersection ($31,000)
2. Speed Display Devices for east/westbound traffic on Pratt Avenue ($12,000)
3. Flashing Stop Signs for north/southbound traffic on East Prairie Road at Pratt Avenue ($10,000)
4. Rapid Rectangular Flashing Beacons (RRFB) at the intersections listed below ($60,000)
    a. Pratt/East Prairie
    b. Crawford/Lunt
    c. Crawford/Farwell
5. Construction oversight of construction ($11,000)

In addition to the construction costs listed above, construction engineering and design engineering would also need to be procured at an estimated cost of $11,000 each. All of the costs except for the design engineering would be fully reimbursable by the grant.

The purpose of the proposed improvements is to improve pedestrian safety at the existing crosswalks on Pratt and Crawford Avenues. The Traffic Commission has recommended several improvements to the

Pratt/East Prairie intersection, including removing four parking stalls and installing additional signage to improve the safety of the intersection. The proposed improvements will further these efforts. The proposed RRFB devices are the same devices that currently exist along Pratt Avenue, Lincoln Avenue, and Devon Avenue at the bike path crossings. They are solar powered and push button activated. The raised crosswalk is intended to be similar to a speed hump, but has a flat top, allowing the crosswalk to be located on top of, and is not as difficult for vehicles to traverse. The purpose is to force traffic to slow down as it enters the crosswalk, thereby improving safety for pedestrians. Finally, the flashing stop signs would be located on East Prairie Road and could be controlled by a timer to only operate during desired hours.

By a vote of 4-0, the Traffic Commission recommended the Village Board adopt a Resolution committing funds for the project.

Grant applications are due on November 19, 2018 with awards expected to be announced in the spring. If awarded, staff anticipates construction would occur in fall, 2019.

FINANCIAL IMPACT:
Funds will be included in the FY 2019/20 budget for the project and will only be expended if a grant is awarded.

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Draft October 25, 2018 Traffic Commission Minutes
3. PowerPoint Presentation

RECOMMENDED MOTION:
Move to approve a Resolution authorizing the filing of an application for a Safe Routes to School Grant and pledging $11,000 in Village funds for the Pedestrian Improvements of Pratt and Crawford Avenues.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-_____

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR A SAFE ROUTES TO SCHOOL PROGRAM GRANT, AND PLEDGING $11,000 IN VILLAGE FUNDS, FOR PEDESTRIAN IMPROVEMENTS ON PRATT AND CRAWFORD AVENUES

WHEREAS, the Illinois Department of Transportation issues grants through the Federal Safe Routes to School Program (***"SRTS"***) for projects that improve safe walking and bicycling routes to schools, encourage a healthy and active lifestyle from an early age, and facilitate activities that improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of primary and middle schools; and

WHEREAS, SRTS grants may be used to reimburse the sponsors of eligible projects for up to 100 percent of the construction costs thereof; and

WHEREAS, the Village has commenced plans for construction of pedestrian improvements on Pratt and Crawford Avenues adjacent to and in the vicinity of the Lincolnwood School District 74 primary and middle schools (collectively, the ***"Proposed Improvements"***); and

WHEREAS, the Village desires to apply for an SRTS grant for reimbursement of the approximately $124,000 in costs to be incurred in connection with the construction of the Proposed Improvements; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to: (i) apply for an SRTS grant for the construction of the Proposed Improvements; and (ii) pledge to provide $11,000 in Village funds for the design and construction engineering services for the Proposed Improvements;

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. AUTHORIZATION TO FILE SRTS GRANT APPLICATION. The President and Board of Trustees hereby authorize the Village Manager to execute an application for an SRTS grant for the construction of the Proposed Improvements, and all necessary documentation related thereto.

SECTION 3. PLEDGE OF VILLAGE FUNDING. The President and Board of Trustees hereby pledge to provide $11,000 in Village funds for the design and construction

engineering services for the Proposed Improvements, upon receipt of an SRTS grant for construction of the Proposed Improvements.

SECTION 4. DELIVERY. The President and Board of Trustees hereby authorize and direct the Village Manager to deliver a copy of this Resolution to the Illinois Department of Transportation as part of the application authorized pursuant to Section 2 of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

PASSED this ___ day of _____, 2018.

AYES: _____

NAYS:_____

ABSENT:____

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2018.

_____
Barry I. Bass, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this
_____ day of _____, 2018

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

#61510184_v1

DRAFT Regular Meeting Minutes
October 25, 2018
Village Hall Council Chambers
6900 North Lincoln Avenue
Lincolnwood, IL 60712

1. Call to Order

   Chairman Troiani called the meeting to order at 7:05 p.m.

2. Pledge to the Flag

   Chairman Troiani led the Pledge to the Flag.

3. Roll-call

   Present
   Commissioner Scott Troiani
   Commissioner Stanley Wilk
   Commissioner Victor Stojanoff
   Commissioner Antonio Costantino
   Daniel Dem, Assistant Village Engineer
   Jason Parrott, Chief of Police
   Andrew Letson, Director of Public Works
   Michael Knapp, Officer

   Excused
   Commissioner John Ernst
   Commissioner Mark Bonner

   Absent
   Commissioner James Lee

4. Report by Chair

   Chairman Troiani stated that the Touhy Avenue Overpass has been a great amenity and it is being enjoyed by the community.

5. Approval of Minutes

   Commissioner Costantino moved to approve the minutes of the September 27, 2018 Traffic Commission meeting as presented. Commissioner Stojanoff seconded. The motion was unanimously approved.

6. Unfinished Business

    a. Traffic Control Signage Review

        i. Yield Signage
        ii. Speed Limit Signage

    Chief Parrott stated that this discussion is a follow up from the September meeting. The Police Department received a complaint about intersections that currently do not have traffic control devices, specifically in the area bounded by Touhy Avenue, Crawford Avenue, Lincoln Avenue, and Pratt Avenue. At the September meeting, the Commission expressed interest in pursuing a pilot program whereby yield signs would be installed in strategic locations to determine if they improve traffic safety and gauge the feedback from the community.

    Staff has identified six intersections at Kedvale and Lunt Avenues, Kedvale and Estes Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues. A total of 12 yield signs would be installed at these locations. Letters were mailed to residents in the area and four responses were received, three in favor of the signs and one opposing.

    Chief Parrott stated that staff recommends installation of the yield signs and posting speed limit signs on blocks where complaints are received and no speed limit sign currently exists.

    Commissioner Wilk stated that having yield signs at intersections removes the ambiguity as to who is to yield the right of way.

    Commissioner Wilk moved to recommend the Village Board prepare an Ordinance amending Village Code 7-2-6 to add the intersections of Kedvale and Lunt Avenues, Lunt and Karlov Avenues, Keystone and Morse Avenues, Keystone and Lunt Avenues, and Keystone and Estes Avenues to the schedule of yield streets. Commissioner Costantino seconded. The motion was unanimously approved.

7. New Business

    a. Safe Routes to School (SRTS) Grant

    Mr. Dem provided background on the Federal SRTS program and stated its purpose is to provide pedestrian improvements around schools. Projects recommended by staff include improvements to the intersection of East Prairie Road and Pratt Avenue including flashing stop signs, permanently mounted speed display devices, rectangular rapid flashing beacons (RRFB) at the crosswalk, and a speed table at the crosswalk. Additionally, RRFB devices would be installed on Crawford Avenue at the intersections with Farwell and Lunt Avenues. The total project cost is approximately $135,000, including design with $124,000 eligible for grant funds. The proposed project schedule includes having the grant application submitted in November and construction occurring in the fall.

Commissioner Stojanoff asked about foot traffic west of the school and whether improvements were considered. Mr. Letson stated that RRFB's are proposed, but the Village is limited in what can be done due to Crawford Avenue being a County route.

Commissioner Costantino inquired about installing a sidewalk either on the east side of East Prairie Road or on Morse Avenue, east of the school. He also asked about installing a crosswalk on the east leg of the East Prairie/Pratt intersection. Officer Knapp stated that there is a full time crossing guard at the intersection and improvements would significantly improve the situation. Mr. Dem stated that staff could evaluate installing additional sidewalks. Commissioner Costantino stated that he views the speed table as a warning device. Mr. Dem stated that in his experience, raised crossings are an effective measure.

Commissioner Wilk moved to approve a recommendation that the Village Board adopt a Resolution supporting the projects proposed by staff. Commissioner Stojanoff seconded. The motion was approved unanimously.

b. Recommendation – Clarification of Street Cleaning Signs

Chief Parrott stated that during a recent review of the Village Code, the existing language pertaining to street cleaning signs does not match the current practice of using permanently installed signs rather than temporary signs. He stated that in 2011 the Village moved away from using temporary signs in lieu of the permanent signs that are currently installed at the start of each block. The Village Attorney has provided updated language for consideration.

Chairman Troiani asked if there has been an uptick in vehicles in violation. Chief Parrott stated that when cars are parked on the street, it makes it difficult for the sweeper to clean the street.

General discussion occurred regarding the number of signs located on each block.

Commissioner Wilk moved to recommend the Village Board adopt an Ordinance amending the Village Code with the updated language pertaining to street cleaning signage. Commissioner Costantino seconded. The motion was approved unanimously.

c. Parking Complaints

i. 7200 Block of Kostner Avenue
ii. 7100 Block of Tripp Avenue

Chief Parrott reported on recent parking complaints on the 7200 block of Kostner Avenue and the 7100 block of Tripp Avenue. The complaint on Kostner related to vehicles being parked on the sidewalk and parkway. The Police Department sent letters to residents in the area reminding them of the Village's Code requirement to not park on the parkway. Since the letters were mailed, the Department has not received any complaints and it appears the vehicles are complying.

The complaint on Tripp Avenue pertained to vehicles encroaching on driveways and at the intersection of Tripp and Estes Avenues. A letter was mailed to Loeber

Motors, whose employees seemed to be contributing to the problem, requesting that they assist in gaining compliance. Since the letter was mailed, the situation appears to have improved.

d. Schedule of Meeting Dates for 2019

Chief Parrott presented the draft meeting dates for 2019. All of the dates are on the fourth Thursday of the month, with the exception of April, which was moved to the third Thursday due to a conflict with Passover.

Commissioner Costantino moved to approve the meeting dates as presented. Commissioner Stojanoff seconded. The motion was approved unanimously.

8. Public Forum

None

9. Report by Staff

None

10. Good of the Order

Commissioner Costantino inquired about the ownership of the property to the west of the UP Parking Lot as he has seen semi-trucks parking overnight. Mr. Letson stated that it is private property.

11. Adjournment

Commissioner Costantino moved to adjourn the meeting at 7:48 p.m. Commissioner Stojanoff seconded. The motion was approved unanimously.

Respectfully submitted,

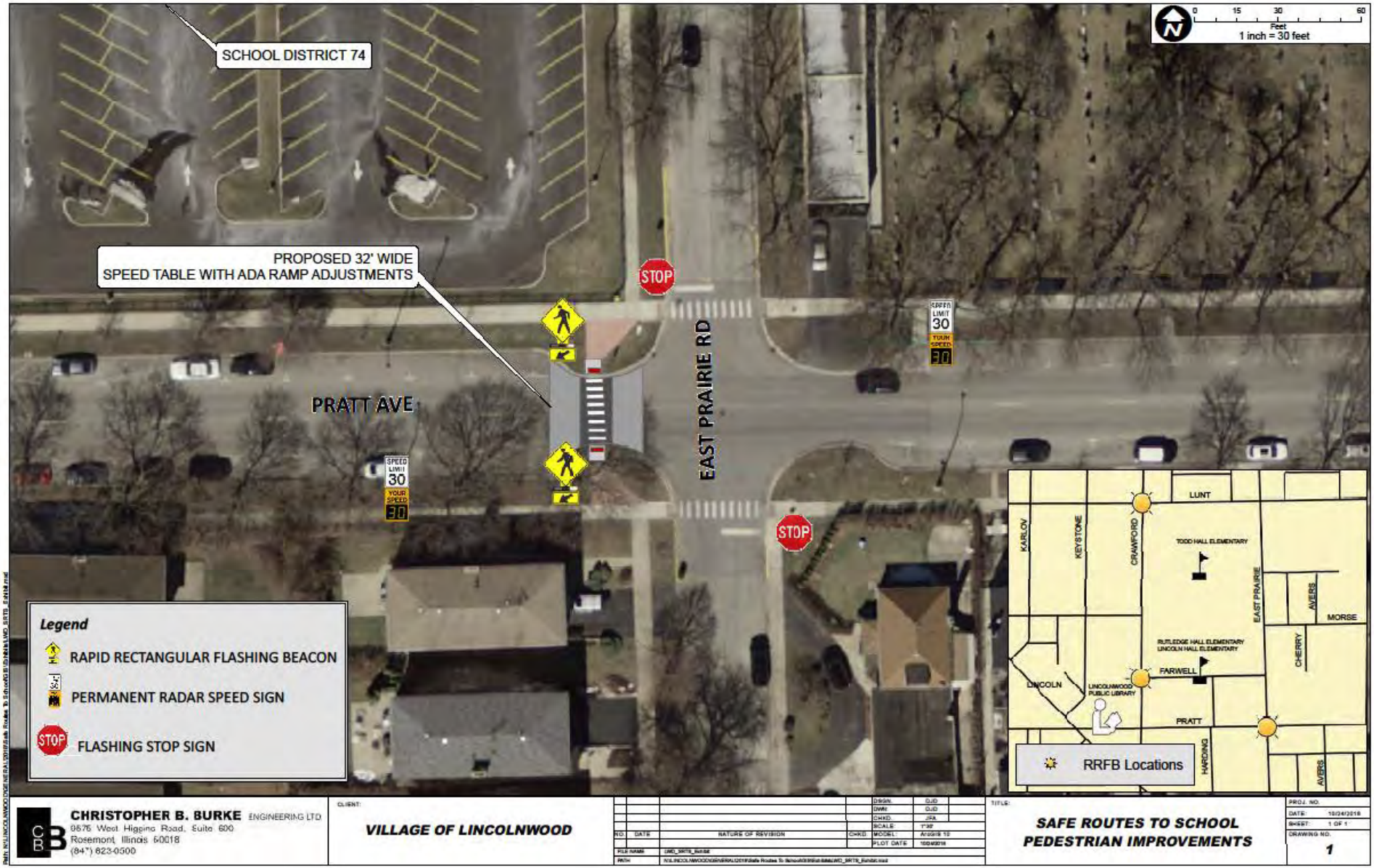
Andrew Letson
Director of Public Works

Item #10 – Safe Routes to School

November 6, 2018

IDOT – Safe Routes to School

- Federal-Aid Program administered through state DOTs
  - To provide a safe walking and bicycling route to school
  - To encourage a healthy and active lifestyle from an early age
  - To facilitate activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of primary and middle schools
- Funding
  - Reimbursable grant program – Lincolnwood to supply upfront cost
  - Construction and Construction Engineering (Design excluded)
  - 100% funded with no local match required
  - $200,000 funding limit
- Eligible Projects
  - Sidewalk improvements, traffic calming/speed reduction, traffic control devices, pedestrian and bicycle improvements, on-street bicycle facilities, off-street bicycle facilities, secure bicycle parking facilities



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

CLIENT:
VILLAGE OF LINCOLNWOOD

NO.	DATE	NATURE OF REVISION

DSGN: DJD
DWN: DJD
CHKD: JRA
SCALE: 1"=30'
CHKD. MODEL: ArcGIS 10
PLOT DATE: 10/24/2018
FILE NAME: LWD_SRTS_Exhibit
PATH: R:\LINCOLNWOOD\GENERAL\2018\Safe Routes To School\2018\Exhibits\LWD_SRTS_Exhibit.mxd

TITLE:
SAFE ROUTES TO SCHOOL PEDESTRIAN IMPROVEMENTS

PROJ. NO.
DATE: 10/24/2018
SHEET: 1 OF 1
DRAWING NO.
1

Estimated Project Costs

- Rapid Rectangular Flashing Beacons - $60,000
- Speed Displays - $12,000
- Speed Table - $30,897
- Flashing Stop Signs - $10,000
- Construction Engineering - $11,000

- Total - $123,897

- Design Engineering - $11,000 (local cost)

Request For Board Action

REFERRED TO BOARD: November 6, 2018 **AGENDA ITEM NO: 11**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Plan Commission in Case #PC-10-18 for Preliminary Approval of a Special Use for a Planned Unit Development, with Zoning Modifications and Approval of a Preliminary Plat of Subdivision to Permit a Mixed-use Development at 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Tucker Development Group, contract purchaser for the former Purple Hotel property (4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue), seeks Preliminary Approval of a Special Use for a Planned Unit Development, with several modifications to Zoning Code Standards for the proposed District 1860 mixed-use development on 8.47 acres, at the northwest corner of Touhy and Lincoln Avenues. The property is located in the B3, Village Center PD (Planned Development) District, which is intended to "*create a mixed use commercial area and pedestrian environment.*" The B3 District was created in order to accommodate this type of development, with a focus specifically at this key intersection in the Village, where once stood the former Purple Hotel, demolished in 2013. The Village's 2016 Comprehensive Plan update designates the future land use for this property as "Regional Commercial" consisting of large shopping centers, hotels and higher intensity office uses. The proposed District 1860 development, which includes commercial, hotel, restaurants and apartments is consistent with the anticipated land uses in the Comprehensive Plan.

The Petitioner seeks to develop the three principal buildings on the site at one time (as depicted on the attached plans), with no construction phasing proposed. The three principal buildings are the seven-story hotel (at the northern end of the property), the seven-story mixed-use building (at the corner of Lincoln and Touhy Avenues) and the one-story retail/commercial building (adjacent to the Com Ed right-of-way along the west side of the site). The existing Touhy Avenue curb cuts across from Barclay Place Condominiums and across from Kilbourn Avenue will be preserved in the new development. All Touhy Avenue access will be through these two existing access points, which are currently signalized three-way intersections. Lincoln Avenue access will be through a proposed traffic signal and new curb cut south of the Chase Avenue (non-signalized) intersection. Remaining existing curb cuts, further north and south on Lincoln Avenue, will be closed.

The proposed District 1860 development is an appropriate candidate for a Planned Unit Development designation, given the size of the property, multiple primary structures, shared parking and access, and the desire to create a unified development with similar design themes (building design, landscaping, and signage) carried throughout the site.

Requested Zoning Action

Section 8.01(2) of the Zoning Code, which references the purpose of Planned Unit Developments, contemplates that "normal zoning standards may be modified" as part of a Planned Unit Development. Modifications are akin to Variations, but are not subject to the typical Variation standards. Most notably, there is no requirement to prove a hardship. The following list includes the requested Zoning Relief (Special Use), as well as all other requested modifications and approvals:

Zoning Relief Requested

1. **Special Use** for Preliminary Approval of a Planned Unit Development in the B3 Zoning District (Village Code Chapter 15, Section 8.03(2));

Zoning Modifications Requested

2. **Modification** to the maximum permitted building height to permit the mixed-use building (98' tall and seven stories in height) and the hotel (80' tall and seven stories in height), to be taller than the maximum permitted height of 65' (five stories) (Village Code Chapter 15, Sections 4.13 and 8.11);
3. **Modification** to the minimum "build-to-line" to permit a building setback of 10'-2" for the mixed-use building on Touhy Avenue, rather than the required minimum setback of 15 feet (Village Code Chapter 15, Sections 4.13 and 8.11);
4. **Modification** to the minimum "build-to-line" to permit a consistent setback of 4'-10" for the mixed-use building and hotel on Lincoln Avenue, rather than the required setback of 5 feet (Village Code Chapter 15, Sections 4.13 and 8.11);
5. **Modification** to the required upper-story (above the third floor) building setback of 10' from the "build-to-line" to waive this requirement for the mixed-use building and hotel (Village Code Chapter 15, Section 8.11);
6. **Modification** to reduce the minimum floor area per dwelling unit, for the proposed apartments, for one- two- and three-bedroom units (Village Code Chapter 15, Section 4.13), as follows:

Dwelling Unit Type	Required Minimum Floor Area per Dwelling Unit (SF)	Proposed Floor Area per Dwelling Unit (SF)
Studio	800	550-650
One-bedroom	800	650-970
Two-bedroom	1,500	1,000-1,250
Three-bedroom	2,000	1,350-1,450

7. **Modification** to reduce the required number of off-street parking spaces for anticipated uses (per Scenario 2 in the table below) in the development to 705 spaces from the required 951 spaces for anticipated uses (Village Code Chapter 15, Section 7.10(Table 7.10.01));

Use	Scenario 1	Scenario 2	Exempt Factor	Parking Multiplier	**Parking Requirement**	
					Scenario 1	**Scenario 2**
Retail (SF)	81,747	66,747	0.8	3.3	**215**	**176**
Restaurant (SF)	0	15,000	0.8	8.75	**0**	**105**
Residential (units)	300	300		1.5	**450**	**450**
Hotel (rooms)	220	220		1	**220**	**220**
				Total Parking Required:	**885**	**951**
				Total Parking Proposed:	**705**	**705**
				Total Parking Deficit:	***180***	***246***

8. **Modification** to reduce the required dimensions of a loading space for the hotel from 10' by 55' to 17' by 17' (Village Code Chapter 15, Section 7.08(2));
9. **Modification** to reduce the required parking lot aisle width for 90-degree parking spaces to 22.62', rather than the required 24' width, for the 6-space drive aisle adjacent to the loading dock at the one-story retail/commercial building (Village Code Chapter 15, Section 7.06(6)(a));
10. **Modification** to reduce the requirement that a minimum of 75 percent of each exterior building elevation incorporate high quality materials, for all four elevations of the one-story retail/commercial building (Village Code Chapter 15, Section 6.04(3)(b));
11. **Modification** to waive the requirement that a roof on a commercial structure incorporate at least one of the code-required architectural treatments, for the one-story retail/ commercial building (Village Code Chapter 15, Section 6.04(11));
12. **Modification** to reduce the width of the required perimeter screening area for an off-street parking lot, along the west and north property lines from the required 8' to 5' (Village Code Chapter 15, Section 6.14(1));
13. **Modification** to waive the foundation planting requirement for various buildings and elevations throughout the development (Village Code Chapter 15, Section 6.15) to permit paving material in a pedestrian environment, adjacent to public-facing building fronts;
14. **Modification** to permit Lot 2 of the Lincoln-Touhy, Second Addition Subdivision to be 1.23 acres in size and Lot 4 to be .79 acres in size, rather than the required two-acre minimum lot size (Village Code Chapter 15, Section 4.13); and
15. **Modification** to waive the requirement for a Unified Center Sign Plan at Preliminary PUD Approval (Village Code Chapter 15, Section 11.07(8)(i)).

Public Parks, Ways and Properties Relief Requested

16. **Variation** to permit impervious materials in the Lincoln and Touhy Avenue parkways (Village Code Chapter 6, Section 6-5-13), to allow for decorative paving, with street tree cut-outs, in the area between the street and adjacent buildings.

Subdivision Relief Requested

17. **Variation** to permit lots 1, 3 and 4 on the Preliminary Plat of Subdivision to have greater than the required four sides (Village Code Chapter 16, Section 16-5-2(B).

Total Relief Required: One Special Use, Fourteen Modifications, one Variation from Chapter 6 of the Village Code, and One Subdivision Code Variation

Public Hearing

The Plan Commission considered the requested Zoning actions at their September 5 and October 4, 2018 meetings. Developer Rich Tucker, President of Tucker Development and contract purchaser of the 8.47 acre subject property, led his Architect, Engineer, and Legal Counsel in presenting the project to the Plan Commission at both the September 5 Public Hearing and October 4 continued Public Hearing. Mr. Tucker's Architect, Keith Campbell of Callison RTKL Architects, stated that the goal of the project was to increase the walkability along and at the intersection of Touhy and Lincoln Avenues, to provide green space for community use in the form of a Village Green, and to provide connectivity to the adjacent bike path and overpass to the west. At both meetings, the Site Plan, Preliminary Engineering, Landscaping Plan, Building Elevations and Signage concepts were presented. In addition, plan details were summarized and staff recommendations for revisions to the site plan were discussed and incorporated in several instances.

The Plan Commission heard the following testimony from the public at the September 5 and October 4 Hearings:

Leslie Wurman, 4545 West Touhy Avenue, spoke at the September 5 meeting, stating that a project with this many apartments will (negatively) impact the character of the Village, and the increased traffic will jeopardize pedestrian safety. *The developer's Traffic Engineer, Lynn Means of Gewalt Hamilton Engineering, responded by speaking of improvements to traffic circulation via deceleration lanes along Touhy Avenue, a dual left-turn lane from northbound Lincoln Avenue to westbound Touhy Avenue and new four-way signalized intersections on Touhy and Lincoln Avenues, with pedestrian crossings on each leg. Mr. Tucker noted the apartments would be considered luxury apartments and would have accompanying high rents, with an average $2,400 monthly rent for a 1,000 square foot apartment, as an example.*

Neil Siegel, 4545 West Touhy Avenue, spoke at both the September 5 and October 4 meetings, stating that he looks forward to some development at this location, but he noted he has an issue with a blanket 20% reduction on off-street parking. He further stated that he questioned the parking study statistics, as well as the (Developer's) Engineer's assertion that the loss of parking from Code requirements would not impact surrounding properties. *The Developer's Traffic Engineer, Lynn Means of Gewalt Hamilton Engineering, responded by noting the parking study took into account data and anticipated parking generation numbers, by land use, from two well-respected sources; Institute of Transportation Engineers and the Urban Land Institute. Village staff noted that these two organizations are the source of industry standards when it comes to parking generation. Village staff further noted that shared parking between uses with different peak usage, a marked increase in ride share (Uber, Lyft, etc.) nationally, an anticipated use of the hotel by a significant number of hotel guests coming from O'Hare airport via cab or ride share, all combined to reduce anticipated parking demand from the Village's parking standards which were developed in an environment where alternative transportation was less prevalent or non-existent.*

Rick Katz, 4545 West Touhy Avenue, spoke at both the September 5 and October 4 meetings, inquiring on both occasions about whether or not "green" vegetated roofs would be incorporated into the building design for the two commercial buildings (one-story retail/commercial building and the hotel). He also stated his concerns about the traffic that would be generated by the development. *Mr. Tucker noted that the buildings would not be incorporating green roofs, as the cost to reinforce roofs for such a design is not cost-effective for this project.*

Sue Simler, 7201 North Lincoln Avenue, spoke at the October 4 meeting, noting she is the President of the Hampton Place Condominiums and stating that concerns raised by the Plan Commission during the meetings, with regard to potential negative views into the interior of the first floor of the parking garage, from the east side of Lincoln Avenue (including Hampton Place) are a "non-issue" and that she would like to see this proposed project get approved. *Ms. Simler's comment, and the Landscape Architect's assurance that evergreen plantings would screen most of the view into the parking garage, convinced the Plan Commission that no additional screening was necessary in that area.*

At the October 4 Continued Public Hearing, Mr. Tucker introduced a representative from First Hospitality Group (FHG), a well-known hotelier in the Chicago area that has developed over 40 hotels in ten states. It was noted that FHG would be developing a dual-branded 220-room hotel in this project, and that they were proposing two Marriott products; Residence Inn and Courtyard Hotel. The Plan Commission expressed their excitement to have a well-known national hotel company, with two of their higher-end brands.

The Plan Commission also focused on the proposed sign concepts that had been presented. These concepts consisted primarily of a wall sign and unique rooftop sign on the mixed-use building, as well as three monument signs. The monument signs are proposed at the main vehicular entrances on Lincoln and Touhy Avenues, with a third sign at the corner of Lincoln and Touhy Avenues. The proposed signage plan did not fulfill the requirements of a Unified Center Sign plan, which is a requirement of a Preliminary PUD approval, as it does not incorporate standards for wall signage for individual tenants, nor did it include hotel signage (since the hotelier had only recently signed a contract to develop the

hotel). The Plan Commission eventually determined that they would accept approval of the signs presented, in concept, and were also comfortable with the proposed modification to allow the Unified Center Sign plan to be submitted for approval at a later date, when the proposed mix and type of tenants was clearer.

Staff provided a series of recommendations, which were generally acceptable to the Plan Commission and were incorporated into their recommendation.

Plan Commission Recommendation

By a vote of 6-0, the Plan commission recommends preliminary approval of a Special Use for a Planned Unit Development, including fourteen Modifications, one variation from Chapter 6 of the Village Code, One Subdivision Code variation, and approval of a Preliminary Plat of Subdivision, subject to the following conditions:

1) Unique or "special" landscape plantings to be provided on either side of the Village Green entry from Lincoln Avenue;
2) Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at appropriate locations along the north and south ends of the Village Green;
3) Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway and site access improvements;
4) Waive the requirement that Covenants be submitted for preliminary approval, and permit them to be submitted at a later date;
5) Review and approval of the submitted Fiscal Impact Studies and Property Covenants shall be at the time of Final PUD approval; and
6) Signs shown in the preliminary plans are approved in concept, with specific sign sizes and locations to be determined as part of a Unified Business center Sign plan, to be approved at a later date.

UPDATE ON RELATED ACTIONS

October 31, 2018 TIF Joint Review Board Meeting:

The TIF Joint Review Board, consisting of representatives of the Village's taxing bodies, met on Wednesday, October 31st to consider the proposed replacement of the existing Lincoln-Touhy TIF (established in 2011 and amended in 2014) with a new TIF, designated as the North Lincoln TIF. The North Lincoln TIF would be smaller than the Lincoln-Touhy TIF, in area, as three properties south of Touhy Avenue would be outside the North Lincoln TIF's boundaries. The proposed District 1860 property would remain in the new TIF District. By a vote of 4-2, the Joint Review Board approved a Resolution recommending that the Village Board approve the proposed North Lincoln TIF. That recommendation will be brought forward at the November 20th Village Board meeting, at which time a Public Hearing will be held to consider adoption of Ordinances designating the North Lincoln Redevelopment Project Area, approving a Tax Increment Redevelopment Plan and Project, and adopting Tax Increment Allocation Financing.

November 1, 2018 Economic Development Commission (EDC) Meeting:

The EDC met on Thursday, November 1st to consider approval of an economic incentive framework related to a request from Tucker Development Group. The EDC heard presentations from Tucker Development Group and from the Village's TIF consultant, Bob Rychlicki of Kane, McKenna & Associates, who provided a summary of his in-depth analysis of the request, projected revenues, developer's return, etc. The EDC then voted unanimously (7-0) to approve a framework which includes Tax-Exempt Revenue Bonds (TIF Bonds), with no financial backing or risk to the Village, and two Developer's Subordinate Notes for a total of $31 Million in funds, all payable through TIF Increment, as

well as a hotel tax incentive payment to the developer of the proposed hotel. The EDC recommendation included a caveat that the Developer-requested rebate of $3.3 Million in Village hotel taxes generated on this property shall be in a "method and amount to be determined by the Village Board-appointed negotiating team." This is a reference to the recently-appointed negotiating team, consisting of Trustees Nickell and Patel, Village Attorney Elrod, Interim Village Manager Merkel, and Community Development Director McNellis (with the assistance of TIF Consultant, Bob Rychlicki). With this EDC recommendation, the negotiating team will now commence negotiations with Tucker Development Group, with the goal of bringing a draft Redevelopment Agreement, which will incorporate an economic incentive structure amongst other requirements, to the Village Board for final consideration.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:

1. Public Hearing Application for Special Use and PUD
2. Responses to Special Use (PUD) and Subdivision Variation Standards
3. September 5, 2018 Plan Commission Minutes Excerpt
4. September 5, 2018 Staff Report to Plan Commission
5. October 4, 2018 Plan Commission Minutes Excerpt (Draft)
6. October 4, 2018 Staff Report to Plan Commission
7. Petitioner's Submittal Packet
    a. Plans (including parking study, traffic study, environmental assessment and housing market study)
    b. Additional Preliminary PUD Materials
    c. Commercial Market Study
    d. Fiscal Impact Analysis
8. Submitted Public Comments

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission in Case #PC-10-18 for preliminary approval of a Special Use for a Planned Unit Development, with Zoning Modifications and Approval of a Preliminary Plat of Subdivision to Permit a Mixed-use Development at 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue and to direct the Village attorney to prepare an Ordinance for adoption consistent with this concurrence.

VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Special Use and PUD

SUBJECT PROPERTY

Property Address: 7350 N Lincoln Ave / 4500-4560 W Touhy Ave

Permanent Real Estate Index Number(s): 10-27-317-049 through -052 / 10-27-317-055

Zoning District: B-3 Lot Area: 368,876.06 sf (8.468 acres)

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

Are there existing development restrictions affecting the property? ☑ Yes ☐ No

(*Examples: previous Variations, conditions, easements, covenants*) If yes, describe: 2001 Comprehensive Plan

REQUESTED ACTION

- ☐ Special Use – Residential
- ☐ Special Use – Non-Residential
- ■ Planned Unit Development (PUD)
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: See attached

PROPERTY OWNER/PETITIONER INFORMATION

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

Name: Rompsen Lincolnwood LLC

Address: 162 Cumberland Street, Suite 300 Toronto, Ontario M5R 2N5

Telephone: (416) 928-4875 Fax: (416) 966-1161 E-mail: marygianfriddo@romspen.com

Petitioner: (*if Different from Owner*)

Name: Tucker Development Group, Inc. Relationship to Property: Contract Purchaser

Address: 799 Central Avenue, Suite 300 Highland Park, IL 60035

Telephone: (847) 748-3400 Fax: (847) 748-3401 E-mail: cglenner@tuckerdevelopment.com

ATTACHMENTS

Check all Documents that are Attached:

Plat of Survey	☐	Building Elevation(s)	☐
Site Plan	☑	Lighting Plan	☐
Landscape Plan	☐	Traffic/Parking Study	☐
Floor Plans	☐	PDF Files of All Drawings	☑

Other, Describe _____

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Cary Glenner

Address: 799 Central Avenue, Suite 300 Highland Park, IL 60035

City, State, Zip: Highland Park, IL 60035

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 — JOEL NICKELSON, authorized officer of ROMSPEN CLUB HOLDINGS INC., its sole member and manager

Romspen Lincolnwood LLC by

Print Name

June 28 2018

Date

PETITIONER: *(if Different than Property Owner)*

Signature — Cary Glenner, Executive Vice President for CARY GLENNER

Tucker Development Group, Inc. by

Print Name

June 28, 2018

Date

For Office Use Only

Deposit Amount Received: _____ Date Received: _____ Received By: _____

The article(s), section(s) and paragraph(s) of Zoning Ordinance from which Action is being sought:

_____

_____

District 1860
Response to Lincolnwood PUD Standards

The proposed PUD meets the standards set forth in Section 8.04 of the Village of Lincolnwood Zoning Ordinance as follows:

1. Objectives. A planned unit development must conform with the intent of the objectives set forth in Section 8.02 of this article.
   Response: The proposed PUD conforms with the objectives set forth in Section 8.02 as follows:

   - To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities;
     Response: The proposed development is a creative use of a site that has been dormant since 2013, which will provide a vibrant downtown destination for the Village. The proposal includes amenities such as a public Village Green at the main entrance and a plaza at the Lincoln and Touhy intersection, as well as new quality retail spaces.

   - To encourage a pattern of development to preserve natural vegetation, topographic and geological features, and environmentally appropriate features;
     Response: N/A; There are no natural vegetation, topographic or geological features on the site.

   - To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development;
     Response: Although there is no common open space on the site currently, the proposed development includes two programmed public spaces – specifically, the Village Green and the plaza at Lincoln and Touhy.

   - To provide for more usable and suitably located recreation facilities and other public and private facilities;
     Response: N/A.

   - To encourage land use(s) which promote the public health, safety, comfort, morals and welfare;
     Response: The Applicant has worked closely with its consultant team and the Village to ensure that the proposed development includes adequate and safe access and circulation. It will continue to coordinate with Village staff, IDOT, ComEd and other stakeholders to ensure that this objective is met.

   - To be compatible with the character of the underlying zoning district in which it is located; and
     Response: The current zoning of the property is B3, Village Center PD. The proposed development is compatible with the character of this zoning district, which seeks to encourage ground floor commercial uses, pedestrian activity and congregation.

   - To be compatible with the Comprehensive Plan and facilitate development that achieves the objectives of the Comprehensive Plan, including those related to land use, transportation and community facilities.

Response: The 2016 Comprehensive Plan identifies the former Purple Hotel site as a "key development opportunity" and contemplates a mixed-use project that includes public amenities such as open spaces, walkability and design character for the site. The proposed development fulfills these objectives of the Comprehensive Plan for the site.

2. Size and ownership. The site of the planned unit development must be under single ownership and/or unified control, and must be not less than two acres in area.
Response: The site is 8.47 acres and currently under single ownership. To the extent that future transfers of ownership occur for portions of the site, the property will be governed by recorded governing documents that will provide for unified control.

3. Compatibility. The planned unit development must be of a type and location so as to (a) cause no undue detrimental influence upon surrounding properties, and (b) be compatible with surrounding uses.
Response: The proposed PUD will positively impact the surrounding properties, as it will bring a long-dormant site back to productive use with high-quality architecture and design. The proposed development takes advantage of its unique location in the Village, as contemplated in the Comprehensive Plan.

4. Land designation. The proposed planned unit development shall provide for the dedication of land for recreational purposes and permanent common open space. Alternatively, the Board of Trustees may accept a cash payment in lieu of actual land dedication, or may approve a combination of cash and land dedication.
    a. Common open space. In residential or mixed-use residential planned unit developments, common open space shall be provided for recreational purposes. Such open space may be designed for active or passive recreational use. Common open space shall meet the following standards:
        i. Each parcel of common open space intended for active recreation shall be at least 12,000 square feet. The minimum width of the common open space shall allow for the safe participation in the active recreational activities for which it is designed. For trail purposes, the minimum open space width shall be 20 feet.
        ii. The common open space must be accessible to all the residents of the proposed residential planned unit development. Sidewalks, bike trails or pedestrian trails must link the parcels.
        iii. The slope of the common open space must be appropriate for the activities for which the common open space is intended.
        iv. Land dedicated to the Village may be included in the calculation of usable common open space.
    b. Areas excluded from common open space. Common open space provided to satisfy the requirements of this Section 8.04(4) shall not include:
        i. Areas reserved for the exclusive use or benefit of an individual tenant or owner;
        ii. Dedicated streets, alleys, and other public rights-of-way;
        iii. Required detention areas, floodplains or wetlands, unless the Village Board determines that any such natural features, such as a creek or lake, will be a substantial amenity for the development;
        iv. Vehicular drives, or parking, loading and storage areas;

v. Irregular or unusable narrow strips of land less than 50 feet wide, unless containing a trail or bicycle path; and
vi. Existing permanent utility easements.

Response: The proposed development includes a decorative hardscape and landscaped public open space area, which will be programmable and have the ability to be closed off from vehicular traffic for pedestrian only uses. This will provide opportunities for al fresco dining, farmers markets, outdoor concerts, and seasonal events.

5. Need. The applicant must demonstrate the desirability of the plan and its benefit to the community.
   Response: The proposed development will create a new downtown destination that will benefit the entire Lincolnwood community, with a Village Green that can be enjoyed by Village residents, high-quality retail and other uses contemplated by the Village Comprehensive Plan.

6. Yards. The required yards along the periphery of the planned unit development shall be at least equal in width and depth to those required in the adjacent zoning district or districts, except as may be approved by the Board of Trustees.
   Response: N/A; The Property is adjacent to O and B3-zoned properties, which do not have yard requirement.

7. Setbacks. Buildings of more than 24 feet in height shall provide a setback from any property line of a depth equal to or greater than the height of such buildings, except as may be approved by the Board of Trustees.
   Response: The Applicant is seeking setback relief as part of the proposed development in order to provide an urban, pedestrian-friendly design that holds the street.

8. Parking requirements. Adequate parking shall be provided and in no event shall the parking be less than that required pursuant to this Zoning Ordinance, except as may be approved by the Board of Trustees.
   Response: The Applicant is seeking parking relief in order to appropriately size the parking for the proposed mix of uses and modern parking demands. Please refer to the Parking Study prepared by Gewalt Hamilton Associates for more information.

9. Traffic. Adequate provision shall be made to provide ingress and egress to the PUD so as to minimize traffic congestion in the public streets and promote safety.
   Response: Site access has been carefully designed by the Applicant and its traffic consultant to minimize impacts on surrounding public streets. Please see the Traffic Impact Study prepared by Gewalt Hamilton Associates for more information.

10. Design standards. The PUD shall adhere to the provisions of Article VI of this Zoning Ordinance, except as may be approved by the Board of Trustees.
    Response: The proposed PUD has been designed with high-quality architectural style that is appropriately scaled for this unique site and the neighboring community and complies with Article VI of the Zoning Ordinance, except where relief is being sought.

VI. 500-4560 West Touhy Avenue & 7350 North Lincoln Avenue – Review of a Special Use for a Planned Unit Development, with Zoning Modifications and a Resubdivision of Land

Chairman Yohanna announced Case #PC-10-18 for consideration of a request by Tucker Development Group, Inc., contract purchaser, as authorized by Romspen Club Holdings, Inc., property owner, for Preliminary Approval of a Special Use to establish a Planned Unit Development, with zoning relief, and a Resubdivision of land in accordance with the Planned Unit Development review procedures in Section 8.05(3) of the Zoning Code.

Development Director McNellis provided a brief summary of the property's history. The development, to be called District 1860, is in the B-3 Village Center PD. This District is intended to serve as a focal point of Lincolnwood's downtown activity. The Village Center PD's goal is to create a mixed-use commercial area with a pedestrian-friendly environment. The proposal is consistent with the Comprehensive Plan.

Requested Zoning relief includes:

- A Special Use to permit a Planned Unit Development in the B-3 Zoning District.

Requested Zoning Modifications includes:

- Modification to the maximum permitted building height to permit a height of 91 feet (8 stories) rather than the maximum permitted height of 65 feet (5 stories);
- Modification to the minimum "build-to-line" to permit a setback of five feet, six inches on Touhy Avenue, rather than the required minimum setback of fifteen feet;
- Modification to waive the requirement for the required upper-story (above the third floor) building setback of ten feet from the "build-to-line";
- Modification to reduce the minimum floor area per dwelling unit for the proposed apartments;
- Modification to reduce the required number of off-street parking spaces;
- Modification to reduce the required number of loading spaces for the hotel and mixed-use buildings:
- Modification to reduce the required parking lot aisle width for 90-degree parking spaces to 22.62 feet, rather than the required 24-foot width, for the six-space drive aisle adjacent to the loading dock at the one-story retail/commercial building;
- Modification to reduce the requirement that a minimum of 75 percent of each exterior building elevation incorporate high-quality materials for the southwest and northeast elevations of the proposed hotel, and the north, south, and east elevations of the one-story retail/commercial building;
- Modification to waive the requirement that a roof on the commercial structure incorporate at least one of the code-required architectural treatments, for the one-story retail/commercial building;
- Modification to reduce the width of the required perimeter screening area for an off-street parking lot along the west and north property lines;
- Modification to permit reduced planting island widths and waive the requirement for a planting island along the westernmost parking aisle of the off-street surface parking lot; and

- Modification to permit impervious materials in the Lincoln And Touhy Avenue parkways.

Chairman Yohanna swore in the witnesses from Tucker Development and the Village's engineering staff.

Development Director McNellis restated Village Recommendations and considerations to include the following:

- A hotel drop-off and service area should be provided;
- Consider adding a trellis or a "green wall" of vegetation to screen the view into the covered parking area of the mixed-use building from Lincoln Avenue. This green wall could be utilized to screen while still allowing natural air and light to filter in;
- The recommendation from several workshop participants and reviewers regarding the provision of a viewing area, accessed by the public, at a high enough level in the mixed-use building to view the Chicago skyline;
- Select a Village Green design concept plan from the two options presented;
- Provide a better visual connection from the pocket park west of the development on the ComEd property to the District 1860 development. Add additional amenities along the main connection path from the pedestrian bridge (e.g., bike racks and a bike pump station). Open up and frame the view around the sidewalk connection at the west property line;
- Provide bollards for the protection of those in the Village Green, as well as collapsible bollards in the roadway at the north and south end of the Village Green, to block vehicles during an events;
- Provide pedestrian walkways along the covered parking lot west entrance to allow pedestrians to move safety to both sets of elevators;
- Consider adding a native plant and grasses palette to the proposed landscape plan;
- Increase the Touhy Avenue frontage setback to a greater distance that may still not be in compliance with the Zoning Code requirement, but provides some additional safe setback from the current five foot, six-inch setback along this very busy roadway; and
- Provide the reasoning behind the lack of a loading space at the hotel and increase the size of the proposed loading spaces in the first floor of the mixed-use building to meet Code requirements;
- Reduce the vast expanse of fiber cement on the two elevations of the hotel and add a significant amount of Code-defined high-quality material and windows at the end of each hotel hallway; and
- All substandard sized parking lot islands should be increased to comply with the Zoning Code. In addition, a new parking lot island, with a tree, should be added along the westernmost property line adjacent to the outdoor parking field.

Rich Klawiter, DLA Piper, stated their presentation will explain and justify the requested modifications and recommendations. The three-building project is to include residential units, 90,000-square foot of commercial uses, and a likely hotel.

Mr. Richard Tucker, founder and CEO of Tucker Development, pointed out a hotel is not in place at this time, but they are in discussions with a possible hotel developer/owner. Mr. Tucker also mentioned they have had initial discussions with ComEd to create possible green space in the area between the development and bike trail, but that is not something they plan to design or

construct and it is not in their TIF incentive request. If the hotel component is not realized, the space would be developed as additional commercial uses. The hotel would not be developed by Tucker. Tucker's plan is to sell this parcel, but would develop the infrastructure and parking around it. The hotel will be built at the same time as the other components of the project.

Keith Campbell, Vice President at CallisonRTKL, project architect, stated the goals of the project, from an urban design point of view, is to increase the walkability of the intersection at Touhy and Lincoln Avenues; to provide green space (Village Green) as a focal point for the community with events all year long; and to increase the connectivity between the site and the bike path/overpass.

Mr. Campbell reviewed the site plan pointing out the loading docks, parking areas, and an outdoor dining terrace. Mr. Campbell also reviewed the building aesthetics and materials. The parking areas will be screened with greenery. If needed, modifications could be made along Touhy Avenue to increase the size of the sidewalk by either removing parking spaces or modifying the size of the retail stores. A deceleration lane on westbound Touhy Avenue may be required which would alter the size of the retail stores on Touhy Avenue. A 160-foot by 300-foot Village Green is appropriately sized for this development. A unified sign proposal has not yet been developed.

The second floor plan will contain one parking level for 370 cars. Retail will not be directly accessed by this parking level. Each unit will have one parking spot with an additional 70 employee parking spaces.

There will be four levels of residential. Not all units will have balconies. The apartment floor plan will wrap around a large courtyard. Courtyard amenities will include a pool, landscaping, hardscaping, shaded seating areas, potential outdoor dining, and outdoor kitchens. A second courtyard will front on Touhy Avenue and have views of the Chicago skyline. These courtyards are for residents only.

Village Attorney Hart Passman reviewed the process for Preliminary and Final Phase approval for a Planned Unit Development (PUD).

There was much discussion regarding whether or not development of the ComEd property will be included in this project. Development Director McNellis noted design development of the ComEd property is not a required part of the PUD approval.

Nick Patera, landscape architect at Teska Associates, summarized the proposed landscape plan.

Chairman Yohanna asked for comments from the audience.

Leslie Wurman, 4545 West Touhy Avenue, stated a project with this many apartments will change the character of the Village. The increased traffic will jeopardize pedestrian safety.

Mr. Neil Siegel, 4545 West Touhy Avenue, looks forward to some development at this location, but had an issue with a blanket twenty percent reduction in off-street parking.

Mr. Rick Katz, 4545 West Touhy Avenue, asked if a green roof on the commercial space would be viable and also had concerns about traffic.
Steve Berecz of Gewalt Hamilton Associates, civil engineering firm for the project, reviewed the utility plan and stated the water main and storm sewers can support this development. Stormwater detention will be stored under the parking area. Paul Bourke of Christopher Burke Engineering, the Village's engineering firm, concurred with the findings of the preliminary plan.

Lynn Means of Gewalt Hamilton Associates, reviewed the traffic impact study. The traffic study consisted of existing conditions and traffic counts along Touhy Avenue at the intersections of Barclay Place, Kilbourn, Lincoln, and Kostner Avenues, and along Lincoln Avenue at Chase and Kostner Avenues. The study included weekday mornings between 7:00 a.m. and 9:00 a.m. and weekday evenings between 4:00 p.m. and 6:00 p.m. and Saturday between 11:00 a.m. and 2:00 p.m. Conservative guidelines by the Institute of Transportation Engineers (ITE) were used for traffic generation numbers. Items to be addressed include providing a second left turn lane at Touhy in the northbound direction of Lincoln Avenue, improved pedestrian signaling and striped crosswalks, and traffic signal timing.

Development Manager McNellis mentioned public comment can be submitted prior to the October 4, 2018 Plan Commission meeting, by e-mail, to his attention at smcnellis@lwd.org. These comments will be provided to the Plan Commission and the developer.

Chairman Yohanna asked if there was anyone else from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend continuation, to the October 4, 2018 Plan Commission meeting, was made by Commissioner Jakubowski and seconded by Commissioner Sampen.

Aye: Jakubowski, Sampen, Auerbach, Kohn, Novoselsky, and Yohanna
Nay: None
Motion Approved: 6-0

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, September 12, 2018.

VIII. Public Comment

Development Manager Hammel announced the petition for a daycare nursery at 7100 North Kedvale Avenue has been withdrawn. Residents who received notice of this petition will be notified by mail that this case has been withdrawn.

Regarding the Special Use request by Onsite Healthcare for the building at 4656 West Touhy Avenue, Development Manager Hammel announced the Petitioner is weighing different building options.

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

Plan Commission Staff Report
Case # PC-10-18
September 5, 2018

Subject Property:
4500-4560 West Touhy Avenue & 7350 North Lincoln Avenue - Northwest Corner of Touhy and Lincoln Avenues



Zoning District:
B3, Village Center PD (Planned Development)

Petitioner:
Tucker Development Group, Inc., as authorized by property owner, Romspen Lincolnwood LLC

Nature of Request:
Special Use for a Planned Unit Development (PUD), with Zoning Modifications, and a Resubdivision of Land (see details below)

Notification:
Notice in Lincolnwood Review on August 16, 2018, Public Hearing signs installed at 4500 West Touhy Avenue and 7350 North Lincoln Avenue on August 21, 2018, and mailed Legal Notices dated August 13, 2018 to properties within 250 feet.

Zoning Relief/Modifications Requested:
Section 8.01(2) of the Zoning Code, which references the purpose of Planned Unit Developments, contemplates that "normal zoning standards may be modified" as part of a Planned Unit Development. Modifications are akin to Variations, but are not subject to the typical Variation standards. Most notably, there are no hardships to be proved. Therefore, the Petitioner has provided the attached response to the standards for Special Use approval only. The following list includes the requested Zoning Relief (Special Use), as well as all other requested modifications:

Zoning Relief Requested

1. **Special Use** to permit a Planned Unit Development in the B3 Zoning District (Village Code Chapter 15, Section 8.03(2);

Zoning Modifications Requested

2. **Modification** to the maximum permitted building height to permit a height of 91feet (eight stories), rather than the maximum permitted height of 65 feet (five stories) (Village Code Chapter 15, Sections 4.13 & 8.11);
3. **Modification** to the minimum "build-to-line" to permit a setback of five feet, six inches on Touhy Avenue, rather than the required minimum setback of fifteen feet (Village Code Chapter 15, Sections 4.13 & 8.11);
4. **Modification** to the minimum "build-to-line" to permit a setback of five feet, six inches on Lincoln Avenue, rather than the required setback of five feet (Village Code Chapter 15, Sections 4.13 & 8.11);
5. **Modification** to the required upper-story (above the third floor) building setback of ten feet from the "build-to-line" to waive this requirement (Village Code Chapter 15, Section 8.11);
6. **Modification** to reduce the minimum floor area per dwelling unit, for the proposed apartments, for one- two- and three-bedroom units (Village Code Chapter 15, Section 4.13);
7. **Modification** to reduce the required number of off-street parking spaces for anticipated uses in the development (Village Code Chapter 15, Section 7.10(Table 7.10.01);
8. **Modification** to reduce the required number of loading spaces for the hotel and mixed-use buildings (Village Code Chapter 15, Section 7.10(Table 7.10.01);
9. **Modification** to reduce the required parking lot aisle width for 90-degree parking spaces to 22.62 feet, rather than the required 24-foot-width, for the 6-space drive aisle adjacent to the loading dock at the one-story retail/commercial building (Village Code Chapter 15, Section 7.06(6)(a);
10. **Modification** to reduce the requirement that a minimum of 75 percent of each exterior building elevation incorporate high quality materials, for the southwest and northeast elevations of the proposed hotel, and the north, south, and east elevations of the one-story retail/commercial building (Village Code Chapter 15, Section 6.04(3)(b);
11. **Modification** to waive the requirement that a roof on a commercial structure incorporate at least one of the code-required architectural treatments, for the one-story retail/ commercial building (Village Code Chapter 15, Section 6.04(11);
12. **Modification** to reduce the width of the required perimeter screening area for an off-street parking lot, along the west and north property lines (Village Code Chapter 15, Section 6.14(1));
13. **Modification** to permit reduced planting island widths and waive the requirement for a planting island along the western most parking aisle of the off-street surface parking lot (Village Code Chapter 15, Section 6.14(2)(a);
14. **Modification** to waive the foundation planting requirement for various buildings and elevations throughout the development (Village Code Chapter 15, Section 6.15); and
15. **Modification** to permit impervious materials in the Lincoln and Touhy Avenue parkways (Village Code Chapter 6, Section 6-5-13).

Total Relief Required: One Special Use, and Fourteen Modifications

Additional Modifications/Approvals (which may be necessary):

16. Unified Center Sign Plan (signage details not yet provided);
17. Average Lot Setback on Lincoln Avenue (dependent on lot subdivision); and
18. Subdivision Relief (Plat of Subdivision not yet provided).

Summary of Request:

Tucker Development Group, contract purchaser for the former Purple Hotel property (4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue) seeks a Special Use for a Planned Unit Development, with several modifications to Zoning Code Standards for their District 1860 mixed-use development on 8.47 acres, at the northwest corner of Touhy and Lincoln Avenues.

The Petitioner seeks to develop the three principal buildings on the site at one time, with no construction phasing proposed. The three principal buildings are the eight-story hotel, the seven-story mixed-use building (at the corner of Lincoln and Touhy Avenues) and the one-story retail/commercial building (adjacent to the Com Ed right-of-way along the west side of the site). The existing Touhy Avenue curb cuts across from Barclay Place Condominiums and across from Kilbourn Avenue will be preserved in the new development. All Touhy Avenue access will be through these two existing access points, which are currently signalized three-way intersections. Lincoln Avenue access will be through an enlarged curb cut south of the Chase Avenue (non-signalized) intersection. Remaining existing curb cuts, further north and south on Lincoln Avenue, will be closed.

The Village's Comprehensive Plan, updated in 2016, designates the future land use for this property as "Regional Commercial". These areas are envisioned to consist of large shopping centers, hotels, big-box development, and higher-intensity office. The proposed mixed-use development, which includes commercial, hotel, restaurants, and apartments, is consistent with the anticipated land uses in the Comprehensive Plan.

The proposed District 1860 development is an appropriate candidate for a Planned Unit Development designation, given the size of the property, multiple primary structures, shared parking and access, and the desire to create a unified development with similar design themes (building design, landscaping, and signage) carried throughout the site.

This initial review of plans and details for the District 1860 Preliminary PUD request provides the opportunity for the Plan Commission to weigh in on site design and layout, landscaping, access, and building design prior to the required Preliminary PUD design details being completed and refined for final consideration at the October meeting. There are some required documents that have not yet been fully-developed, such as signage, while others will require tweaking to address the Plan Commission and staff's comments. Staff continues to work with the Petitioner to complete all of the remaining details for the October meeting.

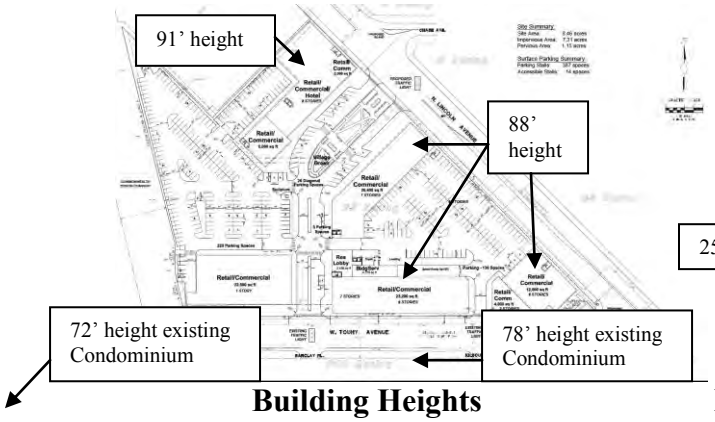
Special Use

Planned Unit Development (PUD): The Petitioner seeks approval of a Planned Unit Development with three primary structures on an 8.47-acre property. Per the Zoning Code, "The purpose of the Planned Unit Development (PUD) approach is to provide the flexibility needed to allow more creative and imaginative design for land developments than is possible under the more conventional zoning regulations." "The Planned Unit Development is intended

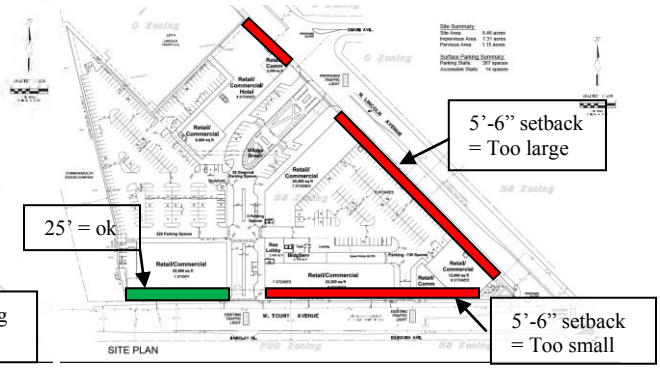
to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit (and) . . . provide amenities not otherwise required by law, and often establishes facilities and open space greater than the minimums required by law." The District 1860 proposal undoubtedly meets these goals by providing streetscaping, a substantial Village Green (green space), screened parking, and a unified building design theme that creates its own "neighborhood" with its own neighborhood signage, landscaping theme, and unique design elements such as the pocket park connecting to the Valley Line Trail and Touhy Avenue pedestrian bridge, as well as a corner plaza and seating area (at the Lincoln and Touhy Avenues intersection). The other major commercial development in the Village is the Town Center Mall, which also resides in a PUD.

Modifications

Maximum Permitted Building Height: Zoning Code Sections 4.13 and 8.11 each dictate a maximum building height in the B3 Zoning District of 65 feet or five stories. The proposed buildings have heights of 91 feet for the hotel (eight stories), 88 feet for the mixed-use building (seven stories) and 28 feet for the retail/commercial building (one-story). The heights of the two taller buildings on site are consistent with the heights of the two nearby condominium buildings on the south side of Touhy Avenue: 4601 Touhy (72-feet height over 8 stories) and Barclay Place condominium (78 feet 3 inches-height over 8 stories). In addition, the two tallest buildings on site front on arterial roadways and are adjacent to other office or multi-family buildings, set back from single-family residences.



Building Heights

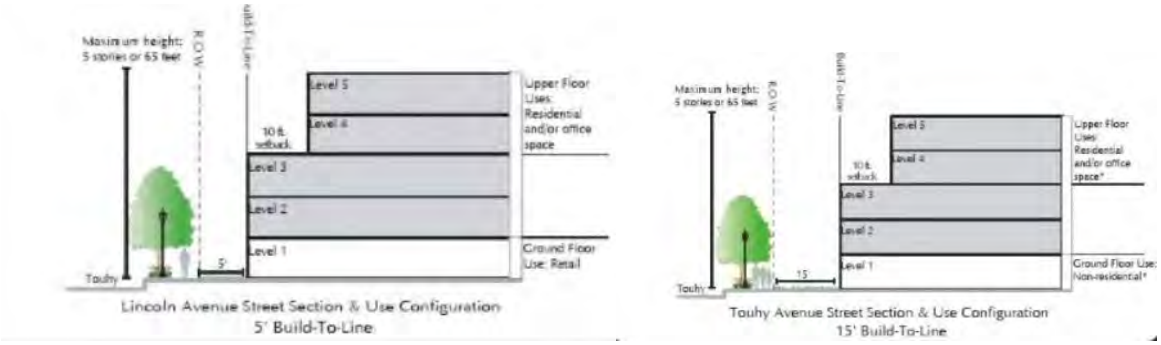


Build-to-Line (Touhy and Lincoln Avenues)
(15' required on Touhy, 5' required on Lincoln)

Build-to-line on Touhy Avenue: Zoning Code Sections 4.13 and 8.11 specify that buildings fronting on Touhy Avenue in the B3 Zoning District should be set back 15 feet or greater from the property line along Touhy Avenue to "buffer pedestrians from the high traffic volume on Touhy Avenue". The proposed site layout provides a 25-foot setback between the one-story retail/commercial building and the property line, in compliance with the Zoning Code. However, the mixed-use building has a proposed setback of 5 feet, 6 inches from the front property line along Touhy Avenue, with a total setback from the curb line on Touhy Avenue of approximately 10 feet, six inches. The area between the curb and building is intended to be paved with street trees placed intermittently. This setback is consistent with an urban setting, which is part of the design theme for this project. However, it is not consistent with the building setbacks of any other development in the Village. Consideration should be given to increasing this setback to a greater distance that may still not be in compliance with the Zoning Code requirement, but provides some additional safe setback along this very busy roadway.

Build-to-line on Lincoln Avenue: Zoning Code Sections 4.13 and 8.11 specify that buildings fronting on Lincoln Avenue, in the B3 Zoning District, should be set back five feet from the property line along Lincoln Avenue to "provide a pedestrian-oriented window shopping environment with retail establishments located near the sidewalk." The additional six inches in the proposed setback of 5 feet 6 inches is de Minimis and staff believes the spirit of the requirement has been met.

Upper-Story Building Setback: Zoning Code Section 8.11 requires that buildings in the B3 Zoning District, fronting on Lincoln or Touhy Avenues, must be set back ten feet from the front of the building at the top of the third story. The Lincoln Avenue frontage of the hotel, as well as the Lincoln and Touhy Avenue frontages of the mixed-use building are all subject to this Zoning Code requirement. However, neither of these buildings fronting on Lincoln and Touhy Avenues provides the required setback at the third floor, with the exception of a small notch for a third-floor courtyard along the Touhy Avenue frontage of the mixed-use building. Given the relatively narrow portion of the hotel that fronts Lincoln Avenue, staff believes this is consistent with the spirit of this requirement. As for the mixed-use building, the urban theme of the architectural design, and desire to create density and presence along the Village's major arterials and major intersection, provides good reason for permitting the proposed design.



Upper-Story Building Setback

Floor Area per Dwelling Unit: Zoning Code Section 4.13 defines the minimum floor area for multi-family residential uses. The Village's Code requirement and proposed floor area for the apartment component of the District 1860 proposal are noted in the chart below. None of the proposed unit sizes have a range that is in compliance with the Code-required minimum floor area. It should be noted that smaller units are more common in today's environment, both for millennials and empty-nesters who are the target audience (see the attached Market Study). This is not a low-rise development, nor does it consist of two-story townhomes, where larger sizes may be expected.

Dwelling Unit Type	Required Minimum Floor Area per Dwelling Unit (SF)	Proposed Floor Area per Dwelling Unit (SF)
Studio	800	550-650
One-bedroom	800	650-970
Two-bedroom	1,500	1,000-1,250
Three-bedroom	2,000	1,350-1,450

Required Off-Street Parking Spaces: Zoning Code Section 7.10 details the required number of parking spaces for various permitted uses. It is impossible to pin down an exact number of Code-required spaces at this time, since the commercial tenants have not yet been identified. However, the following chart depicts the required parking for 300 residential units (based on the Code requirement for dwellings above first floor commercial), 224 hotel rooms (based on the Code requirement of 1 parking space per room), and two scenarios for commercial uses; one with no restaurants and one with an anticipated 15,000-square feet of restaurant space. As the chart depicts, the total parking requirement for all uses could range from 912 to 977 spaces. Parking provided = 755 spaces, which is in the range of 80 percent of Code-required parking. It is important to note that the Village Code does not account for shared parking as one user visits multiple different uses on the property. Nor does the Village Code's parking requirements account for reduced car ownership and greater ride sharing. Finally, the Code does not take into account the number of hotel guests who will not bring a car to the site, relying instead on airport shuttles or cabs when in the area for business, or the reduction in cars for those flying-in to visit family, who will shuttle them around. The attached Parking Study makes a compelling argument in favor of the reduced parking provided on-site.

Use	Scenario 1	Scenario 2	Exempt Factor	Parking Multiplier	**Parking Requirement**	
					Scenario 1	**Scenario 2**
Retail (SF)	90,100	75,100	0.8	3.3	**238**	**198**
Restaurant (SF)	0	15,000	0.8	8.75	**0**	**105**
Residential (units)	300	300		1.5	**450**	**450**
Hotel (rooms)	224	224		1	**224**	**224**
				Total Parking Required:	**912**	**977**
				Total Parking Proposed:	**757**	**757**
				Total Parking Deficit:	***155***	***220***

Required off-Street Loading Spaces: Zoning Code Section 7.10 provides the required number of loading spaces per use and building size. On this development, Village Code requires each building to have at least one loading space, with the mixed-use building requiring two spaces, given the size of that commercial space is over 25,000-square feet. The total required number of loading spaces for the site is four, with four provided (two for the retail/commercial building, and two for the mixed-use building). The loading spaces in the mixed-use building are undersized and do not meet Code, so they must be increased in length, with proper turning radius provided. In addition, the Code requires a loading space for the hotel, where none is provided. Therefore, the site is deficient by one space. The Petitioner should provide the reasoning behind the lack of a loading space at the hotel, and the proposed loading spaces in the mixed-use building should be expanded in size.

Parking Lot Aisle Width: Zoning Code Section 7.06(6)(a) provides a table of required minimum parking stall dimensions and aisle widths. For 90-degree parking spaces, an aisle width of 24 feet is required. The six-space parking area located immediately adjacent to the loading dock area on the west side of the retail/commercial building provides an aisle width

(shared with the loading dock) of only 22.62 feet. Given that these spaces will sometimes be impeded by trucks in the loading dock, they will likely be utilized only by staff of the adjacent building. Again, given the de Minimis reduction in aisle width from the code requirement, for a handful of spaces, staff does not have any objections to this modification.



Exterior Building Elevation Materials: Zoning Code Section 6.04(3)(b) requires all commercial buildings to provide "high-quality materials" on not less than 75 percent of each exterior building elevation. High-quality materials are considered to be brick, natural or native stone, glass, or pre-cast decorative stone. The wood composite veneer and polycarbonate panels which dominate the north, south, and east elevations of the retail/commercial building do not meet this requirement. In addition, the northeast and southwest elevations of the hotel provide a monolithic fiber cement façade with no articulation or material change. While the materials on the retail/commercial building, with their changes in color and use of a wood veneer may meet the spirit of this Code requirement, staff believes the vast expanse of fiber cement on the two elevations of the hotel must be revised to add a significant amount of high-quality material and perhaps windows at the end of each hotel hallway.



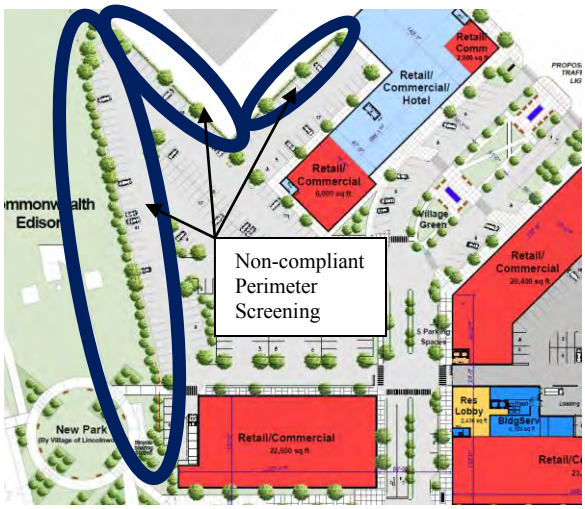
Fiber Cement Elevation



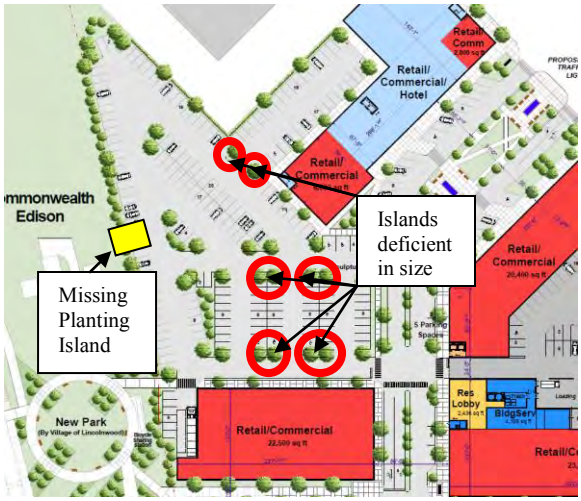
Wood Veneer & Polycarbonate Panels

Roof Design: Zoning Code Section 6.04(11) states that all roofs on a commercial structure must incorporate one of a required list of architectural treatments including overhanging eaves, sloping roofs, three or more slope roof planes, or prominent cornices. The retail/commercial building does not provide any of the required roof styles. In viewing the overall project, sloped roofs would not fit with the programmed design. Prominent cornices are present on the other two buildings in the development, but it is questionable as to whether or not they would be appropriate on this building. The many roof planes (while not sloped) on this building may meet the spirit of this Code requirement, without any design revisions.

Perimeter Screening for an Off-Street Parking Lot: Zoning Code section 6.14(1) requires perimeter screening for every off-street parking lot. This screening can take the form of a five-foot landscaped area with a masonry wall or an eight-foot landscaped area with no wall. The west and north property lines of the development provide only a five-foot-wide landscaped area on the subject property, with no masonry wall. Therefore, these landscaped areas are not compliant with the Code requirement. However, it should be noted that on the west property line, the adjacent property is a large open field beneath the ComEd transmission lines. In addition, there is an additional three feet of green space on the property adjacent to the north property line, providing a total of 8 feet plus of green space in both cases.



Perimeter Screening

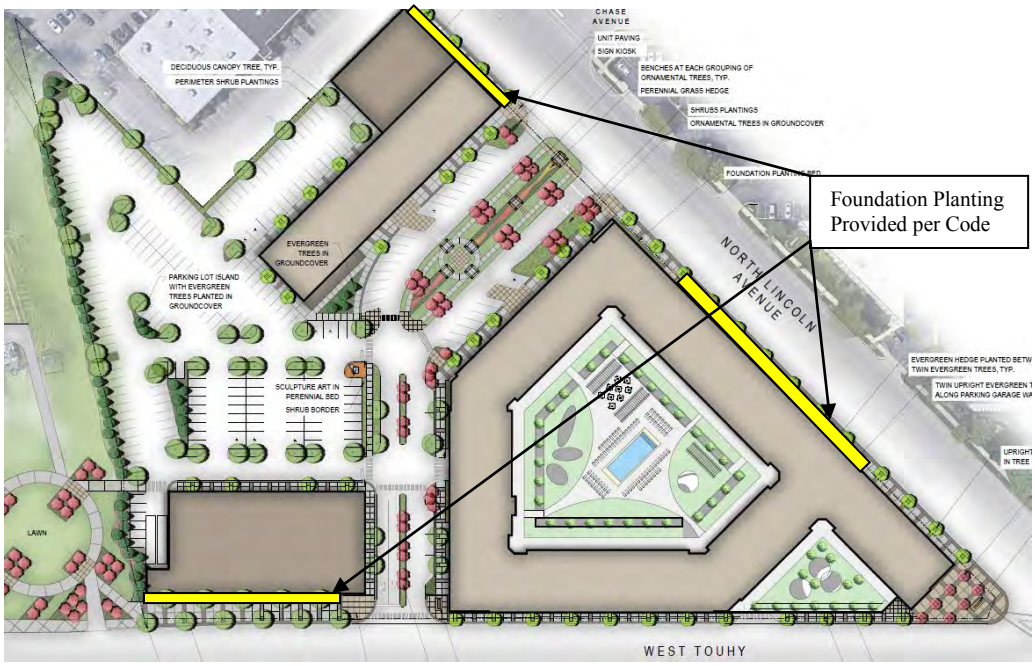


Planting Islands

Parking Lot Planting Islands: Zoning Code section 6.14(2)(a) provides details regarding the required number and size of interior parking lot landscape islands. As noted in the Code, each island is to be equal in area to a parking space. There are several islands in the open-air parking field that do not meet this requirement. In addition, planting islands are required after each 20 parking spaces in a row. The westernmost parking aisle in the development has 41 spaces, with no parking lot island. Both of these non-compliances can and should be remedied.

Foundation Planting: Zoning Code Section 6.15 requires a minimum six-foot-wide landscape area along the front and sides of all buildings. This required foundation planting is provided only along the rear (which could also be considered a second-front) of the retail/commercial building, the front of the hotel, and a portion of one of the frontages of the mixed-use building. It does appear as though there may be some opportunities to add small stretches of narrow

landscaped beds along the front and sides of these buildings. However, in general, the site design and limited pavement area does not lend itself to the provision of foundation plantings to meet the Code.



Foundation Planting

Impervious Materials in a Parkway: Village Code Section 6-5-13, in the "Public Parks, Ways and Properties" chapter of the Village Code, prohibits impervious materials such as concrete in the parkway, unless that material is used for a sidewalk and is approved by the Village Board. The proposed design along the Lincoln and Touhy Avenue frontages is for an expanse of pavement from the buildings to the curb line. Given the urban nature of the design of this development, with textured paving in patterns, interspersed with street trees, and the proximity of a higher-speed busy roadway, this parkway is not conducive to extensive planting or sod and may be best suited for the proposed design.

Staff Comments for Consideration

Staff has prepared the following additional comments, which summarize important issues that should be addressed in the revised plan set for the October 4, 2018 Plan Commission meeting:

1. A hotel drop-off and service areas should be provided;
2. Consider adding a trellis or a "green wall" of vegetation to screen the view into the covered parking area of the mixed-use building from Lincoln Avenue. This "green wall" could be utilized to screen, while still allowing natural air and light to filter-in;
3. Respond to the recommendation from several workshop participants and reviewers regarding the provision of a viewing area, accessed by the public, at a high enough level in the mixed-use building to view the Chicago skyline;
4. Select a Village Green design concept plan (two different options are shown in the Site and Landscape Plans). Staff recommends the design depicted on the Architect's P.A1 Site Plan;

5. Provide a better visual connection from the pocket park west of the development on ComEd property to the District 1860 development. Add additional amenities along the main connection point from the pedestrian bridge landing to the sidewalk into the development, including bike racks and a bike pump station. Open up and frame the view around the sidewalk connection at the west property line;
6. Provide bollards for the protection of those in the Village Green, as well as collapsible bollards in the roadway at the north and south end of the Village Green, in order to block vehicles from this area during an event;
7. Provide pedestrian walkways along the covered parking lot west entrance to allow pedestrians to move safely to both sets of elevators; and
8. Consider adding a native plants and grasses palette to the proposed Landscape Plan to provide opportunities for native planting throughout the site.

Recommended Revisions

Staff requests that the Plan Commission consider the eight proposed recommendations summarized on the list above, as well as the following compiled recommendations from throughout this memorandum:

1) Increase the Touhy Avenue frontage setback to a greater distance that may still not be in compliance with the Zoning Code requirement, but provides some additional safe setback from the current five foot, six inch-setback along this very busy roadway;
2) Provide the reasoning behind the lack of a loading space at the hotel and increase the size of the proposed loading spaces in the first floor of the mixed-use building to meet Code requirements;
3) Reduce the vast expanse of fiber cement on the two elevations of the hotel and add a significant amount of Code-defined "high-quality material" and windows at the end of each hotel hallway; and
4) All substandard (in size) parking lot islands should be increased to comply with the Zoning Code. In addition, a new parking lot island, with a tree, should be added along the westernmost property line, adjacent to the outdoor parking field.

Requested Action

This packet and presentation Wednesday night represents an interim step in consideration of the proposed Preliminary PUD, with Zoning modifications. As previously noted, some required submittals have not yet been completed (e.g., Plat of Subdivision, Unified Center Sign Plan, etc.), while other submitted plans will require revisions based on staff and Plan Commission comments. All plans, with revisions, will be provided at the October 4, 2018 Plan Commission meeting, at which the Petitioner will be seeking Plan Commission review and approval. Given the size and scope of this proposed development, Wednesday night's meeting is designed to provide plans that are approximately 80-85 percent complete for your consideration and comment.

Documents Attached

1. Public Hearing Application for Special Use and PUD
2. Excerpts of Pertinent Zoning Code Requirements
3. Petitioner's Submittal Packet

IV. 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue – Review of a Special Use for a Planned Unit Development, with Zoning Modifications, and a Resubdivision of Land (Continued from September 5, 2018)

Chairman Yohanna announced the Petitioners will make their presentation first, then public comment will be heard, before Staff's presentation.

Chairman Yohanna announced Case #PC-10-18 for consideration of a request by Tucker Development Group, Inc., contract purchaser, as authorized by Romspen Club Holdings, Inc., property owner, for Preliminary Approval of a Special Use to establish a Planned Unit Development, with zoning relief, and a Resubdivision of land, in accordance with the Planned Unit Development review procedures in Section 8.05(3) of the Zoning Code.

Chairman Yohanna swore in the witnesses.

Richard Tucker, President of Tucker Development, provided an update on revisions to the proposed access and signalization at Lincoln Avenue, circulation around the green for hotel drop off, and deceleration lanes along Touhy Avenue.

Keith Campbell, Vice President at CallisonRTKL, the project's architect, summarized the issues raised at the last meeting, and their responses. A key change was to the proposed Village Green and access to Lincoln Avenue from it. The design of the access point has been revised from two separate lanes separated by an island to one curb cut to enter and exit along Lincoln Avenue, as well as a larger and wider green space in the middle, and a bypass lane for hotel guest dropoff. The revised plan increases functionality and usability of the green space, even with the loss of 25 parking spaces.

The south edge of the building along Touhy Avenue has been moved 11.6 inches north to accommodate the inclusion of the deceleration lanes. Commercial space has been reduced from 86,000-square feet to approximately 80-82,000-square feet. As requested, a sidewalk has been added on either side of the driveway into the structured parking, and there have been changes to simplify access to the loading docks inside the structured parking area.

Nick Patera, landscape architect at Teska Associates, reviewed changes to the landscape plan include making the Village green one grand space to make it as accommodating as possible. The design of the proposed green wall along Lincoln Avenue has been revised to screen the parking lot wall with a combination of street and deciduous trees. Also included is the installation of retractable bollards to allow entry and drop off to remain open during events. Second floor parking in the structured enclosed parking area has been reduced from 370 spaces to 344 spaces. The height of the hotel has been reduced from eight floors to seven.

Paul Eskenazi, Senior Vice President of Development & Renovations for First Hospitality Group (representing the developer for the proposed dual brand hote) was introducedl. Their proposal is to create a 7-story, 220-room, 150,000-square-foot dual-branded Courtyard by Marriott and Residence Inn by Marriott. The hotel will be appropriate and complementary for this

development. The hotel will have 120 Courtyard by Marriott rooms and 100 Residence Inn Extended Stay rooms. The Courtyard by Marriott will feature a 4,500-square-foot full-service restaurant, dual fitness center, indoor pool, landscaped outdoor seating, 1,200-square feet of meeting space, and 2,500-square feet of leased retail space. The Residence Inn Extended Stay hotel will feature a dedicated complimentary breakfast area. Examples of other dual brand hotels were shown for review.

Chairman Yohanna requested comment from the public.

Neil Siegel, 4545 West Touhy Avenue, questioned the parking study statistics, potential loss of parking, and the impact on surrounding properties.

Rick Katz, 4545 West Touhy Avenue, inquired about the inclusion of rooftop screening (green roofs).

Lynn Means, traffic consultant from Gewalt Hamilton & Associates, responded to Mr. Siegel by stating the parking study incorporates overall Village Code requirements, and is calculated based on the Institute of Transportation Engineers parking generation manual, and then these rates were adjusted based on time of day factors using the Urban Land Institute's shared parking manuals. Changes from the previous study were due to the reduction of the building's footprint from 86,000-square feet to 82,000-square feet. Not included in the study was the utilization of valet parking. Ms. Means stated the Village's parking requirements are more stringent than other comparable Villages. Commissioner Sampen asked for clarification of their traffic configuration recommendations, which was provided.

Commissioner Auerbach had concerns about the view to a portion of the interior of the parking garage from across the street. Mr. Patera stated the rendering does not adequately show the proposed landscaping of vertical evergreens, which will screen this area.

Commissioner Novoselsky expressed his concern about the size and illumination of the District 1860 sign and inquired about the use of a different font. With regards to the unified sign plan, Mr. Tucker stated they will be asking for signage relief from the Zoning Code, but not at this time.

Hart Passman reviewed the standards for Preliminary and Final PUD approval.

Sue Simler, President of Hampton Place Condominiums, stated the view of the parking lot is a non-issue and would like to see this proposal get approved.

Development Director McNellis presented staff's Recommendations for Preliminary Approval of a Special Use for a Planned Unit Development, with Zoning Modifications, a Variation from Chapter 6, Public Parks & Ways, and a Subdivision Code Variation, with the following conditions:

- Provide unique or "special plantings" on either side of the Village Green entry from Lincoln Avenue;
- Consider a different font for the District 1860 branded signage;

- Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at the north and south end of the Village Green;
- Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway, and site access improvements;
- Waiver of the requirement that Covenants be submitted at this time;
- Review and approval of the submitted Fiscal Impact Studies and Property Covenants at the time of the Final PUD approval; and
- Screening of parking garage openings.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend approval of the Preliminary PUD to include the following staff Recommendations: 1) Provide unique or "special plantings" on either side of the Village Green entry from Lincoln Avenue; 2) Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at the north and south end of the Village Green; 3) Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway, and site access improvements; 4) Waiver of the requirement that Covenants be submitted at this time; 5) Review and approval of the submitted Fiscal Impact Studies and Property Covenants at the time of the Final PUD approval; and 6) Signs shown in preliminary plans are approved in concept, with specific sign sizes and locations to be determined as part of a Unified Business Center plan, to be approved at a later date, was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

Aye: Pauletto, Novoselsky, Auerbach, Kohn, Sampen, and Yohanna
Nay: None
Motion Approved 6-0

V. Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage

Chairman Yohanna announced Case #PC-04-18 for consideration of a Village Board Referral of Zoning Code Text Amendments to consider modifying the permissibility and requirements for certain signage including: 1) permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be "large-scale"; 2) amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) permitting Temporary Sign Coverings/Panels on Freestanding Signs; 4) amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) amending existing regulations related to specific design limitations for Portable Signs.

Motion to recommend continuation to the November 7, 2018 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Sampen, Novoselsky, Auerbach, Kohn, Pauletto, and Yohanna

Plan Commission Staff Report
Case # PC-10-18
October 4, 2018

Subject Property:
4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue - Northwest Corner of Touhy and Lincoln Avenues



Zoning District:
B3, Village Center PD (Planned Development)

Petitioner:
Tucker Development Group, Inc., as authorized by property owner, Romspen Lincolnwood LLC

Nature of Request:
Special Use for a Planned Unit Development (PUD), with Zoning Modifications, and a Resubdivision of Land (see details below)

Notification:
Notice of initial Public Hearing in Lincolnwood Review on August 16, 2018, Public Hearing signs installed at 4500 West Touhy Avenue and 7350 North Lincoln Avenue on August 21, 2018, and mailed Legal Notices dated August 13, 2018 to properties within 250 feet. *For the October 4, 2018 meeting, the continued Public Hearing was announced at the last Plan Commission meeting, on the Village webpage, and on the Village's social media platforms.*

Zoning Relief/Modifications Requested:
Section 8.01(2) of the Zoning Code, which references the purpose of Planned Unit Development contemplates that "normal zoning standards may be modified" as part of a Planned Unit Development. Modifications are akin to Variations, but are not subject to the typical Variation standards. Most notably, there are no hardships to be proved. Therefore, the Petitioner has provided the attached responses to the standards for Special Use and Subdivision Variation only. The following list includes the requested Zoning Relief (Special Use), as well as all other requested modifications:

Zoning Relief Requested

1. **Special Use** to permit a Planned Unit Development in the B3 Zoning District (Village Code Chapter 15, Section 8.03(2);

Zoning Modifications Requested (highlight = revisions from September 5th plans)

2. **Modification** to the maximum permitted building height to permit a height of 98 feet (revised from the previous 91-foot building height), 7 stories (revised from the previous 8 stories), rather than the maximum permitted height of 65 feet (five stories) (Village Code Chapter 15, Sections 4.13 and 8.11);
3. **Modification** to the minimum "build-to-line" to permit a setback of 10'2" (revised from the previous 5'6") on Touhy Avenue, rather than the required minimum setback of 15 feet (Village Code Chapter 15, Sections 4.13 and 8.11);
4. **Modification** to the minimum "build-to-line" to permit a setback of 4'10" (revised from the previous 5'6") on Lincoln Avenue, rather than the required setback of 5 feet (Village Code Chapter 15, Sections 4.13 and 8.11);
5. **Modification** to the required upper-story (above the third floor) building setback of 10' from the "build-to-line" to waive this requirement (Village Code Chapter 15, Section 8.11);
6. **Modification** to reduce the minimum floor area per dwelling unit, for the proposed apartments, for one- two- and three-bedroom units (Village Code Chapter 15, Section 4.13) [See below for a detailed description of the scope of this proposed modification];
7. **Modification** to reduce the required number of off-street parking spaces for anticipated uses in the development to 705 spaces (revised from the previous requested modification to 757) (Village Code Chapter 15, Section 7.10(Table 7.10.01);
8. **Modification** to reduce the required dimensions of a loading space for the hotel from 10' by 55' to 17' by 17' (Village Code Chapter 15, Section 7.08(2);
9. **Modification** to reduce the required parking lot aisle width for 90-degree parking spaces to 22.62', rather than the required 24' width, for the 6-space drive aisle adjacent to the loading dock at the one-story retail/commercial building (Village Code Chapter 15, Section 7.06(6)(a);
10. **Modification** to reduce the requirement that a minimum of 75 percent of each exterior building elevation incorporate high quality materials, for all four elevations of the one-story retail/commercial building (Village Code Chapter 15, Section 6.04(3)(b);
11. **Modification** to waive the requirement that a roof on a commercial structure incorporate at least one of the code-required architectural treatments, for the one-story retail/ commercial building (Village Code Chapter 15, Section 6.04(11);
12. **Modification** to reduce the width of the required perimeter screening area for an off-street parking lot, along the west and north property lines from the required 8' to 5' (Village Code Chapter 15, Section 6.14(1));
13. **Modification** to waive the foundation planting requirement for various buildings and elevations throughout the development (Village Code Chapter 15, Section 6.15);
14. **Modification** to permit Lot 2 of the Lincoln-Touhy, Second Addition Subdivision to be 1.23 acres in size and Lot 4 to be .79 acres in size, rather than the required two-acre minimum lot size (Village Code Chapter 15, Section 4.13); and
15. **Modification** to waive the requirement for all aspects of a Unified Center Sign Plan, with the exception of the location and attributes of free-standing signage (Village Code Chapter 15, Section 11.07(8)(i).

Public Parks, Ways and Properties Relief Requested

16. **Variation** to permit impervious materials in the Lincoln and Touhy Avenue parkways (Village Code Chapter 6, Section 6-5-13).

Subdivision Relief Requested

17. **Variation** to permit lots 1, 3 and 4 to have greater than the required four sides (Village Code Chapter 16, Section 16-5-2(B).

Total Relief Required: One Special Use, Fourteen Modifications, one variation from Chapter 6 of the Village Code, and One Subdivision Code variation

Summary of Request:

Tucker Development Group, contract purchaser for the former Purple Hotel property (4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue) seeks a Special Use for a Planned Unit Development, with several modifications to Zoning Code Standards for their District 1860 mixed-use development on 8.47 acres, at the northwest corner of Touhy and Lincoln Avenues.

The Petitioner seeks to develop the three principal buildings on the site at one time, with no construction phasing proposed. The three principal buildings are the seven-story hotel, the seven-story mixed-use building (at the corner of Lincoln and Touhy Avenues) and the one-story retail/commercial building (adjacent to the Com Ed right-of-way along the west side of the site). The existing Touhy Avenue curb cuts across from Barclay Place Condominiums and across from Kilbourn Avenue will be preserved in the new development. All Touhy Avenue access will be through these two existing access points, which are currently signalized three-way intersections. Lincoln Avenue access will be through a proposed traffic signal and new curb cut south of the Chase Avenue (non-signalized) intersection. Remaining existing curb cuts, further north and south on Lincoln Avenue, will be closed.

The Village's Comprehensive Plan, updated in 2016, designates the future land use for this property as "Regional Commercial". These areas are envisioned to consist of large shopping centers, hotels, big-box development, and higher-intensity office. The proposed mixed-use development, which includes commercial, hotel, restaurants, and apartments, is consistent with the anticipated land uses in the Comprehensive Plan.

The proposed District 1860 development is an appropriate candidate for a Planned Unit Development designation, given the size of the property, multiple primary structures, shared parking and access, and the desire to create a unified development with similar design themes (building design, landscaping, and signage) carried throughout the site.

Highlighted Revisions since September 5th

Following, is a summary of the primary revisions the Petitioner has incorporated since the Plan Commission review on September 5th:

1. Deceleration lane added along westbound Touhy Avenue, from Lincoln Avenue to the westernmost entry to the development.
2. Revised Hotel design, which reduced the height by one story, and changed the building from a linear, eight-story building with a one-story appendage to a slightly shorter, seven-story "L-shaped" building.
3. Redesigned Village Green that: consolidated the two entry points on Lincoln Avenue to one; revised and reduced parking around the Green to parallel parking from angled; added a hotel drop-off area along the Village Green; and changed the Green itself from a raised green island to a green area that is flush with the surrounding drive-aisles and parking, which creates what is known as a "shared street" concept.
4. Commercial space in the larger Mixed-Use building has been reduced in area to accommodate the building shift north from Touhy Avenue (to allow addition of the deceleration lane).
5. Addition and reconfiguration of loading areas for the Hotel and Mixed-Use buildings.
6. Redesign of Hotel building facades to provided four-sided design, where design concepts are carried throughout all four sides of the building (no blank walls, as previously proposed).
7. Additional signage details provided for monument signs and the rooftop identity sign.
8. Additional information provided on materials, finishes and site furniture (benches, trash receptacles, tree grates, etc.).
9. Reduced commercial area and hotel size, as well as accommodating Code-required parking islands and redesign of the Village Green, have resulted in a reduction in required parking and a reduction in provided parking.
10. Preliminary Plat of Subdivision has been provided.

Details of Requested Relief

Special Use

Planned Unit Development (PUD): The Petitioner seeks approval of a Planned Unit Development with three primary structures on an 8.47-acre property. Per the Zoning Code, *"The purpose of the Planned Unit Development (PUD) approach is to provide the flexibility needed to allow more creative and imaginative design for land developments than is possible under the more conventional zoning regulations." "The Planned Unit Development is intended to provide for projects incorporating a single type or a variety of related uses which are planned and developed as a unit (and) . . . provide amenities not otherwise required by law, and often establishes facilities and open space greater than the minimums required by law."* The District 1860 proposal undoubtedly meets these goals by providing streetscaping, a substantial Village Green (green space), screened parking, and a unified building design theme that creates its own "neighborhood" with its own neighborhood signage, landscaping theme, and unique design elements such as the corner plaza and seating area (at the Lincoln and Touhy Avenue intersection). The other major commercial development in the Village is the Town Center Mall, which is also a PUD.

In reviewing the overall proposed PUD, staff has considered the building layout, traffic circulation, building design, landscaping, parking, and proposed utility infrastructure. In staff's opinion, the preliminary technical plans, design drawing details and professional studies demonstrate that the overall design concept and infrastructure is satisfactory, conceptually, to

accommodate the size and scope of the plans, as proposed. However, while IDOT has been informed of this proposal, they have not yet reviewed the plans, nor has the Petitioner met with IDOT. Any Plan Commission consideration of the Special Use for a PUD should include a caveat that any approval is subject to review and approval by IDOT of the conceptual off-site roadway and site access improvements.

At the September 5th Plan Commission meeting, there was discussion regarding Section 8.04(2) of the Zoning Code, that states *"The site of the Planned Unit Development must be under single ownership and/or unified control ..."* Staff and the Village Attorney have discussed this matter with the Petitioner and are comfortable this is their intent. In order to ensure this requirement is met, final approval documents will require appropriate easements, covenants and other provisions to ensure that the entire PUD is developed, maintained and operated under unified control.

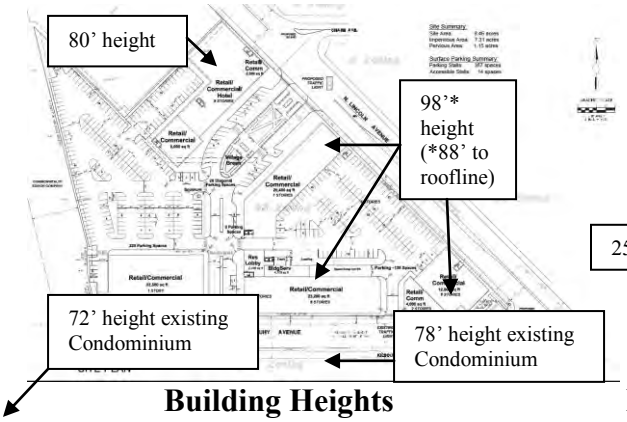
All plans and documents required to be submitted for Preliminary PUD approval are attached. These plans include: Detailed Site Plan, Preliminary Plat of Subdivision, Statement of Purpose, Ownership Statement, Site Data Breakdown, Architectural Plans, Utilities plans, Traffic Engineering and Stormwater Plans, Landscape Plans, Sign Details, Fiscal Impact Study (School and Tax Generation) and Market Studies. Staff has fully reviewed all but the Fiscal Impact Studies, which were provided too late for analysis. Staff's review of this document will be undertaken, in conjunction with the Economic Development Commission review of the Petitioner's TIF funding request and can be further reviewed with the Plan Commission during Final PUD consideration and approval.

The only required document not provided is the proposed set of Covenants for the property. The petitioner has requested the Plan Commission waive this requirement at this time. Section 8.06 of the Zoning Code states that "Applications for a planned unit development shall include at least the following documents and information, unless waived by the Plan Commission in its discretion". The expectation is that the Covenants will be provided at a later date for Village review. Since this is a document that is generally submitted for informational purposes only, and since this development (unlike other PUDs) has an additional level of approval through a Development Agreement (associated with the TIF funding request), staff does not see any issue with waving this requirement.

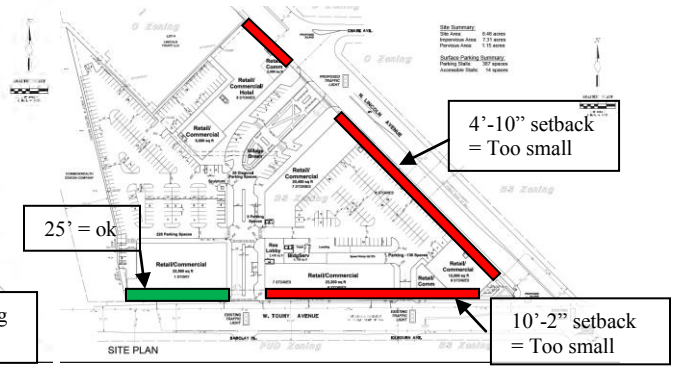
Modifications

Maximum Permitted Building Height: Zoning Code Sections 4.13 and 8.11 each dictate a maximum building height in the B3 Zoning District of 65' or five stories. The proposed buildings have heights of 80' for the hotel (seven stories), 98' for the mixed-use building (seven stories) and 28' for the retail/commercial building (one-story). Please note that while the height of the Mixed-Use building is actually 88' to the roof line, the Zoning Code takes the height of the rooftop sign into account when calculating overall height, so the height then rises to 98' (which is to the top of the rooftop sign). This is a very unique situation, and one not clearly contemplated by the Zoning Code. While it is unclear if the Mixed-Use building height should be considered to be 88' or 98', the proposed modification being requested is 98' to ensure that it accurately reflects the height by all possible interpretations. The heights (at roofline) of the two taller buildings on site are in the same order of magnitude as the rooftop heights of the two nearby condominium buildings on the south side of Touhy Avenue: 4601

Touhy (72' height, 8 stories) and Barclay Place condominium (78'-3" height, 7 stories). In addition, the two tallest buildings on site front on arterial roadways and are adjacent to other office or multi-family buildings, set back from single-family residences. ***The height of the hotel has been reduced by 11' and one story from the September 5th meeting. The other buildings remain at the same height as previously-proposed.***



Building Heights



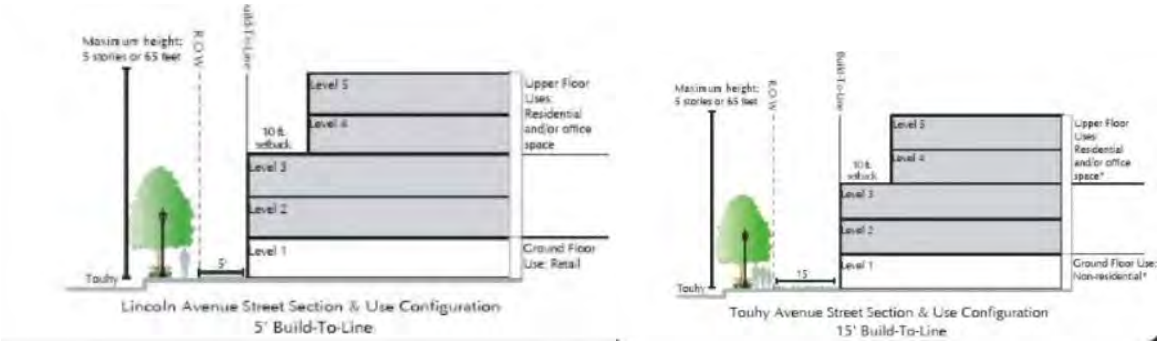
Build-to-Line (Touhy and Lincoln Avenues)
(15' required on Touhy, 5' required on Lincoln)

Build-to-line on Touhy Avenue: Zoning Code Sections 4.13 and 8.11 specify that buildings fronting on Touhy Avenue in the B3 Zoning District should be set back 15' or greater from the property line along Touhy Avenue to *"buffer pedestrians from the high traffic volume on Touhy Avenue"*. The proposed site layout provides a 25' setback between the one-story retail/commercial building and the property line, in compliance with the Zoning Code. However, the mixed-use building has a proposed setback of 10'-2" inches from the front property line (also the curb line of Touhy Avenue) along Touhy Avenue. The area between the curb and building is intended to be paved, with street trees placed intermittently. This setback is consistent with an urban setting, which is part of the design theme for this project. ***The setback along Touhy Avenue, from the property line, has been increased to 10' along Touhy Avenue, paired with a deceleration lane separating the sidewalk from the through-traffic on Touhy Avenue, providing an additional "safety" buffer. It should be noted that the property line has moved, in relation to the building, due to the requirement to add the deceleration lane, meaning that the setback per code is increased from the previous 5' to 10', the actual separation from the curbline to the building is only increased by about 1'from the plans previously reviewed by the Plan Commission, though this paved pedestrian walkway is further from the main traffic lanes of Touhy, due to the new deceleration lane.***

Build-to-line on Lincoln Avenue: Zoning Code Sections 4.13 and 8.11 specify that buildings fronting on Lincoln Avenue, in the B3 Zoning District, should be set back 5' from the property line along Lincoln Avenue to "provide a pedestrian-oriented window shopping environment with retail establishments located near the sidewalk." The proposed setback of 4'-10" provides a de minims 2" modification from the required setback; therefore, staff believes the spirit of the requirement has been met. ***The setback along Lincoln Avenue requires a modification that is 4" less than the previous proposal at the September 5th meeting.***

Upper-Story Building Setback: Zoning Code Section 8.11 requires that buildings in the B3 Zoning District, fronting on Lincoln or Touhy Avenues, must be set back 10' from the front of

the building at the top of the third story. The Lincoln Avenue frontage of the hotel, as well as the Lincoln and Touhy Avenue frontages of the mixed-use building are all subject to this Zoning Code requirement. However, neither of these buildings fronting on Lincoln and Touhy Avenues provides the required setback at the third floor, with the exception of a small notch for a third-floor courtyard along the Touhy Avenue frontage of the mixed-use building. Given the relatively narrow portion of the hotel that fronts Lincoln Avenue, staff believes this is consistent with the spirit of this requirement. As for the mixed-use building, the urban theme of the architectural design, and desire to create density and presence along the Village's major arterials and major intersection, provides good reason for permitting the proposed design. ***Unchanged from September 5th meeting.***



Upper-Story Building Setback

Floor Area per Dwelling Unit: Zoning Code Section 4.13 defines the minimum floor area for multi-family residential uses. The Village Code requirement and proposed floor area for the apartment component of the District 1860 proposal are noted in the chart below. None of the proposed unit sizes have a range that is in compliance with the Code-required minimum floor area. It should be noted that smaller units are more common in today's environment, both for millennials and empty-nesters who are the target audience (see the attached Market Study). This is not a low-rise development, nor does it consist of two-story townhomes, where larger sizes may be expected. ***Unchanged from September 5th meeting.***

Dwelling Unit Type	**Required Minimum Floor Area per Dwelling Unit (SF)**	**Proposed Floor Area per Dwelling Unit (SF)**
Studio	800	550-650
One-bedroom	800	650-970
Two-bedroom	1,500	1,000-1,250
Three-bedroom	2,000	1,350-1,450

Required Off-Street Parking Spaces: Zoning Code Section 7.10 details the required number of parking spaces for various permitted uses. It is impossible to pin down an exact number of Code-required spaces at this time, since the commercial tenants have not yet been identified. However, the following chart depicts the required parking for 300 residential units (based on the Code requirement for dwellings above first floor commercial), 220 hotel rooms (based on the Code requirement of 1 parking space per room), and two scenarios for commercial uses; one with no restaurants and one with an anticipated 15,000 square feet of restaurant space. As the chart depicts, the total parking requirement for all uses could range from 885 to 951 spaces.

Parking provided = 705 spaces, which is in the range of 75-80% of Code-required parking. It is important to note that the Village Code does not account for shared parking as one user visits multiple different uses on the property. Nor does the Village Code's parking requirements account for reduced car ownership and greater ride-sharing. Finally, the Code likely does not take into account the number of hotel guests who will not bring a car to the site, relying instead on airport shuttles or cabs when in the area for business, or the reduction in cars for those flying in to visit family, who will shuttle them around. Parking requirements in Village Codes are often universal numbers utilized by many area communities, so the same requirement can often be found in communities that do not have such close proximity to an area airport. The attached Parking Study makes a compelling argument in favor of the reduced parking provided on-site. ***The number of available parking spaces has been reduced since the September 5th Plan Commission meeting by 52 spaces, but the commercial area has also been reduced by 8,353 square feet.***

Use	Scenario 1	Scenario 2	Exempt Factor	Parking Multiplier	**Parking Requirement**	
					Scenario 1	**Scenario 2**
Retail (SF)	81,747	66,747	0.8	3.3	**215**	**176**
Restaurant (SF)	0	15,000	0.8	8.75	**0**	**105**
Residential (units)	300	300		1.5	**450**	**450**
Hotel (rooms)	220	220		1	**220**	**220**
				Total Parking Required:	**885**	**951**
				Total Parking Proposed:	**705**	**705**
				Total Parking Deficit:	***180***	***246***

Required off-Street Loading Spaces: Zoning Code Section 7.08(2) states the required dimensions of 10' wide by 55' long for a loading space. The loading space for the Hotel is undersized (at 17' by 17') and does not meet Code. However, it is anticipated that most deliveries to the hotel will be by a 40' delivery truck or smaller vehicle. While the provided loading zone behind the hotel does not provide sufficient room for loading without blocking a handful of parking spaces, it will be limited throughout the day and in an area where employee parking could be utilized to minimize customer impacts. ***The previous plans have been revised and all buildings now have loading spaces provided. Only the dimensions of the Hotel loading area are deficient now.***

Parking Lot Aisle Width: Zoning Code Section 7.06(6)(a) provides a table of required minimum parking stall dimensions and aisle widths. For 90-degree parking spaces, an aisle width of 24' is required. The six-space parking area located immediately adjacent to the loading dock area on the west side of the retail/commercial building provides an aisle width (shared with the loading dock) of only 22.62'. Given that these spaces will sometimes be impeded by trucks in the loading dock, they will likely be utilized only by staff of the adjacent building. Again, given the de minimis reduction in aisle width from the Code requirement, for a handful of spaces, staff does not have any objections to this modification. ***Unchanged from September 5th meeting.***



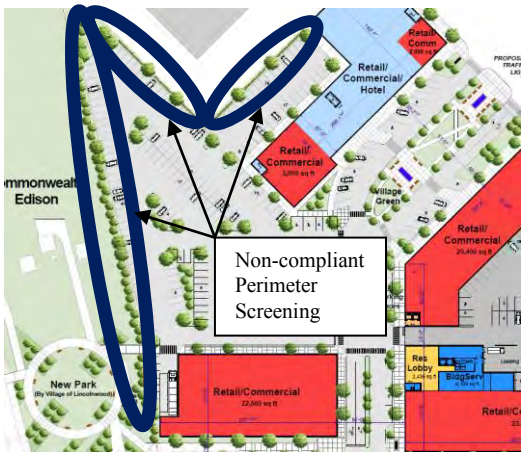
Exterior Building Elevation Materials: Zoning Code Section 6.04(3)(b) requires all commercial buildings to provide "high-quality materials" on not less than 75 percent of each exterior building elevation. High-quality materials are considered to be brick, natural or native stone, glass, or pre-cast decorative stone. The wood composite veneer and polycarbonate panels which dominate the elevations of the retail/commercial building do not meet this requirement. Staff believes the materials on the retail/commercial building, with their changes in color and use of a wood veneer, meet the spirit of this Code requirement. ***Previously, the shorter northeast and southwest facades of the hotel building were not in compliance with this Code requirement; however, revisions to that building design have brought it into compliance.***



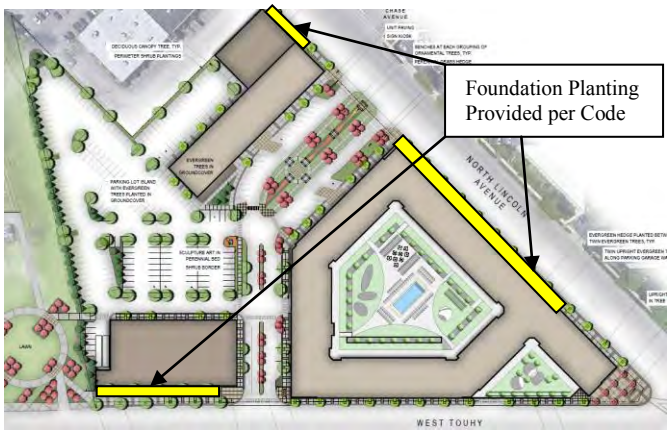
Wood Veneer & Polycarbonate Panels

Roof Design: Zoning Code Section 6.04(11) states that all roofs on a commercial structure must incorporate one of a required list of architectural treatments including overhanging eaves, sloping roofs, three or more slope roof planes, or prominent cornices. The Retail/Commercial building does not provide any of the required roof styles. In viewing the overall project, sloped roofs would not fit with the programmed design. Prominent cornices are present on the other two buildings in the development, but it's questionable as to whether or not they would be appropriate here. The many roof planes (while not sloped) on this building meet the spirit

of this requirement, without any design revisions. ***Unchanged from September 5th meeting.***
Perimeter Screening for an Off-Street Parking Lot: Zoning Code section 6.14(1) requires perimeter screening for every off-street parking lot. This screening can take the form of a 5' landscaped area with a masonry wall or an 8' landscaped area with no wall. The west and north property lines of the development provide only a 5'-wide landscaped area on the subject property, with no masonry wall. Therefore, these landscaped areas are not compliant with the Code requirement. However, it should be noted that on the west property line, the adjacent property is a large open field beneath the ComEd transmission lines. In addition, there is an additional 3' of green space on the property adjacent to the north property line, providing a total of over 8' of green space in both cases. ***Unchanged from September 5th meeting.***



Perimeter Screening



Foundation Planting

Foundation Planting: Zoning Code Section 6.15 requires a minimum 6'-wide landscape area along the front and sides of all buildings. This required foundation planting is provided only along the rear (which could also be considered a second-front) of the Retail/Commercial building, a portion of the front of the hotel, and a portion of one of the frontages of the Mixed-Use building. In general, the site design and limited pavement area does not lend itself to the provision of foundation plantings to meet the Code. ***Unchanged from September 5th meeting.***

Minimum Lot Size: The Petitioner proposes to subdivide the property into four lots, with two (lots 2 and 4) of the four lots failing to meet the minimum lot size of two acres, required for lots in the B3 Zoning District, per the Bulk Regulations section of the Zoning Code. The petitioner plans to sell Lot 2 to a Hotel developer for construction, while Lot 4 will remain as an outlot. Lots 1, 3 and 4 will be owned by the Petitioner, and access to and from those three lots and Lot 2 will all be under the unified control of the Petitioner, and will be memorialized through cross-access and parking easements, detailed in the Covenants for the property. ***This request, and the Preliminary Plat of Subdivision, are new since the September 5th meeting.***

Unified Center Sign Plan: Zoning Code Section 11.07(8)(i) requires Unified Business Centers (defined as a business development containing two or more establishments under a single ownership) to have a Unified Center Sign Plan, which *"shall be developed to create a unified or harmonious appearance among all signs on a property"*. Such a plan would include the location and attributes of wall and ground signs on a property, designed to achieve a uniform and consistent design. The petitioner has provided details of the proposed Main and Secondary

Identity wall signs, as well as the Tenant Pylon and Street ID ground signs and Street Lamp Banners. Their location, dimensions and materials are shown in the packet. However, the details of proposed tenant wall signs have not yet been provided. The Petitioner requests the plan address only the ground and banner signs, and that the requirements for wall signs be waived at this time. ***Ground Signage details have been provided since the September 5th meeting.***

Public Parks, Ways and Properties Variation

Impervious Materials in a Parkway

Village Code Section 6-5-13, in the "Public Parks, Ways and Properties" chapter of the Village Code, prohibits impervious materials such as concrete in the parkway, unless that material is used for a sidewalk and is approved by the Village Board. The proposed design along the Lincoln and Touhy Avenue frontages is for an expanse of pavement from the buildings to the curb line. Given the urban nature of the design of this development, with textured paving in patterns, interspersed with street trees, and the proximity of a higher-speed busy roadway, this parkway is not conducive to extensive planting or sod and may be best suited for the proposed design. ***Unchanged from September 5th meeting.***

Subdivision Variation

Permitted Number of Lot Sides

Subdivision Code Section 16-5-2(B) requires that every lot shall have four sides. Lots 1, 3 and 4 each have greater than four sides. The Petitioner has designed the subdivision layout so that each of the three buildings is on its own lot (Lots 1, 2 and 4), with Lot 3 containing the remainder of the parking and circulation for the site. Given the unique triangular shape of this property, with eight sides and multiple angles, it would be very difficult to carve out four-sided lots, especially considering the proposed site layout. ***This request, and the Preliminary Plat of Subdivision, are new since the September 5th meeting.***

Conclusion

Contract Purchaser, Tucker Development Group seeks a Special Use for a PUD, with Modifications, a Village Code variation, and a Subdivision Code Variation for a new mixed-use redevelopment of the 8.47-acre former Purple Hotel site at the northwest corner of Lincoln and Touhy Avenues. Staff believes that the proposed concept and preliminary plans, as presented in this submittal, meet the requirements of the Village Code, for Preliminary PUD Approval. If the Plan Commission determines it is appropriate to recommend preliminary approval of the Special Use with Modifications and Variations, staff recommends the following conditions:

1) Provide unique or "special plantings on either side of the Village Green entry from Lincoln Avenue;
2) Consider a different font for the District 1860 branded signage. While the ground signs and smaller wall sign on Touhy Avenue appear to read well, the banner signs and rooftop sign are difficult to read;
3) Provide bollards for the protection of those in the Village Green itself, as well as collapsible bollards in the roadway at the north and south end of the Village Green, in order to block vehicles from this area during an event;

4) Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway and site access improvements;
5) Waiver of the requirement that Covenants be submitted at this time.
6) Review and approval of the submitted Fiscal Impact Studies, and of the property Covenants to be submitted, at the time of final review of the proposed PUD.

Documents Attached

1. Public Hearing Application for Special Use and PUD
2. Petitioner's Responses to Special Use (PUD) and Subdivision Variation Standards
3. Petitioner's Submittal Packet
    a) Plans (including parking study, traffic study, environmental assessment and housing market study)
    b) Additional Preliminary PUD Materials
    c) Commercial Market Study
    d) Fiscal Impact Analysis
4. Submitted Public Comments

DISTRICT 1860

4430 TOUHY AVENUE, LINCOLNWOOD, IL

CONCEPTUAL PLAN -

PRELIMINARY P.U.D. PUBLIC HEARING

10.04.2018

TUCKER DEVELOPMENT

District 1860
Summary of Site Governance

The following is a summary of the provisions that will be included in the site governance document(s) for District 1860 such that unified control of the development will be maintained in perpetuity notwithstanding sale of certain portions of the property.

The document(s) will be provided to the Village for review and approval by its legal counsel at a later date.

Key site governance document provisions:

- Maintenance obligations and standards

- Non-exclusive easements for the following:
    - Common area
    - Access
    - Parking
    - Utilities

- Village enforcement and self-help rights

District 1860 Mixed-Use Development - Lincolnwood, IL

09.27.2018

SITE CALCULATIONS

	NET SITE AREA (SF)	PERMITTED FAR FACTOR	PARKING SPACES **		MAXIMUM FAR AREA (SF)	PROPOSED FAR AREA (SF)*	PROPOSED FAR
SITE PARCEL (B3 ZONING DISTRICT)	368,490.29	N/A	**940**		N/A	**546,456**	**1.48**

SITE AREA BREAKDOWN

BUILDING	175,903	48%
HARDSCAPE (PARKING/ROAD)	113,042	31%
HARDSCAPE (SIDEWALK)	38,151	10%
SOFTSCAPE	31,434	9%
VILLAGE GREEN	9,960	3%

PARKING CALCULATIONS

OCCUPANCY	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED	REMARKS
RESIDENTIAL	1.5 SPACE/UNIT	450	**300**	
HOTEL	~~1 SPACE/ROOM +~~ 10/1,000 SF OF RETAIL OR DINING AREA	220	**230**	
RETAIL	3.3 SPACES/1,000SF	270	**175**	**2.14** SPACES/1,000 SF
TOTAL**		**940**	**705**	

LOADING REQUIREMENTS

OCCUPANCY	REQUIREMENT	REQUIRED	PROVIDED	REMARKS
RESIDENTIAL	SUBJECT TO PD	N/A	**1**	
HOTEL (LODGING)	25,000-199,999 SF	1	**1**	
RETAIL	25,000-199,999 SF	2	**2**	**1 IN RESI BILDG AND 1 FOR SUB-AREA C**

SUB-AREA A (RESIDENTIAL) CALCULATIONS

FLOOR	RESIDENTIAL/ RETAIL FTF	RETAIL (SF)	RESIDENTIAL GROSS (SF)	RESIDENTIAL RENTABLE (SF)	RESIDENTIAL (UNITS/FLOOR)	INDOOR AMENITY (SF)	OUTDOOR AMENITY (SF)	PARKING (SF)	PARKING COUNT (INTERIOR)	BACK OF HOUSE (SF)	LOADING (SF)	GROSS AREA (SF)	FAR AREA* (SF)
L7 - RESIDENTIAL	10.0	0	25,123	21,837	23			0	0	0	0	25,123	25,123
L6 - RESIDENTIAL	10.0	0	63,637	56,672	58			0	0	0	0	63,637	63,637
L5 - RESIDENTIAL	10.0	0	78,527	69,888	74			0	0	0	0	78,527	78,527
L4 - RESIDENTIAL	10.0	0	78,527	69,888	74			0	0	0	0	78,527	78,527
L3 - RESIDENTIAL	10.0	0	78,527	66,709	71	3,179	37,639	0	0	0	0	119,345	81,706
L2 - PARKING	11.0	0	350	0	0			129,285	344	0	0	129,635	350
L1 - RETAIL/LOADING/PARKING	18.0	56,747	3,191	0	0			62,511	137	5,017	2,169	129,635	64,955
TOTAL	**79.0**	**56,747**	**327,882**	**284,994**	**300**	**3,179**	**37,639**	**191,796**	**481**	**5,017**	**2,169**	**624,429**	**392,825**

Overall Residential Efficiency:	**87%**
Typical Residential Floor Efficiency:	**89%**

Typical Floor				Total Bldg		Client Target (300 Units)			Zoning	
Unit Type	Avg Area (SF)	Unit Mix	Count	Unit Mix	Count	Avg Area (SF)	Range	Mix	Unit Type	Minimum Floor Area per DU (SF)
Studio	623	11%	8	11.0%	33	625	550-650	11.3%	Studio	800
1 Bed	805	53%	39	52.0%	156	825	650-970	52.3%	1 Bedroom	800
2 Bed	1,200	31%	23	31.3%	94	1150	1000-1250	31.0%	2 Bedroom	1,500
3 Bed	1,530	5%	4	5.7%	17	1400	1350-1450	5.3%	3 Bedroom	2,000
		100%	**74**	**100%**	**300**			**100%**		

Typical Floor Unit Area Average:	**944** RSF

SUB-AREA B (HOTEL) CALCULATIONS

FLOOR	HOTEL FTF	RETAIL (SF)	HOTEL (SF)	ROOMS (UNITS/FLOOR)	GROSS AREA (SF)	FAR AREA* (SF)
L7 - HOTEL	9.8	0	17,735	38	17,735	17,735
L6 - HOTEL	9.8	0	17,735	38	17,735	17,735
L5 - HOTEL	9.8	0	17,735	38	17,735	17,735
L4 - HOTEL	9.8	0	17,735	38	17,735	17,735
L3 - HOTEL	9.8	0	17,735	38	17,735	17,735
L2 - HOTEL	9.8	0	17,735	30	17,735	17,735
L1 - RETAIL/LOADING/PARKING	20.3	2,500	21,268	0	23,768	23,768
TOTAL	**79.3**	**2,500**	**127,678**	**220**	**130,178**	**130,178**

***NOTE: HOTEL AREA IS CONCEPTUAL. WILL BE DETERMINED BY HOTEL OPERATOR.**

SUB-AREA C (RETAIL) CALCULATIONS

FLOOR	RETAIL FTF	RETAIL (SF)	GROSS AREA (SF)	FAR AREA* (SF)
L1 - RETAIL	18.0	22,500	22,500	22,500
TOTAL	**18.0**	**22,500**	**22,500**	**22,500**

TOTAL AREA CALCULATIONS

FLOOR	RESIDENTIAL/ RETAIL FTF	HOTEL FTF	RETAIL (SF)	RESIDENTIAL GROSS (SF)	RESIDENTIAL RENTABLE (SF)	RESIDENTIAL (UNITS/FLOOR)	HOTEL (SF)	ROOMS (UNITS/FLOOR)	INDOOR AMENITY (SF)	OUTDOOR AMENITY (SF)	PARKING (SF)	PARKING COUNT (INTERIOR)	PARKING COUNT (EXTERIOR)	BACK OF HOUSE (SF)	LOADING (SF)	GROSS AREA (SF)	FAR AREA* (SF)
L7 - RESIDENTIAL / HOTEL	10.0	9.8	0	25,123	21,837	23	17,735	38	0	0						42,858	42,858
L6 - RESIDENTIAL / HOTEL	10.0	9.8	0	63,637	56,672	58	17,735	38	0	0						81,372	81,372
L5 - RESIDENTIAL / HOTEL	10.0	9.8	0	78,527	69,888	74	17,735	38	0	0						96,262	96,262
L4 - RESIDENTIAL / HOTEL	10.0	9.8	0	78,527	69,888	74	17,735	38	0	0						96,262	96,262
L3 - RESIDENTIAL / HOTEL	10.0	9.8	0	78,527	66,709	71	17,735	38	3,179	37,639						137,080	99,441
L2 - PARKING / HOTEL	11.0	9.8	0	350	0	0	17,735	30	0	0	129,285	344	0	1,162	0	148,532	19,247
L1 - RETAIL/LOADING/PARKING	18.0	20.3	81,747	3,191	0	0	21,268	0	0	0	62,511	137	231	4,808	2,169	175,694	111,014
TOTAL	**79.0**	**79.3**	**81,747**	**327,882**	**284,994**	**300**	**127,678**	**220**	**3,179**	**37,639**	**191,796**	**481**	**224**	**5,970**	**2,169**	**778,060**	**546,456**

LEGEND OF SYMBOLS & ABBREVIATIONS

Power Pole	Manhole	-W- Water	N	North
Light Pole	Catch Basin	-T- Telephone	S	South
Transformer	Curb Catch Basin	-G- Gas	E	East
Utility Pedestal	Monitoring Well	-E- Electric	W	West
Traffic Signal	Flared End Section	-OHW- Overhead Wires	°	Degrees
Signal Box	Sign	-ST- Storm Sewer	'	Feet/Minutes
Gas Valve	Flag Pole	-SS- Sanitary Sewer	"	Inches/Seconds
Water Valve	Ground Light	P.O.C. Point of Commencement	VOL.	Volume
Electric Meter	Bollard	P.O.B. Point of Beginning	PG.	Page
Gas Meter	Auto Sprinkler	S.F. Square Feet		Concrete
Fire Hydrant	-□- Stockade Fence	-x- Chain Link Fence		Guard Rail

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
HANDICAP	0
TOTAL	0

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

ITEMS CORRESPONDING TO SCHEDULE B-II

(6) Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded October 2, 1991 as document 91511825. Note: The foregoing is provided for informational purposes only, as the document appears of record and includes a description of the land or a part thereof. (Affects lots 6, 8, 9 and 10) Item is not survey related.

(7) Building line of 25 feet on the South line of lots 7 and 9 along Touhy Avenue as shown on Plat of Jean Jackson's Addition to Lincolnwood, recorded March 17, 1954 as document 15857201. Item is platted hereon.

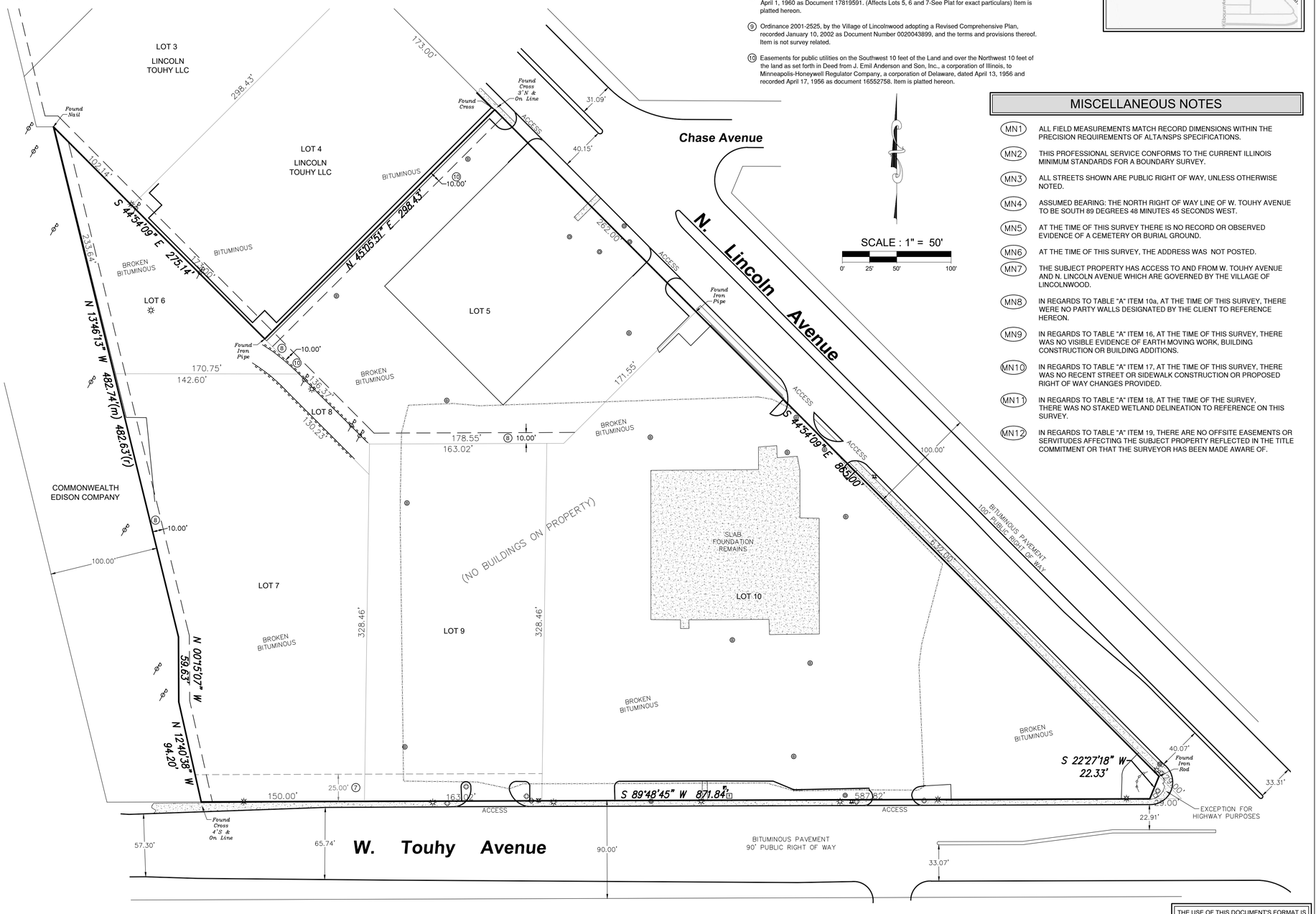
(8) Public utilities easement as shown on Plat of Lincoln-Touhy Addition to Lincolnwood recorded April 1, 1960 as Document 17819591. (Affects Lots 5, 6 and 7-See Plat for exact particulars) Item is platted hereon.

(9) Ordinance 2001-2525, by the Village of Lincolnwood adopting a Revised Comprehensive Plan, recorded January 10, 2002 as Document Number 0020043899, and the terms and provisions thereof. Item is not survey related.

(10) Easements for public utilities on the Southwest 10 feet of the Land and over the Northwest 10 feet of the land as set forth in Deed from J. Emil Anderson and Son, Inc., a corporation of Illinois, to Minneapolis-Honeywell Regulator Company, a corporation of Delaware, dated April 13, 1956 and recorded April 17, 1956 as document 16552758. Item is platted hereon.

VICINITY MAP - NOT TO SCALE





SCALE : 1" = 50'

0' 25' 50' 100'

MISCELLANEOUS NOTES

(MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

(MN2) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

(MN3) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

(MN4) ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF W. TOUHY AVENUE TO BE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST.

(MN5) AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

(MN6) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.

(MN7) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM W. TOUHY AVENUE AND N. LINCOLN AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF LINCOLNWOOD.

(MN8) IN REGARDS TO TABLE "A" ITEM 10a, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.

(MN9) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(MN10) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

(MN11) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

(MN12) IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

AREA: 368,490.29 SF± OR 8.46 ACRES±

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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RECORD DESCRIPTION

LOTS 5, 6, 7, 8, 9 AND 10 IN LINCOLN-TOUHY ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-901683-CHI2, DATED APRIL 4, 2018.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0265 J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 06/28/2018 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA/NSPS LAND TITLE SURVEY

TUCKER DEVELOPMENT

B&C PROJECT NO. 201802656, 001
LINCOLNWOOD, IL

BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-901683-CHI2
BEARING AN EFFECTIVE DATE OF JUNE 13, 2018.

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10A, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2018.

JAMES L. HARPOLE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2018
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

SURVEY PERFORMED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
PHONE: 815.729.4000
WWW.JLHSURVEY.COM

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/27/2018	FIRST DRAFT		
06/29/2018	NETWORK COMMENTS		
07/06/2018	CLIENT COMMENTS		
FIELD WORK: SM & MO	DRAFTED: JAH	CHECKED BY: JLH	FB & PG: N/A

SHEET 1 OF 1

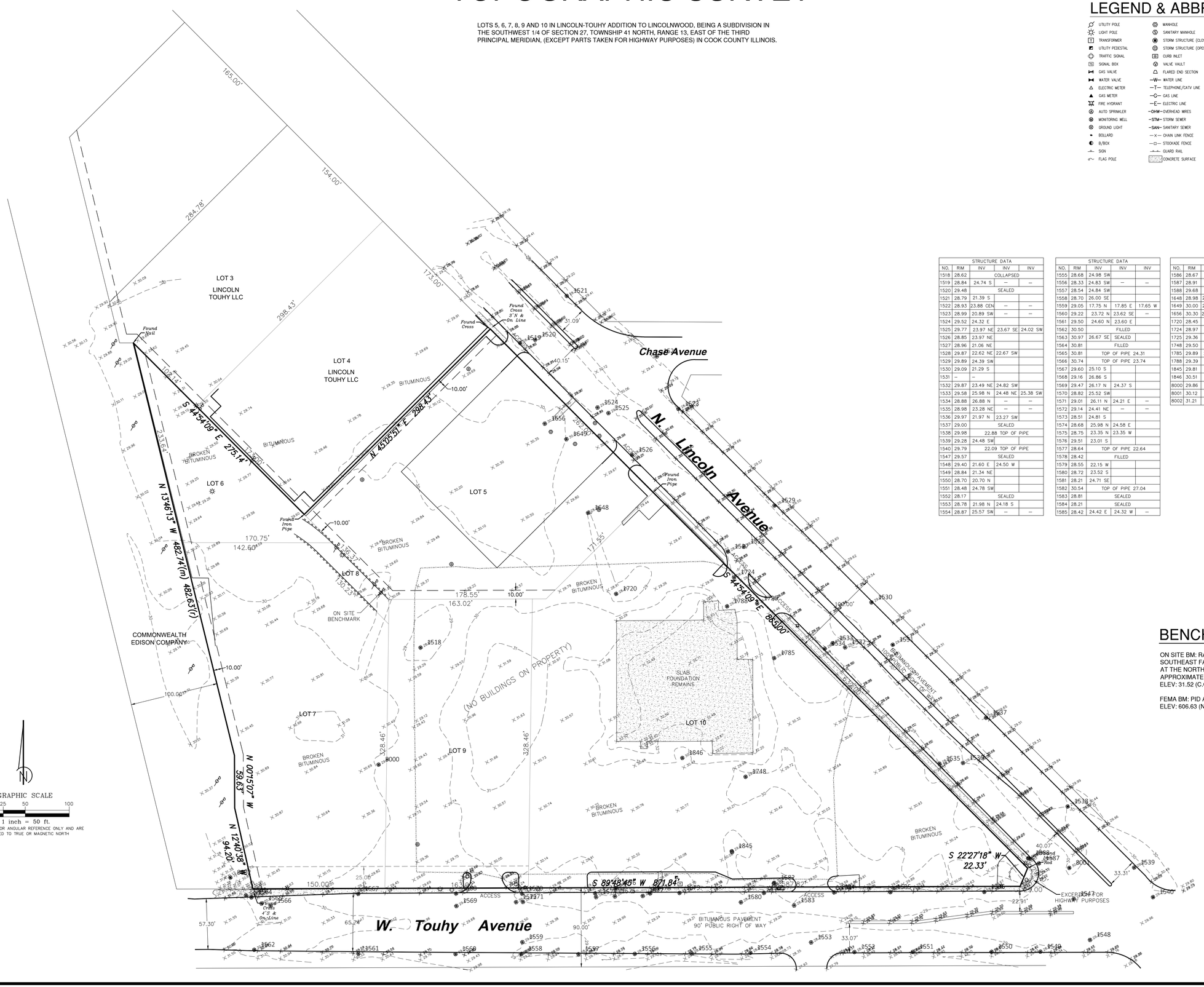
Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com

T:\SDSK\CPROJ\18-200-218\dwg\18-200-218.dwg, 7/6/2018 5:16:42 PM,

TOPOGRAPHIC SURVEY

LOTS 5, 6, 7, 8, 9 AND 10 IN LINCOLN-TOUHY ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY ILLINOIS.



FINAL PLAT OF

LINCOLN-TOUHY SECOND ADDITION TO LINCOLNWOOD

BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY ILLINOIS.

N

GRAPHIC SCALE

60 0 30 60

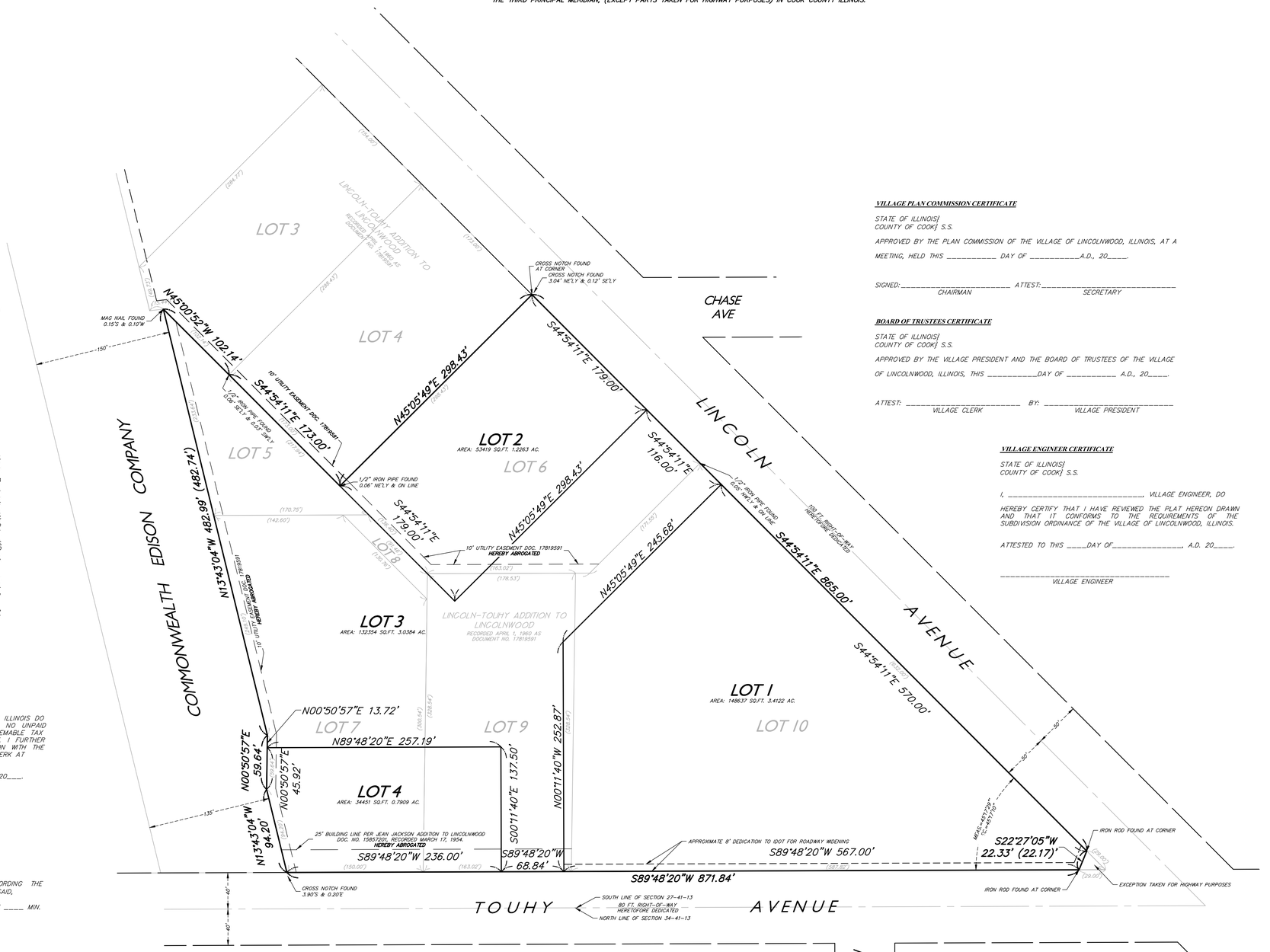
(IN FEET)

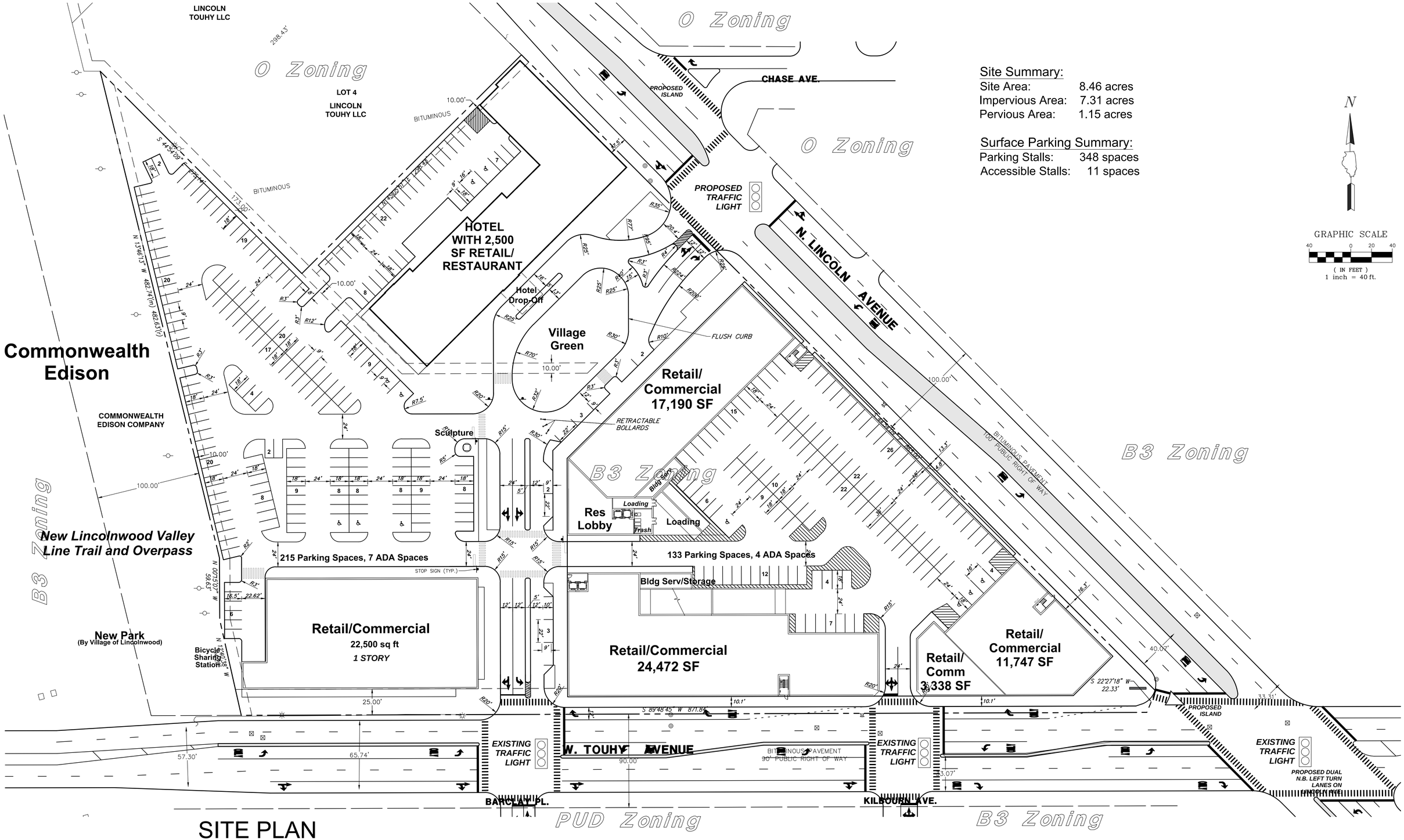
1 inch = 60 ft.

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE–2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES ESTABLISHED BY GPS METHODS FROM THE TRIMBLE VIRTUAL REFERENCE NETWORK.

PERMANENT INDEX NUMBER

10–27–317–049–0000 LOT 5
10–27–317–050–0000 LOT 6
10–27–317–051–0000 LOT 7
10–27–317–052–0000 LOT 8
10–27–317–055–0000 LOT 9, 10


LOT 3
LOT 4
LOT 5
LOT 6
LOT 2
AREA: 53419 SQ.FT. 1.2263 AC.
LOT 3
AREA: 132354 SQ.FT. 3.0384 AC.
LOT 4
AREA: 34451 SQ.FT. 0.7909 AC.
LOT 7
LOT 8
LOT 9
LOT 1
AREA: 148637 SQ.FT. 3.4122 AC.
LOT 10
LINCOLN-TOUHY ADDITION TO LINCOLNWOOD
RECORDED APRIL 1, 1960 AS DOCUMENT NO. 17819591
HEREBY ABROGATED
CHASE AVE
LINCOLN AVENUE
COMMONWEALTH EDISON COMPANY
TOUHY AVENUE
KILBOURN AVE
N45°00'52"W 102.14'
S44°54'11"E 173.00'
N45°05'49"E 298.43'
S44°54'11"E 179.00'
S44°54'11"E 116.00'
N45°05'49"E 298.43'
S44°54'11"E 179.00'
N45°05'49"E 245.68'
S44°54'11"E 865.00'
S44°54'11"E 570.00'
N13°43'04"W 482.99' (482.74')
N13°43'04"W 94.20'
N00°50'57"E 59.64'
N00°50'57"E 45.92'
N00°50'57"E 13.72'
N89°48'20"E 257.19'
N00°11'40"W 252.87'
S00°11'40"E 137.50'
S89°48'20"W 236.00'
S89°48'20"W 68.84'
S89°48'20"W 567.00'
S89°48'20"W 871.84'
S22°27'05"W 22.33' (22.17')
MEAS. 45°17'29" CALC. 45°17'10"
10' UTILITY EASEMENT DOC. 17819591 HEREBY ABROGATED
10' UTILITY EASEMENT DOC. 17819591 HEREBY ABROGATED
1/2" IRON PIPE FOUND 0.06' NE'LY & 0.03' SW'LY
1/2" IRON PIPE FOUND 0.05' NW'LY & ON LINE
MAG NAIL FOUND 0.15'S & 0.10'W
CROSS NOTCH FOUND AT CORNER
CROSS NOTCH FOUND 3.04' NE'LY & 0.12' SE'LY
CROSS NOTCH FOUND 3.90'S & 0.20'E
25' BUILDING LINE PER JEAN JACKSON ADDITION TO LINCOLNWOOD DOC. NO. 15857201, RECORDED MARCH 17, 1954. HEREBY ABROGATED
APPROXIMATE 8' DEDICATION TO IDOT FOR ROADWAY WIDENING
IRON ROD FOUND AT CORNER
IRON ROD FOUND AT CORNER
EXCEPTION TAKEN FOR HIGHWAY PURPOSES
SOUTH LINE OF SECTION 27-41-13
80 FT. RIGHT-OF-WAY HERETOFORE DEDICATED
NORTH LINE OF SECTION 34-41-13
100 FT. RIGHT-OF-WAY HERETOFORE DEDICATED
(184.77')
(184.52')
(184.52')
(288.43')
(170.75')
(142.60')
(178.53')
(178.53')
(183.02')
(178.53')
(178.53')
(138.90')
(138.90')
(138.90



Site Summary:

Site Area:	8.46 acres
Impervious Area:	7.31 acres
Pervious Area:	1.15 acres

Surface Parking Summary:

Parking Stalls:	348 spaces
Accessible Stalls:	11 spaces

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

SITE PLAN

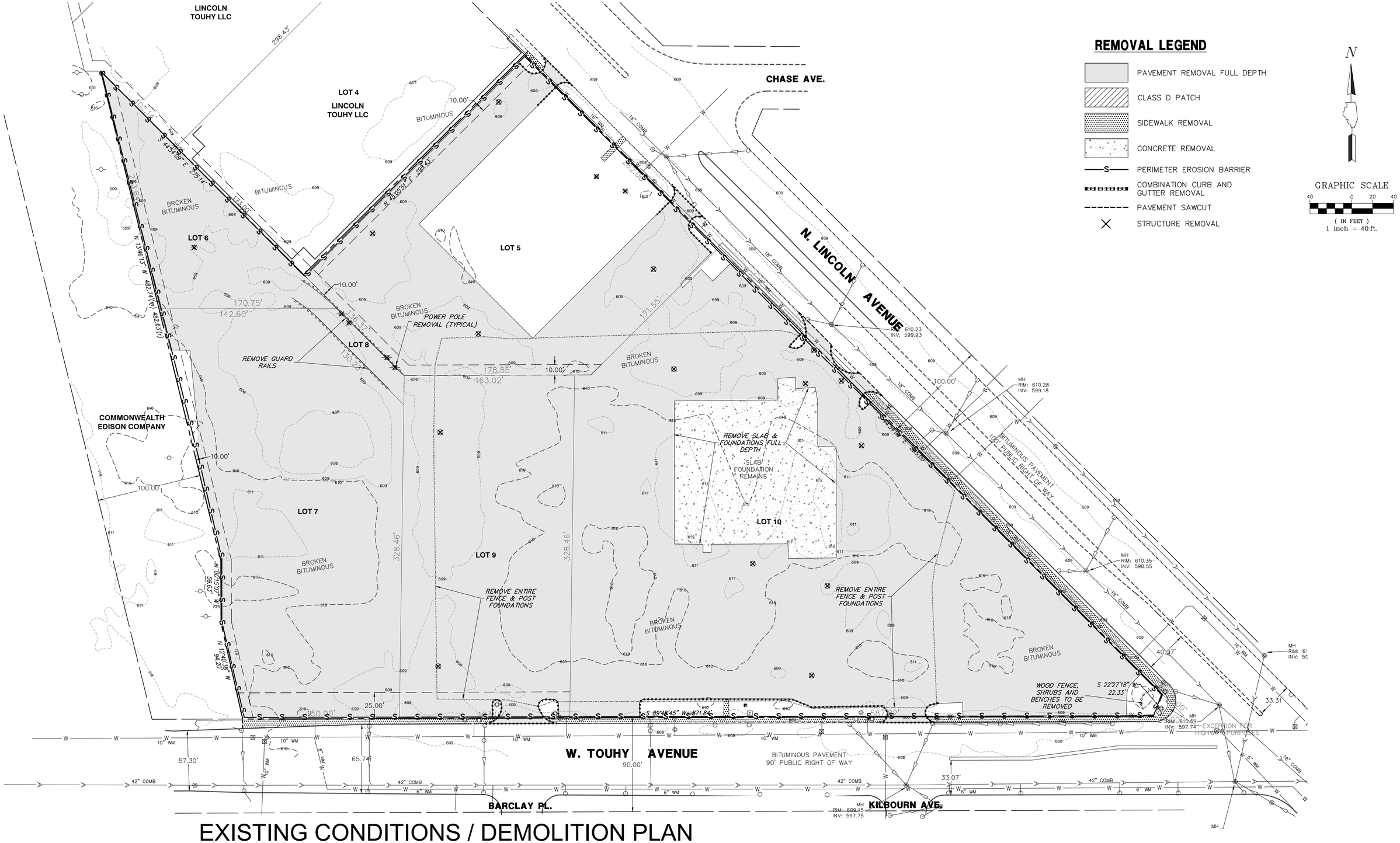
TUCKER DEVELOPMENT
CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

OCTOBER 4, 2018

DISTRICT 1860
4430 Touhy Avenue
Lincolnwood, IL

CONSULTANTS
GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
Tel 847.478.9700 ▪ Fax 847.478.9701



REMOVAL LEGEND

- PAVEMENT REMOVAL FULL DEPTH
- CLASS D PATCH
- SIDEWALK REMOVAL
- CONCRETE REMOVAL
- PERIMETER EROSION BARRIER
- COMBINATION CURB AND GUTTER REMOVAL
- PAVEMENT SAWCUT
- STRUCTURE REMOVAL

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

EXISTING CONDITIONS / DEMOLITION PLAN

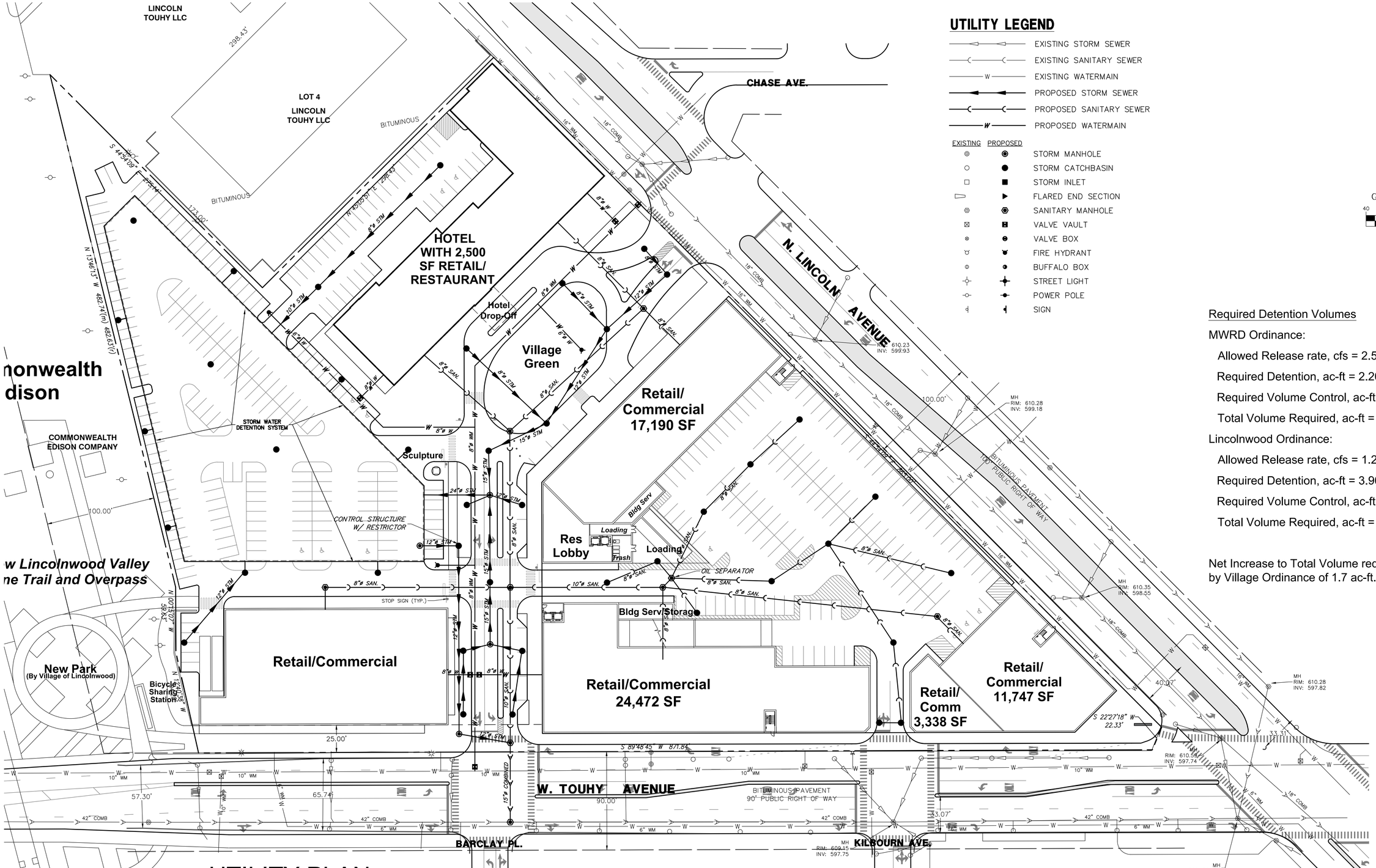
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UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
◎	◉	STORM MANHOLE
○	●	STORM CATCHBASIN
□	■	STORM INLET
▱	▶	FLARED END SECTION
◎	◉	SANITARY MANHOLE
⊠	■	VALVE VAULT
⊗	●	VALVE BOX
♉	♉	FIRE HYDRANT
◍	●	BUFFALO BOX
☼	✦	STREET LIGHT
○	●	POWER POLE
⚲	⚲	SIGN

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

Required Detention Volumes

MWRD Ordinance:

- Allowed Release rate, cfs = 2.54
- Required Detention, ac-ft = 2.20
- Required Volume Control, ac-ft =0.61
- Total Volume Required, ac-ft = 2.81

Lincolnwood Ordinance:

- Allowed Release rate, cfs = 1.27
- Required Detention, ac-ft = 3.90
- Required Volume Control, ac-ft =0.61
- Total Volume Required, ac-ft = 4.51

Net Increase to Total Volume required by Village Ordinance of 1.7 ac-ft.

UTILITY PLAN

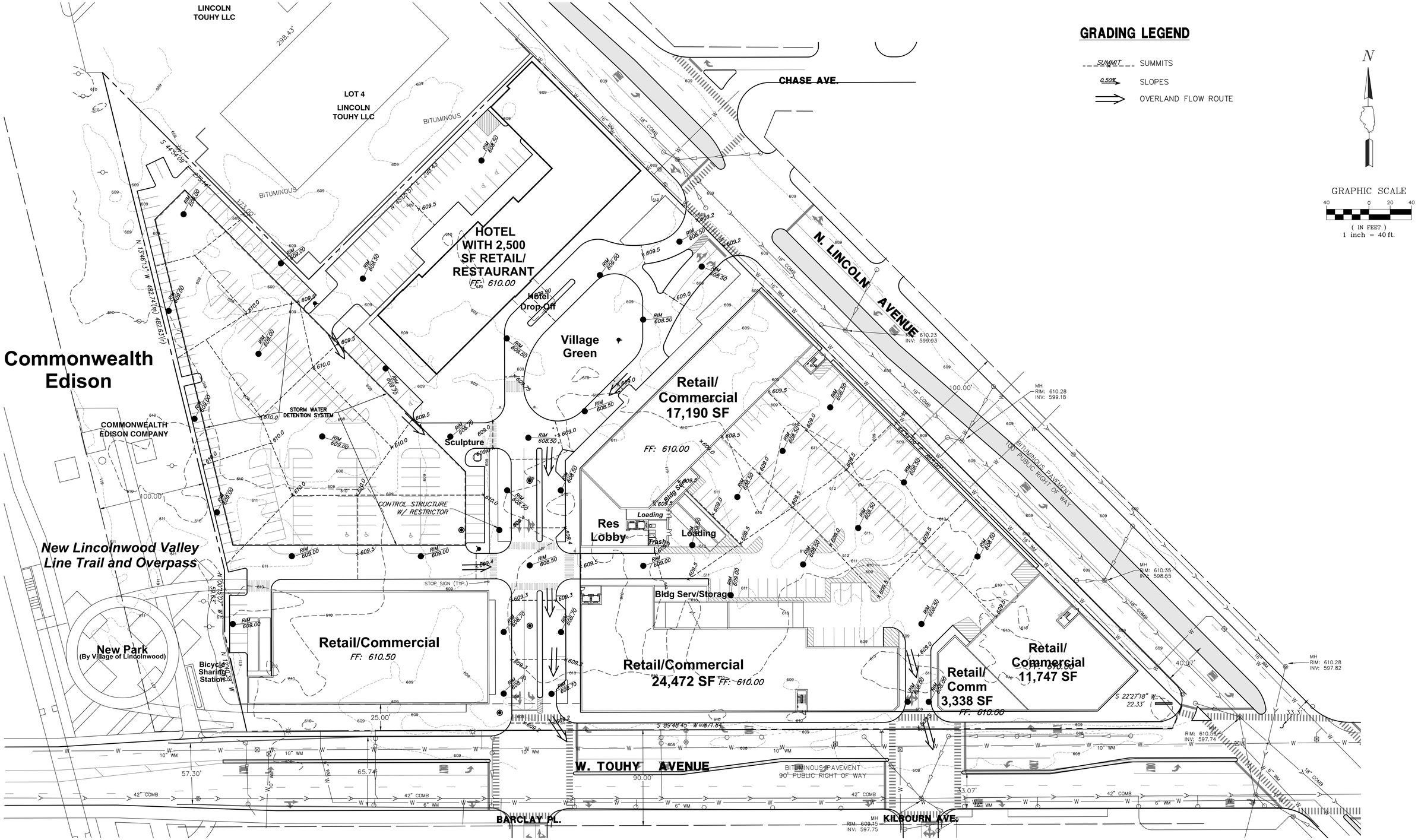
TUCKER DEVELOPMENT
CALLISONRTKL

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OCTOBER 4, 2018

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CONSULTANTS
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625 Forest Edge Drive ▪ Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701



GRADING LEGEND

- SUMMIT — SUMMITS
- 0.50% — SLOPES
- OVERLAND FLOW ROUTE

N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

GRADING PLAN

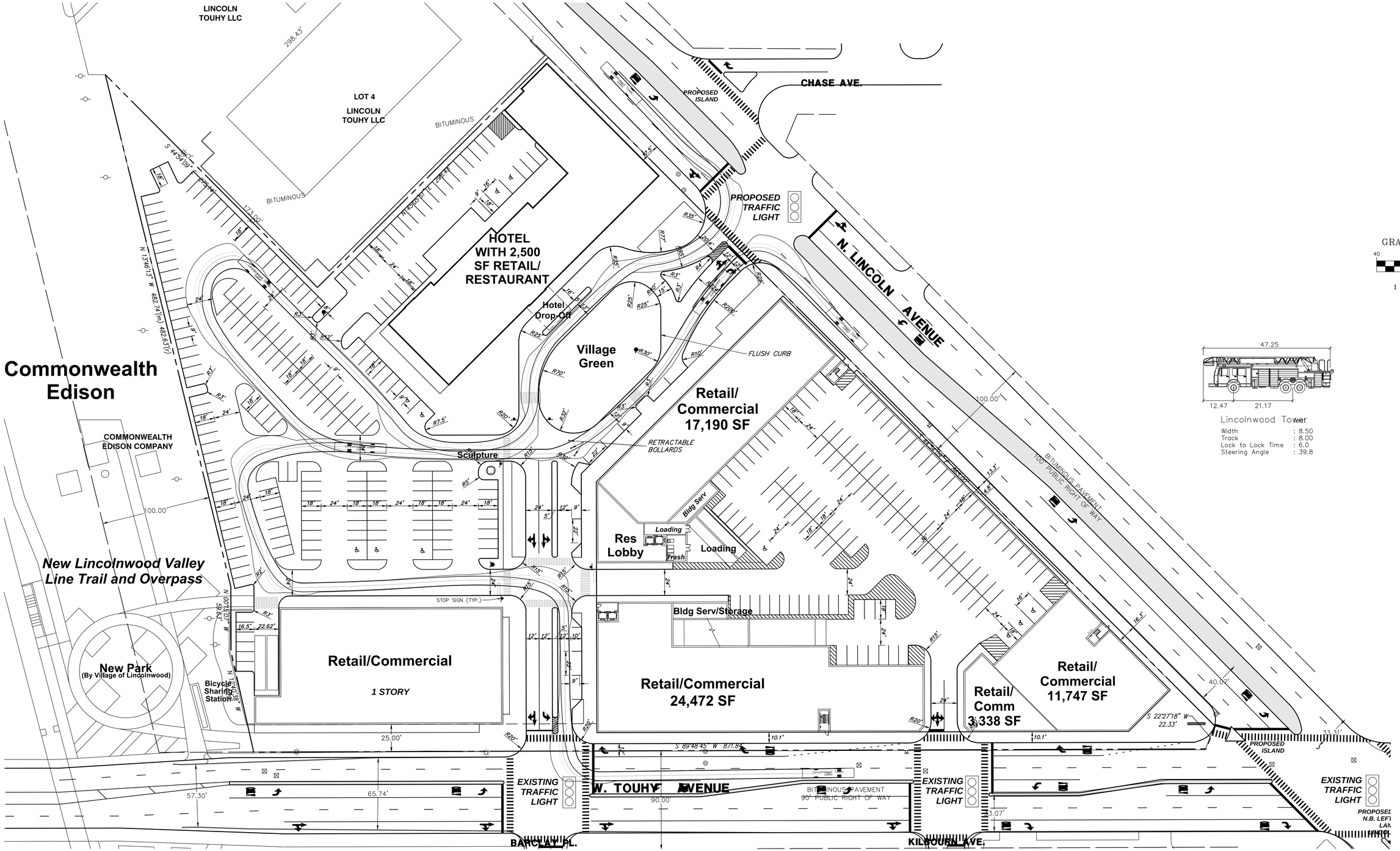
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CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

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



N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

Lincolnwood Tower

Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.8

FIRE TRUCK MOVEMENT EXHIBIT

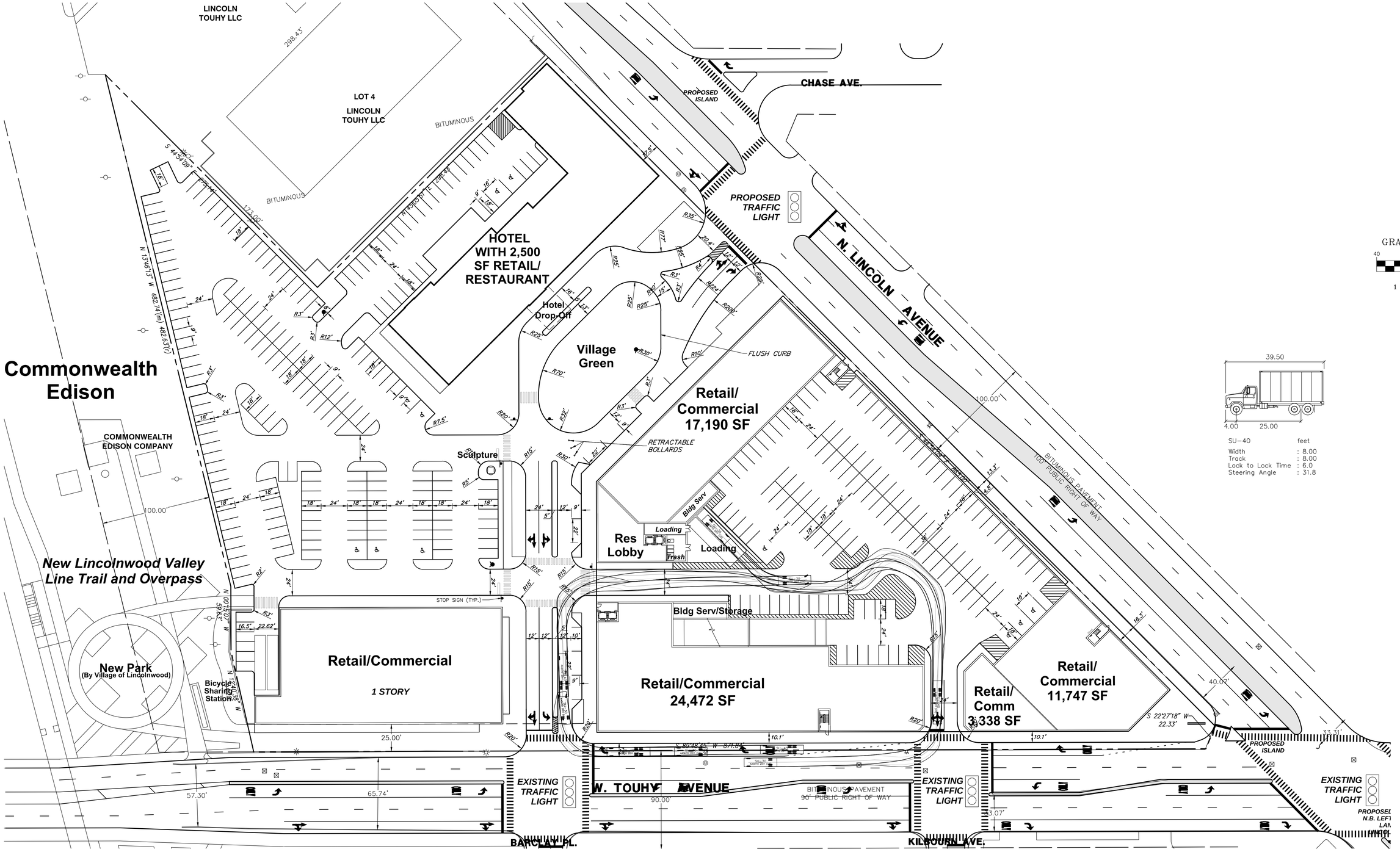
TUCKER DEVELOPMENT
CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

OCTOBER 4, 2018

DISTRICT 1860
4430 Touhy Avenue
Lincolnwood, IL

CONSULTANTS
GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
TEL 847.478.9700 ▪ FAX 847.478.9701



SU–40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

40' DELIVERY TRUCK MOVEMENT EXHIBIT

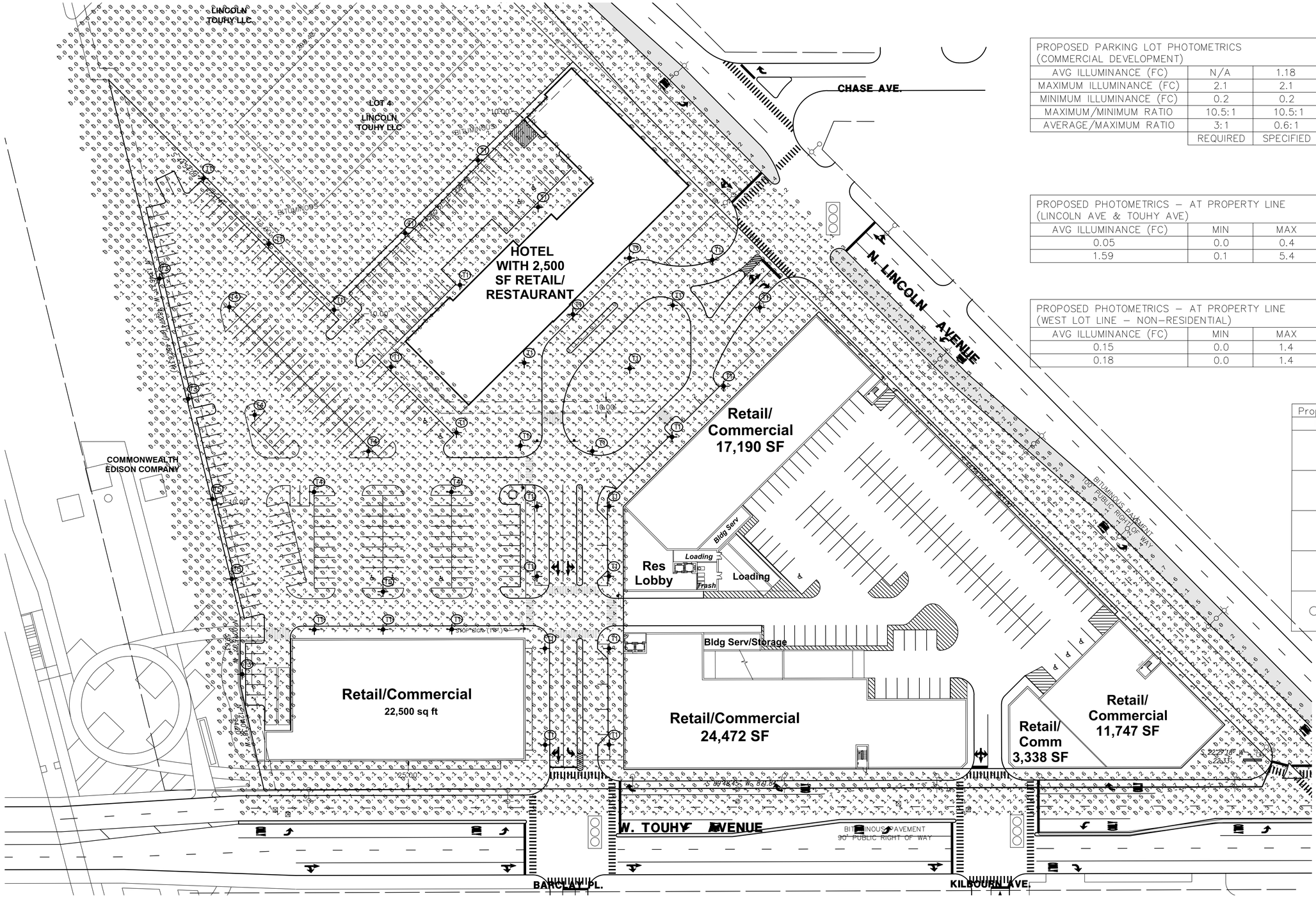
TUCKER DEVELOPMENT
CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

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PROPOSED PARKING LOT PHOTOMETRICS (COMMERCIAL DEVELOPMENT)			
AVG ILLUMINANCE (FC)	N/A	1.18	1.19
MAXIMUM ILLUMINANCE (FC)	2.1	2.1	2.1
MINIMUM ILLUMINANCE (FC)	0.2	0.2	0.2
MAXIMUM/MINIMUM RATIO	10.5:1	10.5:1	10.5:1
AVERAGE/MAXIMUM RATIO	3:1	0.6:1	0.6:1
	REQUIRED	SPECIFIED	WITH STREET LIGHTS

PROPOSED PHOTOMETRICS – AT PROPERTY LINE (LINCOLN AVE & TOUHY AVE)			
AVG ILLUMINANCE (FC)	MIN	MAX	
0.05	0.0	0.4	
1.59	0.1	5.4	WITH STREET LIGHTS

PROPOSED PHOTOMETRICS – AT PROPERTY LINE (WEST LOT LINE – NON-RESIDENTIAL)			
AVG ILLUMINANCE (FC)	MIN	MAX	
0.15	0.0	1.4	
0.18	0.0	1.4	WITH STREET LIGHTS

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

Proposed Lighting Schedule	
Label	Manufacturer & Model Specifics
T1	Cooper Lighting – Mesa Series 7 LED LightBar, 40K, Type V (Extra Wide). 14–Ft. M.H.
T3	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 40K, Type SL3 with House Side Shield. 24–Ft. M.H.
T4	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 40K, Type 5XQ (Square Extra Wide). 24–Ft. M.H.
T5	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 40K, Type SL4 with House Side Shield. 24–Ft. M.H.
	Village Street Light Philips Lumec–RX2 LEDGINE 30–Ft. M.H.

NOTE:
1. THE CALCULATION GRID SHOWN AND PHOTOMETRIC VALUES WITH STREET LIGHTS INCLUDES THE EXISTING, RELOCATED, AND FUTURE ROADWAY LIGHT POLES ALONG TOUHY AVE AND LINCOLN AVE.

PHOTOMETRIC CALCULATIONS ARE MADE USING THE PROPOSED SPECIFICATIONS IN AGI–32 LIGHTING ANALYSTS SOFTWARE. CALCULATIONS ARE BASED ON PUBLISHED DATA, UTILIZING THE MANUFACTURERS IES FILES FOR THE PROPOSED LUMINAIRES. ACTUAL ILLUMINANCE VALUES WILL VARY DEPENDING ON MECHANICAL AND ENVIRONMENTAL CONDITIONS. SHOWN ARE THE AVERAGE AT GRADE HORIZONTAL ILLUMINANCE (FC).

PHOTOMETRIC PLAN

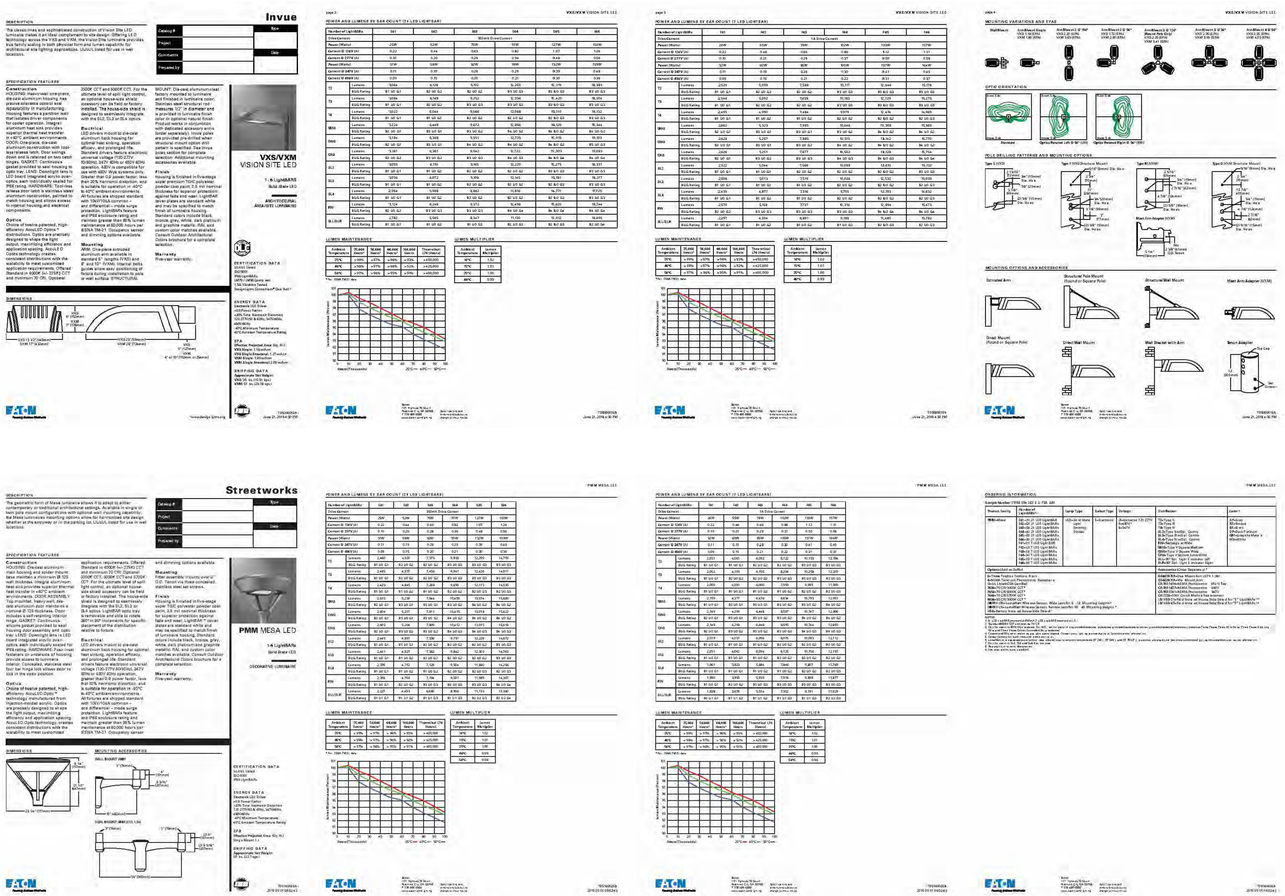
TUCKER DEVELOPMENT
CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

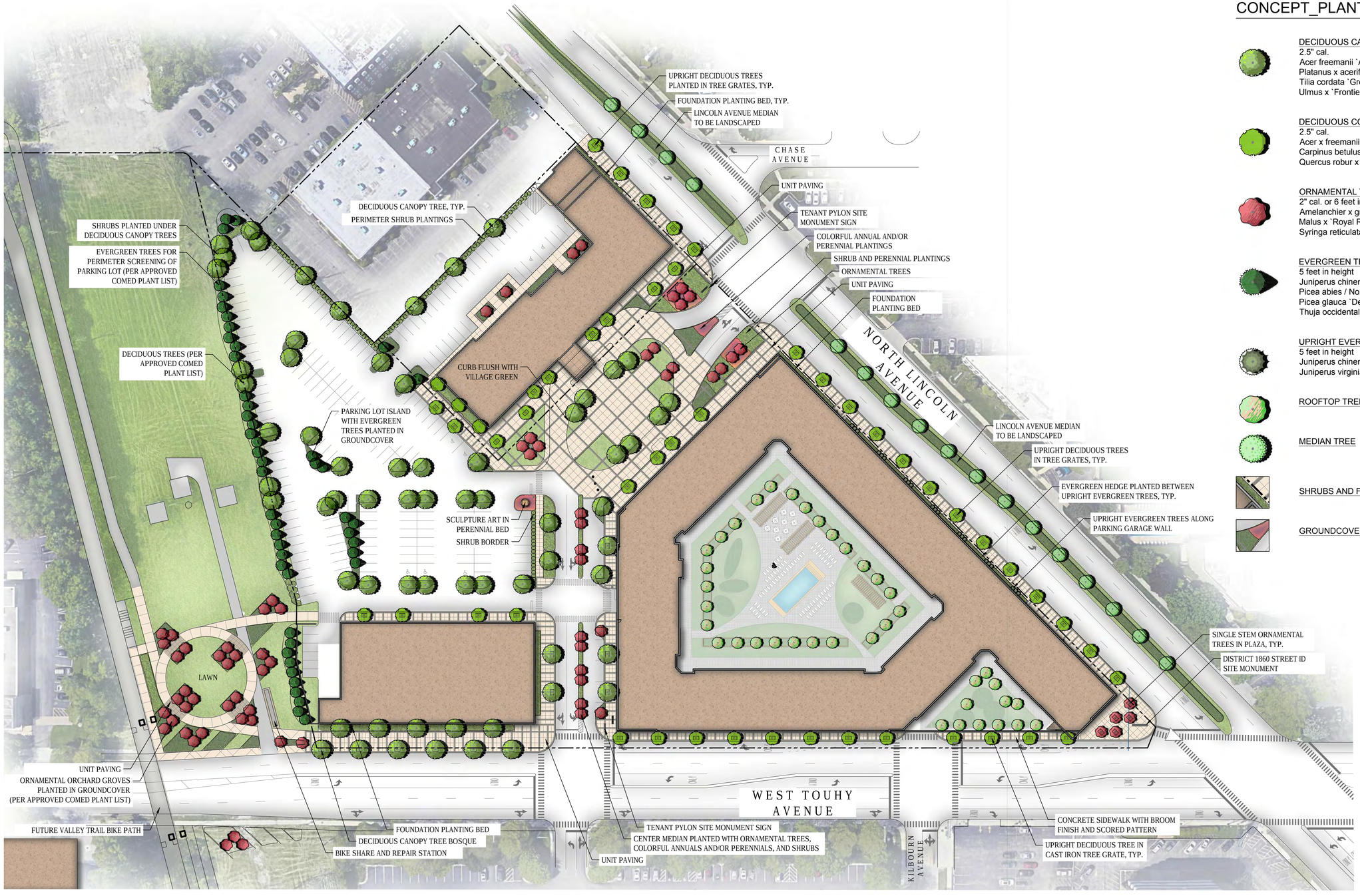
OCTOBER 4, 2018

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LIGHTING DETAILS



CONCEPT_PLANT_SCHEDULE

DECIDUOUS CANOPY TREE — 66
2.5" cal.
Acer freemanii `Autumn Blaze` / Autumn Blaze Maple
Platanus x acerifolia `Exclamation` TM / Exclamation London Plane Tree
Tilia cordata `Greenspire` / Greenspire Littleleaf Linden
Ulmus x `Frontier` / American Elm

DECIDUOUS COLUMNAR TREE — 51
2.5" cal.
Acer x freemanii `Armstrong` / Armstrong Freeman Maple
Carpinus betulus `Fastigiata` / Pyramidal European Hornbean
Quercus robur x alba `Crimson Spire` / Crimson Spire Oak

ORNAMENTAL TREE — 72
2" cal. or 6 feet in height multi-stem
Amelanchier x grandiflora `Forest Prince` / Serviceberry
Malus x `Royal Raindrops` / Royal Raindrops Crabapple
Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac

EVERGREEN TREE — 48
5 feet in height
Juniperus chinensis `Mountbatten` / Chinese Juniper
Picea abies / Norway Spruce
Picea glauca `Densata` / Black Hills Spruce
Thuja occidentalis `Green Giant` / Green Giant Arborvitae

UPRIGHT EVERGREEN TREE — 21
5 feet in height
Juniperus chinensis `Spartan` / Spartan Juniper
Juniperus virginiana `Skyrocket` / Skyrocket Juniper

ROOFTOP TREES

MEDIAN TREE

SHRUBS AND FOUNDATION PLANTINGS

GROUNDCOVERS/PERENNIALS/ANNUALS

HARDSCAPE ELEMENTS

4' X 6' SQUARE CAST IRON TREE GRATE

BROOM FINISH CONCRETE WITH SCORED PATTERN

SIGN STRUCTURES TO MATCH ARCHITECTURE

25' 0' 50' 100' N

LANDSCAPE PLAN

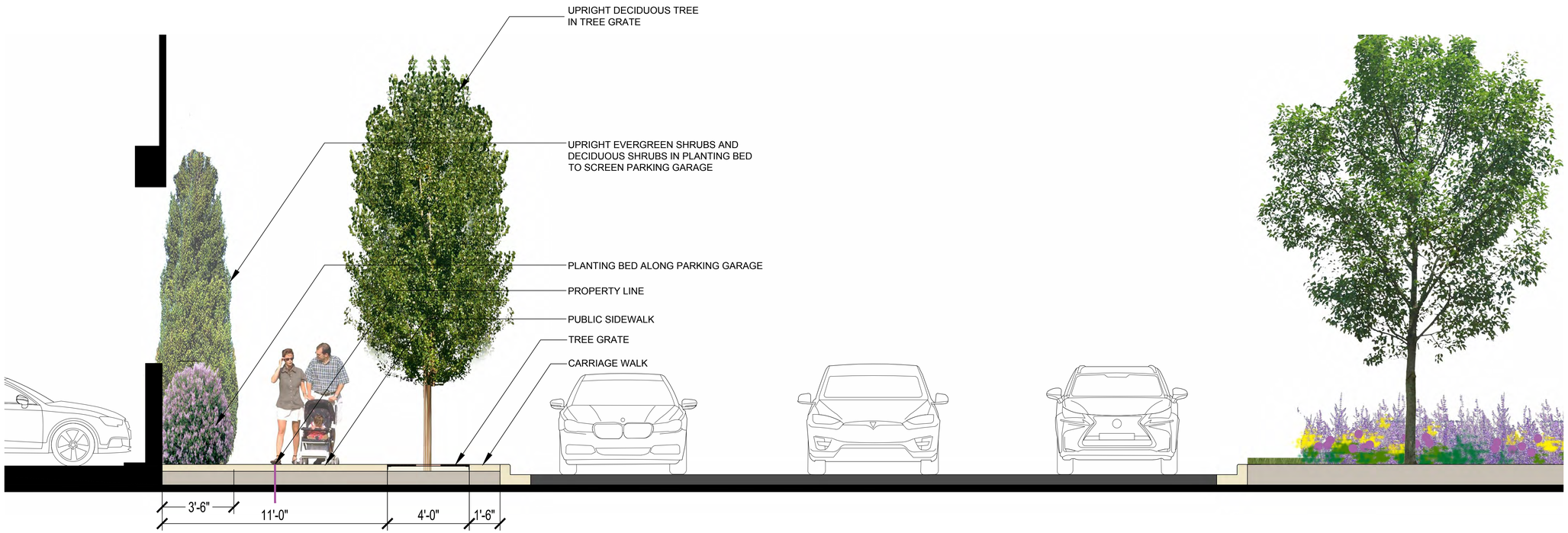
TUCKER DEVELOPMENT
CALLISONRTKL

PRELIMINARY PUD SUBMITTAL

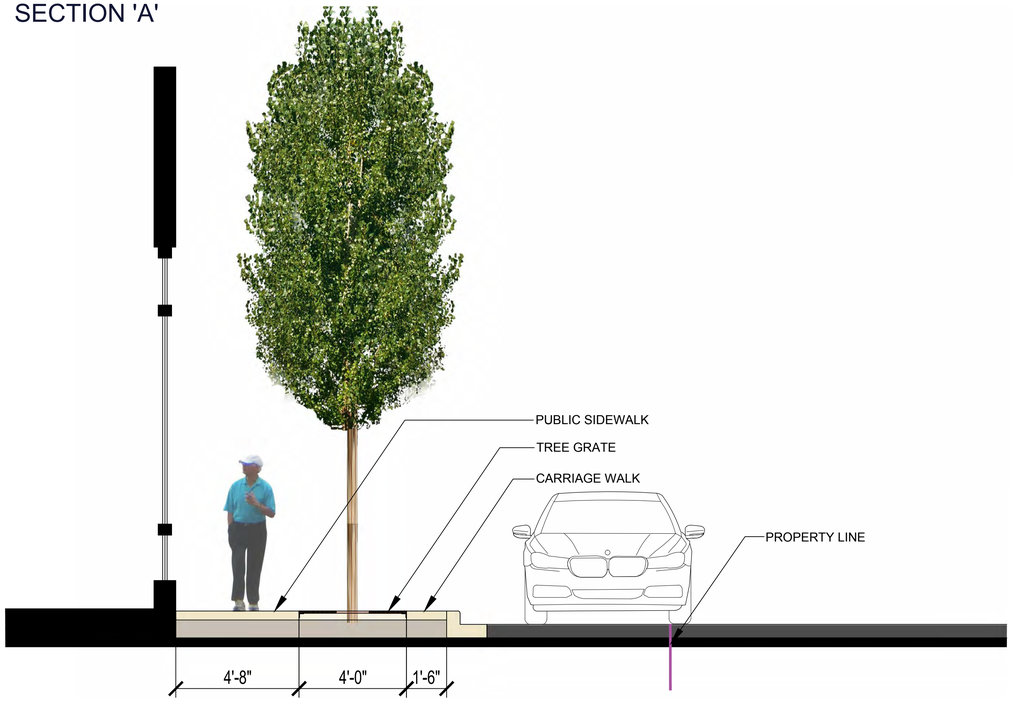
October 4, 2018

DISTRICT 1860
4430 Touhy Avenue
Lincolnwood, IL

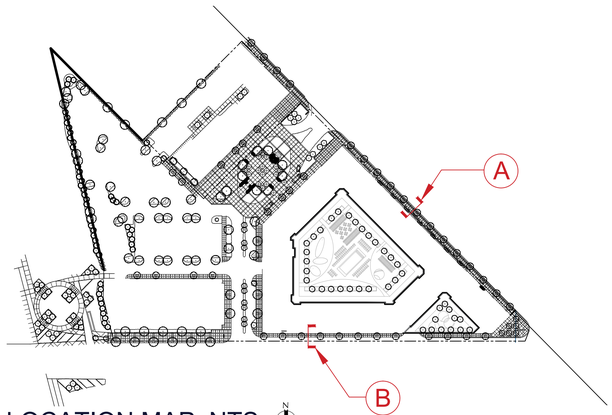
LANDSCAPE ARCHITECT
teska associates
627 Grove Street
Evanston, Illinois
60201-4474



SECTION 'A'



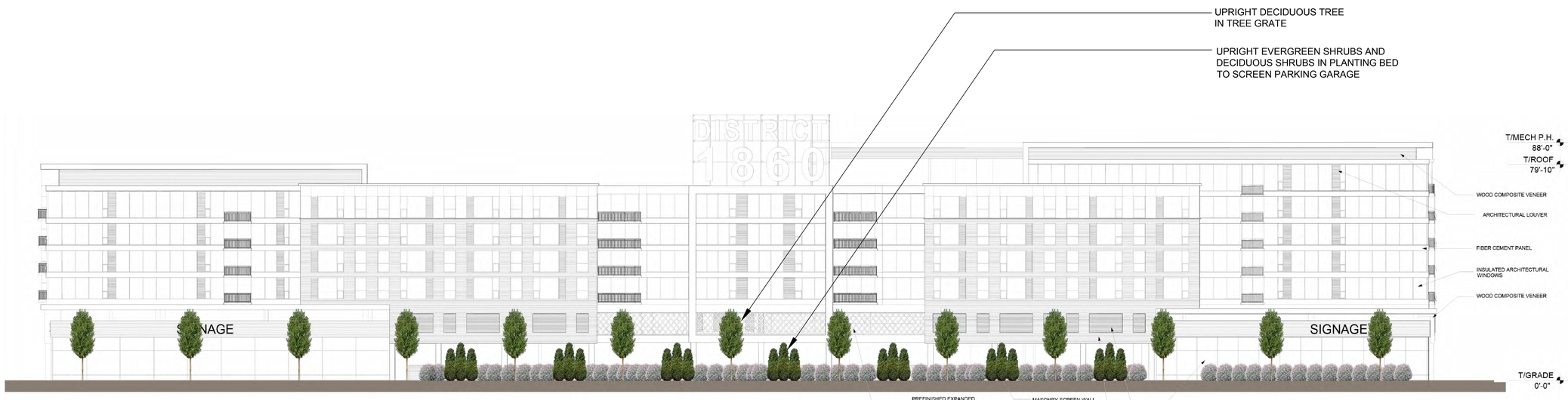
SECTION 'B'



LOCATION MAP, NTS

TYPICAL STREET SECTIONS

0 1 2 3 4 5 10



NORTHEAST ELEVATION (LINCOLN AVE.)

NORTH EAST ELEVATIONS (LINCOLN AVE.)

10' 0' 20' 40'

MIXED-USE ELEVATION

PLANTING CONTAINER



BIKE PARKING





LITTER RECEPTACLE



SEATING ELEMENTS













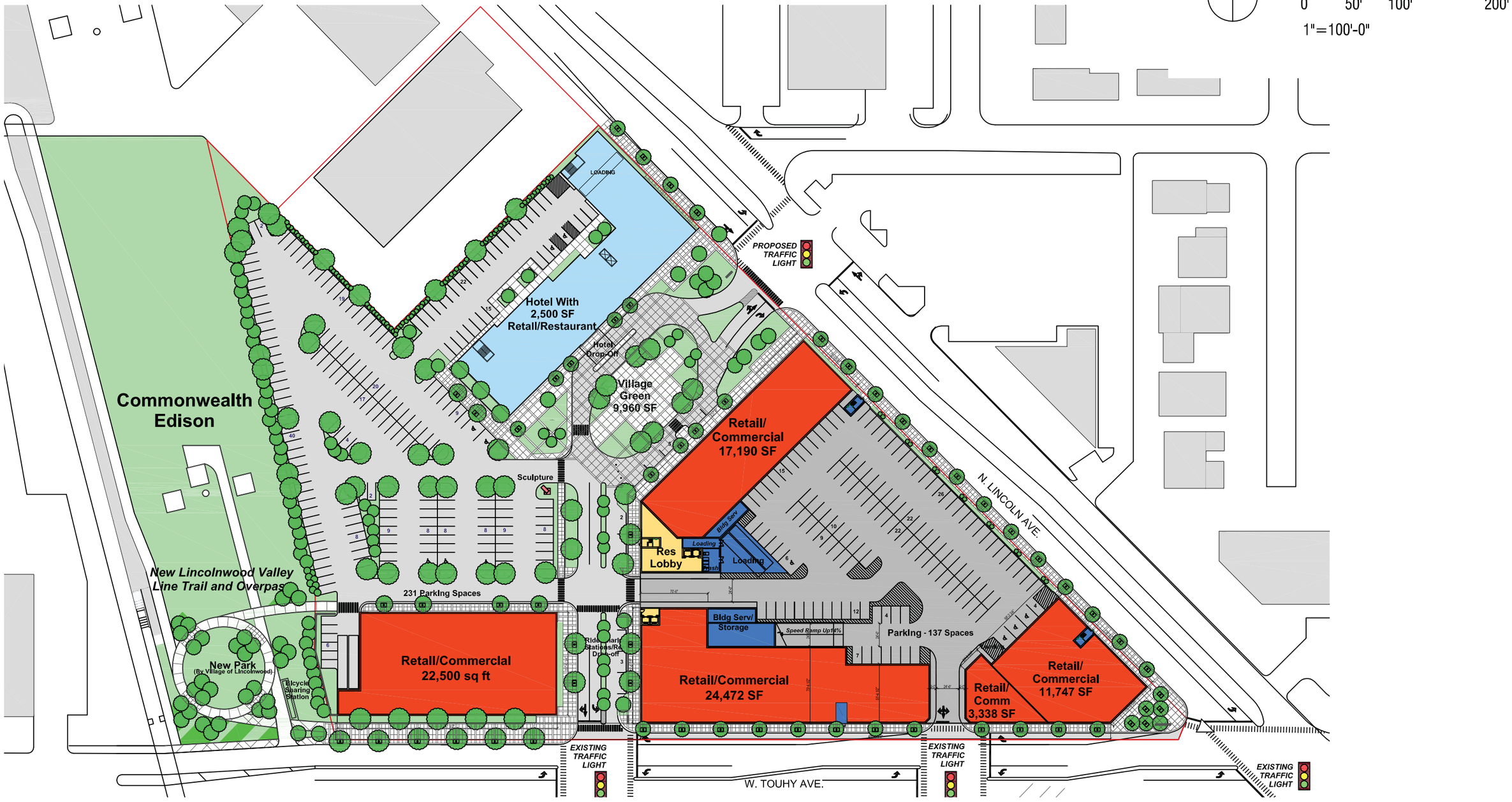
TREE GRATES



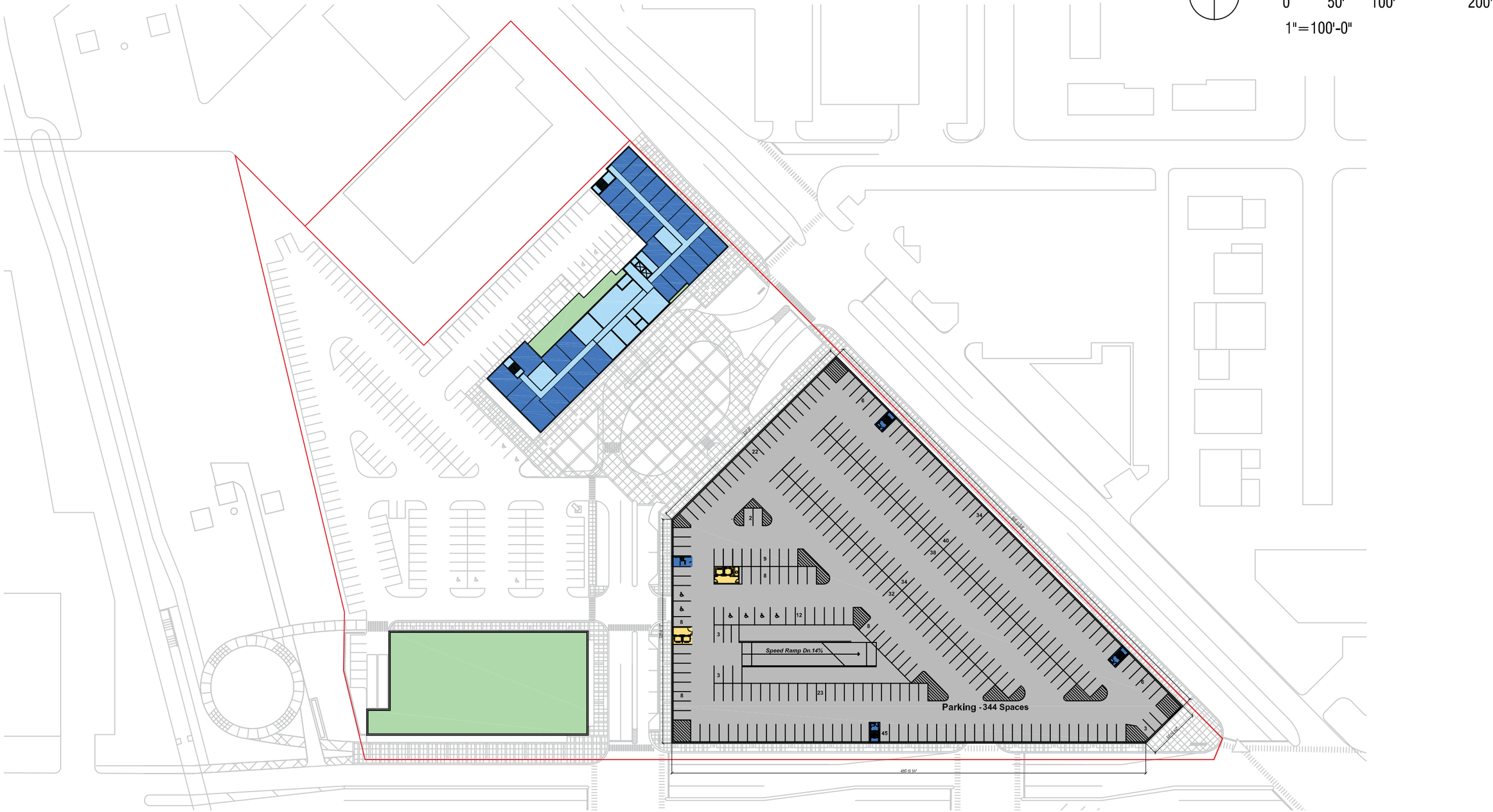


STREET FURNISHING OPTIONS

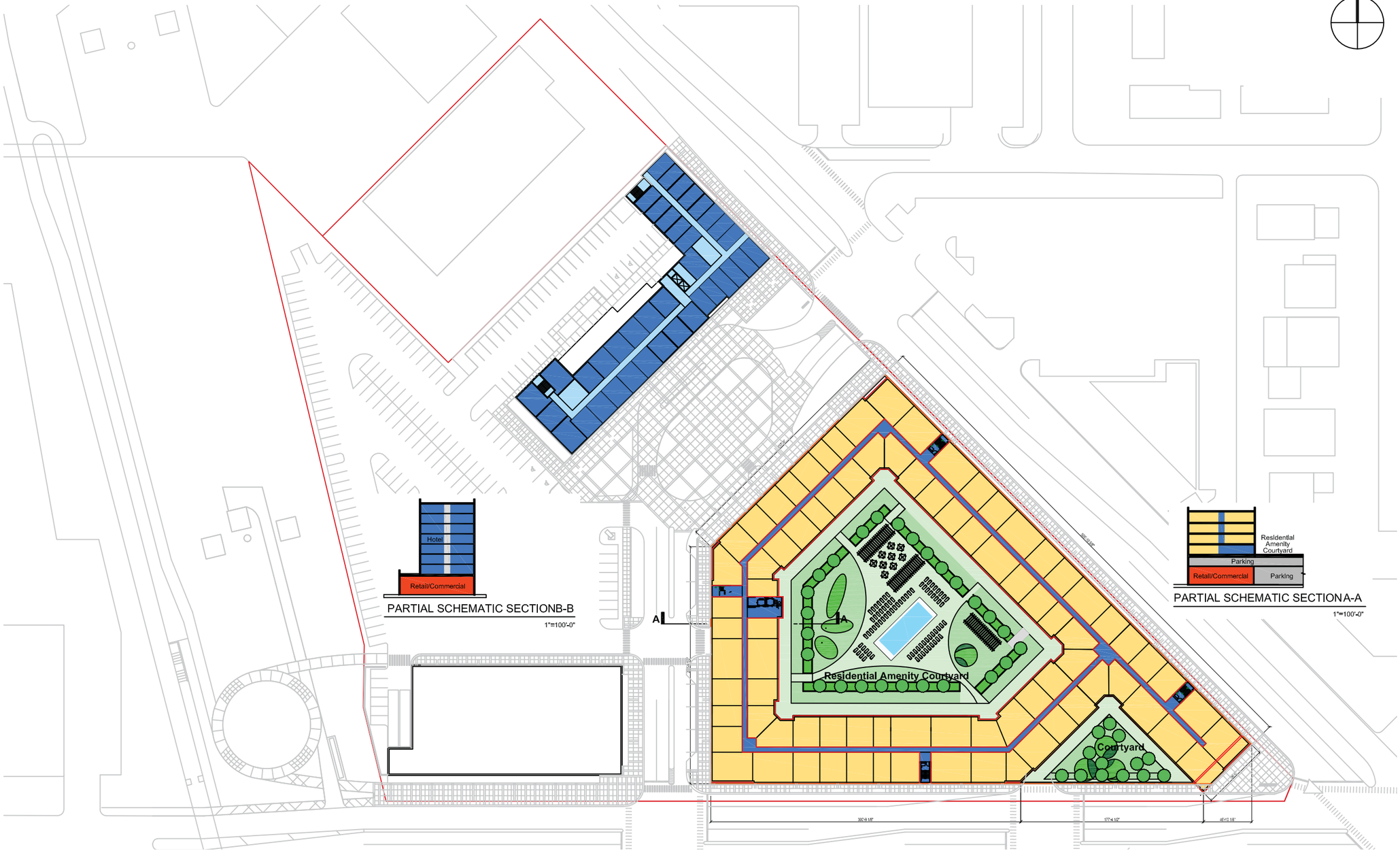
First Floor Plan



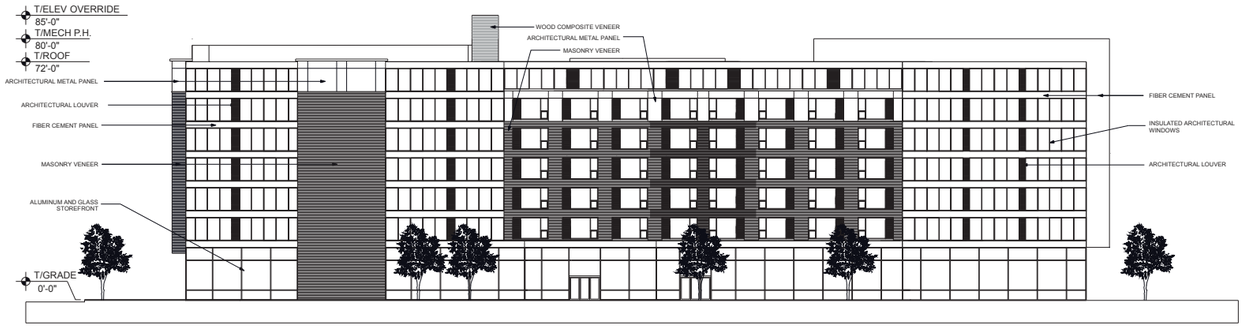
Second Floor Plan



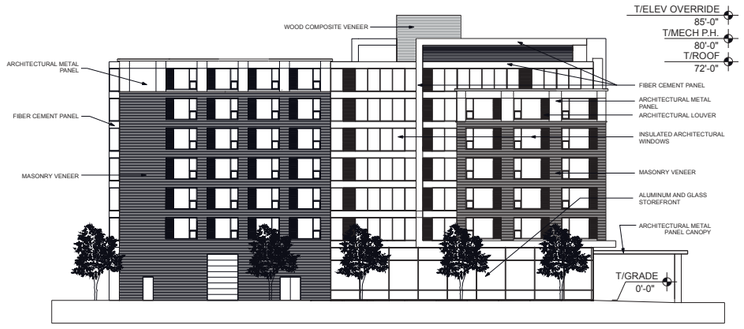
Typical Floor Plan



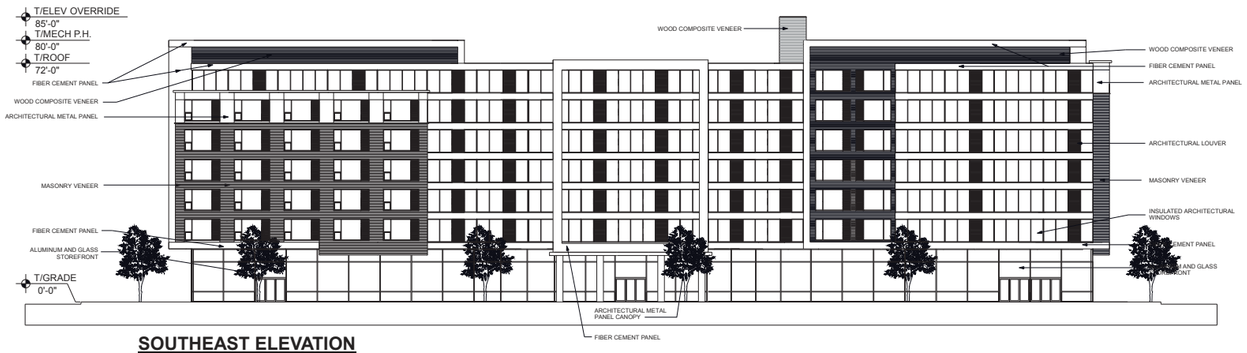
Mixed Use Building Elevations



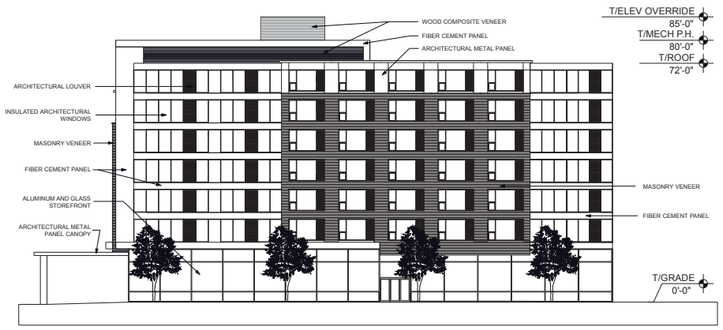
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

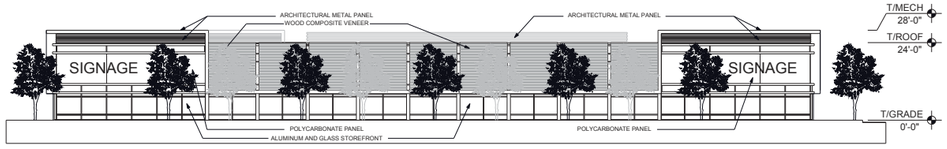


NORTHEAST ELEVATION

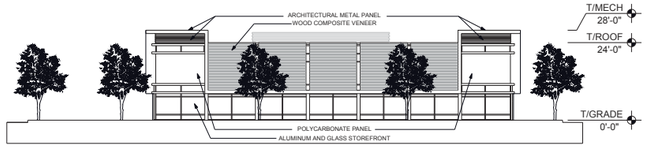
HOTEL BUILDING ELEVATIONS

1" = 40'-0"

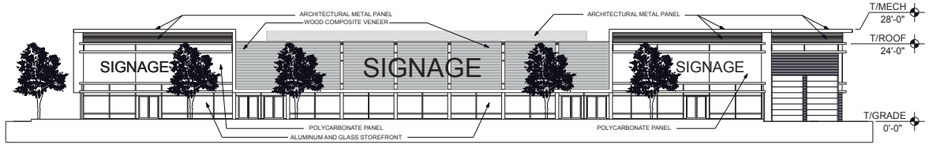
0 5 15 30 60



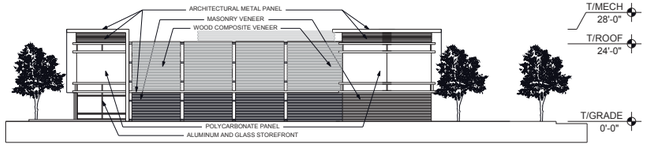
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1" = 40'-0"

0 5 15 30 60

CALLISONRTKL

TUCKER DEVELOPMENT

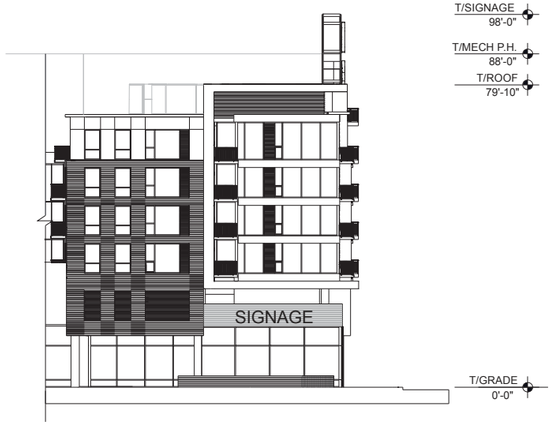
PRELIMINARY PUD SUBMITTAL
10 04 2018

DISTRICT 1860
4430 Touhy Avenue
Lincolnwood, IL

Mixed Use Building Elevations

1" = 40'-0"

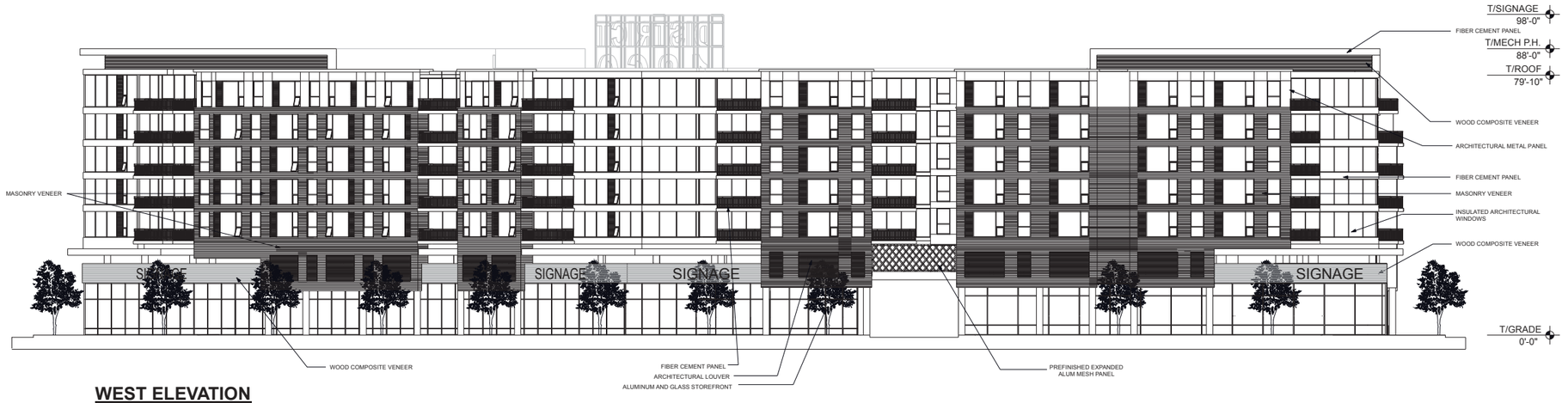
0 5 15 30 60



PARTIAL SOUTHEAST ELEVATION



SOUTH ELEVATION (TOUHY AVE.)



WEST ELEVATION

CALLISONRTKL

TUCKER DEVELOPMENT

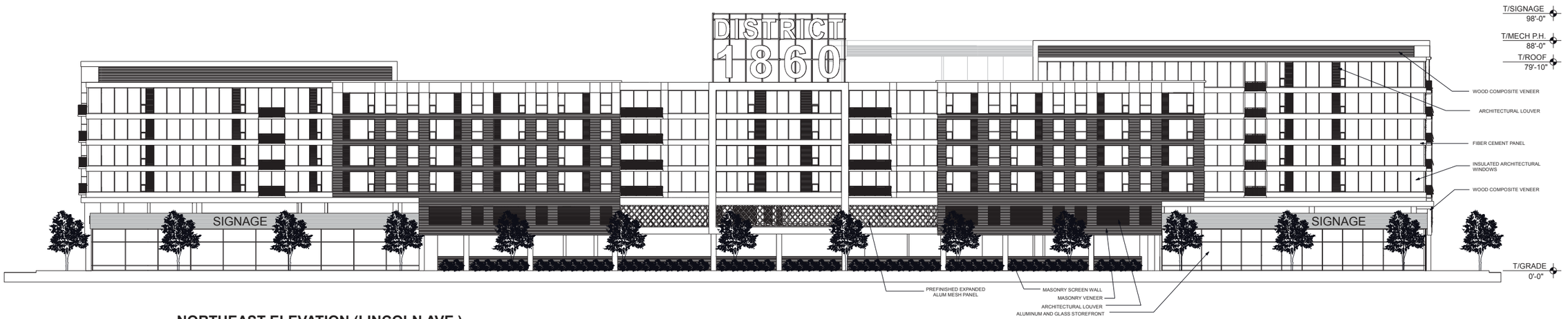
PRELIMINARY PUD SUBMITTAL
10 04 2018

DISTRICT 1860
4430 Touhy Avenue
Lincolnwood, IL

Mixed Use Building Elevations



NORTHWEST ELEVATION (VILLAGE GREEN)



NORTHEAST ELEVATION (LINCOLN AVE.)

1" = 40'-0"

0 5 15 30 60

Rendering



Rendering


DISTRICT 1860
RETAIL
RETAIL
RETAIL
RETAIL
FASHION CLOTHES
FASHION CLOTHES
CLOTHES

Rendering



Rendering



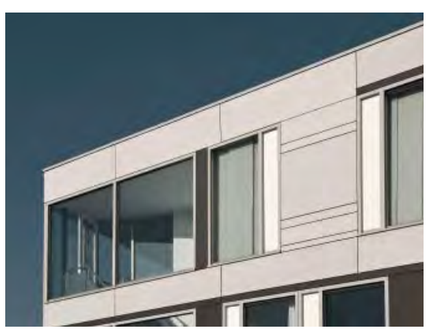
Rendering



Material Precedents



Wood Veneer Panel



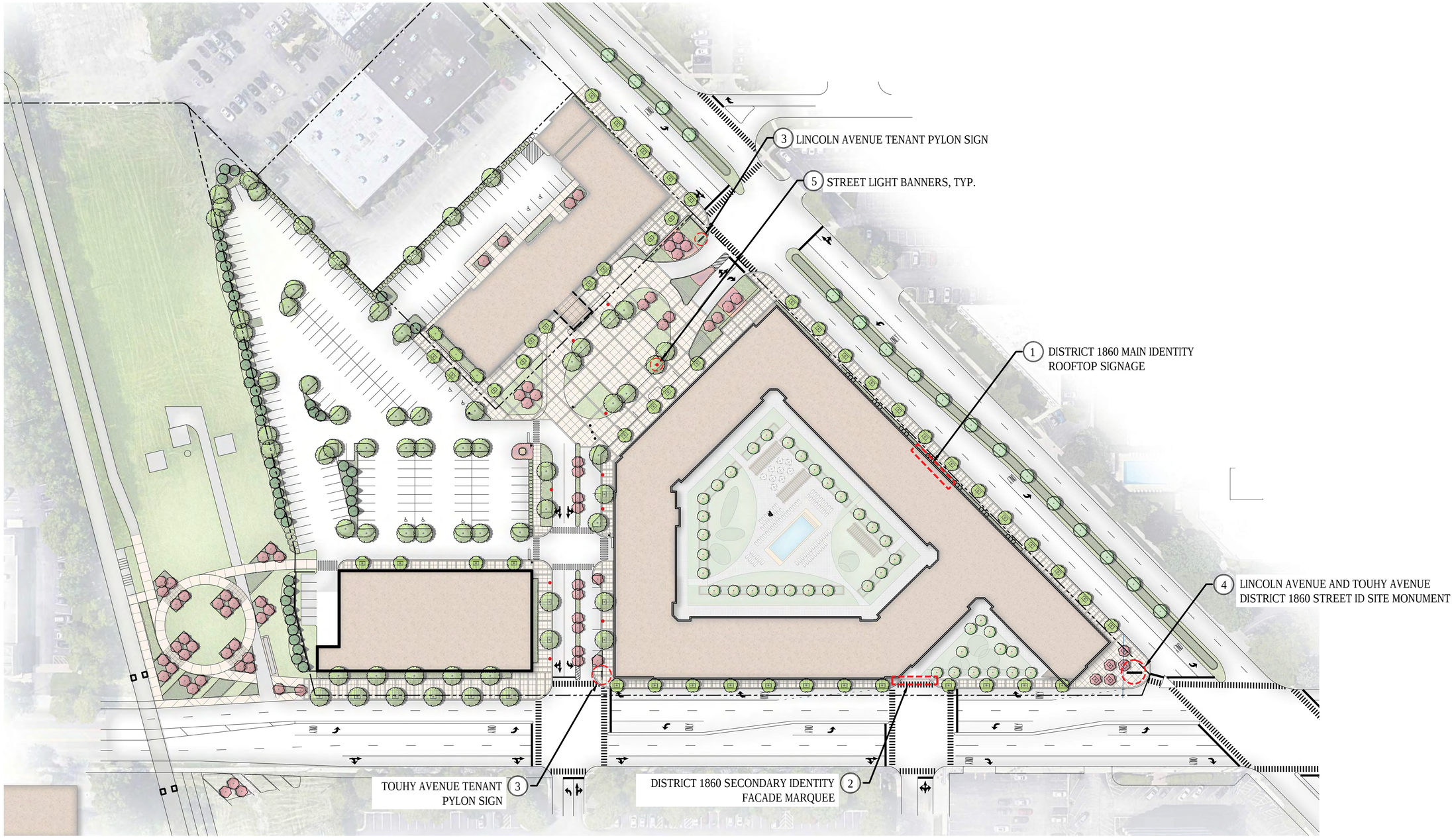
Fiber Cement Panel



Polycarbonate Panel



Metal Panel



SIGNAGE PLAN

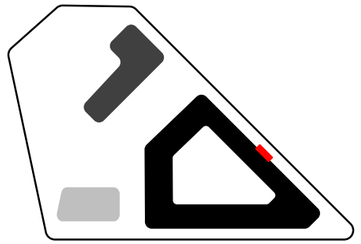
Main Identity

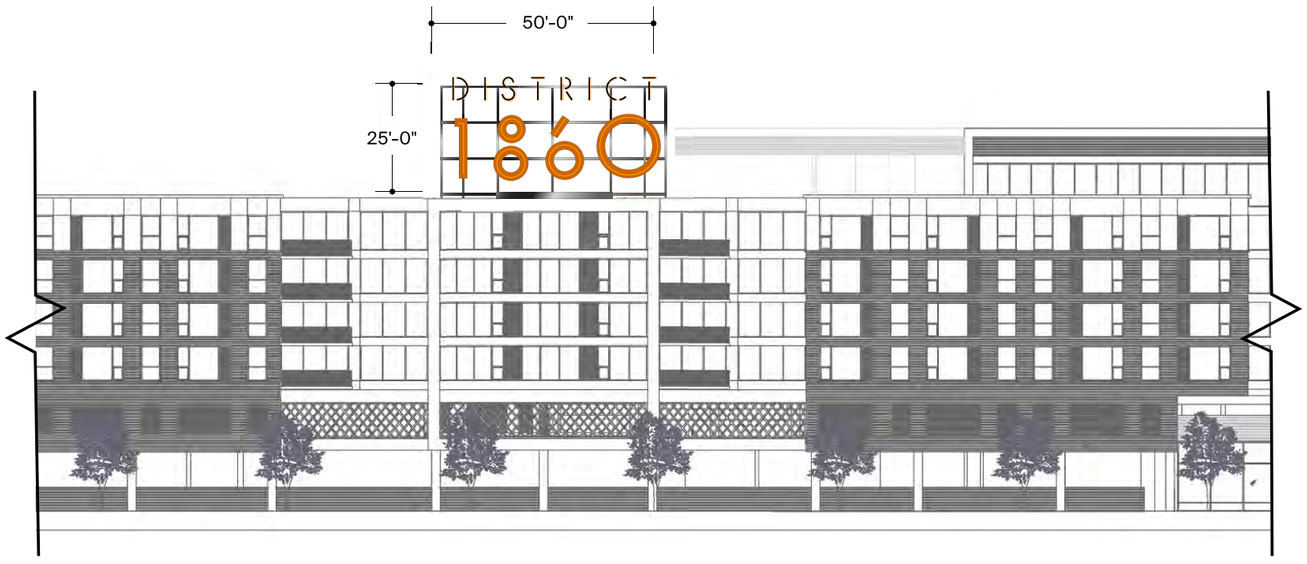
NOTES

Steel cage with dimensional internally
Illuminated aluminum channel lettering featuring dark
returns and an orange LED acrylic panel at it's face.

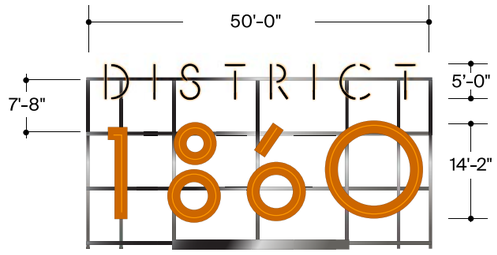
Width of steel cage elements to be determined
in consultation with signage fabricator to ensure all elements
meet necessary structural specifications.

LOCATION





1 Primary Site Monument - Elevation
NTS



2 Primary Site Monument - Detail
1 " = 10 '

Secondary Identity

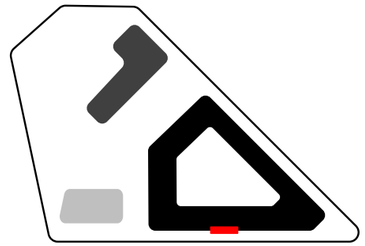


1 Facade Marquee - Detail
NTS



1 Facade Marquee - Elevation
NTS

LOCATION



NOTES

Curved mesh offset panel with facbricated letters adhered to surface.

Dimensional LED back lit metal lettering.

Expanded mesh facade to match finishing of street identity signage.

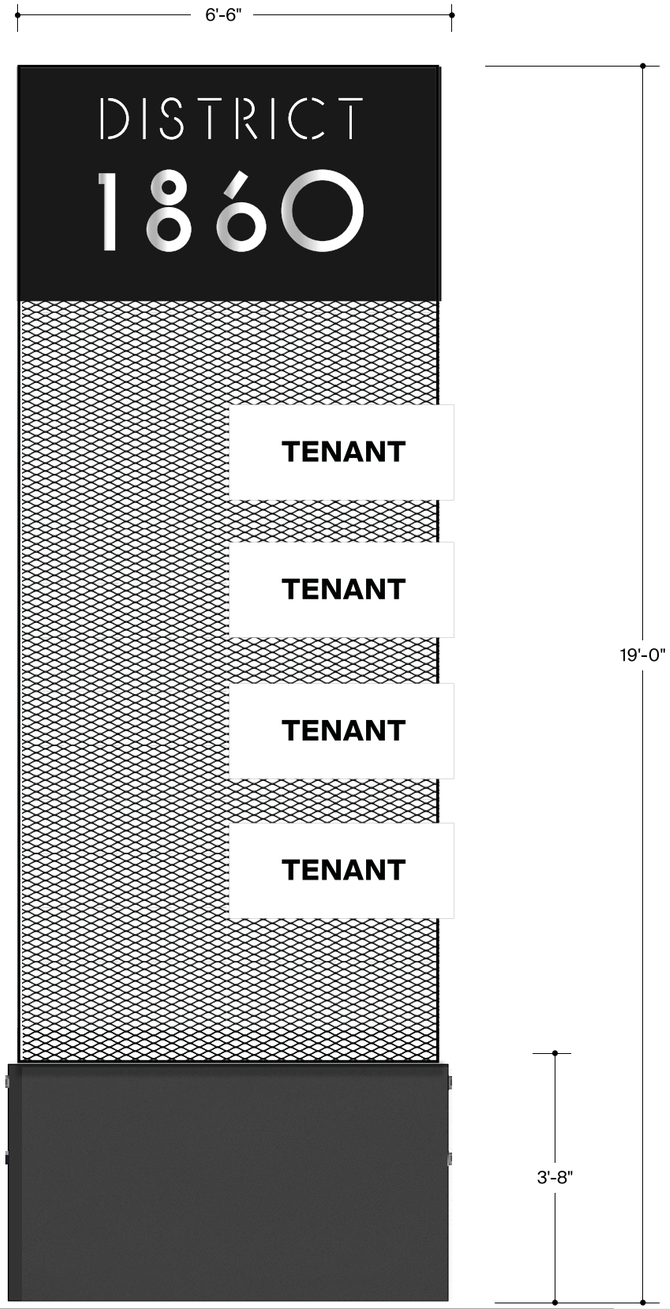
Accompanied by dark lettering metal lettering with LED lights adhered to backside.

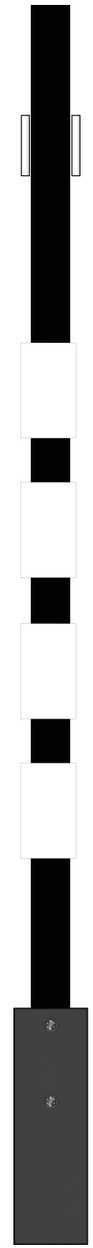
Tenent Pylon

NOTES

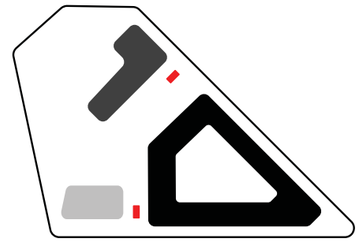
Two-sided Primary Pylon Identity with illuminated returns.

Aluminum dimensional tenant signage with laser cut text.





LOCATION





Street ID

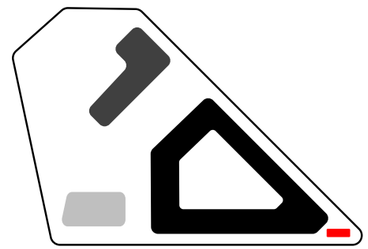
NOTES

Two-sided Primary Monument Identity
with illuminated returns

Internally illuminated aluminum channel
letters with dark painted returns.

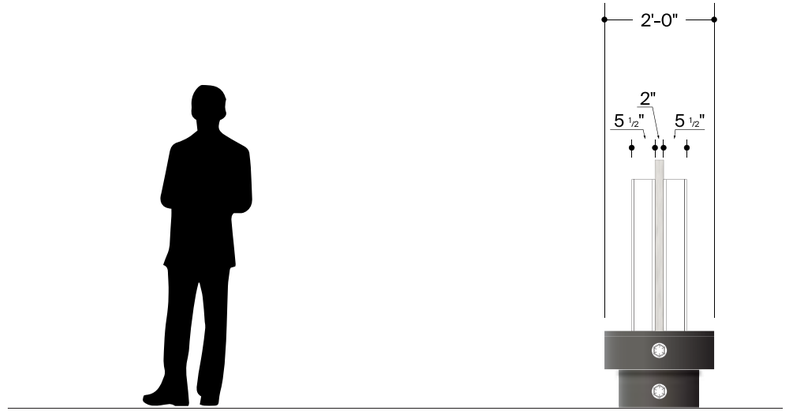
Letters to be side-lit with painted aluminum face.

LOCATION



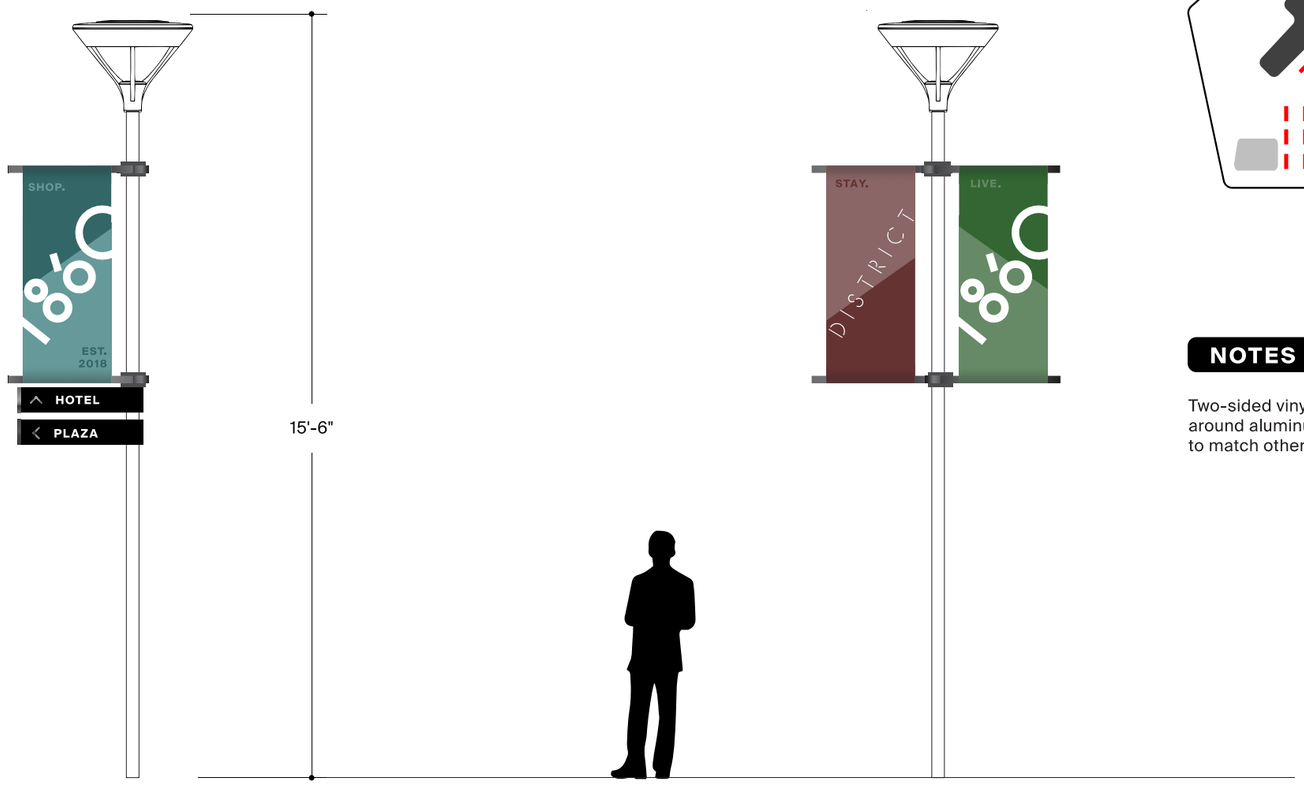


1 Street ID - Elevation
Scale: 3/8" = 0.5'



1 Street ID - Side View
Scale: 3/8" = 0.5'

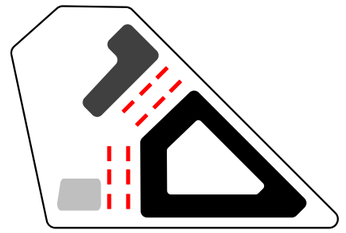
Street Lamp Banners



1 Banner Directional ID - Side View
Scale: 3/8" = 0.5'

2 Banner Site ID - Side View
Scale: 3/8" = 0.5'

LOCATION



NOTES

Two-sided vinyl printed banners wrapped around aluminum finished posts -- finishing to match other signage.

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Preliminary Parking Study

To: Mr. Richard H. Tucker
Tucker Development

From: Lynn M. Means, P.E., PTOE
Senior Transportation Engineer

Date: October4, 2018

Subject: District 1860
Mixed-Use Development
Touhy Avenue and Lincoln Avenue
Lincolnwood, Illinois

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Preliminary Parking Study for the proposed District 1860 mixed-use development located in the northwest quadrant of the Touhy Avenue and Lincoln Avenue (US Route 41) intersection in Lincolnwood, Illinois. The approximately 8.5-acre site is currently vacant, formerly containing the Purple Hotel and two office buildings.

As currently proposed, the development will include approximately 82,000 square-feet of retail/restaurant space, 300 residential units and a 224 key hotel. The preliminary Site Plan includes 705 parking spaces serving the development (361 spaces on the first floor and 344 spaces on the second floor), including 17 accessible spaces.

The purpose of this study is to identify the parking supply and demand characteristics of the proposed site uses. This study included estimating the parking demand of the proposed plan and determining if the proposed parking supply and operations meet demand. Briefly summarizing, our calculations confirm that that the proposed parking supply will meet the estimated demands of the proposed uses.

Part II. Parking Evaluation

Parking Demand Requirements

Based on the parking requirements outlined in the Village of Lincolnwood Code of Ordinances 944 parking spaces are required for the proposed site uses. The Village's parking requirements are summarized in ***Table 1***.

Table 1: Village Parking Requirements

Use	Size	Parking Requirement	Parking Spaces	
			Required	Provided
Apartments	300 Units	1.5 spaces for each dwelling	450	**705**
Hotel	224 Keys	1 space per guest room	224	
Shopping Center	81,750 SF	3.3 spaces per 1,000 SF GFA	270	
Total Development			**944**	

Parking Demand Projections

Based on GHA's experience, the parking requirements for the proposed development appear to exceed the anticipated peak parking demand that may be generated by the uses included in the proposed development. In order to project the peak parking demand for the proposed development, GHA referenced two sources providing peak parking demand data; the Institute of Transportation Engineers (ITE) *Parking Generation, 4th Edition* and the Urban Land Institute (ULI) *Shared Parking, 2nd Edition*. The following presents the peak parking demand projections using data from each of the two sources.

Institute of Transportation Engineers

The ITE *Parking Generation* publication provides a compilation of parking demand surveys from across the country for a wide variety of land uses. ITE LUC 221, Low/Mid-Rise Apartment, was used for the residential component of the development, ITE LUC 310, Hotel, was used for the hotel component of the development and ITE LUC 820, Shopping Center, was used for the commercial component of the development, since this land use includes a variety of uses, including retail stores, restaurants and offices. Using the ITE data, ***Table 2*** presents a summary of the projected peak parking demand for the proposed development on a weekday and weekend.

Table 2: Projected Peak Parking Demand: ITE – Parking Generation

Land Use	ITE Land Use Code	Size	Average Peak Parking Demand			
			Weekday		Weekend	
			Rate/1,000 SF	Spaces	Rate/1,000 SF	Spaces
Apartments	221	300 Units	1.23	369	1.06 [A]	318
Hotel	310	224 Keys	0.89	199	1.20	269
Shopping Center	820	81,750 SF	2.55	208	2.87	235
Total			**--**	**776**	**--**	**822**

[A] ITE data is not available for Suburban locations on a weekend and was therefore interpolated between Urban and Suburban data for this land use code.

As shown in Table 2, projected peak parking demand for the proposed development is between 776 and 822 spaces, which is between 122 and 168 fewer spaces required than Village Code. Furthermore, the parking demand projections presented in ***Table 2*** indicates the sum of the peak parking demand associated with each individual use, thus representing a scenario in which the peak parking demand for each use occurs at the same time and does not consider the distribution of parking demand throughout the day.

Urban Land Institute

The ULI *Shared Parking* publication contains information on time-of-day adjustment factors for various land uses by weekday and weekend, as well as employees and visitors. GHA referenced the ITE peak parking demand rates (as presented in ***Table 2***) and time-of-day adjustment factors to project the peak parking demand for the proposed development. A distribution of parking demand by time-of-day for the proposed development is attached to this memorandum.

Table 3 presents the peak weekday and weekend parking demand projections for the proposed development after factoring time-of-day variations.

Table 3: Projected Peak Parking Demand: ULI – Shared Parking

Day	Time of Combined Peak Parking Demand	Land Use	Parking Demand
Weekday	7:00 PM	Apartments	359
		Hotel	142
		Shopping Center	198
Total			**699**
Weekend	7:00 PM	Apartments	309
		Hotel	211
		General Retail	179
Total			**699**

Based on the time-of-day variations in customer and employee parking demand for each of the uses within the proposed development, the projected peak parking demand is 699 spaces, or 245 fewer spaces than required by the Village of Lincolnwood Ordinance.

Part III. Summary

Based on GHA's analysis, the proposed 705 spaces will be adequate to accommodate the projected peak parking demand for the proposed development. Upon referencing parking demand data and characteristics from two nationally-recognized publications, the peak parking demand for the proposed development projected to be 699 spaces, or 245 spaces less than the Village of Lincolnwood's parking requirement of 959 spaces.

5432.900_District 1860_Lincolnwood_Preliminary Parking Study_10.04.18

Use	Apartment				Hotel				Shopping Center				Total
	Resident		Visitor		Employee		Customer		Employee		Customer		
Size	300 Units				224 Keys				81,750 SF				--
Peak Demand	335		34		43		156		40		168		776
Hour	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	--
7:00 AM	90%	302	10%	3	30%	13	95%	148	15%	6	5%	8	480
8:00 AM	85%	285	20%	7	90%	39	90%	140	40%	16	15%	25	512
9:00 AM	80%	268	20%	7	90%	39	80%	125	75%	30	35%	59	528
10:00 AM	75%	251	20%	7	100%	43	70%	109	85%	34	65%	109	553
11:00 AM	70%	234	20%	7	100%	43	70%	109	95%	38	85%	143	574
Noon	65%	218	20%	7	100%	43	65%	101	100%	40	95%	160	569
1:00 PM	70%	234	20%	7	100%	43	65%	101	100%	40	100%	168	593
2:00 PM	70%	234	20%	7	100%	43	70%	109	100%	40	95%	160	593
3:00 PM	70%	234	20%	7	100%	43	70%	109	100%	40	90%	151	584
4:00 PM	75%	251	20%	7	90%	39	75%	117	100%	40	90%	151	605
5:00 PM	85%	285	40%	14	70%	30	80%	125	95%	38	95%	160	652
6:00 PM	90%	302	60%	20	40%	17	85%	133	95%	38	95%	160	670
7:00 PM	**97%**	**325**	**100%**	**34**	**20%**	9	**85%**	133	**95%**	**38**	**95%**	**160**	**699**
8:00 PM	98%	328	100%	34	20%	9	90%	140	90%	36	80%	134	681
9:00 PM	99%	332	100%	34	20%	9	95%	148	75%	30	50%	84	637
10:00 PM	100%	335	100%	34	20%	9	95%	148	10%	4	30%	50	580

Source: ULI Shared Parking Manual, 2nd Edition.
ITE Parking Generation, 4th Edition, for peak demand.

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Shared Parking Analysis
Weekday

Use	Apartment				Hotel				Shopping Center				Total
	Resident		Visitor		Employee		Customer		Employee		Customer		
Size	300 Units				224 Keys				81,750 SF				--
Peak Demand	289		29		58		211		46		189		822
Hour	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	% of Peak	Demand	--
7:00 AM	90%	260	20%	6	30%	17	95%	200	15%	7	5%	9	499
8:00 AM	85%	246	20%	6	90%	52	90%	190	40%	18	10%	19	531
9:00 AM	80%	231	20%	6	90%	52	80%	169	75%	35	30%	57	550
10:00 AM	75%	217	20%	6	100%	58	70%	148	85%	39	50%	95	563
11:00 AM	70%	202	20%	6	100%	58	70%	148	95%	44	65%	123	581
Noon	65%	188	20%	6	100%	58	65%	137	100%	46	80%	151	586
1:00 PM	70%	202	20%	6	100%	58	65%	137	100%	46	90%	170	619
2:00 PM	70%	202	20%	6	100%	58	70%	148	100%	46	100%	189	649
3:00 PM	70%	202	20%	6	100%	58	70%	148	100%	46	100%	189	649
4:00 PM	75%	217	20%	6	90%	52	75%	158	100%	46	95%	180	659
5:00 PM	85%	246	40%	12	75%	44	80%	169	95%	44	90%	170	685
6:00 PM	90%	260	60%	17	60%	35	85%	179	85%	39	80%	151	681
7:00 PM	**97%**	280	**100%**	29	**55%**	32	**85%**	179	**80%**	**37**	**75%**	**142**	**699**
8:00 PM	98%	283	100%	29	55%	32	90%	190	75%	35	65%	123	692
9:00 PM	99%	286	100%	29	55%	32	95%	200	65%	30	50%	95	672
10:00 PM	100%	289	100%	29	45%	26	95%	200	45%	21	35%	66	631

Source: ULI Shared Parking Manual, 2nd Edition.
ITE Parking Generation, 4th Edition, for peak demand.

GHA GEWALT HAMILTON ASSOCIATES, INC.

Shared Parking Analysis
Weekend

Preliminary Traffic Impact Study

District 1860 Mixed-Use Development

Lincolnwood, Illinois



October 4, 2018

Prepared by:
Gewalt Hamilton Associates

Lynn Means, P.E., PTOE
Senior Transportation Engineer

GHA GEWALT HAMILTON ASSOCIATES, INC.

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study for the proposed District 1860 mixed-use development located in the northwest quadrant of the Touhy Avenue and Lincoln Avenue (US Route 41) intersection in Lincolnwood, Illinois. The approximately 8.5-acre site is currently vacant, formerly containing the Purple Hotel and two office buildings, with access provided via four right-in/right-out (RIRO) driveways on Lincoln Avenue and three full access driveways (two signalized) on Touhy Avenue.

As currently proposed, the development will include approximately 90,000 square-feet of retail/restaurant space, 300 residential units and a 224 key hotel. Access to the site is proposed via the existing two signalized driveways on Touhy Avenue and a new traffic signal on Lincoln Avenue, southeast of Chase Avenue, opposite the northernmost driveway serving the Lincolnwood Corporate Center ancillary parking, north of the 7257 North Lincoln Avenue office building.

The following summarizes our findings and provides various recommendations for your consideration. *Appendices* referenced are in the Technical Addendum at the end of this document.

Part II. Summary Statement

Briefly summarizing, our determination is that the proposed District 1860 mixed-use development traffic can be accommodated on the adjacent street and with the proposed site access and recommended improvements. This is supported by the following analysis. Key points include:

- Access to the site from both Lincoln Avenue and Touhy Avenue maximizes site access flexibility, which minimizes the impact on the street system, as well as the pedestrian environment.
- The mixed-use development will encourage non-auto (walking/biking) trips within the development, as well as within the surrounding neighborhood.
- Connections to the Valley Line Trail will be provided.
- Pedestrian countdown timers are currently in place at all study area signalized intersections except for Touhy Avenue and Lincoln Avenue.
- The site is well served by alternate travel modes, including biking and public transportation.
- At Lincoln Avenue and Touhy Avenue, provide enhanced pedestrian accommodations (pedestrian signals with countdown timers), geometric improvements (dual northbound left-turn lane, westbound right-turn lane and southbound right-turn treatment), as well as signal modernization, including phasing adjustments to remove the northbound and southbound split phasing on Lincoln Avenue.
- Also, on westbound Touhy Avenue at the signalized site access driveways at Barclay Place and Kilbourn Avenue, a right-turn lane should be provided (anticipated to be continuous from Barclay Place to Lincoln Avenue).
- The left-turn storage length should be increased on eastbound Touhy Avenue at Barclay Place, as well as southbound Lincoln Avenue at Touhy Avenue.
- Provide traffic calming measures (raised intersection and curb extensions) along the internal roadway system.
- Provide appropriate wayfinding signing on site to direct traffic to the mix of site uses and minimize on-site circulation and/or circulation on the adjacent roadway system. This should be consistent with guidelines provided in the *North Gateway Subarea Study*, recently initiated by the Village.

Part III. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map. The existing traffic operations in the site area are illustrated ***Exhibit 2***. ***Appendix A*** provides a photo inventory of the site vicinity. Pertinent comments on the nearby land uses, the street network operations, transit service and pedestrian mobility include:

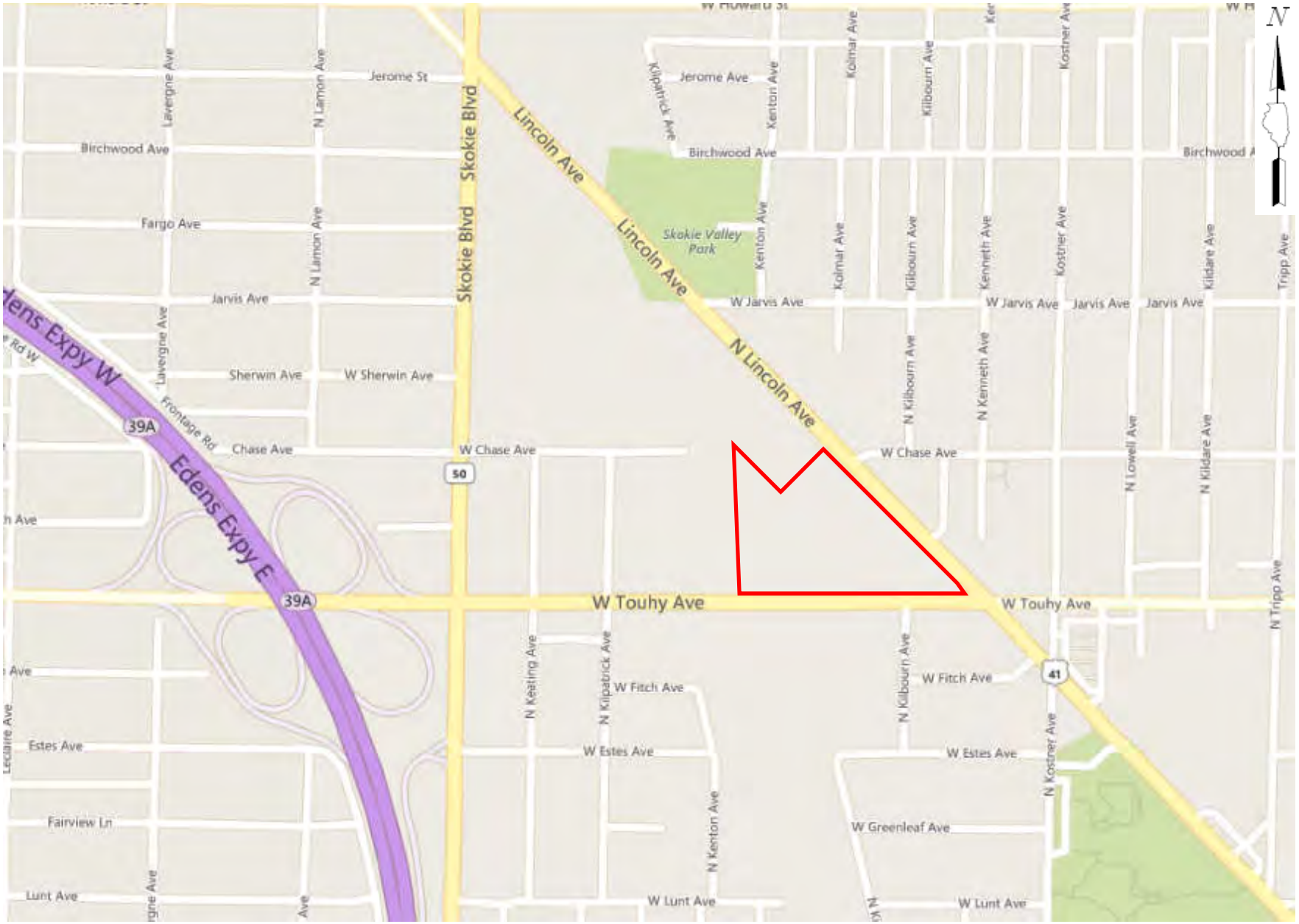
Land Uses

- The former "Purple Hotel" site lies in the important northwest corner of the Touhy Avenue intersection with Lincoln Avenue in Lincolnwood, Illinois. The hotel was razed several years ago as part of a Tax Increment Finance (TIF) district to assist with potential redevelopment of the property. The last redevelopment proposal for the site in 2013, the "Shoppes at Lincoln Pointe", included approximately 180,000 square feet of retail/restaurant uses, approximately 30,000 square-feet of office space and two hotels, containing a total of 160 rooms, on a larger footprint (approximately 10.7-acre) site, which also contained an additional office building to the north on Lincoln Avenue.
- The Touhy Avenue and Lincoln Avenue corridors contain a mix of commercial (office, retail and medical) and multi-family residential uses. For example:
    - The seven-story Barclay Place residential complex lies on the south side of Touhy Avenue directly across from the site.
    - Republic Bank has a five-story facility in the southwest corner of the Lincoln Avenue intersection with Touhy Avenue.
    - CVS Pharmacy and Binny's Beverage Depot are in the southeast corner of the Touhy Avenue intersection with Kostner Avenue.
    - Lincolnwood Corporate Center is located on the north side of Chase Avenue at Lincoln Avenue. Ancillary parking for the center is located on the southeast quadrant of the Lincoln Avenue and Chase Avenue intersection, north of the 7257 Lincoln Avenue office building.
- Single family neighborhoods are located south of Touhy Avenue and east of Lincoln Avenue.

Street Network

<u>Touhy Avenue</u>

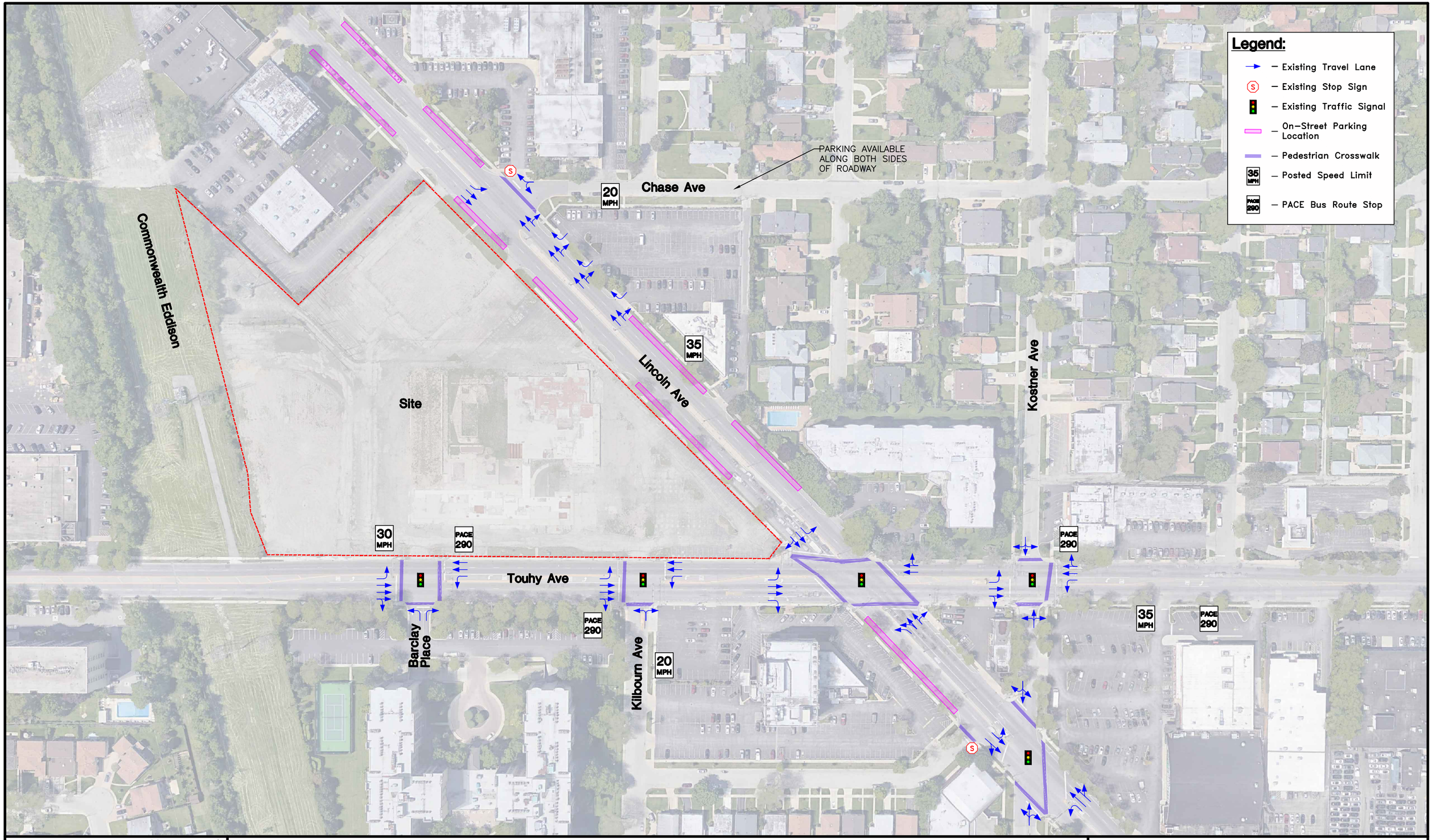
- Touhy Avenue is an east-west major route that is under Illinois Department of Transportation (IDOT) jurisdiction and is classified as a Minor Arterial on the IDOT Functional Classification map. However, Touhy Avenue is *not* classified as a Strategic Regional Arterial (SRA) Route, so less stringent access and traffic signal spacing policies can be considered.
- Traffic signals are located on Touhy Avenue at Barclay Place, Kilbourn Avenue, Lincoln Avenue and Kostner Avenue.
- Touhy Avenue generally has two travel lanes in each direction. Separate left turn lanes are provided on most intersection approaches, including the eastbound and westbound at Kostner Avenue, Kilbourn Avenue and Barclay Place, as well as eastbound at Lincoln Avenue. Westbound left turns are prohibited at Lincoln Avenue, as motorists have the nearby traffic signal at Kostner Avenue to reach Lincoln Avenue.
- Eastbound Touhy Avenue widens just west of the Barclay Place to provide three eastbound through lanes, which ultimately drops as a separate right turn lane at Lincoln Avenue.
- On-street parking is prohibited.
- The posted speed limit is 30-miles per hour (mph) along the site and 35-mph east of Kostner Avenue.
- The Annual Average Daily Traffic (AADT) on Touhy Avenue is 37,000 vehicles and 27,300 vehicles west and east of Lincoln Avenue, respectively (year 2014).



Proposed District 1860 Mixed-Use Development – Lincoln Avenue and Touhy Avenue, Lincolnwood, Illinois

GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 1
Location Map



GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
Tel.: 847.478.9700 ▪ Fax.: 847.478.9701

EXHIBIT 2 - EXISTING TRAFFIC OPERATIONS

District 1860 Development
4430 Touhy Avenue
Lincolnwood, IL

FILE: 5432.900 Traffic Operations Existing.dwg			
DRAWN BY:	JTO	GHA PROJECT #	5432.900
DATE:	10.04.18		
CHECKED BY:	GHA	SCALE:	N/A

Lincoln Avenue

- Lincoln Avenue, designated as US Route 41, is under IDOT jurisdiction and is classified as a Minor Arterial on the IDOT Functional Classification Map. Lincoln Avenue is also *not* classified as a SRA Route; thus, less stringent access and traffic signal spacing policies can be considered.
- Traffic signals are located on Lincoln Avenue at Touhy Avenue and Kostner Avenue.
- Lincoln Avenue flows from the northwest to the southeast in the site area and has two travel lanes in each direction that are separated by a barrier median. Separate left turn lanes are provided in the southeast bound direction at Chase Avenue and Touhy Avenue and in the northwest bound direction at Kostner Avenue and at Touhy Avenue. Left-turns are also shared with the through movements in the northwest bound direction at Touhy Avenue, thus, requiring the northbound and southbound movements to operate under "split phasing", i.e., all southbound movements have a green phase, followed by the northbound movements.
- On-street parking is striped on both sides of Lincoln Avenue north of Touhy Avenue and on the west side of the street between Touhy Avenue and Kostner Avenue.
- The posted speed limit is 35-mph.
- The AADT on Lincoln Avenue is 15,200 vehicles with 254 trucks (1.7%) in the Year 2017.

Kostner Avenue

- Kostner Avenue is a local, north-south street that serves as a traffic "collector" from the adjacent neighborhoods. One travel lane in each direction is provided.
- On-street parking is generally allowed except near the influence areas of the signalized intersections at Touhy Avenue and Lincoln Avenue.
- The posted speed limit is 20-mph.

Kilbourn Avenue

- Kilbourn Avenue is a local, north-south street that serves the adjacent neighborhood via its signalized intersection with Touhy Avenue. One travel lane in each direction is provided.
- On-street parking is allowed on both sides of the street.
- The posted speed limit is 20-mph.

Chase Avenue

- Chase Avenue is a local, east-west street that serves the adjacent neighborhood east of Lincoln Avenue. One travel lane in each direction is provided.
- Chase Avenue has Stop sign control at its skewed intersection with Lincoln Avenue.
- On-street parking is prohibited on the north side near Lincoln Avenue, but allowed on the south side.
- The posted speed limit is 20-mph.

Barclay Place

- Barclay Place is a private, north-south street that serves the residential complex.
- It provides one inbound lane and two outbound lanes (separate left- and right-turn lane) at its signalized intersection with Touhy Avenue.

Pedestrian Mobility

- Sidewalks are provided on both street sides in the site vicinity.
- Pedestrian signals with countdown timers are provided at the Touhy Avenue signalized intersections with Barclay Place, Kilbourn Avenue and Kostner Avenue, as well as at the signalized intersection of Lincoln

Avenue at Kostner Avenue. There are no traffic signal pedestrian buttons at the Touhy Avenue intersection with Lincoln Avenue.

- Crosswalks are striped on several of the approaches at the signalized intersections and are shown on ***Exhibit 2***. Observations indicate that many of the crosswalks should be restriped.
- The Valley Line Trail is located along the west side of the site and is a popular biking and walking path, providing a connection between Chicago (Sauganash Trail) and Skokie (Skokie Valley Trail). There are plans to connect the path to the north, ultimately providing a connection between Chicago and Wisconsin, north of Waukegan. A multi-use recreation path bridge over Touhy Avenue (serving the Valley Line Trail) is currently under construction, with completion anticipated by 2019.

Public Transportation

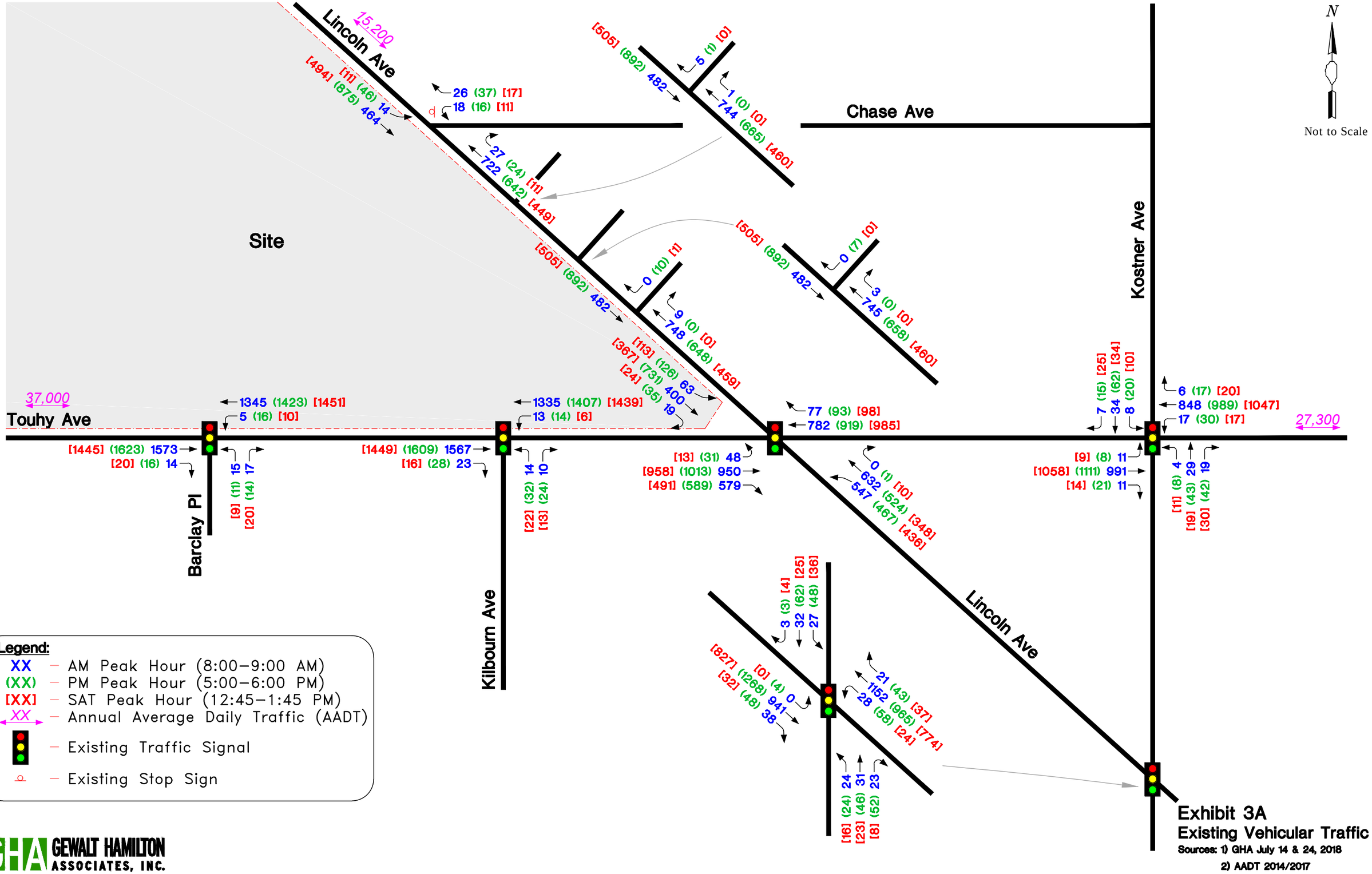
- Pace Bus Route 290 provides daily east-west service on Touhy Avenue between the Howard Street Chicago Transit Authority (CTA) Station (Red, Purple, and Yellow lines) and the Cumberland CTA Blue Line Station. Route 290 serves portions of Lincolnwood, Niles, Skokie and Park Ridge. In the site vicinity, eastbound stops are "near side" at Kilbourn Avenue and "far side" at Kostner Avenue. The westbound stops are near side at Kostner Avenue and Barclay Place.
- Pace Bus Route 210 provides weekday early morning through early evening from Glenbrook Hospital in Glenview to Lincolnwood Town Center. Major destinations along the route include Glenbrook South High School, the Amtrak / Metra train station in Glenview, the Metra station in Morton Grove, and the CTA Yellow Line station at the Oakton Street in Skokie. There are no established bus stops for Route 210 along the site.
- The December 2017 *"Pace / CTA North Shore Transit Service Coordination Study & Market Analysis"* indicates that Route 210 will be eliminated due to limited ridership, with a daily average of only 80 boardings and 62 alightings. Options presented for current passengers include Pace Route 290 and a restructured Route 215. Reference pages from that report can be found in ***Appendix B***.
- The Village of Lincolnwood is considering operating bus service along Devon Avenue between the terminal on Devon Avenue at Kedzie Avenue and the Edgebrook Metra station.
- Pace also offers a Ride Share Program that Lincolnwood residents can commute in a vanpool.

Existing Traffic

Peak period traffic turning movement, bicycle and pedestrian counts were conducted by GHA on Saturday, July 14, 2018 from 11:00 AM to 2:00 PM and Tuesday, July 24, 2018 from 7:00 to 9:00 AM and 4:00 to 6:00 PM. The observed network weekday morning peak hour occurred from 8:00 to 9:00 AM, the weekday evening peak hour occurred from 5:00 to 6:00 PM and the Saturday midday peak hour occurred from 12:45 to 1:45 PM.

No unusual activities (e.g. roadway construction, or inclement weather) were observed during our counts that would be expected to impact traffic volumes or travel patterns in the vicinity. Summaries of the existing traffic counts can be found in ***Appendix C***.

Exhibit 3A summarizes the existing weekday morning, weekday evening and Saturday midday peak hour traffic volumes. *Exhibit 3A* also provides the AADT 24-hour volume along Touhy Avenue from 2014 and Lincoln Avenue from 2017, as published by IDOT on their website www.gettingaroundillinois.com. ***Exhibit 3B*** illustrates the pedestrian and bicycle peak hour volumes.

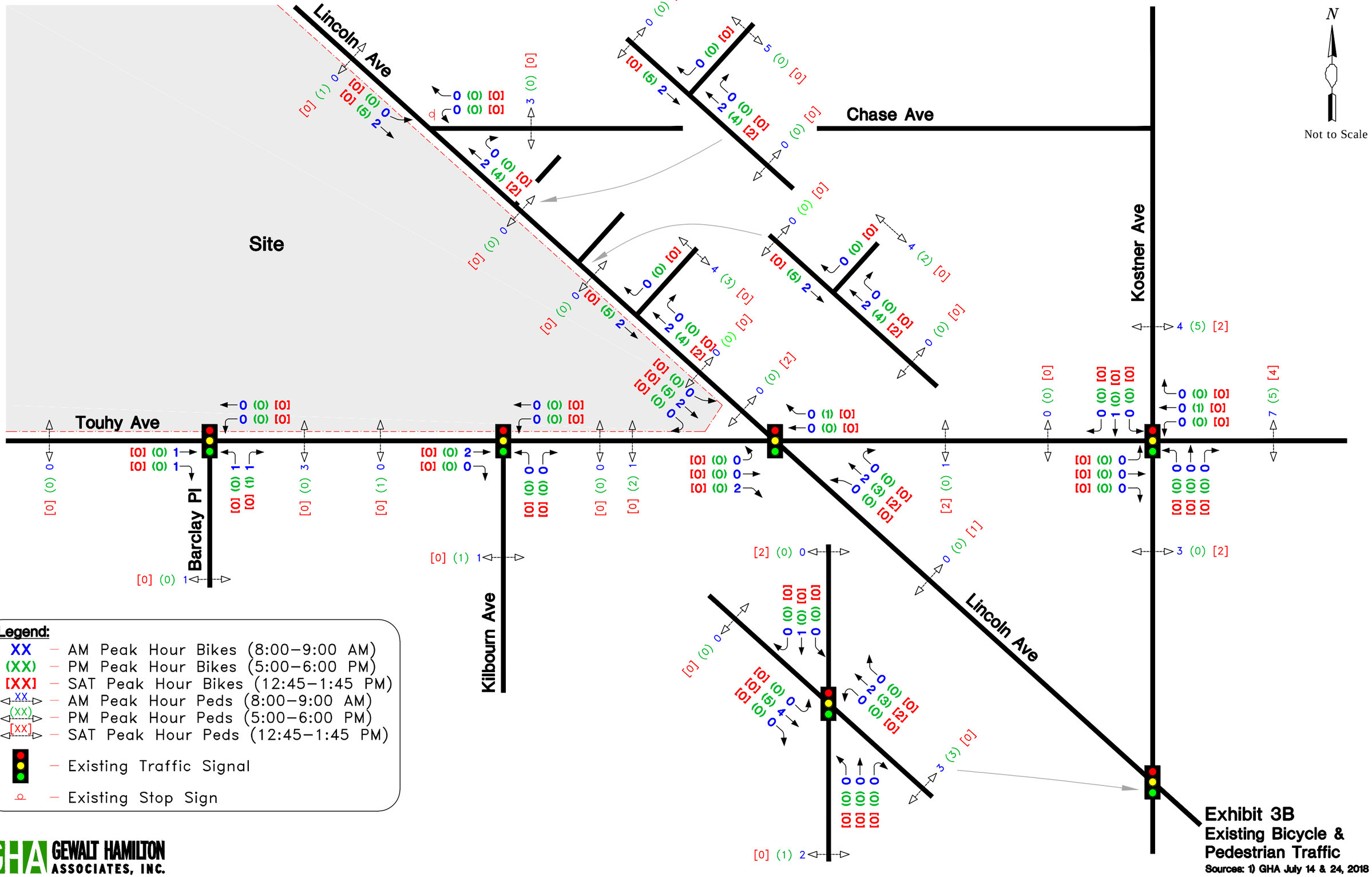


Legend:

- XX – AM Peak Hour (8:00–9:00 AM)
- (XX) – PM Peak Hour (5:00–6:00 PM)
- [XX] – SAT Peak Hour (12:45–1:45 PM)
- XX – Annual Average Daily Traffic (AADT)
- Existing Traffic Signal
- Existing Stop Sign

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Exhibit 3A
Existing Vehicular Traffic
Sources: 1) GHA July 14 & 24, 2018
2) AADT 2014/2017



GHA GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 3B
Existing Bicycle & Pedestrian Traffic
Sources: 1) GHA July 14 & 24, 2018

Crash Analysis

Crash data was obtained from the IDOT Division of Transportation and Safety for the last five calendar years, 2012 through 2016[i]. A summary of the crash data is provided in ***Table 1*** with the locations mapped on the exhibit contained in ***Appendix D***.

Table 1: Crash Summary (2012 – 2016)

Location	*No. of Crashes*	Severity [A]					Crash Type [C]						Percent During	
		PD	PI [B]			F	CM	RE	HO	FO	Ped	Bike	Wet/Icy Conditions	Adjacent Street Peak Hours
			A	B	C									
Touhy Ave & Barclay Pl	8	5	-	2	1	-	2	5	-	-	-	1	13%	50%
Touhy Ave & Kilbourne Ave	19	16	-	1	2	-	9	10	-	-	-	-	11%	26%
Touhy Ave & Lincoln Ave	69	54	3	4	8	-	27	37	-	3	-	2	13%	20%
Touhy Ave & Kostner Ave	26	17	-	5	4	-	14	6	-	2	4	-	23%	8%
Lincoln Ave & Kostner Ave	24	18	-	2	4	-	15	7	-	2	-	-	13%	25%
Lincoln Ave & Chase Ave	4	3	-	-	1	-	2	2	-	-	-	-	0%	50%
Total	**150**	**113**	**3**	**14**	**20**	**-**	**69**	**67**	**-**	**7**	**4**	**3**	**14%**	**22%**

[A] PD = property damage only; PI = personal injury; F = fatality. [B] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).
[C] CM = cross movement/angle; RE = rear end; HO = head on; FO = fixed object; Ped = pedestrian.

As shown in Table 1, the intersection of Touhy Avenue and Lincoln Avenue has experienced the highest amount of crashes within the study area over the five-year analyses period, with an average of 14 crashes per year. Approximately 78 percent (54 of 69) of the crashes involved property damage only and approximately 54 percent (37 of 69) were rear-end collisions. There were two crashes at this location that involved a bicyclist.

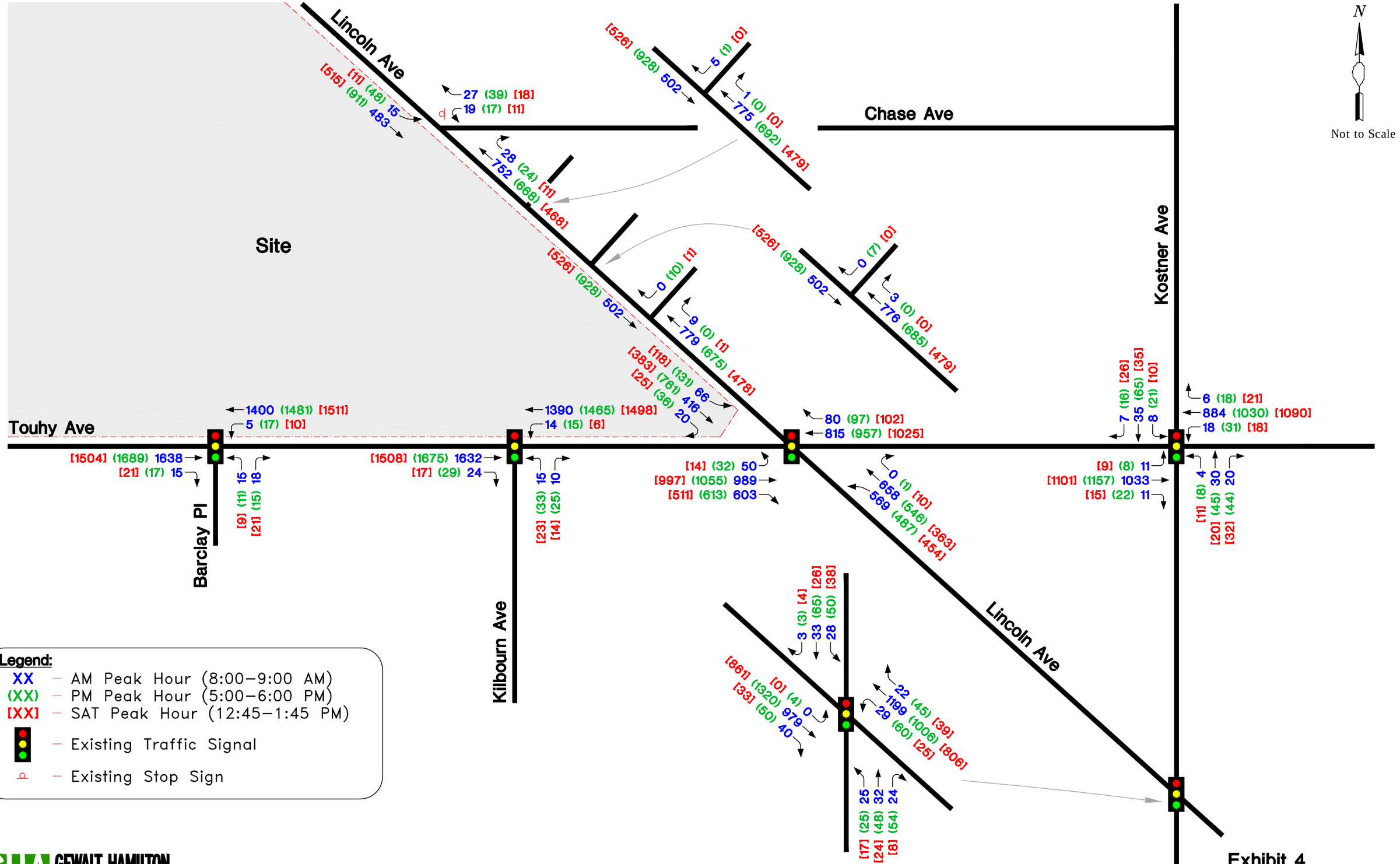
The intersections of Kostner Avenue at Touhy Avenue and Lincoln Avenue experienced an average of 5 crashes per year at each intersection. The majority (between 65 and 75 percent) of the crashes at these intersections involved property damage only and more than half (between 53 and 63 percent) were rear-end collisions. Of note, there were four collisions at the Touhy Avenue and Kostner Avenue intersection that involved a pedestrian.

The intersection of Touhy Avenue and Barclay Place has experienced approximately 4 crashes per year, of which approximately 62 percent (5 of 8) were property damage only and of the rear-end type. There was one crash at this intersection that involved a bicyclist. The remaining intersections within the study area experienced two or less collisions per year. There were no reported collisions at the Lincoln Avenue intersections with the office driveways located to the east of the site.

No-Build Traffic

Exhibit 4 summarizes the 2026 No-Build weekday morning, weekday evening and Saturday midday peak hour traffic volumes under the current adjacent street geometrics. In accordance with IDOT requirements, future traffic volume conditions were developed for the anticipated opening year of the development plus five years. For the purpose of this study and based on a review of historical traffic volumes, the Chicago Metropolitan Agency for Planning (CMAP) projections (see ***Appendix E***), traffic volumes along the roadways surrounding the site are assumed to experience an overall annual, compounded growth rate of approximately 0.04 to 0.06 percent per year. However, to provide a conservative analysis scenario, a 0.5 percent per year compounded growth rate was applied to the existing traffic.

[i] Complete year 2017 and 2018 crash data was not available from IDOT at the time of this study.



Legend:

XX – AM Peak Hour (8:00–9:00 AM)
(XX) – PM Peak Hour (5:00–6:00 PM)
[XX] – SAT Peak Hour (12:45–1:45 PM)
– Existing Traffic Signal
– Existing Stop Sign

GHA GEWALT HAMILTON ASSOCIATES, INC.

Exhibit 4
2026 No-Build Traffic

Part IV. Traffic Evaluation

Future Site Characteristics

Proposed Development Plan

The Preliminary Site Plan prepared by GHA is provided in ***Appendix F***. As currently proposed, the development consists of the construction of approximately 90,000 square-feet of commercial space, 300 residential units and a 224 key hotel. The specific uses of the commercial component of the development have yet to be defined; however, to provide a conservative analysis scenario, it is assumed to include 20,000 square-feet (SF) of general retail space, 30,000 SF of restauarant space (15,000 SF fast casual, 7,500 SF quality restaurant and 7,500 SF high-turnover, sit-down restaurant), potentially a 25,000 square-foot grocery store and a 15,000 square-foot health-club. The development is anticipated to be constructed all at one time.

Access to the site is proposed via the existing two signalized driveways on Touhy Avenue and a new traffic signal on Lincoln Avenue, southeast of Chase Avenue, opposite the northernmost driveway serving the Lincolnwood Corporate Center ancillary parking, north of the 7257 North Lincoln Avenue office building. The existing remaining driveways will be closed in connection with the proposed development. This is an effective access management strategy to improve safety and progression along corridors.

Trip Generation

Exhibit 5 – Part A tabulates the traffic generation calculations for the proposed development. Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual *Trip Generation* were used to determine the anticipated traffic generated by the proposed mix of uses. See ***Appendix G*** for excerpts from the ITE manual.

Discussion Points

1. For multi-use developments, or developments with cross-access and shared access driveways, internal trips between the land uses within the development are expected to occur. These are multi-purpose trips from one land use within the development to another land use within the same development (e.g. a resident of the purchases something from one of the retail stores and/or eats at the restaurant). Based on information published in the ITE *Trip Generation Handbook, 3rd Edition*, it was determined that between 16 and 47 percent of the peak hour trips represent internal trips (see ***Appendix H***). However, to provide a conservative analysis, a 15 percent reduction was applied to the weekday morning trips and a 20 percent reduction was applied to the weekday PM, Saturday midday and weekday daily trips.
2. In order to determine an appropriate factor representing non-auto trips, GHA referenced US Census Bureau, 2012-2016 America Community Survey Data, Mode of Transportation (Journey to Work) for Census Tracts 8076, 8077 and 8079. Based on the US Census Data, the ITE trip generation rates should be adjusted to reflect an 85 percent auto split (personal/carpool vehicles and taxis); this represents a non-auto split (walking, biking, transit, working from home, etc.) of 15 percent. A summary of the US Census data is also provided in ***Appendix I***. However, to provide a conservative analysis scenario and in accordance with IDOT requirements for traffic studies, a reduction for non-auto modes was not applied to the site-generated trips.
3. Not all vehicle trips expected to be generated by the proposed project represent new trips on the study area roadway system, studies have shown that for retail and restaurant developments, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. Based on data presented in the ITE *Trip Generation Handbook, 3rd Edition*, the average pass-by trip percentage for the proposed uses is between 26 and 50 percent. However, to provide a conservative analysis, a reduction for pass-by traffic was not applied.

Exhibit 5
Project Traffic Characteristics
Proposed District 1860 Mixed-Use Develoment - Lincolnwood, Illinois

Part A. Traffic Generation Calculations

Land Use	Size	ITE Code	Weekday Peak Hours: Morning In	Morning Out	Morning Sum	Evening In	Evening Out	Evening Sum	Saturday Midday In	Saturday Midday Out	Saturday Midday Sum	Daily In	Daily Out	Daily Sum
1. Proposed District 1860 Development Uses														
A. Apartments	300 Units	#221	26	74	100	77	50	127	65	68	133	817	817	1,634
B. Hotel	224 Keys	#310	63	44	107	72	70	142	89	70	159	1,051	1,051	2,102
C. General Retail	20 KSF	#820	100	62	162	79	86	165	90	84	174	1,006	1,006	2,012
D. Fast Casual Restaurant	15 KSF	#930	21	10	31	117	95	212	281	229	510	2,364	2,364	4,728
E. Quality Restaurant	7.5 KSF	#931	3	2	5	40	19	59	47	33	80	314	314	628
F. High-Turnover Sit-Down Restaurant	7.5 KSF	#932	41	34	75	45	28	73	43	41	84	421	421	842
G. Supermarket[1]	25 KSF	#850	58	38	96	141	136	277	174	167	341	1,492	1,492	2,984
H. Health Club[2]	15 KSF	#492	10	10	20	40	30	70	24	24	48	247	247	494
Subtotal =			322	274	596	611	514	1,125	813	716	1,529	7,712	7,712	15,424
less internal capture (15% AM and 20% PM, SAT & Daily)			*-48*	*-41*	*-89*	*-122*	*-103*	*-225*	*-163*	*-143*	*-306*	*-1,542*	*-1,542*	*-3,085*
Total (New) Trips =			274	233	507	489	411	900	650	573	1,223	6,170	6,170	12,340
2. Former Shoppes at Lincoln Pointe (year 2013) Development Uses														
A. Medical Office	31.2 KSF	#720	62	17	79	30	78	108	59	44	103	556	556	1,112
B. Hotel	160 Keys	#310	44	31	75	48	46	94	64	51	115	690	690	1,380
C. General Retail	91.2 KSF	#820	122	75	197	244	264	508	300	276	576	2,823	2,823	5,646
D. Quality Restaurant	17.5 KSF	#931	7	6	13	92	45	137	110	77	187	734	734	1,468
E. High-Turnover Sit-Down Restaurant	17.5 KSF	#932	96	78	174	106	65	171	100	96	196	982	982	1,964
F. Supermarket[1]	30.3 KSF	#850	70	46	116	163	157	320	198	191	389	1,680	1,680	3,360
G. Health Club[2]	22.7 KSF	#492	15	15	30	53	40	93	35	37	72	374	374	748
Subtotal =			416	268	684	736	695	1,431	866	772	1,638	7,839	7,839	15,678
3. Incremental Increase in Site Traffic														
Proposed Use less Previous Site Use			-94	6	-88	-125	-181	-306	-53	-56	-109	-127	-127	-254

Sources: ITE Trip Generation Manual; 10th Edition, 2017.
ITE Trip Generation Handbook, 3rd Edition, 2017.

[1] ITE Average rates used in the calculations due to small size of this use.

[2] Weekday Daily data not available for this land use in the 10th Edition; therefore, Daily rates contained within the 9th Edition were used.

Part B. Trip Distribution

Route & Direction	Residential To/From Site	Hotel To/From Site	Commercial To/From Site
Touhy Avenue			
- West of Site	35%	40%	30%
- East of Kostner Avenue	20%	30%	25%
Lincoln Avenue			
- Northwest of Site	20%	5%	15%
- Southeast of Kostner Ave	20%	25%	20%
Kostner Avenue			
- South of Lincoln Avenue	--	--	--
Chase Avenue			
- East of Lincoln Avenue	5%	--	5%
Kilbourn Avenue			
- South of Touhy Avenue	--	--	3%
Barclay			
- South of Touhy Avenue	--	--	2%
Totals =	100%	100%	100%

-- = Anticipated to be less than 5 percent.

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4. The existing site formerly contained the Purple Hotel, as well as two office buildings. Also, as previously noted, the site was proposed in 2013 to contain the Shoppes at Lincolnwood development, including approximately 180,000 square feet of retail/restaurant uses, approximately 30,000 square-feet of office space and two hotels, containing a total of 160 rooms. Therefore, a comparison was made between what the site would be generating if it was operating as the previous 2013 proposed mixed-use versus the current District 1860 development. A summary of this trip generation comparison is also provided on ***Exhibit 5***.

   As shown on ***Exhibit 5***, it is expected that the proposed District 1860 development would generate approximately 90 less vehicle trips during the weekday AM peak hour, approximately 305 less vehicle trips during the weekday PM peak hour and approximately 110 less trips during the Saturday midday peak hour.

   Note: This study did not discount or adjust for the former (Purple Hotel / office) site use or the previous 2013 Shoppes at Lincolnwood development proposal. This information is provided for comparative purposes only.

Exhibit 5 – Part B provides the anticipated distribution of new site traffic for the residential, hotel and commercial components of the development. This was based on existing site travel patterns, proposed access driveways, the operational characteristics of the adjacent street system and competing opportunities, as applicable.

Site and Total Traffic Assignments

Exhibits 6a, 6b and 6c illustrate the site traffic assignment for the *new* residential, hotel and commercial trips, respectively, which are based on the traffic characteristics summarized in *Exhibit 5* (traffic generation and trip distribution) and assigned to the area roadways. ***Exhibit 6d*** illustrates the reassignment of future, No-Build traffic, with the recommended intersection improvements on Lincoln Avenue at Chase Avenue, as described later in Part V. Recommendations of this report. The site traffic, reassigned traffic and 2026 No-Build traffic (see *Exhibits 6a-c, 6d* and *4,* respectively) were combined to produce the 2025 Total traffic, which is illustrated on ***Exhibit 7***.

Signal Warrant Analysis

A traffic signal warrant analysis was performed for the intersection of Lincoln Avenue at the proposed site access, as well as at the two existing signalized access driveways on Touhy Avenue at Barclay Place and Kilbourn Avenue. The analysis was based on the MUTCD criteria for installation of a traffic control signal. The warrant analysis considers peak hour traffic at the intersections and makes comparisons to minimum traffic volume thresholds to determine if the installation of a traffic signal should be considered and/or maintained for the two existing signals. The MUTCD is the standard reference application of traffic signals and contains eight different warrant types for the justification of traffic signals. It is stated that if one or more of the warrants are satisfied, a traffic signal is justified and could be installed. However, a number of factors are involved in determining if traffic signal control should be installed, including intersection operations, safety, and engineering judgment.

N

Not to Scale

Site

Chase Ave

Lincoln Ave

Kostner Ave

Touhy Ave

Barclay Pl

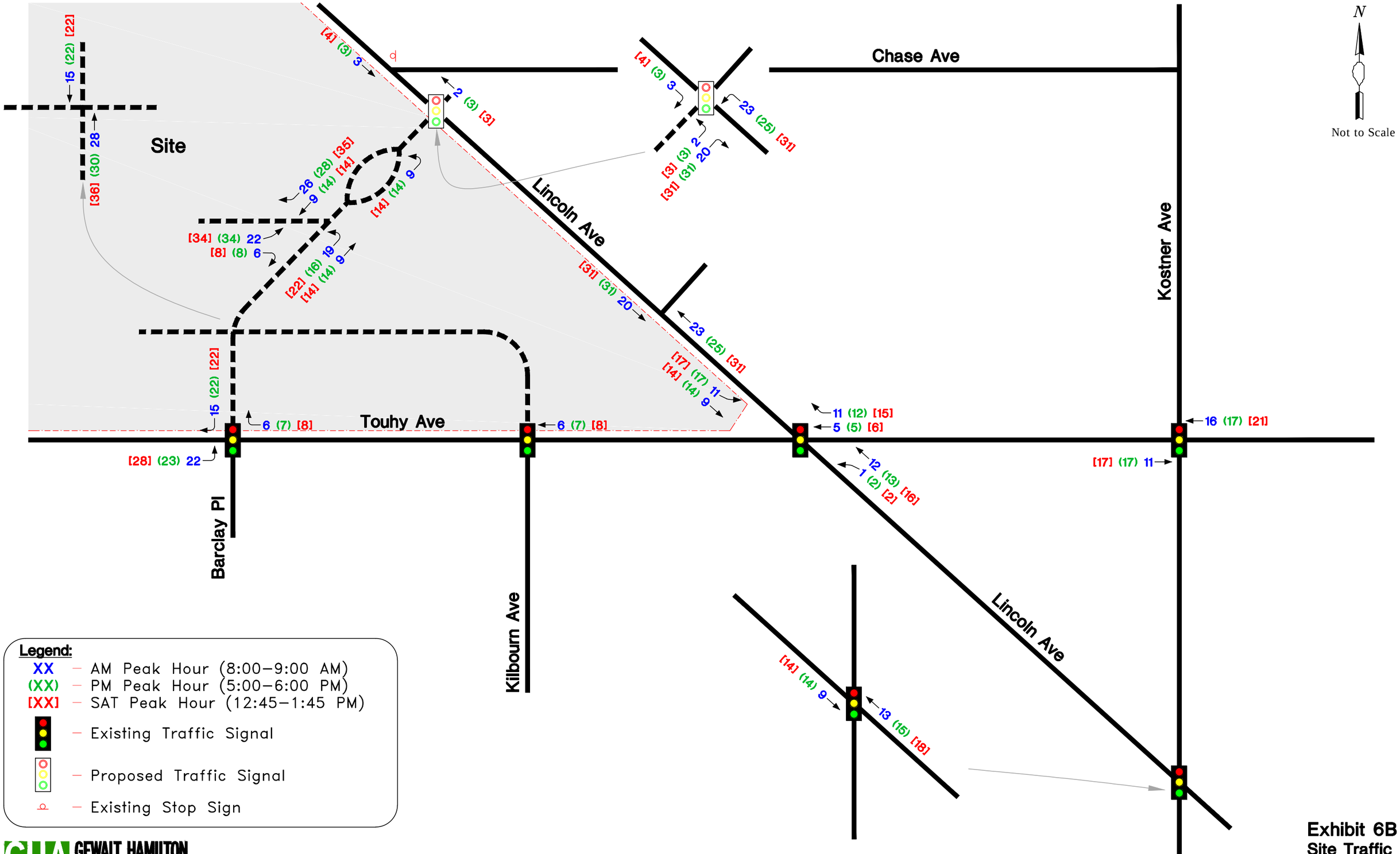
Kilbourn Ave

Legend:

XX – AM Peak Hour (8:00–9:00 AM)
(XX) – PM Peak Hour (5:00–6:00 PM)
[XX] – SAT Peak Hour (12:45–1:45 PM)
– Existing Traffic Signal
– Proposed Traffic Signal
– Existing Stop Sign

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Exhibit 6A
Site Traffic
Residential

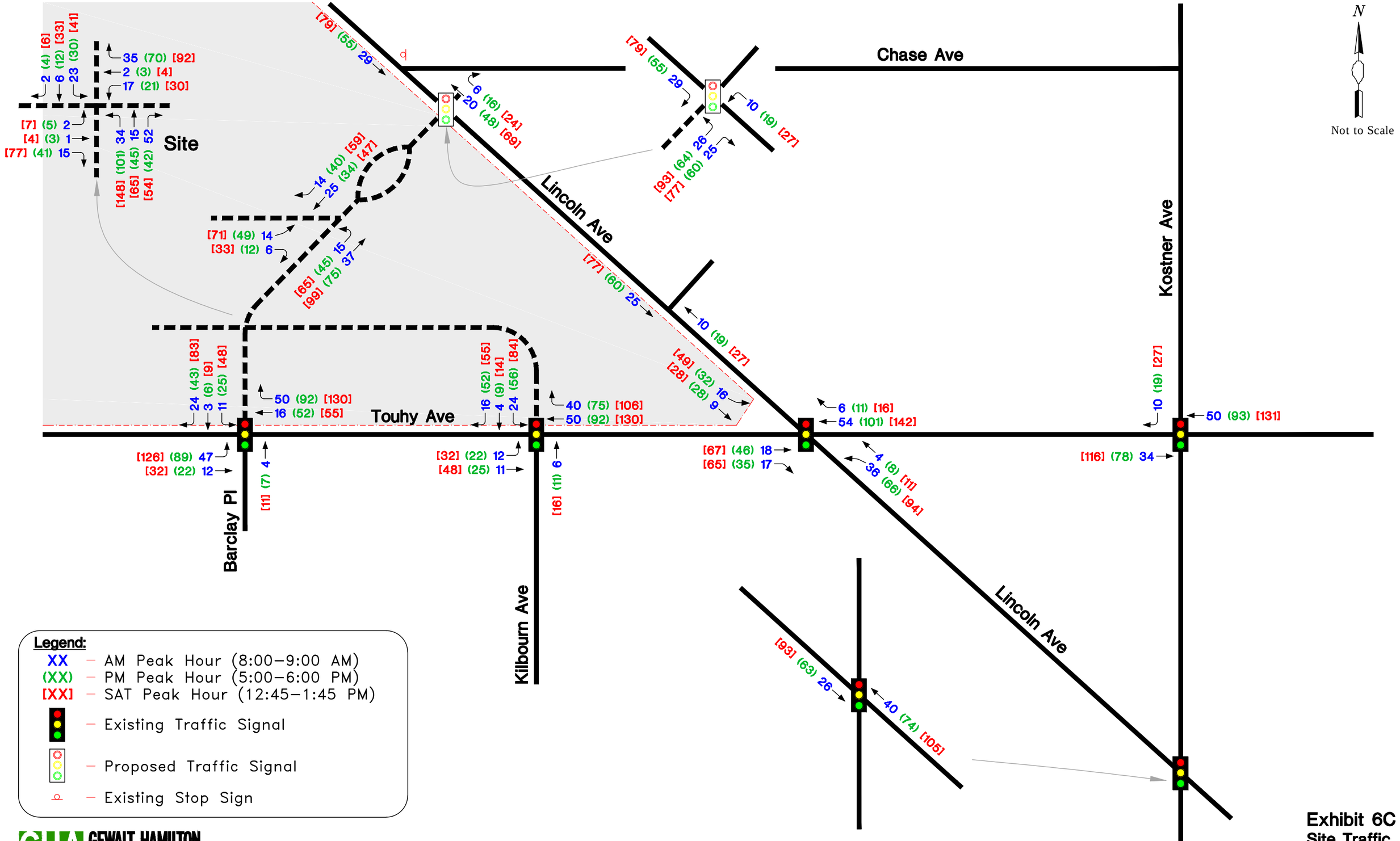


Legend:

XX – AM Peak Hour (8:00–9:00 AM)
(XX) – PM Peak Hour (5:00–6:00 PM)
[XX] – SAT Peak Hour (12:45–1:45 PM)
– Existing Traffic Signal
– Proposed Traffic Signal
– Existing Stop Sign

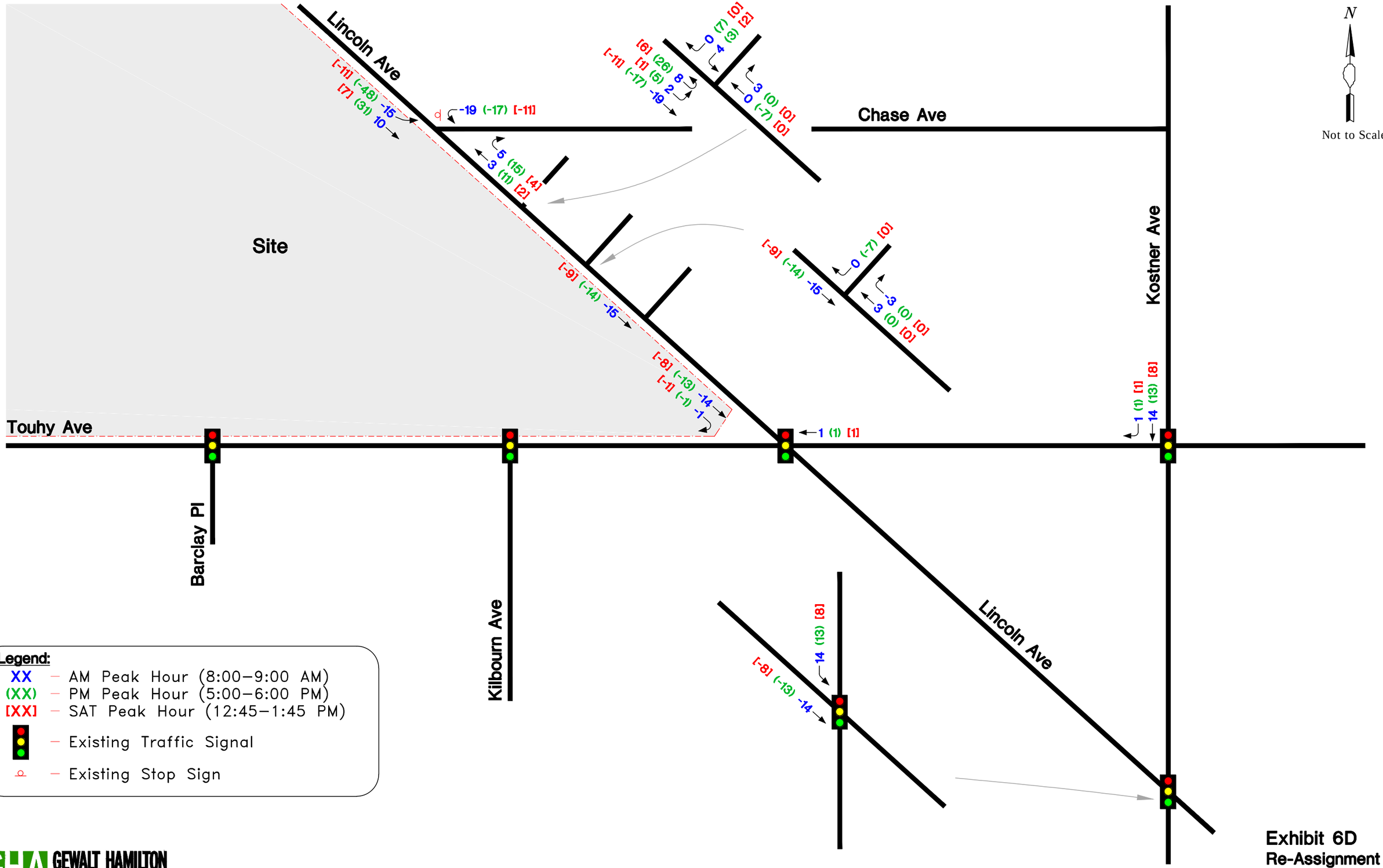
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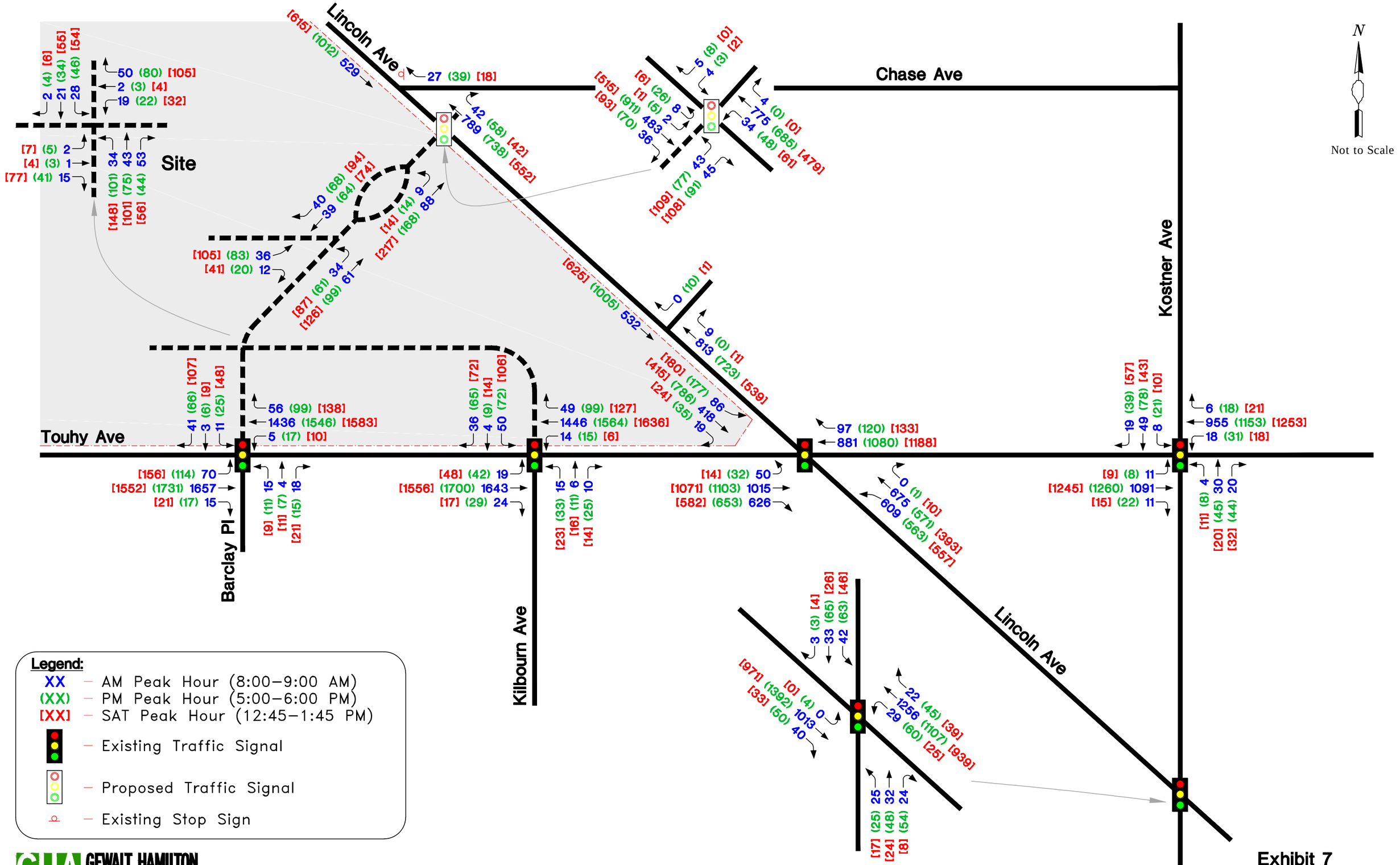
Exhibit 6B
Site Traffic
Hotel



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Exhibit 6C
Site Traffic
Commercial


N
Not to Scale
Lincoln Ave
Site
Chase Ave
Kostner Ave
Touhy Ave
Barclay Pl
Kilbourn Ave
Lincoln Ave
[-11] (-48) -15
[7] (31) 10
-19 (-17) [-11]
5 (15) [4]
3 (11) [2]
[6] (26) 8
[1] (5) 2
[-11] (-17) -19
0 (7) [0]
0 4 (3) [2]
3 (0) [0]
0 (-7) [0]
[-9] (-14) -15
0 (-7) [0]
3 (0) [0]
3 (0) [0]
[-9] (-14) -15
[-8] (-13) -14
[-1] (-1) -1
1 (1) [1]
1 (1) [1]
14 (13) [8]
14 (13) [8]
[-8] (-13) -14
Legend:
XX – AM Peak Hour (8:00–9:00 AM)
(XX) – PM Peak Hour (5:00–6:00 PM)
[XX] – SAT Peak Hour (12:45–1:45 PM)
– Existing Traffic Signal
– Existing Stop Sign
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Exhibit 6D
Re-Assignment
No-Build Traffic



Legend:

XX – AM Peak Hour (8:00–9:00 AM)
(XX) – PM Peak Hour (5:00–6:00 PM)
[XX] – SAT Peak Hour (12:45–1:45 PM)
– Existing Traffic Signal
– Proposed Traffic Signal
– Existing Stop Sign

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Exhibit 7
2026 Total Traffic

Section 4C.04, Warrant 3 - Peak Hour Volume of the MUTCD, was examined to determine whether a traffic signal was warranted. In order for a traffic signal to be considered, the following is required:

Warrant 3 (Peak Hour)	The plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor street approach (one direction only) for 1 hour of an average day must fall above the applicable curve on Figure 4C-3 of the MUTCD for the existing combination of approach lanes

The graphical representation and the application of the estimated traffic volumes are shown on Figure 4C-3 provided in ***Appendix J,*** for all three intersections tested under future (2026 Total) traffic conditions.

As shown on the graph present in the Appendix, it can be concluded that the signal warrant is satisfied under future year (2026) Total Traffic conditions at the Lincoln Avenue and site access intersection, as well as at the existing signalized site access intersections on Touhy Avenue at Barclay Place and Kilbourn Avenue.

Auxiliary Lane Analysis

Based on the site plan, access to the site will be provided via the existing two signalized driveways on Touhy Avenue and a new traffic signal on Lincoln Avenue, southeast of Chase Avenue, opposite the two driveways serving the Lincolnwood Corporate Center ancillary parking, north of the 7257 North Lincoln Avenue office building. This study examined whether a right-turn deceleration lane is required for each of the site access driveways and/or a left-turn storage lane is required for the Lincoln Avenue access driveway under future design year conditions (year 2026). It should be noted a left-turn lane is currently provided at each of the existing two signalized site access driveways on Touhy Avenue.

The IDOT *Bureau of Design and Environment Manual (BDE)* was used to determine the need for auxiliary lanes on Touhy Avenue and Lincoln Avenue. Section 36-3 Auxiliary Turn Lanes indicates that a right-turn lane should be considered at a signalized intersection when the right-turning volume is greater than 150 vehicles per hour (vph) and the mainline volume is greater than 300 vehicles per hour per lane (vphpl). Based on the projected approach and right-turning volume on Touhy Avenue westbound and Lincoln Avenue northbound at the site access driveways, a right-turn lane is <u>not</u> warranted at any of the three access driveway locations. However, it is recommended that a right-turn lane be installed at the two site access driveways on Touhy Avenue to improve progression along westbound Touhy Avenue, as well as enhance site access and safety.

In addition, a left-turn is warranted at any signalized intersection where the left-turning volume is greater than 75 vph for a single turn lane or 300 vph for a dual turn lane. Based on the geometric design and lane usage of Lincoln Avenue and the estimate volume of site-generated traffic, a left-turn lane should be considered on northbound Lincoln Avenue at the proposed site access.

Capacity Analysis

Capacity analyses are a standard measurement in the industry that identifies how an intersection operates. *Exhibit 8* – Part A lists the analysis parameters, as published in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM), 6th Edition, 2016. They are measured in terms of level of service (LOS). LOS A is the best rating, with LOS F being the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations.

Exhibit 8
Intersection Capacity and Queue Analyses

District 1860 Mixed-Use Development - Lincoln Avenue and Touhy Avenue, Lincolnwood, Illinois

Part A. Parameters - Type of Traffic Control *(Source: Highway Capacity Manual 6th Edition)*

I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	<10	All signal phases clear waiting vehicles without delay
B	>10 and < 20	Minimal delay experienced on select signal phases
C	>20 and < 35	Some delay experienced on several phases; often used as design criteria
D	>35 and < 55	Usually considered as the acceptable delay standard
E	>55 and < 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

II. Stop Sign

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 50
F	>50

Part B. Results

Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
	Eastbound			Westbound			Northbound			Southbound			Delay	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
1. Touhy Ave & Barclay	**Traffic Signal**	Eastbound			Westbound			Northbound			Southbound			**Intersection Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	F	A	<	E	--	A	>	--	<	3.2	A
	• 95th Queue Length (ft)	--	322	--	10	105	--	34	-	-	--	--	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	F	A	<	E	--	A	>	--	<	3.3	A
	• 95th Queue Length (ft)	--	342	--	10	105	--	36	-	-	--	--	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	F	A	<	F	A	A	E	C	<	E	C	<	6.3	A
	• 95th Queue Length (ft)	127	337	--	9	390	4	36	31	-	30	40	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	E	A	<	E	--	A	>	--	<	3.8	A
	• 95th Queue Length (ft)	--	344	--	32	11	--	25	-	-	--	--	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	E	A	<	E	--	A	>	--	<	3.9	A
	• 95th Queue Length (ft)	--	366	--	32	11	--	25	-	-	--	--	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	E	A	<	E	A	A	E	C	<	E	B	<	8.2	A
	• 95th Queue Length (ft)	207	379	-	28	50	1	28	31	-	48	49	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	E	A	<	E	--	A	>	--	<	3.3	A
	• 95th Queue Length (ft)	--	289	--	22	18	--	24	-	-	--	--	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	E	A	<	E	--	A	>	--	<	3.3	A
	• 95th Queue Length (ft)	--	306	--	21	20	--	24	-	-	--	--	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	E	A	<	E	A	A	D	C	<	E	B	<	10.3	B
	• 95th Queue Length (ft)	309	319	--	15	60	--	24	41	-	80	63	-	-	-
2. Touhy Ave & Kilbourn Ave	**Traffic Signal**	Eastbound			Westbound			Northbound			Southbound			**Intersection Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	F	A	<	>	A	<	>	-	<	1.8	A
	• 95th Queue Length (ft)	-	60	-	18	7	-	-	7	-	-	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	F	A	<	>	A	<	>	-	<	1.9	A
	• 95th Queue Length (ft)	-	63	-	18	7	-	-	7	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	F	A	<	F	A	A	>	D	<	>	E	<	6.2	A
	• 95th Queue Length (ft)	52	68	-	23	145	1	-	54	-	-	139	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	E	A	<	>	B	<	>	-	<	2.2	A
	• 95th Queue Length (ft)	-	44	-	16	21	-	-	41	-	-	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	E	A	<	>	B	<	>	-	<	2.3	A
	• 95th Queue Length (ft)	-	46	-	15	21	-	-	43	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	F	A	<	F	A	A	>	D	<	>	E	<	8.8	A
	• 95th Queue Length (ft)	87	56	-	16	324	9	-	91	-	-	187	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	--	A	<	E	A	<	>	B	<	>	-	<	1.4	A
	• 95th Queue Length (ft)	-	40	-	8	10	-	-	19	-	-	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	--	A	<	E	A	<	>	B	<	>	-	<	1.4	A
	• 95th Queue Length (ft)	-	41	-	8	10	-	-	21	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	F	A	<	E	A	A	>	D	<	>	E	<	11.2	B
	• 95th Queue Length (ft)	97	65	-	7	311	15	-	73	-	-	251	-	-	-

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Part B. Results (cont.)

Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
	Eastbound			Westbound			Northbound			Southbound			Delay	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
3. Touhy Ave & Lincoln Ave	**Traffic Signal**	Eastbound			Westbound			Northbound			Southbound			**Intersection Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	C	D	A	-	F	<	D	D	<	D	E	<	53.3	D
	• 95th Queue Length (ft)	32	557	473	-	633	-	529	479	-	101	272	-	-	-
2026 No-Build (See Exhibit 4)	• Current	C	E	B	-	F	<	D	D	<	D	E	<	59.1	E
	• 95th Queue Length (ft)	33	587	509	-	675	-	561	506	-	105	284	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	B	C	A	-	D	B	D	D	<	E	E	<	35.7	D
	• 95th Queue Length (ft)	26	527	493	-	504	82	364	359	-	139	288	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	B	C	B	-	D	<	F	E	<	D	F	<	51.7	D
	• 95th Queue Length (ft)	13	281	104	-	589	-	557	480	-	166	546	-	-	-
2026 No-Build (See Exhibit 4)	• Current	B	C	B	-	D	<	F	F	<	D	F	<	56.9	E
	• 95th Queue Length (ft)	14	303	108	-	650	-	589	512	-	172	580	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	B	C	B	-	D	A	E	C	<	E	F	<	48.5	D
	• 95th Queue Length (ft)	16	513	144	-	684	73	388	228	-	275	510	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	B	C	A	-	D	<	E	D	<	D	E	<	36.2	D
	• 95th Queue Length (ft)	8	357	75	-	650	-	402	337	-	151	229	-	-	-
2026 No-Build (See Exhibit 4)	• Current	B	C	A	-	D	<	E	D	<	D	E	<	37.4	D
	• 95th Queue Length (ft)	8	383	79	-	698	-	427	352	-	157	238	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	B	C	A	-	D	A	D	D	<	E	D	<	36.4	D
	• 95th Queue Length (ft)	7	558	104	-	781	68	382	202	-	292	234	-	-	-
4. Touhy Ave & Kostner Ave	**Traffic Signal**	Eastbound			Westbound			Northbound			Southbound			**Intersection Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	7.3	A
	• 95th Queue Length (ft)	16	3	-	45	258	-	-	79	-	-	81	-	-	-
2026 No-Build (See Exhibit 4)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	7.4	A
	• 95th Queue Length (ft)	16	3	-	47	273	-	-	80	-	-	82	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	8.8	A
	• 95th Queue Length (ft)	19	44	-	47	296	-	-	80	-	-	113	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	9.8	A
	• 95th Queue Length (ft)	13	35	-	63	312	-	-	121	-	-	134	-	-	-
2026 No-Build (See Exhibit 4)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	10.1	B
	• 95th Queue Length (ft)	12	37	-	65	330	-	-	127	-	-	141	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	D	A	<	E	A	<	>	D	<	>	E	<	10.9	B
	• 95th Queue Length (ft)	9	23	-	65	388	-	-	108	-	-	179	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	D	A	<	E	A	<	>	D	<	>	D	<	6.9	A
	• 95th Queue Length (ft)	15	32	-	43	335	-	-	76	-	-	90	-	-	-
2026 No-Build (See Exhibit 4)	• Current	D	A	<	E	A	<	>	D	<	>	D	<	7.3	A
	• 95th Queue Length (ft)	15	34	-	45	355	-	-	80	-	-	92	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	D	A	<	E	A	<	>	D	<	>	D	<	8.5	A
	• 95th Queue Length (ft)	11	48	-	45	441	-	-	80	-	-	125	-	-	-

Part B. Results (cont.)

Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
	Eastbound			Westbound			Northbound			Southbound			Delay	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
5. Kostner Ave & Lincoln Ave	**Traffic Signal**	Eastbound			Westbound			Northbound			Southbound			**Intersection Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	>	A	<	A	A	<	>	D	<	>	E	<	9.1	A
	• 95th Queue Length (ft)	-	260	-	27	415	-	-	94	-	-	109	-	-	-
2026 No-Build (See Exhibit 4)	• Current	>	A	<	A	A	<	>	D	<	>	E	<	9.2	A
	• 95th Queue Length (ft)	-	260	-	28	441	-	-	97	-	-	112	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	>	A	<	A	A	<	>	D	<	>	E	<	9.7	A
	• 95th Queue Length (ft)	-	305	-	28	466	-	-	97	-	-	133	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	>	A	<	B	A	<	>	D	<	>	E	<	10.7	B
	• 95th Queue Length (ft)	-	262	-	61	328	-	-	122	-	-	168	-	-	-
2026 No-Build (See Exhibit 4)	• Current	>	A	<	B	A	<	>	D	<	>	E	<	11.1	B
	• 95th Queue Length (ft)	-	254	-	67	347	-	-	128	-	-	174	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	>	B	<	B	A	<	>	D	<	>	E	<	13.9	B
	• 95th Queue Length (ft)	-	791	-	73	395	-	-	128	-	-	190	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	>	A	<	A	A	<	>	D	<	>	E	<	6.2	A
	• 95th Queue Length (ft)	-	37	-	10	109	-	-	84	-	-	220	-	-	-
2026 No-Build (See Exhibit 4)	• Current	>	A	<	A	A	<	>	E	<	>	E	<	6.1	A
	• 95th Queue Length (ft)	-	41	-	11	117	-	-	81	-	-	121	-	-	-
2026 Total Traffic (See Exhibit 7)	• Current	>	A	<	A	A	<	>	E	<	>	E	<	7.1	A
	• 95th Queue Length (ft)	-	205	-	12	150	-	-	80	-	-	128	-	-	-
6. Lincoln Ave & Chase Ave	**TWSC - WB Stops**	Eastbound			Westbound			Northbound			Southbound			**WB Approach Delay**	
A. Weekday Morning Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	-	>	C	<	-	-	-	A	-	-	16.6	C
	• 95th Queue Length (ft)	-	-	-	-	10	-	-	-	-	3	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	-	-	-	>	C	<	-	-	-	A	-	-	17.5	C
	• 95th Queue Length (ft)	-	-	-	-	13	-	-	-	-	3	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	-	-	-	-	-	B	-	-	-	-	-	-	11.7	B
	• 95th Queue Length (ft)	-	-	-	-	-	5	-	-	-	-	-	-	-	-
B. Weekday Evening Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	-	>	C	<	-	-	-	A	-	-	17.8	C
	• 95th Queue Length (ft)	-	-	-	-	15	-	-	-	-	5	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	-	-	-	>	C	<	-	-	-	A	-	-	19.0	C
	• 95th Queue Length (ft)	-	-	-	-	18	-	-	-	-	5	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	-	-	-	-	-	B	-	-	-	-	-	-	11.7	B
	• 95th Queue Length (ft)	-	-	-	-	-	5	-	-	-	-	-	-	-	-
C. Saturday Midday Peak Hour															
Existing Traffic (See Exhibit 3)	• Current	-	-	-	>	B	<	-	-	-	A	-	-	12.4	B
	• 95th Queue Length (ft)	-	-	-	-	5	-	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4)	• Current	-	-	-	>	B	<	-	-	-	A	-	-	12.6	B
	• 95th Queue Length (ft)	-	-	-	-	5	-	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7)	• Planned	-	-	-	-	-	B	-	-	-	-	-	-	10.4	B
	• 95th Queue Length (ft)	-	-	-	-	-	3	-	-	-	-	-	-	-	-

Part B. Results (cont.)

Roadway Conditions	LOS Per Movement By Approach (> = Shared Lane; - = Non Critical or not Allowed Movement)												Intersection / Approach	
	Eastbound			Westbound			Northbound			Southbound			Delay	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
7. Lincoln Ave & North Ent — **TWSC - WB Stops**	Eastbound			Westbound			Northbound			Southbound			**WB Approach Delay**	
A. Weekday Morning Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	B	-	-	-	-	-	-	11.0	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	B	-	-	-	-	-	-	11.2	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Planned	A	A	<	A	A	<	>	F	C	>	A	<	5.3	A
• 95th Queue Length (ft)	4	89	-	6	54	-	-	85	42	-	-	-	-	-
B. Weekday Evening Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.5	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.6	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Planned	A	A	<	A	A	<	>	E	B	>	A	<	8.5	A
• 95th Queue Length (ft)	12	226	-	6	76	-	-	124	53	-	-	-	-	-
C. Saturday Midday Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Planned	A	A	<	A	A	<	>	E	B	>	D	<	11.5	B
• 95th Queue Length (ft)	5	140	-	17	71	-	-	162	55	-	10	-	-	-
8. Lincoln Ave & Middle Ent — **TWSC - WB Stops**	Eastbound			Westbound			Northbound			Southbound			**WB Approach Delay**	
A. Weekday Morning Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B. Weekday Evening Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.6	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.7	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
C. Saturday Midday Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9. Lincoln Ave & South Ent — **TWSC - WB Stops**	Eastbound			Westbound			Northbound			Southbound			**WB Approach Delay**	
A. Weekday Morning Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Current	-	-	-	-	-	A	-	-	-	-	-	-	0.0	A
• 95th Queue Length (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B. Weekday Evening Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.6	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.7	B
• 95th Queue Length (ft)	-	-	-	-	-	3	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.9	B
• 95th Queue Length (ft)	-	-	-	-	-	3	-	-	-	-	-	-	-	-
C. Saturday Midday Peak Hour														
Existing Traffic (See Exhibit 3) • Current	-	-	-	-	-	A	-	-	-	-	-	-	9.7	A
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 No-Build (See Exhibit 4) • Current	-	-	-	-	-	A	-	-	-	-	-	-	9.8	A
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-
2026 Total Traffic (See Exhibit 7) • Current	-	-	-	-	-	B	-	-	-	-	-	-	10.0	B
• 95th Queue Length (ft)	-	-	-	-	-	0	-	-	-	-	-	-	-	-

Part B. Results (cont.)

	Roadway Conditions	LOS Per Movement By Approach												Intersection / Approach	
		> = Shared Lane - = Non Critical or not Allowed Movement													
		Eastbound			Westbound			Northbound			Southbound			Delay	
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	(sec / veh)	LOS
10. Internal South Intersection	**TWSC - EB/WB Stops**	Eastbound			Westbound			Northbound			Southbound			**WB Approach Delay**	
A. Weekday Morning Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	A	<	>	A	<	>	A	<	>	A	<	9.5	A
	• 95th Queue Length (ft)	-	3	-	-	8	-	-	3	-	-	3	-	-	-
B. Weekday Evening Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	A	<	>	A	<	>	A	<	>	A	<	10.6	B
	• 95th Queue Length (ft)	-	5	-	-	13	-	-	5	-	-	3	-	-	-
C. Saturday Midday Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	B	<	>	B	<	>	A	<	>	A	<	12.5	B
	• 95th Queue Length (ft)	-	10	-	-	23	-	-	8	-	-	3	-	-	-
11. Internal North Intersection	**TWSC - EB Stops**	Eastbound			Westbound			Northbound			Southbound			**EB Approach Delay**	
A. Weekday Morning Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	A	<	-	-	-	>	A	-	-	-	-	9.7	A
	• 95th Queue Length (ft)	-	5	-	-	-	-	-	3	-	-	-	-	-	-
B. Weekday Evening Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	B	<	-	-	-	>	A	-	-	-	-	11.4	B
	• 95th Queue Length (ft)	-	15	-	-	-	-	-	3	-	-	-	-	-	-
C. Saturday Midday Peak Hour															
2026 Total Traffic (See Exhibit 7)	• Planned	>	B	<	-	-	-	>	A	-	-	-	-	13.0	B
	• 95th Queue Length (ft)	-	25	-	-	-	-	-	5	-	-	-	-	-	-

Capacity analyses were modeled in Synchro v10 software, for the following three scenarios:

- *Existing Traffic* - Existing traffic (year 2018),
- *No-Build Traffic* – Future (non-site, year 2026) traffic with background growth (assumed at 0.5 percent compounded per year), and
- *Total Traffic* – Future No-Build traffic volumes (year 2026) plus the addition of site generated traffic.

Exhibit 8 - Part B summarizes the intersection capacity and queue analysis results. Capacity analysis summary printouts are provided in ***Appendix K***.

Traffic Impact Discussion

1. All study area intersections currently operate at overall acceptable levels of service (LOS D or better) during all three peak hours studied.
2. Several movements, mainly left-turning movements from the mainline (Touhy Avenue) and left-turning movements from the minor streets (Barclay Place, Kilbourn Avenue and Kostner Avenue) operate at capacity constraints, at LOS "E/F". There are also inefficiencies, capacity constraints, realized at the Touhy Avenue and Lincoln Avenue signalized intersection associated with the current signal phasing (split phasing of northbound/southbound movements on Lincoln Avenue). Without a regional improvement, these failing movements will continue to deteriorate, with or without the proposed development. Note, however, it is not uncommon and is acceptable for local roadways and turns from major roadways to operate these levels, since majority of the green time is allocated to mainline to provide progression.
3. With the proposed recommendations (later described in the Recommendations Section and illustrated on ***Exhibit 9***), acceptable overall intersection operations will be provided at both the existing intersections, as well as the proposed site access intersections.

Site Access, Loading and Circulation

Vehicular access from both Lincoln Avenue and Touhy Avenue maximizes site access flexibility, which minimizes the impact on the street system, as well as the pedestrian environment. The development will provide a connection to the Valley Line Trail, to the west of the site. Accordingly, with the established sidewalks and crosswalks, as well as the proposed pedestrian enhancements, pedestrian and bicycle access to and from the development will be adequately served with minimal pedestrian and vehicle conflicts.

It is recommended that deliveries/loading times be scheduled during off-peak hours of the adjacent street traffic to minimize its impact to the adjacent street system. The loading berths will be designed to accommodate the anticipated truck traffic. An Auto Turn analysis of emergency vehicle and delivery operations has been completed by GHA to ensure that vehicles can adequately circulate within the site. The analysis indicated that the design vehicles can circulate as proposed (see ***Appendix L***).

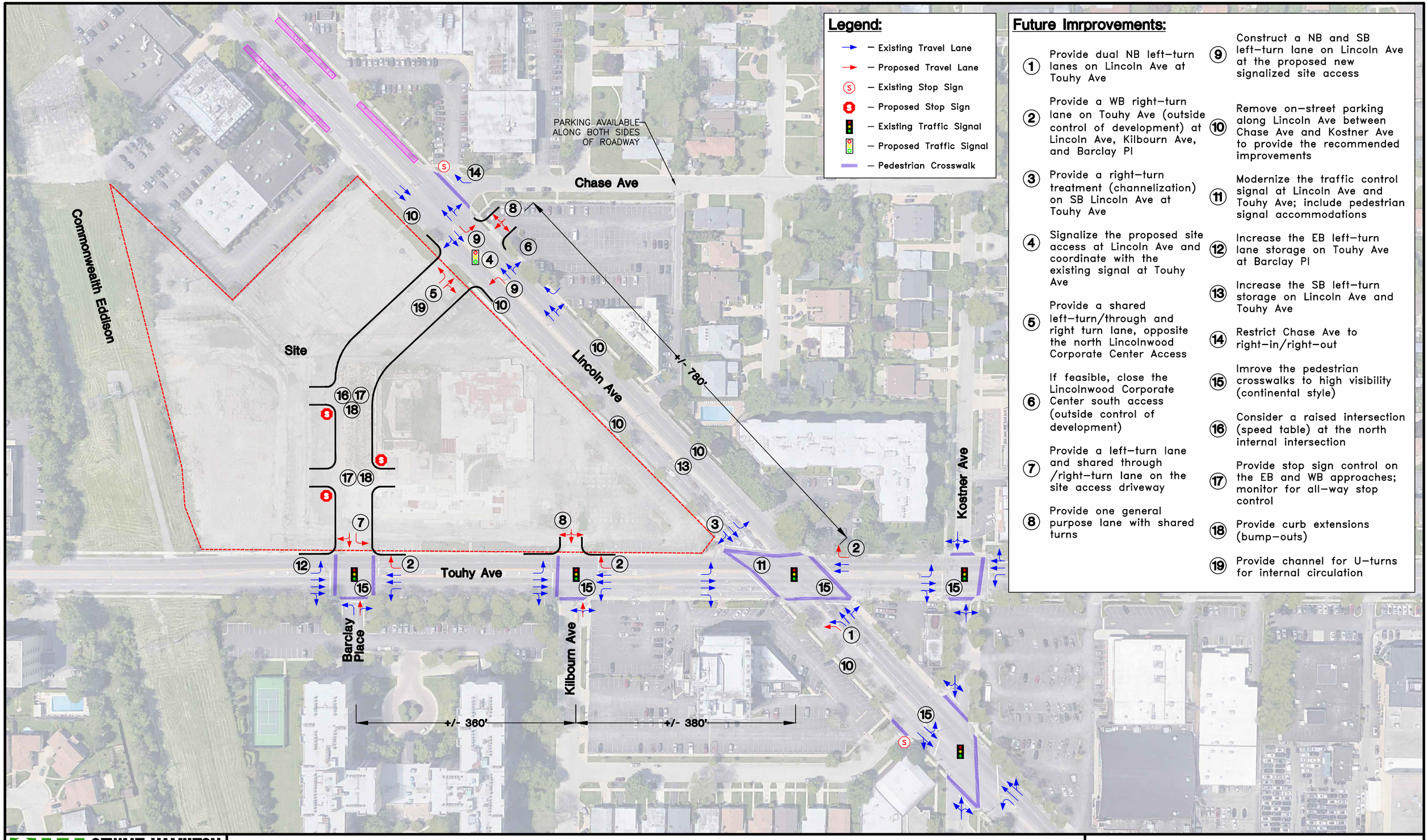
A designated drop-off and pick-up area will be provided for the hotel and residential uses. These areas will remove the vehicles from adjacent street traffic, loading and parking areas, thus, minimizing pedestrian/vehicular conflicts because pedestrians will not be exposed to traffic.

Appropriate wayfinding signing should be provided on site to direct traffic to the mix of site uses and minimize on-site circulation and/or circulation on the adjacent roadway system. This should be consistent with guidelines provided in the *North Gateway Subarea Study*, recently initiated by the Village.

Part V. Recommendations

Briefly summarizing, our determination is that the proposed District 1860 development traffic can be accommodated on the adjacent streets and with the proposed site access. The site area transportation network will be further enhanced with the recommended improvements contained in this study. The following is a summary of key transportation improvements that are included in the site plan or recommended as part of this study (see ***Exhibit 9*** and ***Appendix M***):

1. Touhy Avenue at Lincoln Avenue: Provide dual northbound left-turn lanes.
2. Touhy Avenue: Widen to provide a westbound right-turn lane at Barclay Place/Site Access, Kilbourn Avenue/Site Access and Lincoln Avenue. This is necessary to provide progression of westbound traffic on Touhy Avenue, without impacting adjacent intersection operations. *Note: The right-turn lane at Lincoln Avenue will require the acquisition of additional right-of-way to accomplish, which is out of the control of the developer.*
3. Touhy Avenue at Lincoln Avenue: Provide a right-turn treatment (channelization) on southbound Lincoln Avenue: a turning radius is recommended that will permit a southeast bound to westbound right-turn to pass-by vehicles that are stopped (queued) in the outside through lane, along with a channelizing island. Note: it is anticipated that the westbound approach will be widened to allow for the proposed dual left-turn lanes (northwest bound Lincoln Avenue to westbound Touhy Avenue), per number 1 above.
4. Lincoln Avenue at Proposed Site Access: Install a traffic control signal and coordinate with the existing signal at Touhy Avenue.
5. Lincoln Avenue at Proposed Site Access: Provide one inbound lane and two outbound lanes (shared left-turn/through lane and right-turn lane), aligned opposite the Lincolnwood Corporate Center ancillary parking northern access driveway.
6. If feasible, close the Lincolnwood Corporate Center ancillary parking southern access driveway. Consider further consolidation / cross-access with the 7257 Lincoln Avenue office building, again, if feasible. *Note: These modifications are outside the control of the developer.*
7. Site Access at Touhy Avenue, opposite Barclay Place: Provide a three-lane cross-section, one entering lane and two outbound lanes (a left-turn lane and shared through/right-turn lane).
8. Site Access at Touhy Avenue, opposite Kilbourn Avenue: Provide a two-lane cross-section, one entering and lane and one outbound lane (shared turning movements).
9. Lincoln Avenue at Proposed Site Access: Construct a northwest bound and southeast bound left-turn lane.
10. It is anticipated that the on-street parking along Lincoln Avenue between Chase Avenue and Kostner Avenue will be required to provide recommended improvements. Consider maintaining the on-street parking along the west side, if determined feasible during the design phase of the improvements.
11. Modernize the traffic control signal at Touhy Avenue and Lincoln Avenue, remove the northbound/southbound Lincoln Avenue split phasing and provide pedestrian signal accommodations.
12. Touhy Avenue at Barclay Place / Site Access: Increase the eastbound left-turn lane storage to accommodate the increased queue length.
13. Touhy Avenue at Lincoln Avenue: Increase the southbound left-turn lane storage to accommodate the increased queue length.
14. Lincoln Avenue at Chase Avenue: Restrict Chase Avenue to right-in//right-out.
15. Pedestrian Crosswalks: At the study area signalized intersections along Touhy Avenue and Lincoln Avenue, improve the crossings to high-visibility (continental style) markings.
16. Internal North Intersection: Consider a raised intersection (speed table) at the north internal intersection.
17. Internal North and South Intersections: Provide Stop sign control on the east and west (minor) approaches. Monitor the intersections for all-way stop control installation when warranted.
18. Internal North and South Intersections: Provide curb extensions (bump outs) to minimize pedestrian crossing distances, maximize walkability of the site.
19. Village Green: Provide channel for U-turns internal to the site and minimize circulation to Lincoln Avenue.



Legend:

- Existing Travel Lane
- Proposed Travel Lane
- Existing Stop Sign
- Proposed Stop Sign
- Existing Traffic Signal
- Proposed Traffic Signal
- Pedestrian Crosswalk

Future Imrprovements:

1. Provide dual NB left-turn lanes on Lincoln Ave at Touhy Ave
2. Provide a WB right-turn lane on Touhy Ave (outside control of development) at Lincoln Ave, Kilbourn Ave, and Barclay Pl
3. Provide a right-turn treatment (channelization) on SB Lincoln Ave at Touhy Ave
4. Signalize the proposed site access at Lincoln Ave and coordinate with the existing signal at Touhy Ave
5. Provide a shared left-turn/through and right turn lane, opposite the north Lincolnwood Corporate Center Access
6. If feasible, close the Lincolnwood Corporate Center south access (outside control of development)
7. Provide a left-turn lane and shared through /right-turn lane on the site access driveway
8. Provide one general purpose lane with shared turns
9. Construct a NB and SB left-turn lane on Lincoln Ave at the proposed new signalized site access
10. Remove on-street parking along Lincoln Ave between Chase Ave and Kostner Ave to provide the recommended improvements
11. Modernize the traffic control signal at Lincoln Ave and Touhy Ave; include pedestrian signal accommodations
12. Increase the EB left-turn lane storage on Touhy Ave at Barclay Pl
13. Increase the SB left-turn storage on Lincoln Ave and Touhy Ave
14. Restrict Chase Ave to right-in/right-out
15. Imrove the pedestrian crosswalks to high visibility (continental style)
16. Consider a raised intersection (speed table) at the north internal intersection
17. Provide stop sign control on the EB and WB approaches; monitor for all-way stop control
18. Provide curb extensions (bump-outs)
19. Provide channel for U-turns for internal circulation

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
Tel.: 847.478.9700 ▪ Fax.: 847.478.9701

EXHIBIT 9 - FUTURE TRAFFIC OPERATIONS

District 1860 Development
4430 Touhy Avenue
Lincolnwood, IL

FILE: 5432.900 Traffic Operations Proposed.dwg			
DRAWN BY:	JTO	GHA PROJECT #	5432.900
DATE:	10.04.18		
CHECKED BY:	GHA	SCALE:	N/A

Phase II Environmental Site Assessment

7350 North Lincoln Avenue
Lincolnwood, Illinois

Project Number:
18-0275–101

Date Submitted:
July 31, 2018

Prepared for:
Touhy & Lincolnwood LLC
c/o Tucker Development Corporation

799 Central Avenue, Suite 300
Highland Park, Illinois 60035
Attn: Mr. Aaron Tucker

PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608 | phone: 773.722.9200 | fax: 773.722.9201 | pioneerees.com

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July 31, 2018

Touhy & Lincolnwood LLC
c/o Tucker Development Corporation
799 Central Avenue, Suite 300
Highland Park, Illinois 60035
Attn: Mr. Aaron Tucker

RE: Phase II ESA Report
7350 North Lincoln Avenue
Lincolnwood, Illinois
Pioneer Project No: 18-0275-101

Dear Mr. Tucker:

This letter report discusses the results of the Phase II Environmental Site Assessment services that were provided by Pioneer Engineering & Environmental Services, LLC (Pioneer) at the above-captioned subject site. Pioneer understands you are a prospective purchaser of the subject site and that this work was performed for due diligence purposes.

Background

As you know, Pioneer recently completed a *Phase I Environmental Site Assessment* (ESA) for the subject site and adjoining property to the south (4500-4560 W. Touhy Ave.; Pioneer Project #18-0254-101) (the "Phase I Report"), which identified the following recognized environmental condition (REC):

- According to available information, the commercial structure formerly located on the northern portion of the subject property, at 7350 North Lincoln Avenue, was occupied by a dry cleaning facility from at least the late 1990s to the 2000s. A limited subsurface investigation was conducted on this portion of the site by others in May 2014; however, no samples were collected within the structure and no samples collected were sent to a laboratory for analysis. Based on the available information, Pioneer believed the past use of the former northerly-located structure as a dry cleaning facility and the associated handling of hazardous materials represented a recognized environmental condition at the time of the Phase I Assessment.

The scope of work associated with the activities outlined herein was an initial effort intended to determine if the subject site has been impacted by the identified REC. As described below, no impacts above the most stringent governmental standards were detected and the REC identified in the Phase I Report is no longer a REC.

Site Activities

Pioneer mobilized subsurface drilling equipment and OSHA-certified personnel and advanced five soil borings at the subject property on July 17, 2018 (see Figure 1). Four soil borings were placed within the footprint of the former building, and one soil boring was advanced at the southwest exterior of the building (in the presumed vicinity of the back door of the former building). Groundwater was encountered in soil boring B2; therefore, this boring was converted to a temporary groundwater monitoring well following soil sample collection.

Soil samples were collected utilizing a track-mounted hydraulic percussive GeoProbe® soil probing unit using dual-tube stainless steel barrel samplers lined with PVC sleeves. The soil samples were logged according to their predominant geological characteristics, prepared for possible analysis, and field screened using a MiniRAE hand-held air monitor/photo ionization detector (PID). This device is sensitive to a variety of volatile organic compounds (VOCs) including those targeted in this investigation. One groundwater sample was collected from the temporary groundwater monitoring well installed at soil boring B2. The procedures employed during the collection of soil and groundwater samples were consistent with standard industry operating practices and followed general Illinois Environmental Protection Agency (IEPA) protocol. A description of Pioneer's standard soil sampling protocol is provided in Appendix A.

Five soil samples and one groundwater sample were selected for analysis based on the scope of work and judgment of the Project Manager. All soil and groundwater samples were packed in a cooler on ice, and submitted to an independent laboratory under standard chain-of-custody procedures. A summary of the sampling plan is outlined in Table A below.

Table A - Sampling Plan

Sampling ID	Total Depth (ft)	Interval Sampled (ft)	Analysis	Investigation Purpose
B1	15	0-2.5	VOCs	Former dry cleaning facility
B2/ TMW-1	15	2.5-5	VOCs	Former dry cleaning facility
		GW	VOCs	Former dry cleaning facility
B3	15	5-7.5	VOCs	Former dry cleaning facility
B4	15	0-2.5	VOCs	Former dry cleaning facility
B5	15	0-2.5	VOCs	Former dry cleaning facility

Notes: VOCs = volatile organic compounds

Field Observations

All soil borings were advanced through a surficial layer of urban fill materials consisting of sand, gravel, asphalt and/or brick pieces to depths of approximately 2 to 5 feet below surface grade (BSG). These surficial materials were primarily followed by a unit of silty clay to that extended to the maximum depth explored (15 feet BSG), with the intermittent presence of sand up to 13 feet BSG. Evidence of groundwater was encountered in two soil borings at depths of 10 to 12 feet BSG during Pioneer's soil boring activities. No evidence of potential impact was noted during the advancement of soil borings at the subject property.

A complete listing of the geological conditions and field observations encountered during drilling are provided on the soil boring logs in Appendix B. A photographic log of the sampling activities is also included in Appendix B.

Analytical Results

Five soil samples and one groundwater sample were submitted to an independent laboratory for analysis of VOCs, the applicable indicator contaminants for former dry cleaning facilities. All analytical tests were performed in accordance with accepted US EPA Test Methods.

For purposes of Pioneer's assessment work and consistent with standard industry practice, the analytical results are compared to the most stringent soil remediation objectives (Tier 1 SROs) and most stringent groundwater remediation objectives (Tier 1 GROs), found in 35 Illinois Administrative Code (IAC) Part 742

(Tiered Approach to Corrective Action Objectives). The Tier 1 SROs and GROs represent baseline contaminant concentrations that are acceptable to the IEPA. The Tier 1 SROs are based on a risk assessment that incorporates a conservative exposure scenario and yields values relative to three primary exposure pathways, namely soil ingestion, outdoor inhalation, and the soil component of the groundwater ingestion exposure route (migration to groundwater), which is further divided into Class I and Class II groundwater designations. The Tier 1 GROs are provided for two exposure pathways, including direct ingestion of groundwater (also divided into Class I and Class II groundwater designations), and indoor inhalation.

Although the Tier 1 SROs and GROs may not represent final remediation objectives for this site, the analytical results presented herein are compared to the most stringent Tier 1 SROs and Tier 1 GROs for residential property use for initial screening purposes. This is the most conservative comparison. Following the Part 742 regulations, the values for each of the exposure pathways must be presented for matters of comparison, and the most stringent of these values becomes the remediation objective for the site.

The soil sample analytical results indicated that none of the targeted contaminants were detected at concentrations above the most stringent Tier 1 SROs in any of the soil samples analyzed. The groundwater sample analytical results indicated that none of the targeted contaminants were detected at concentrations above the most stringent Tier 1 GROs in the groundwater sample analyzed.

A complete listing of all soil and groundwater sample results is provided in Table Nos. 1 and 2 in the appendices, and a copy of the laboratory analytical report is provided in Appendix C.

Summary & Conclusions

Pioneer was contracted by Touhy & Lincolnwood LLC c/o Tucker Development Corporation (Client) to conduct a Phase II ESA at the subject property located at 7350 North Lincoln Avenue in Lincolnwood, Illinois. The purpose of the Phase II ESA was to determine if the subject property has been impacted by the identified REC (former dry cleaning facility). Specifically, the subsurface investigation activities included the advancement of five soil borings, conversion of one boring to a temporary groundwater monitoring well, selection of five soil samples for laboratory analysis, and collection of one groundwater sample for laboratory analysis. There were no obvious indications of potential impact noted during advancement of the soil borings or collection of a groundwater sample at the subject property.

Five soil samples were analyzed by an independent laboratory for VOCs and the soil analytical results indicated that none of the targeted contaminants were detected at concentrations exceeding the most stringent Tier 1 SROs in any of the soil samples collected at the site. Similarly, one groundwater sample was analyzed by an independent laboratory for VOCs and the groundwater analytical results indicated that none of the targeted contaminants were detected at concentrations exceeding the most stringent Tier 1 GROs in the groundwater sample collected at the site. Given the absence of any field evidence of contamination, and the lack of targeted contaminants at concentrations exceeding the most stringent Tier 1 SROs or GROs, Pioneer concludes that the subject property has not been impacted by the former dry cleaning operations, and no further investigation is recommended at this time. Based on the results of this Phase II ESA, the REC noted in the Phase I Report is no longer a REC.

Closing Remarks

This report has been prepared for the use of Touhy & Lincolnwood LLC c/o Tucker Development Corporation (Client) and cannot be relied upon by other persons or entities without the permission of Pioneer Engineering & Environmental Services, LLC (Pioneer). The observations and conclusions contained herein are limited by

the scope and intent of the work mutually agreed upon by the Client and Pioneer and the work actually performed. There are no warranties, implied or expressed, concerning the environmental integrity of areas and/or mediums not analytically tested.

Pioneer appreciates the opportunity to be of service to you on this project. We hope this information meets your needs at this time. If you have any questions regarding this assessment, please contact us at (773) 722-9200.

Respectfully Submitted,
Pioneer Engineering & Environmental Services, LLC

Kim Hempel
Project Manager

Megan Wells-Paske
Senior Project Manager

Figures

Figure 1 - Sample Locations & Site Diagram

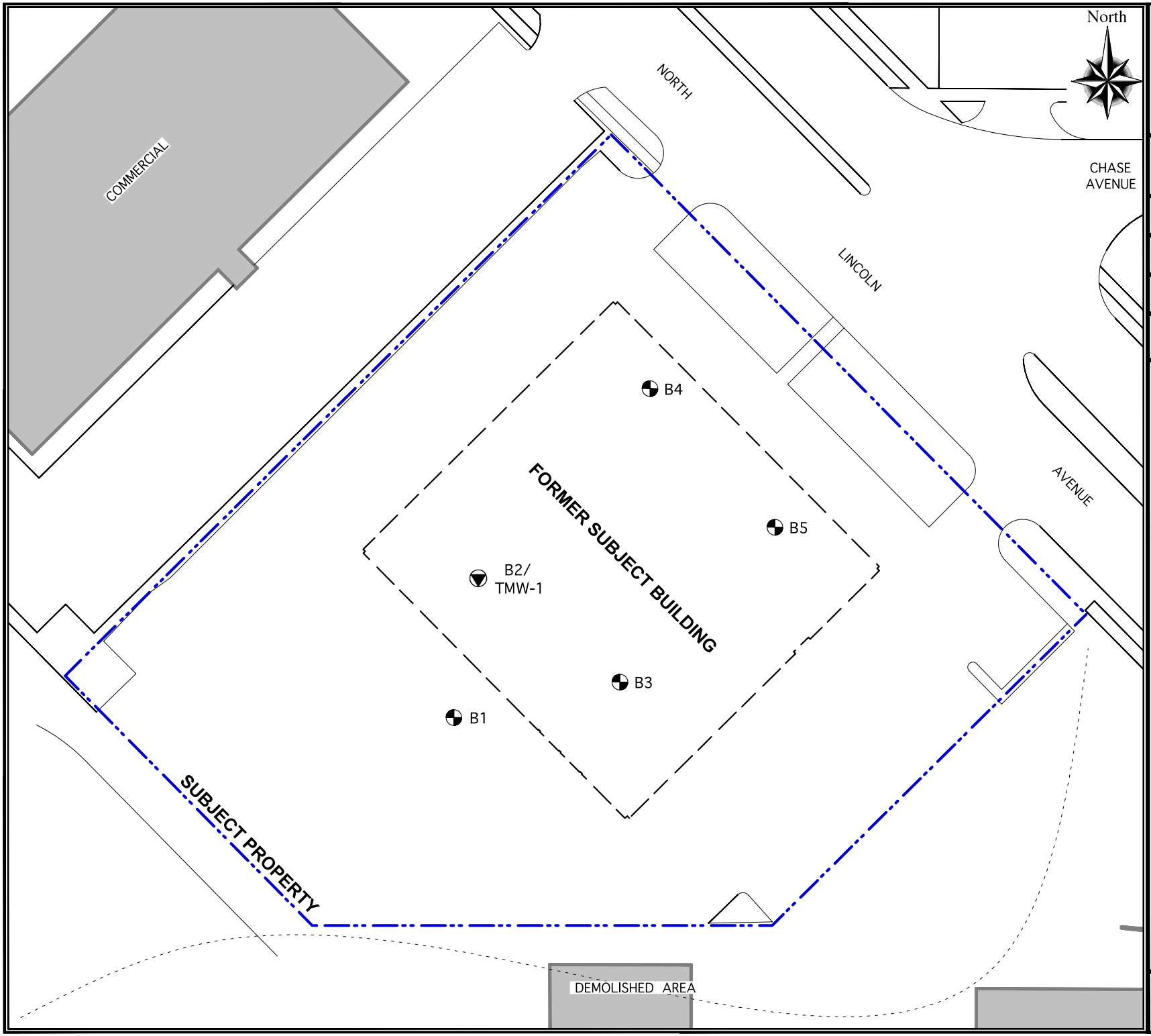


FIGURE 1
Sample Locations & Site Diagram
7350 North Lincoln Avenue
Lincolnwood, IL

Scale: 1"=50' (0' – 50')

Drawn by: M. Sanabria

Job No.: 18-0275-101

Date: July 2018

Checked by: Kim Hempel

Legend:

- Approximate Property Line
- Soil Boring Location
- Monitoring Well and Soil Boring Location

PIONEER
Engineering & Environmental Services, LLC

Tables

Table 1 - Soil Sample Analytical Results: VOCs

Table 2 - Groundwater Sample Analytical Results: VOCs

TABLE NO. 1 Soil Sample Analytical Results: VOCs 7350 N. Lincoln Avenue / Lincolnwood, Illinois						Tier 1 Soil Remediation Objectives (Tier 1 SROs)					
						Residential		Construction Worker		Migration to Groundwater	
Sample ID (Interval)	B1 (0-2.5)	B2 (2.5-5)	B3 (5-7.5)	B4 (0-2.5)	B5 (0-2.5)	Ingestion	Outdoor Inhalation	Ingestion	Outdoor Inhalation	Class I	Class II
Collection Date	7/17/18	7/17/18	7/17/18	7/17/18	7/17/18						
1,1,1-Trichloroethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	--	1,200	--	1,200	2	9.6
1,1,2,2-Tetrachloroethane(1)	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	--	--	--	--	--	--
1,1,2-Trichloroethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	310	1,800	8,200	1,800	0.02	0.3
1,1-Dichloroethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	7,800	1,300	200,000	130	23	110
1,1-Dichloroethene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	3,900	290	10,000	3.0	0.06	0.3
1,2-Dichloroethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	7	0.4	1,400	0.99	0.02	0.1
1,2-Dichloropropane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	9	15	1,800	0.50	0.03	0.15
2-Butanone (MEK)(1) & (2)	0.00868	<0.00750	<0.00777	<0.00796	0.0256	--	--	--	--	--	--
2-Hexanone(1)	<0.0202	<0.0188	<0.0194	<0.0199	<0.0184	--	--	--	--	--	--
4-Methyl-2-pentanone (MIBK)(1)	<0.0202	<0.0188	<0.0194	<0.0199	<0.0184	--	--	--	--	--	--
Acetone	0.168	0.0241	<0.0194	<0.0199	0.213	70,000	100,000	--	100,000	25	25
Benzene	0.000258	<0.000188	<0.000194	<0.000199	0.000206	12	0.8	2,300	2.2	0.03	0.17
Bromodichloromethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	10	3,000	2,000	3,000	0.6	0.6
Bromoform	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	81	53	16,000	140	0.8	0.8
Bromomethane (Methyl Bromide)	<0.000806	<0.000750	0.001160	<0.000796	<0.000734	110	10	1,000	3.9	0.2	1.2
Carbon Disulfide	0.0014	0.0011	<0.000777	<0.000796	0.00248	7,800	720	20,000	9.0	32	160
Carbon Tetrachloride	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	5	0.3	410	0.9	0.07	0.33
Chlorobenzene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	1,600	130	4,100	1.3	1	6.5
Chloroethane(1)	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	--	--	--	--	--	--
Chloroform	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	100	0.3	2,000	0.76	0.6	2.9
Chloromethane(1)	<0.000806	<0.000750	0.00094	<0.000796	0.000984	--	--	--	--	--	--
cis-1,2-Dichloroethene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	780	1,200	20,000	1,200	0.4	1.1
1,3-Dichloropropene (cis + trans)	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	6.4	1.1	1,200	0.39	0.004	0.02
Dibromochloromethane	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	1,600	1,300	41,000	1,300	0.4	0.4
Ethylbenzene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	7,800	400	20,000	58	13	19
Methyl Tertiary-Butyl Ether	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	780	8,800	2,000	140	0.32	0.32
Methylene Chloride	<0.00403	<0.00375	<0.00388	<0.00398	<0.00367	85	13	12,000	34	0.02	0.2
Styrene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	16,000	1,500	41,000	430	4	18
Tetrachloroethene	<0.00161	<0.00150	<0.00155	<0.00159	<0.00147	12	11	2,400	28	0.06	0.3
Toluene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	16,000	650	410,000	42	12	29
Total Xylenes	<0.00161	<0.00150	<0.00155	<0.00159	<0.00147	16,000	320	41,000	5.6	150	150
trans-1,2-Dichloroethene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	1,600	3,100	41,000	3,100	0.7	3.4
Trichloroethene	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	58	5	1,200	12	0.06	0.3
Vinyl Chloride	<0.000806	<0.000750	<0.000777	<0.000796	<0.000734	0.46	0.28	170	1.1	0.01	0.07

Notes: Results listed in mg/kg (parts per million)

Shaded/Bolded cell indicates value exceeds the most stringent Tier 1 SRO

"<" indicates not detected at stated detection limits

"--" indicates value not available

SROs pursuant to 35 IAC 742-Tiered Approach to Corrective Action Objectives (Appendix B, Tables A & B)

(1) Non-TACO Chemicals

(2) Proposed TACO Chemical

TABLE NO. 2 Groundwater Sample Analytical Results: VOCs 7350 N. Lincoln Avenue / Lincolnwood, Illinois		Tier 1 Groundwater Remediation Objectives (Tier 1 GROs)			
Sample ID	**TMW-1**	**Class I**	**Class II**	**Indoor Inhalation - Residential**	**Indoor Inhalation - Industrial/ Commercial**
Collection Date	**7/17/18**				
1,1,1-Trichloroethane	<0.00100	0.2	1	1,000	1,300
1,1,2,2-Tetrachloroethane(1)	<0.00100	0.0043	0.0043	--	--
1,1,2-Trichloroethane	<0.00100	0.005	0.05	4,400	4,400
1,1-Dichloroethane	<0.00100	0.7	3.5	180	580
1,1-Dichloroethene	<0.00100	0.007	0.035	24	74
1,2-Dibromo-3-chloropropane	<0.00100	0.0002	0.002	0.00065	0.0027
1,2-Dibromoethane	<0.00100	0.00005	0.0005	0.0035	0.014
1,2-Dichloroethane	<0.00100	0.005	0.025	0.054	0.22
1,2-Dichloropropane	<0.00100	0.005	0.025	0.12	0.48
p-Dioxane (1) & (2)	<0.100	0.0077	0.0077	2.9	25
2-Butanone (MEK)(1) & (2)	<0.0100	4.2	4.2	10,000	48,000
2-Hexanone(1)	<0.0250	0.035	0.035	--	--
4-Methyl-2-pentanone (MIBK)(1)	<0.0250	0.56	0.56	--	--
Acetone	<0.0250	6.3	6.3	1,000,000	1,000,000
Benzene	<0.00100	0.005	0.025	0.11	0.41
Bromodichloromethane	<0.00100	0.0002	0.0002	6,700	6,700
Bromoform	<0.00100	0.001	0.001	3.1	12
Bromomethane (Methyl Bromide)	<0.00100	0.0098	0.049	1.5	4.8
Carbon Disulfide	<0.00100	0.7	3.5	67	210
Carbon Tetrachloride	<0.00100	0.005	0.025	0.020	0.076
Chlorobenzene	<0.00100	0.1	0.5	26	82
Chloroethane(1)	<0.00100	--	--	--	--
Chloroform	<0.00100	0.0002	0.001	0.07	0.15
Chloromethane(1)	<0.00100	--	--	--	--
cis-1,2-Dichloroethene	<0.00100	0.07	0.2	3,500	3,500
1,3-Dichloropropene (cis + trans)	<0.00100	0.001	0.005	0.14	0.52
Dibromochloromethane	<0.00100	0.14	0.14	2,600	2,600
Dichlorodifluoromethane (1) & (2)	<0.00100	1.4	7	3	9.2
Ethylbenzene	<0.00100	0.7	1	0.37	1.4
Isopropylbenzene (Cumene) (1) & (2)	<0.00100	0.7	3.5	2.7	8.4
Methyl Tertiary-Butyl Ether	<0.00100	0.07	0.07	1,900	6,800
Methylene Chloride	<0.00500	0.005	0.05	2.1	8.2
Naphthalene	<0.00200	0.14	0.22	0.075	0.32
n-Butanol	<0.100	0.7	0.7	74,000	74,000
o-Xylene	<0.00100	--	--	40	130
Styrene	<0.00100	0.1	0.5	310	310
Tetrachloroethene	<0.00100	0.005	0.025	0.091	0.34
Toluene	<0.00100	1	2.5	530	530
Total Xylenes	<0.00200	10	10	30	93
trans-1,2-Dichloroethene	<0.00100	0.1	0.5	16	51
Trichloroethene	<0.00100	0.005	0.025	0.34	1.3
Trichlorofluoromethane (1) & (2)	<0.00100	2.1	10.5	26	82
Vinyl Acetate	<0.0250	7	7	160	550
Vinyl Chloride	<0.00100	0.002	0.01	0.028	0.21

Notes: Results in mg/L (parts per million)
Shaded/Bolded cell indicates value exceeds the most applicable Tier 1 GRO
"<" indicates not detected at stated detection limits
"--" indicates value not available
Class I and Class II GROs pursuant to 35 IAC 742-Tiered Approach to Corrective Action Objectives (Appendix B, Table E)
Indoor Inhalation GROs pursuant to 35 IAC 742-Tiered Approach to Corrective Action Objectives (Appendix B, Table H, Diffusion & Advection)
(1) GROs for Non-TACO chemicals provided by IEPA Toxicity Assessment Unit (October 30, 2012)
(2) Current TACO chemical for the Indoor Inhalation exposure route; proposed TACO chemical for the Class I and Class II groundwater ingestion exposure routes

Appendix A

Soil Sampling Protocol

SUBSURFACE SOIL SAMPLING PROTOCOL

Subsurface samples are collected by employing various soil boring techniques based on site-specific conditions. Soil borings may be advanced using any of the following methodologies: 1) a conventional Ingersol Rand™ 300B with hollow stem augers and split-spoon sampling techniques; 2) a Bosch™ manual hydraulic/percussive Macro-Core® barrel sampler; 3) a truck-mounted Geoprobe 5410 hydraulic/percussive direct push sampling unit utilizing dual-tube sampling techniques; 4) a track-mounted Geoprobe 7822DT hydraulic/percussive direct push sampling unit utilizing dual-tube sampling techniques; 5) limited access Geoprobe hand-cart with a 2-inch Macro-Core® barrel sampler; and/or 6) stainless steel hand augers. The specific methodologies employed are described in the report and listed on the soil boring log for each soil boring location (i.e., IR-300B, Bosch, Geoprobe 5410, GeoProbe 7822DT, Geoprobe Hand-Cart, or HA, respectively).

The soil sampling activities are conducted in accordance with American Society of Testing and Materials (ASTM) standards (ASTM:D 1586 or 6282). Soil samples are collected with a stainless steel hand auger, a split-spoon sampler, a dual-tube sampler, and/or a Macro-Core® sampler at 2, 3, 4 or 5-foot intervals depending on the specific method used. In the split-spoon sampling procedures, a split-barrel sampler having either a 2-inch or 13/16-inch outside diameter, an inside diameter of 1-3/8 or 7/8 inches, and a length of 2.5 or 3 feet is driven into the soil to collect a representative and undisturbed sample. In the dual-tube barrel sampling technique, a stainless steel barrel having a 2.25-inch outside diameter and a length of 4 or 5 feet is used as an outer casing, and a the inner string consists of a 1.25-inch outer diameter center rod fitted with a dedicated disposable DT22 liner. In the Macro-Core® barrel sampling technique, a stainless steel barrel having a 2-inch outside diameter, an inside diameter of 1.5 inches, and a length of 2 or 3 feet is fitted with a dedicated disposable PVC liner and is driven into the soil to collect a representative and undisturbed sample.

The soil borings are sampled across continuous intervals from ground surface to the desired sampling depth, unless otherwise noted. The desired sampling depth is predicated on the specific conditions to be assessed, but may be restricted due to site-specific conditions. The drilling is directed by a Pioneer Engineering & Environmental Services, LLC (Pioneer) Field Project Geologist/Engineer, who field screens auger cuttings and soil samples, prepares samples for laboratory analysis, logs geologic materials encountered during drilling, observes the drilling activities, and supervises sample collection.

After retrieval, soil samples obtained from each interval are immediately field screened for the presence of organic vapors along the exposed surface of the soil sample under ambient conditions. The samples are screened for volatile organic compounds (VOCs) and/or semivolatile organic compounds (SVOCs) using a MiniRAE™ 2000 handheld air monitor / photoionization detector (PID). This device is sensitive to a variety of petroleum/hazardous substances, including those typically targeted in subsurface investigations, and provide qualitative indications of the relative concentrations of organic contaminants trapped in the sample matrix.

After the sampling sleeve or split-spoon is opened and screened, and where elevated ambient screening results or other field indications of contamination are observed, an undisturbed portion of the sample from the portion of the interval displaying the highest indications of contamination is immediately selected for possible analysis. Where no elevated screening results are registered, the sample selected for analysis is chosen based on the nature of the REC being assessed, and the judgment of the Field Project Manager. The sample is immediately packed into laboratory provided glassware, or preserved in accordance with US EPA's SW-846 Method 5035, if submitted for VOC analysis. In accordance with Method 5035, when soil samples are analyzed for VOCs, one of two field sampling methods is used. 1) A measured portion of the sample is placed in an EnCore™ sampler, or equivalent, immediately after collection, with the appropriate container quantities and volumes determined by the scope of work and field conditions. The EnCore™ samplers, or equivalent, are delivered to the laboratory and preserved within 48 hours of sample collection. 2) A measured portion of the sample collected in the field (subsample - small diameter core) is transferred directly from the sampling device(s) to pre-labeled, pre-weighed, air-tight, laboratory-provided glassware with appropriate preservative (either sodium bisulfate-for samples with estimated VOC concentrations less than 200 ppb; or methanol-for samples with estimated VOC concentrations greater than 200 ppb) immediately after sample collection.

After initial screening and sample preparation, a portion of the remaining soil from the sample interval is logged according to its predominant geological characteristics, in accordance with the Unified Soil Classification System

SUBSURFACE SOIL SAMPLING PROTOCOL (cont.)

(USCS). The sample is further examined for the presence of odors and/or visual evidence of contamination (hydrocarbon or other), and a headspace reading is obtained from a portion of the sample that is allowed to equilibrate to the ambient atmospheric temperature in a dedicated Zip-lock™ bag for approximately 15 minutes, depending upon various factors) using a PID to obtain a maximum field reading. The soil classifications and the results of the headspace screening are described in the report and listed on the soil boring logs.

Any soil samples chosen for possible analysis are packed in appropriate containers, properly labeled, designated for possible analysis, and placed in a cooler on ice for storage immediately after sample packing/preservation has been completed to preserve the integrity of the sample during field activities. The samples are subsequently shipped in a cooler on ice via a delivery service overnight to an independent laboratory under standard chain-of-custody procedures, or are retrieved (on the same day or as soon as practicable) by the contract laboratory. Samples are selected based on the scope of work, field observations (i.e. visual/odor observations, elevated PID readings, etc.), other site-specific conditions, and the judgment of the Pioneer Field Project Geologist/Engineer, and are submitted for possible analysis of the appropriate compounds targeted in the investigation.

Drill cuttings and liquids generated are left at the borehole. All boreholes are decommissioned in accordance with applicable Illinois Department of Public Health guidelines. When required, these spoils are contained in 55-gallon Type 17H drums. Decontamination procedures for the drilling equipment consists of steam cleaning the augers after each boring using a biodegradable detergent and high-pressure steam rinse. The split-spoon samplers are decontaminated between each sample interval by washing in a solution of Alconox and water, and triple rinsing with clean heated water.

Any deviations to or modifications of this standard protocol will be described on a site by site basis.

GREYSTAR

District 1860



4430 Touhy Avenue
Lincolnwood IL, 60712

A Market Study

August 27, 2018

Richard Tucker
Tucker Development
954 W Washington, Suite 415
Chicago, IL 60607

RE: District 1860

Dear Mr. Tucker:

In response to your request for a feasibility study regarding the strategic development District 1860 located in Lincolnwood, IL, we compiled and analyzed the data in this document along with our management experience in the market to determine the demand for multifamily housing units in Lincolnwood. In this document you will find:

- An introduction to Greystar
- A snapshot of multi-family conditions in Lincolnwood and the greater Near North Suburban Cook County submarket
- Submarket pipeline
- Target demographics
- Recommended rental rates
- Projected absorption

We have also included as attachments a market survey evidencing the competitive set, recent absorption comparables, Greystar Chicago's current management presence and team, and the provided renderings.

After our evaluation of market conditions in the submarket, we are confident that the population of Lincolnwood and surrounding areas will benefit from the addition of this mixed-use development.

Sincerely,

Joey Verrant

Director, Client Services

Greystar

CERTIFICATION

The analyses, opinions, and conclusions in this report are derived from our experience managing multi-family properties in the Chicago market and our experience with the multi-family industry in general. Further, the conclusions and opinions included in this report represent the personal and dispassionate views of the Greystar team and were provided without bias from any involved-party.

We certify that, to the best of our knowledge, the data points and statements of fact in this document are true and accurate.

SCOPE

This report was created for the client indicated on page 2 and was prepared for their analysis only.

The data used in the preparation of this report came from the following sources:

- Proprietary information and experience from Greystar's managed portfolio
- Third-party multi-family data providers including CoStar, Axiometrics, and Yardi Matrix
- U.S. Census Bureau and datausa.io
- Evaluation of existing competitive properties

4GREYSTAR

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*MARKET SURVEY

*ABSORPTION COMPARABLES

*GREYSTAR CHICAGO PORTFOLIO AND ORG CHART

*RENDERINGS

GREYSTAR

As the world's largest multi-family property management company, Greystar has been providing world-class service to the multi-family industry since 1993. Our business model integrates the management, development, and investment disciplines of the industry on national, regional, and local levels. Backed by decades of operational excellence and a proven track record, Greystar is a trusted partner to more than 400 clients, over 11,000 team members, and thousands of residents in over 420,000 units globally.

Our dedication to Redefining Excellence in Apartment Living® begins by building authentic partnerships with our clients and taking the time to understand the depth and complexity of their needs to provide customized, performance-enhancing service. We:

• Quickly adapt to changing market dynamics with the industry's best local experts

• Offer a proven, holistic business model that combines disciplined operational strategy, robust core services, and value-added solutions to achieve a higher level of property performance

• Provide significant savings to our communities and clients with our unprecedented national purchasing power

• Respond to the needs and expectations of our customers through our commitment to the latest technology-enabled systems

• Enhance revenue for properties through our fully integrated Advantage Solutions platform

• Create unmatched competitive advantages by providing insightful interpretations of the vast data that only Greystar has access to

• Promote sustainability and green strategies that lead to reduced resource consumption, higher efficiency, and increased profitability for our clients

• Focus on genuine relationships and shared values, beliefs, and actions to create a unique company culture built on performance success

PROPERTY MANAGEMENT

With offices in 35 cities serving over 150 markets globally, and over 420,000 residences under management, Greystar currently ranks first among the top 50 U.S. Apartment Managers according to the 2018 National Multi Housing Council Survey. Our innovative business model combines our international platform with the deep local market

knowledge so important to each community's success. Every community is staffed by the very best real estate professionals who are specifically trained to think like an owner and take pride in resident satisfaction. Our clients include pension funds, financial institutions, private equity, and lenders in possession, while our portfolio contains a variety of product types from high-rise lease-ups to student living.

EXECUTIVE SUMMARY

Location: 4430 Touhy Avenue, Lincolnwood, IL 60712. Located at the intersection of the heavily-trafficked avenues of Touhy and Lincoln.

Development: District 1860 is a proposed mixed-use development containing 300 residential units, 224 hotel rooms, and approximately 88,000 square feet of retail. Additionally, the proposed project will include roughly 44,000 square feet of amenity space, of which 41,272 is outdoors, to be used exclusively by the residential occupants. The current plans call for 506 indoor and 249 outdoor parking spaces for the project. The residential unit mix provided by CallisonRTKL is as follows:

Conclusion: After reviewing comparable properties both in, and outside of, the Greystar portfolio, we believe that both the unit mix and sizes laid out in this proposal are appropriate for the Lincolnwood submarket and surrounding areas. The table below examines recent multi-family developments in the North Shore to provide justification for the unit sizes and floor plans reflected in the proposal.

Avg Size				
Property	Studios	1BRs	2BR	3BR
Ravenswood Terrace	538	689	1,101	1,378
Main at 847	500	769	1,027	1,424
Midtown Square		813	1,171	
Park 205		789	1,163	1,411
Somerset Place	481	696	1,018	
Reserve Glenview	630	811	1,121	1,403
Northshore 770		818	1,118	
Kingston Pointe		1,005	1,320	1,883

% of Property				
Property	Studios	1BRs	2BR	3BR
Ravenswood Terrace	10%	40%	37%	13%
Main at 847	6%	50%	38%	6%
Midtown Square		73%	27%	
Park 205		52%	45%	3%
Somerset Place	50%	37%	13%	
Reserve Glenview	3%	50%	32%	15%
Northshore 770		43%	57%	
Kingston Pointe		35%	60%	5%

The proposed unit mix for District 1860 indicated below is in line with our recommendations for a successful development in Lincolnwood. We are confident that the plans as laid out will serve the needs of the community and ensure a successful lease-up.

Unit Type	Count	Average Size	Total SF
Studio	34	610	20,740
1 Bedroom	157	793	124,501
2 Bedrooms	93	1,190	110,670
3 Bedrooms	16	1,400	22,400
Total	300	928	278,311

MULTIFAMILY SNAPSHOT

Over the past 12 months the Chicago MSA has delivered approximately 7,350 units far exceeding the historical average of 3,489 units. With most of these units delivering downtown, the suburban markets appear to be on better footing. There are currently 17,000 units under construction in the MSA with roughly 5,000 units delivering by the end of 2018. Although the number of units under construction is concerning to many, the expectations for rising interest rates, labor and construction costs, property tax uncertainty, and temporarily dampened fundamentals market-wide, the expectations for new starts beyond the existing pipeline are more conservative.

Despite the recent onslaught of deliveries in the MSA, the market fundamentals are still strong with Chicago maintaining a 6% vacancy rate with 12 month rent growth of 2.0%. While Chicago's market vacancy rate is higher than other large MSAs such as New York City, the slight vacancy expansion experienced since 2014 is largely due to an increase in

the supply gains experienced this cycle. For perspective, the 4 & 5-star supply (class-A) in the market has increased by roughly 42% since 2014.

The submarket defined by CoStar as "Near North Suburban Cook County" encompasses the region from Park Ridge on the west, to Skokie on the east, while reflecting the south end of Glenview as the north border and Lincolnwood, Niles, and Edison Park forming the south border. Over the past 12 months, this submarket has delivered zero purpose-built multi-family units, leading to strong fundamentals relative to the Chicago MSA as a whole. At a time when supply gains have outstripped demand in many submarkets throughout Chicago, this submarket has outperformed reflecting a current vacancy rate of 4.2%, with rent growth over the last twelve months reaching 2.30%. Both numbers exceed the submarket's historical average, proving the demand for new rental housing. With virtually no units of scale under construction in the submarket, tight fundamentals are anticipated to continue. CoStar's projections for the submarket through 2022 reflect a vacancy rate of roughly 5%.

As to be expected given the constricted fundamentals, the absorption rates of recent deliveries in the North Cook County and North Shore submarkets (including Park 205, Midtown Square, and Reserve Glenview) reflect strong demand with, on average, 10-12 move-ins per month. This absorption rate reflects parity with additional recent Chicagoland lease-ups such as Elmhurst 255, Tapestry Glenview, and Uptown La Grange; projects viewed market-wide as successful.

For existing or potential renters in Lincolnwood, there is a dearth of rental options, with the only existing rental building being 6535 Lincoln Avenue, built in 2006 and containing 8 units. Expanding the search to include all apartment properties within a 2-mile radius of Lincolnwood built since 1980 and greater than 50 units yields 0 rental properties. While the neighboring villages of Skokie, Edgewater, Evanston, Ravenswood, Park Ridge, and Glenview have benefitted from additional rental housing options, or will shortly, Lincolnwood has an empty pipeline.

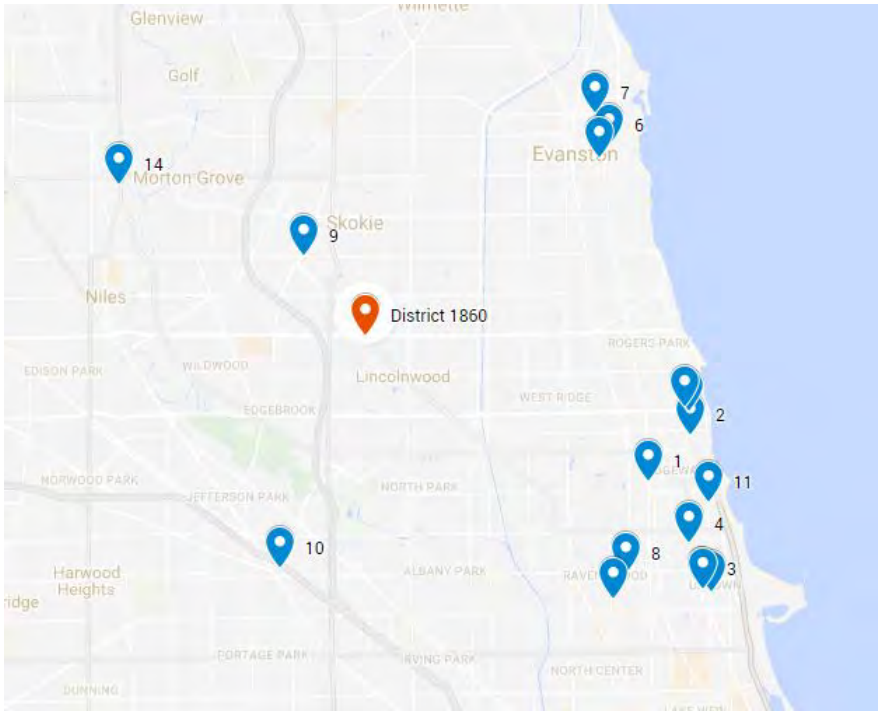
The existing multi-family product in the submarket is largely C-Class workforce housing catered to the manufacturing and service sectors, however we feel that the proposed development will not only service existing Lincolnwood residents, but pull from surrounding areas to include workers in the healthcare sector and professional business services arenas. Additionally, the inclusion of a hotel and retail in the development will function to bolster an already active intersection in Lincolnwood.

*Data from CoStar

NEAR NORTH SUBURBAN COOK COUNTY PIPELINE

Although the pipeline of new multi-family properties of scale in the Near North Suburban Cook submarket is barren, expanding the search to include all properties proposed or under construction within a 5-mile radius of Lincolnwood yields the following:

#	Building Address	Developer Name	Units	Year	City
1	5700 N Ashland Ave	MCZ Development Corporation	141	2020	Chicago
2	6145 N Broadway	Catapult Real Estate Group	106	2020	Chicago
3	4601 N Broadway St	Praedium Development Corporation	197	2020	Chicago
4	5040 N Broadway St		141	2019	Chicago
5	6361 N Broadway St		143	2020	Chicago
6	601 Davis St	Vermillion Development Co	217	2020	Evanston
7	831 Emerson St	CA Ventures, LLC	242	2019	Evanston
8	1825 W Lawrence Ave	Harlem Irving Companies	166	2019	Chicago
9	8000 Lincoln Ave	Greenspire Properties, LLC	153	2019	Skokie
10	4849 N Lipps Ave	Mega Group, Inc.	113	2020	Chicago
11	5440-5450 N Sheridan Rd		186	2019	Chicago
12	4555 N Sheridan Rd	Clayco Inc	149	2019	Chicago
13	1450 Sherman Ave	Albion Residential	298	2019	Evanston
14	8700 Waukegan Rd		172	2019	Morton Grove
15	1050 W Wilson Ave	CEDARst Companies	110	2019	Chicago
16	4501 N Winchester Ave	Evergreen Real Estate Services LLC	200	2019	Chicago
17	5050 N Broadway St	CEDARst Companies	706	2019	Chicago
18	SEC N Broadway & W Sherid Rd		136	2018	Chicago
19	6418 N Sheridan Rd	Madison Construction	111	2018	Chicago



Although the 5-mile radius surrounding Lincolnwood includes a considerable number of new deliveries through 2020, Lincolnwood and immediately adjacent areas are devoid of any projects.

TARGET DEMOGRAPHICS

Although much has been made of Chicago's often publicized population loss (-13,286 for 2017 – U.S. Census Bureau), the true story involves a discussion of population shift from less educated to better and from lower incomes to higher. As noted in Crain's Chicago Business, the percentage of Chicago's population over 25 years old with a bachelor's degree or greater increased roughly 10% from 2006-2016 as the median household income of the MSA increased 4.54% from 2015 to 2016. The areas experiencing population loss have been largely limited to primarily industrial neighborhoods south or west of the city at a time when the CBD has grown along with suburbs adjacent to key white-collar employment. Although the headlines surrounding population loss are frightening, the reality is that for class-A multi-family development, the shift in demographics tells a positive story.

In addition to a lack of existing class-A rental product and a pipeline devoid of units serving Lincolnwood and adjacent villages, we believe that the demographics in Lincolnwood support this development, as well as the preliminary rents identified in this document. With a 2016 median household income of $96,222 (U.S. Census Bureau), the village of Lincolnwood far exceeds the average MSA median household income of $63,327 (U.S Census Bureau). To put this number into context, Lincolnwood's median household income is 31% greater than Lombard and 17% greater than Oak Park; both villages that have welcomed new developments since 2016 at rental rates exceeding those assumed for District 1860.

Based on our experience in other suburban Chicago markets within the Greystar-managed portfolio, Lincolnwood's median age of 46.4 supports the product type and unit mix proposed. For example, at The Reserve at Glenview, a property under Greystar management since August 3rd, 2017, the average resident age is 42 with an annual household income of $101,000. Based on an average rent of $2,070 per month, The Reserve Glenview residents average a rent to income ratio of 24.6%. Using the projected average rent for District 1860 of $2,117 per month and Lincolnwood's average household income, the anticipated rent to income ratio, widely-held as a test of affordability, calculates to a 26.4%; a number less than the industry-standard 30%.

We believe that the proposed unit mix will allow the targeting of multiple groups within the renter pool. The studio units, with an average size of 610 square feet, provide an affordable option for the price-conscious who desire luxury living but do not require copious space. The 1BR units, making up 52% of the residential component of the property, are the most versatile and will be marketed towards young professionals, couples, and divorcees; however, it is not uncommon to find empty nesters in this unit type as well. The 2BR units will also be highly sought after for those with children or couples who are renting before purchasing a home, or after downsizing from a single-family home. Lincolnwood's median property value of $379,500 (Census Bureau) as of 2016 represents a 3.77% increase YOY and exceeds the MSA median of $229,900 (datausa.io). Because of the lack of rental product in Lincolnwood, the village boasts a homeownership rate of 85.9% eclipsing the national average of 63.6% and the MSA's average of 63.4%. The first class-A rental project of its kind will be an appealing alternative to home ownership tor those looking for the flexibility renting provides, as well as those shying away from the required down payment and the Cook County property tax outlook. Our experience managing class-A suburban properties throughout Chicagoland has proven to us the existence and strength of the "renters by choice" pool. Prior to this development cycle, potential renters in many suburban markets were forced to forego the

convenience and benefits of modern rental living in favor of renting dated apartment communities or single-family homes; neither of which offer the comfort or service that District 1860 will provide.

RECOMMENDED RENTAL RATES

After a thorough evaluation of the competitive set (attached) within the submarket and comparable product throughout the MSA, we believe the rents laid out below are an accurate representation of achievable rental rates on an untrended basis (today's dollars).

Unit Type	# of Units	Avg Market Rent	Square Feet	$/SF
Studio	34	$ 1,586	610	2.60
1 Bedroom	157	$ 1,864	793	2.35
2 Bedrooms	93	$ 2,618	1,190	2.20
3 Bedrooms	16	$ 3,150	1,400	2.25
Total	300	$ 2,135	928	2.30

PROJECTED ABSORPTION

With the unit mix and rent levels in this document, we anticipate District 1860 reaching stabilization within 20-24 months assuming 10-13 leases per month; a number based on recent suburban developments including:

- Elmhurst 255
- Metro 59
- The Reserve Glenview
- Park 205
- Midtown Square
- Uptown La Grange
- Tapestry Glenview
- Northshore 770

GREYSTAR®



Market Survey

District 1860

Presented to:

Tucker Development

Survey Date:

8/28/2018

Properties Included in Survey:

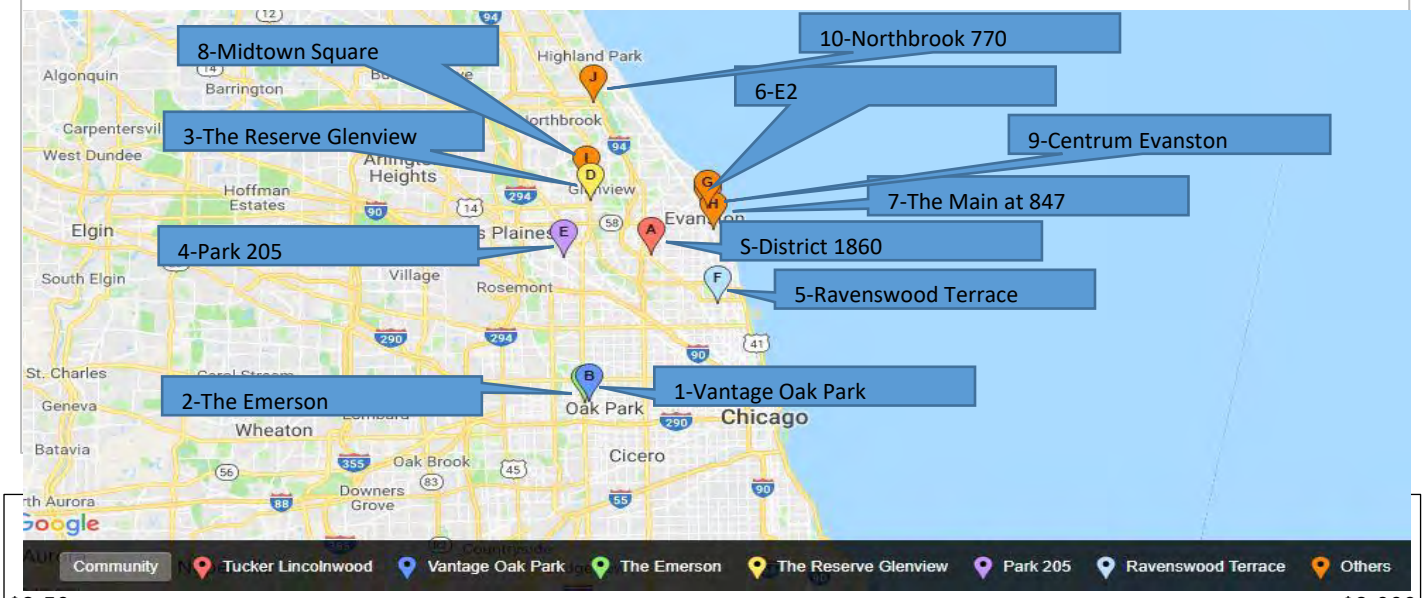
District 1860
Vantage Oak Park
The Emerson
The Reserve Glenview
Park 205
Ravenswood Terrace
E2
The Main at 847
Midtown Square
Centrum Evanston
Northbrook 770

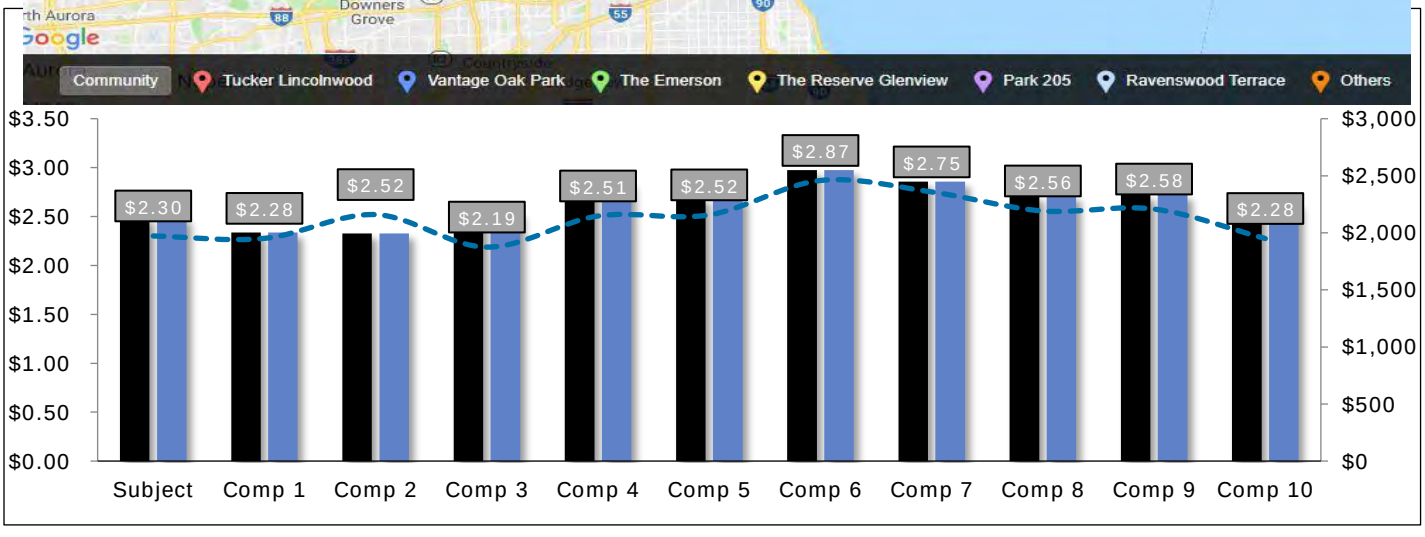
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	Property Name	Year Built	# of units	% Occupied	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**300**	**0%**	**928**	**$2,135**	**$2.30**	**$2,135**	**$2.30**
Comp 1	Vantage Oak Park	2016	270	92%	880	$2,003	$2.28	$2,003	$2.28
Comp 2	The Emerson	2017	270	75%	791	$1,994	$2.52	$1,994	$2.52
Comp 3	The Reserve Glenview	2015	239	90%	994	$2,175	$2.19	$2,175	$2.19
Comp 4	Park 205	2015	115	93%	974	$2,441	$2.51	$2,441	$2.51
Comp 5	Ravenswood Terrace	2014	150	94%	917	$2,308	$2.52	$2,308	$2.52
Comp 6	E2	2015	352	95%	889	$2,549	$2.87	$2,549	$2.87
Comp 7	The Main at 847	2016	112	92%	890	$2,448	$2.75	$2,448	$2.75
Comp 8	Midtown Square	2014	138	99%	909	$2,324	$2.56	$2,324	$2.56
Comp 9	Centrum Evanston	2017	101	100%	906	$2,333	$2.58	$2,333	$2.58
Comp 10	Northbrook 770	2016	347	80%	989	$2,251	$2.28	$2,251	$2.28
Total/Avg (Market)			***2394***	***91%***	***915***	***$2,245***	***$2.46***	***$2,245***	***$2.46***
Total/Avg. (Market less Subject)			***2094***	***91%***	***913***	***$2,261***	***$2.49***	***$2,261***	***$2.49***

Lincolnwood I 0

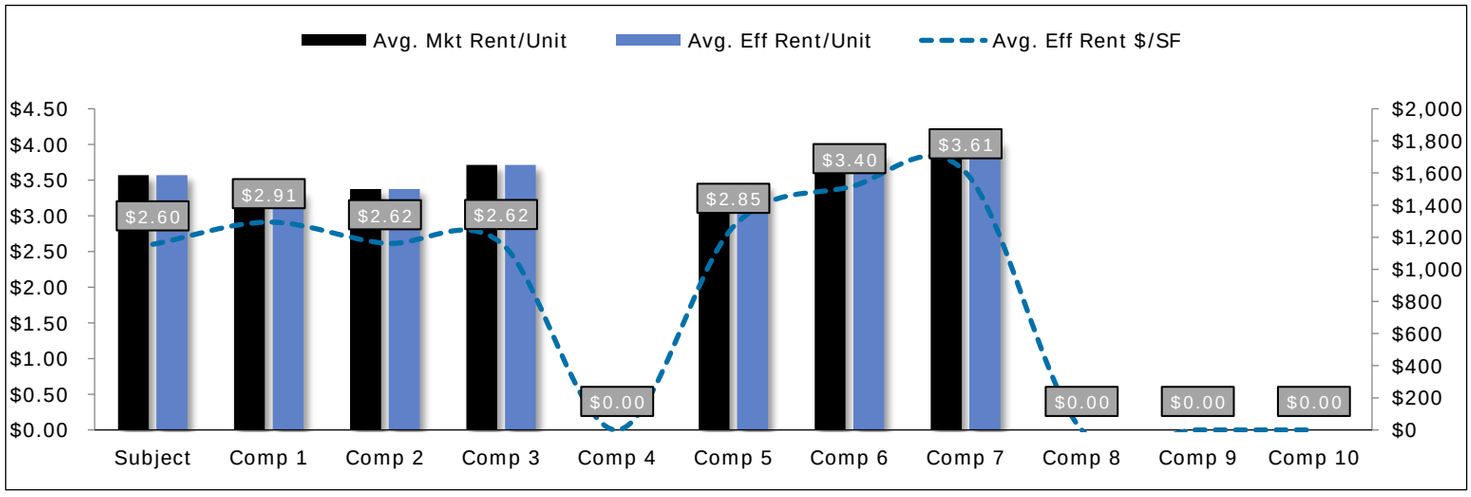




Standard Unit Types

	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**34**	**11%**	**610**	**$1,586**	**$2.60**	**$1,586**	**$2.60**
Comp 1	Vantage Oak Park	2016	40	15%	511	$1,488	$2.91	$1,488	$2.91
Comp 2	The Emerson	2017	99	37%	573	$1,500	$2.62	$1,500	$2.62
Comp 3	The Reserve Glenview	2015	6	3%	630	$1,650	$2.62	$1,650	$2.62
Comp 4	Park 205	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 5	Ravenswood Terrace	2014	15	10%	538	$1,531	$2.85	$1,531	$2.85
Comp 6	E2	2015	83	24%	505	$1,718	$3.40	$1,718	$3.40
Comp 7	The Main at 847	2016	7	6%	500	$1,805	$3.61	$1,805	$3.61
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***284***	***15%***	***547***	***$1,584***	***$2.92***	***$1,584***	***$2.92***
Total/Avg. (Market less Subject)			***250***	***16%***	***538***	***$1,584***	***$2.97***	***$1,584***	***$2.97***

Studio Analysis | Standard



Renovated Unit Types

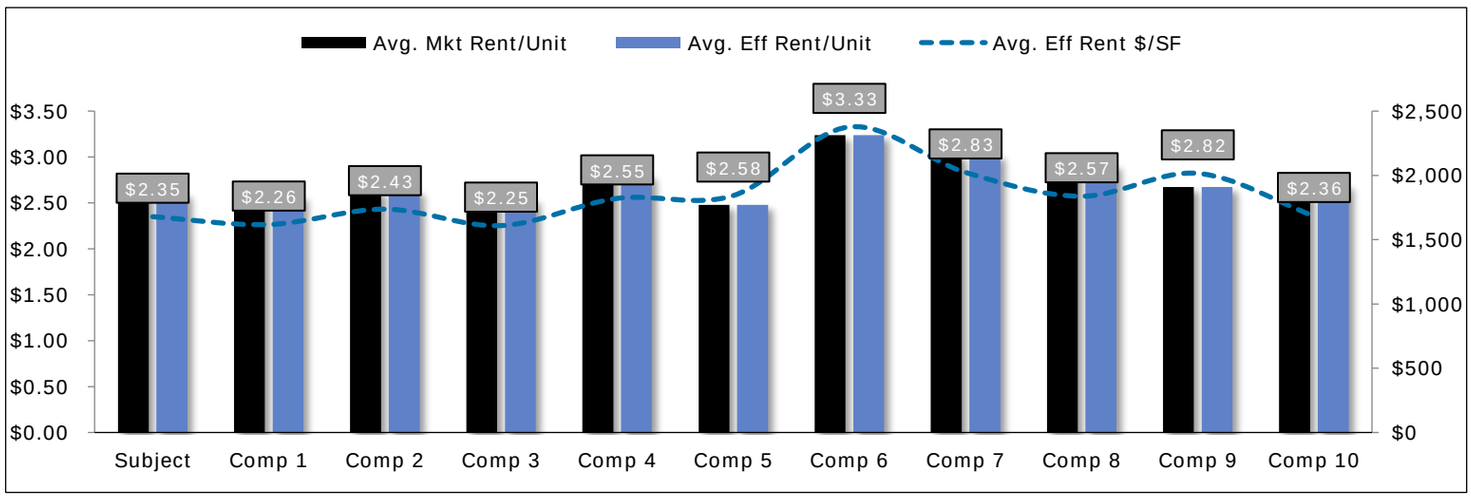
	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**0**	**0%**	**0**	**$0**	**$0.00**	**$0**	**$0.00**
Comp 1	Vantage Oak Park	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 2	The Emerson	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 3	The Reserve Glenview	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 4	Park 205	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 5	Ravenswood Terrace	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 6	E2	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 7	The Main at 847	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***
Total/Avg. (Market less Subject)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***

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Standard Unit Types

	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**157**	**52%**	**793**	**$1,864**	**$2.35**	**$1,864**	**$2.35**
Comp 1	Vantage Oak Park	2016	142	53%	815	$1,844	$2.26	$1,844	$2.26
Comp 2	The Emerson	2017	100	37%	777	$1,884	$2.43	$1,884	$2.43
Comp 3	The Reserve Glenview	2015	121	51%	811	$1,819	$2.25	$1,819	$2.25
Comp 4	Park 205	2015	60	52%	789	$2,004	$2.55	$2,004	$2.55
Comp 5	Ravenswood Terrace	2014	60	40%	689	$1,770	$2.58	$1,770	$2.58
Comp 6	E2	2015	111	32%	695	$2,313	$3.33	$2,313	$3.33
Comp 7	The Main at 847	2016	56	50%	769	$2,163	$2.83	$2,163	$2.83
Comp 8	Midtown Square	2014	101	73%	813	$2,088	$2.57	$2,088	$2.57
Comp 9	Centrum Evanston	2017	57	56%	678	$1,908	$2.82	$1,908	$2.82
Comp 10	Northbrook 770	2016	149	43%	818	$1,929	$2.36	$1,929	$2.36
Total/Avg (Market)			***1114***	***49%***	***779***	***$1,952***	***$2.53***	***$1,952***	***$2.53***
Total/Avg. (Market less Subject)			***957***	***49%***	***777***	***$1,966***	***$2.56***	***$1,966***	***$2.56***

One Bedroom Analysis | Standard



Renovated Unit Types

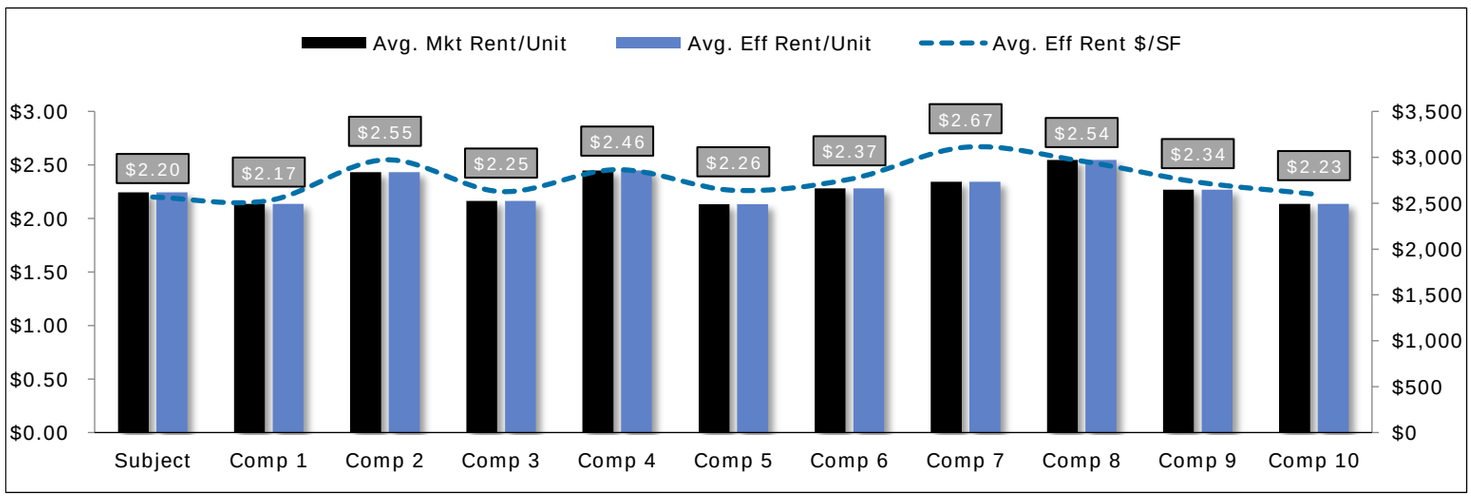
	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**0**	**0%**	**0**	**$0**	**$0.00**	**$0**	**$0.00**
Comp 1	Vantage Oak Park	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 2	The Emerson	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 3	The Reserve Glenview	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 4	Park 205	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 5	Ravenswood Terrace	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 6	E2	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 7	The Main at 847	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***
Total/Avg. (Market less Subject)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***

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Standard Unit Types

	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**93**	**31%**	**1190**	**$2,618**	**$2.20**	**$2,618**	**$2.20**
Comp 1	Vantage Oak Park	2016	88	33%	1152	$2,493	$2.17	$2,493	$2.17
Comp 2	The Emerson	2017	71	26%	1116	$2,838	$2.55	$2,838	$2.55
Comp 3	The Reserve Glenview	2015	76	32%	1121	$2,523	$2.25	$2,523	$2.25
Comp 4	Park 205	2015	52	45%	1163	$2,857	$2.46	$2,857	$2.46
Comp 5	Ravenswood Terrace	2014	55	37%	1101	$2,487	$2.26	$2,487	$2.26
Comp 6	E2	2015	108	31%	1126	$2,661	$2.37	$2,661	$2.37
Comp 7	The Main at 847	2016	42	38%	1027	$2,735	$2.67	$2,735	$2.67
Comp 8	Midtown Square	2014	37	27%	1171	$2,969	$2.54	$2,969	$2.54
Comp 9	Centrum Evanston	2017	38	38%	1132	$2,648	$2.34	$2,648	$2.34
Comp 10	Northbrook 770	2016	198	57%	1118	$2,493	$2.23	$2,493	$2.23
Total/Avg (Market)			***858***	***36%***	***1131***	***$2,620***	***$2.32***	***$2,620***	***$2.32***
Total/Avg. (Market less Subject)			***765***	***36%***	***1123***	***$2,620***	***$2.33***	***$2,620***	***$2.33***

Two Bedroom Analysis | Standard



Renovated Unit Types

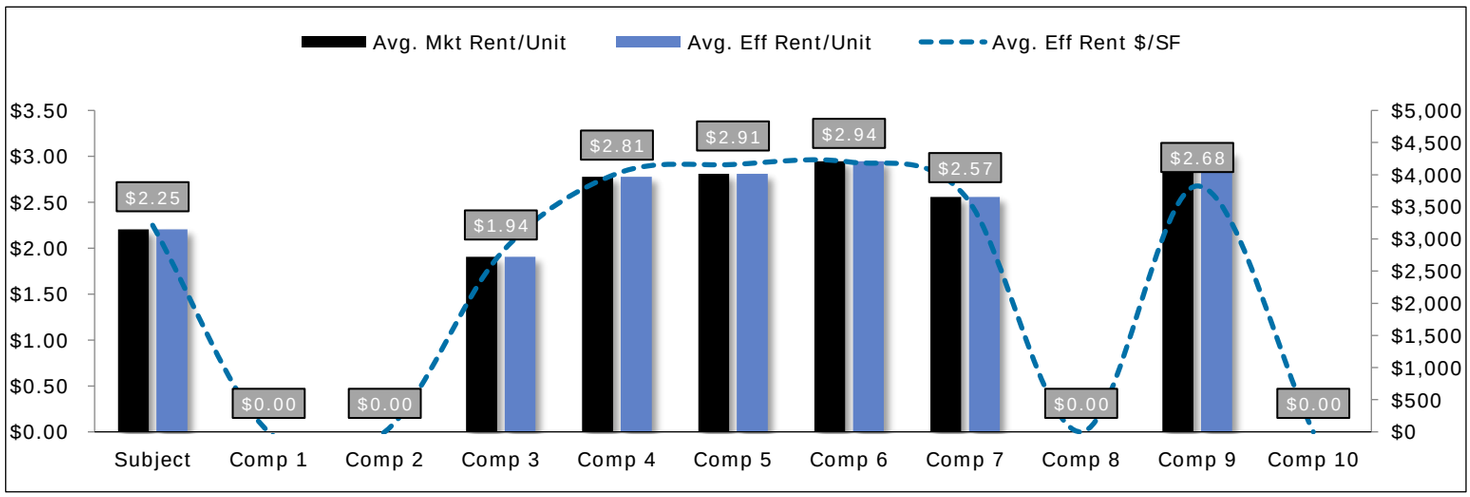
	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**0**	**0%**	**0**	**$0**	**$0.00**	**$0**	**$0.00**
Comp 1	Vantage Oak Park	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 2	The Emerson	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 3	The Reserve Glenview	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 4	Park 205	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 5	Ravenswood Terrace	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 6	E2	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 7	The Main at 847	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***
Total/Avg. (Market less Subject)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***

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Standard Unit Types

	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**16**	**5%**	**1400**	**$3,150**	**$2.25**	**$3,150**	**$2.25**
Comp 1	Vantage Oak Park	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 2	The Emerson	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 3	The Reserve Glenview	2015	36	15%	1403	$2,726	$1.94	$2,726	$1.94
Comp 4	Park 205	2015	3	3%	1411	$3,967	$2.81	$3,967	$2.81
Comp 5	Ravenswood Terrace	2014	20	13%	1378	$4,012	$2.91	$4,012	$2.91
Comp 6	E2	2015	50	14%	1444	$4,210	$2.94	$4,210	$2.94
Comp 7	The Main at 847	2016	7	6%	1424	$3,655	$2.57	$3,655	$2.57
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	6	6%	1632	$4,369	$2.68	$4,369	$2.68
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***138***	***9%***	***1425***	***$3,645***	***$2.56***	***$3,645***	***$2.56***
Total/Avg. (Market less Subject)			***122***	***10%***	***1429***	***$3,710***	***$2.60***	***$3,710***	***$2.60***

Three Bedroom Analysis I Standard



Renovated Unit Types

	Property Name	Year Built	# of units	% of Property	Avg. Unit Size (SF)	Avg. Mkt Rent/Unit	Avg. Mkt Rent $/SF	Avg. Eff Rent/Unit	Avg. Eff Rent $/SF
Subject	**District 1860**	**2020**	**0**	**0%**	**0**	**$0**	**$0.00**	**$0**	**$0.00**
Comp 1	Vantage Oak Park	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 2	The Emerson	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 3	The Reserve Glenview	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 4	Park 205	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 5	Ravenswood Terrace	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 6	E2	2015	0	0%	0	$0	$0.00	$0	$0.00
Comp 7	The Main at 847	2016	0	0%	0	$0	$0.00	$0	$0.00
Comp 8	Midtown Square	2014	0	0%	0	$0	$0.00	$0	$0.00
Comp 9	Centrum Evanston	2017	0	0%	0	$0	$0.00	$0	$0.00
Comp 10	Northbrook 770	2016	0	0%	0	$0	$0.00	$0	$0.00
Total/Avg (Market)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***
Total/Avg. (Market less Subject)			***0***	***0%***	***0***	***$0***	***$0.00***	***$0***	***$0.00***

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		0	1	2	3	4	5	6	7	8	9	10	11												
Park 205	Units	115	115	115	115	115	115	115	115	115	115	115	115												
	Occupancy	0	12.17%	23.48%	28.70%	33.91%	40.00%	48.70%	61.74%	66.96%	71.30%	83.48%	93.04%												
	Move-ins	0	14	15	8	6	8	11	16	10	6	16	11												11
	Occupied #	0	14	27	33	39	46	56	71	77	82	96	107												
Midtown Square	Units	138	138	138	138	138	138	138	138	138	138	138	138												
	Occupancy	10.73	13.21%	16.91%	28.54%	28.22%	44.89%	57.29%	69.80%	81.40%	87.28%	88.10%	88.50%												
	Move-ins	0	18	5	16	0	23	17	17	16	8	1	1												11
	Occupied #	0	18	23	39	39	62	79	96	112	120	122	122												
Northshore 770	Units	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347					
	Occupancy	0	18.63%	37.27%	55.90%	57.23%	58.57%	59.90%	61.63%	63.37%	65.10%	65.77%	66.43%	67.10%	71.33%	75.57%	79.80%	80.00%	80.20%	80.40%					
	Move-ins	0	65	65	65	5	5	5	6	6	6	2	2	2	15	15	15	1	1	1					15
	Occupied #	0	65	129	194	199	203	208	214	220	226	228	231	233	248	262	277	278	278	279					
Reserve at Glenview	Units	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239		
	Occupancy	0	5.43%	10.87%	16.30%	21.60%	26.90%	32.20%	37.50%	42.80%	48.10%	54.53%	60.97%	67.40%	70.60%	73.80%	77.00%	78.27%	79.53%	80.80%	82.73%	84.67%	86.60%		
	Move-ins	0	13	13	13	13	13	13	13	13	13	15	15	15	8	8	8	3	3	3	5	5	5		10
	Occupied #	0	13	26	39	52	64	77	90	102	115	130	146	161	169	176	184	187	190	193	198	202	207		
Elmhurst 255	Units	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192								
	Occupancy	0	11.47%	22.93%	34.40%	40.13%	45.87%	51.60%	57.83%	64.07%	70.30%	75.33%	80.37%	85.40%	88.37%	91.33%	94.30%								
	Move-ins	0	22	22	22	11	11	11	12	12	12	10	10	10	6	6	6								12
	Occupied #	0	22	44	66	77	88	99	111	123	135	145	154	164	170	175	181								
Tapestry Glenview	Units	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290
	Occupancy	0	4.37%	8.73%	13.10%	13.33%	13.57%	13.80%	20.23%	26.67%	33.10%	39.43%	45.77%	52.10%	62.10%	72.10%	82.10%	82.10%	82.10%	82.10%	82.10%	82.10%	82.10%	85.07%	88.03%	91.00%
	Move-ins	0	13	13	13	1	1	1	19	19	19	18	18	18	29	29	29	0	0	0	0	0	0	9	9	9	11
	Occupied #	0	13	25	38	39	39	40	59	77	96	114	133	151	180	209	238	238	238	238	238	238	238	247	255	264	
Courthouse Square	Units	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149					
	Occupancy	0	4.93%	9.87%	14.80%	19.93%	25.07%	30.20%	34.67%	39.13%	43.60%	53.00%	62.40%	71.80%	76.73%	81.67%	86.60%	89.73%	92.87%	96.00%					
	Move-ins	0	7	7	7	8	8	8	7	7	7	14	14	14	7	7	7	5	5	5					8
	Occupied #	0	7	15	22	30	37	45	52	58	65	79	93	107	114	122	129	134	138	143					
Uptown La Grange	Units	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254							
	Occupancy	0.00%	2.76%	10.63%	17.32%	24.41%	32.28%	38.58%	45.28%	50.79%	53.54%	57.48%	60.63%	64.96%	68.90%	74.41%	79.13%	79.92%							
	Move-ins	0	7	20	17	19	20	16	17	14	10	12	11	15	14	20	20	13							15
	Occupied #	0	7	27	44	62	82	98	115	129	136	146	154	165	175	189	201	203							
Metro 59	Units	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232								
	Occupancy	0.00%	4.17%	8.33%	12.50%	16.10%	19.70%	23.30%	27.47%	31.63%	35.80%	39.67%	43.53%	47.40%	53.57%	59.73%	65.90%								
	Move-ins	0	10	10	10	8	8	8	10	10	10	9	9	9	14	14	14								10
	Occupied #	0	10	19	29	37	46	54	64	73	83	92	101	110	124	139	153								

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Senior Managing Director
Real Estate
Greystar 2017

CAPITAL PROJECTS

DAN ROLEWSKI
Senior Director
Construction
Greystar 2006

JEFF SCHWEDEL
Regional Property Manager
Greystar 2014

ERICA MOORE
Construction Services Manager
Greystar 2013

NATALIE NELSON
Regional Property Manager
Greystar 2014

KEN RASCHKE
Regional Maintenance Manager
Greystar 2013

AMY JANKOWSKI
Regional Property Manager, Managing Broker
Greystar 2014

DANELL BUTELL
Regional Property Manager
Greystar 2014

KACI BROWN
Regional Property Manager
Greystar 2014

CLIENT SERVICES

VALERIE FERTITTA
Managing Director
Real Estate
Greystar 2002

COLLEEN DARKEN
Regional Property Manager
Greystar 2013

FERDA GUVENC
Regional Property Manager
Greystar 2018

Emily Carnes
Regional Property Manager
Greystar 2014

JAMES HANNAN
Director
Real Estate
Greystar 2018

ALLISON ARIAS
Regional Property Manager
Greystar 2018

SEAN PENA
Regional Property Manager
Greystar 2014

MARKETING

JOEY VERRANT
Director
Client Services
Greystar 2015

JOE ROSE
Real Estate Associate
Greystar 2014

HOLLY JONES
Manager
Marketing
Greystar 2011

MICHELLE MOLINARO
Management Liaison
Greystar 2016

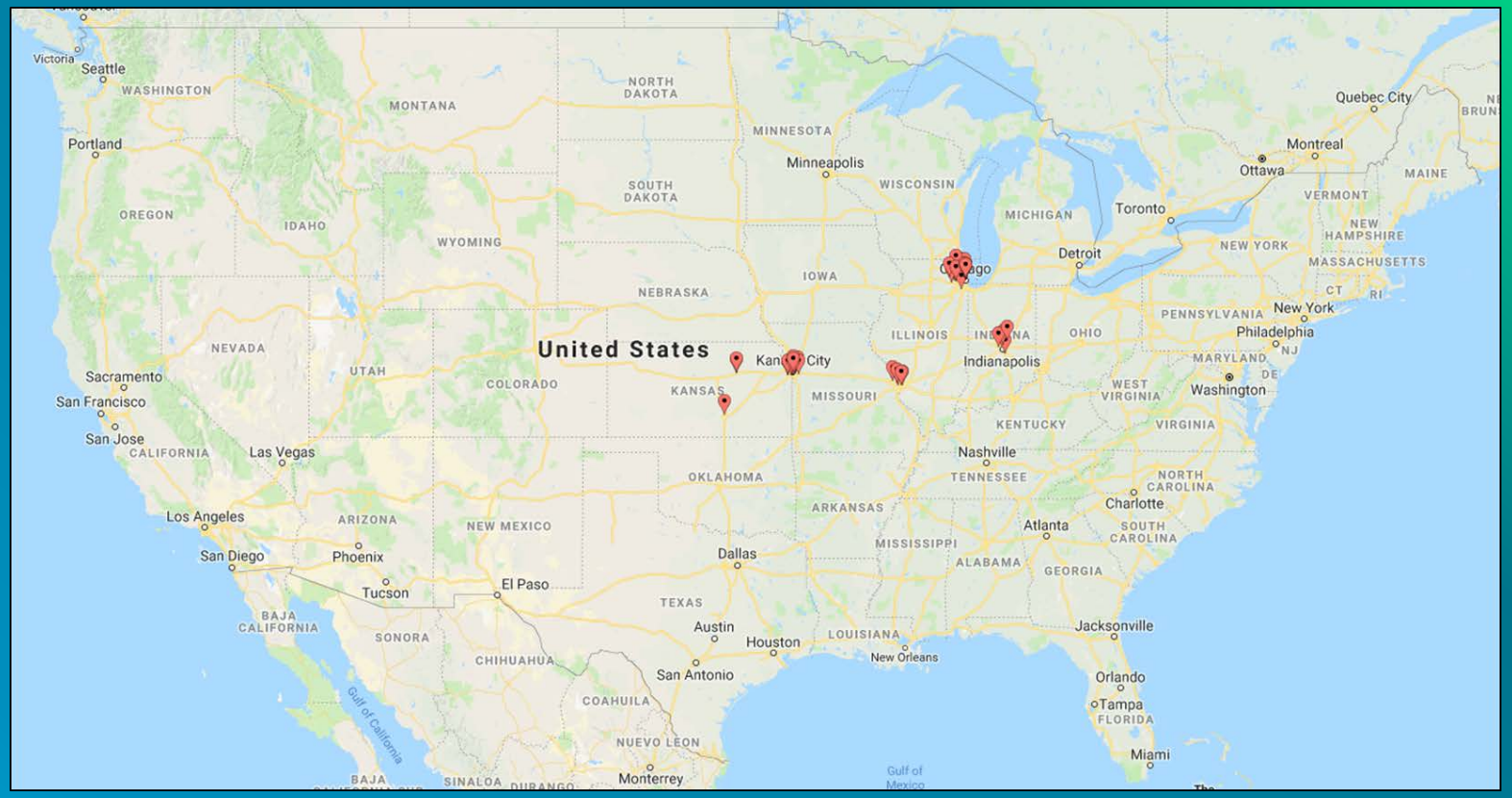
GREG BAJEMA
Talent Advisor Associate
Greystar 2018

THAMAR JONES
Executive Assistant
Greystar 2018

PARCHENNEY DONLEY
Senior Management Coordinator
Greystar 1997

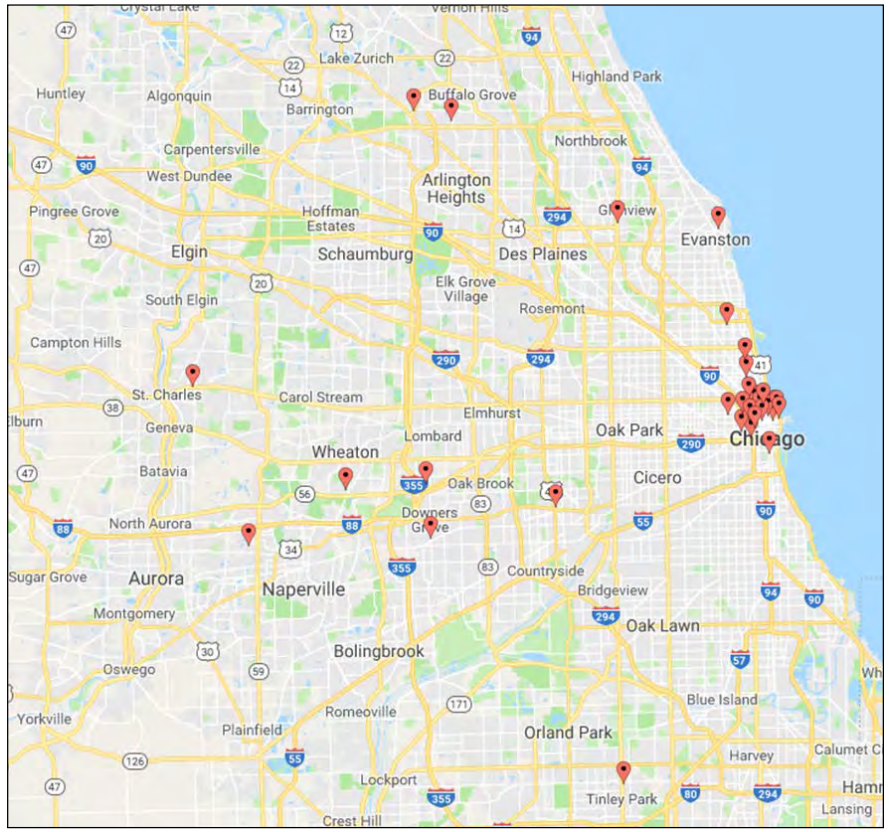
CHICAGO REGION

IL, IN, KS, MO, IA
59 COMMUNITIES
16,233 UNITS



Our Midwest footprint...

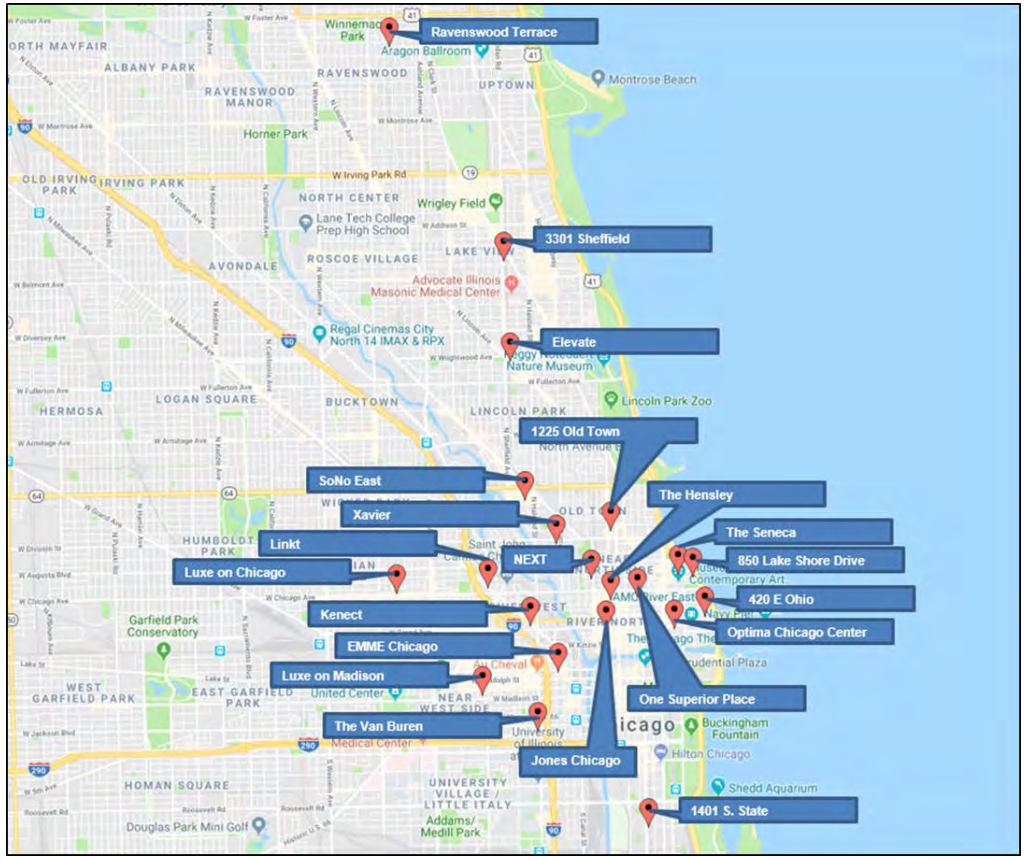
CHICAGO MSA PRESENCE



Name	Units	City	Client
1225 Old Town	250	Chicago	Heitman
1401 S. State	278	Chicago	Greystar Investment
3301 Sheffield	10	Chicago	Akara
420 E Ohio	263	Chicago	Gerding Edlen
850 Lake Shore Drive	198	Chicago	JP Morgan
Apex 41	181	Lombard	GlenStar
Ascend St. Charles	400	St. Charles	Lowe Enterprises
Bourbon Square	612	Palatine	Lowe Enterprises
Courthouse Square	149	Wheaton	CBRE Global Investors
E2	352	Evanston	Fifield Realty Partners
Elevate	191	Chicago	Baker Development
EMME Chicago	199	Chicago	Gerding Edlen
Fairways of Naperville	210	Naperville	Lowe Enterprises
Hanover Place	150	Tinley Park	Focus Healthcare
Jones Chicago	188	Chicago	Gerding Edlen
Kenect	227	Chicago	Akara
Linkt	52	Chicago	Akara
Luxe on Chicago	59	Chicago	Fifield Realty Partners
Luxe on Madison	102	Chicago	Fifield Realty Partners
Maple and Main	115	Downer's Grove	Trammell Crow Company
NEXT	310	Chicago	Fifield Realty Partners
One Superior Place	809	Chicago	Hartz Mountain
Optima Chicago Center	325	Chicago	Edge
Ravenswood Terrace	150	Chicago	Carlyle
Reserve at Glenview	239	Glenview	Lowe Enterprises
Retreat at Danada Farms	295	Wheaton	CBRE Global Investors
SoNo East	324	Chicago	Prudential
The Hensley	43	Chicago	Akara
The Seneca	256	Chicago	Vanbarton Group
The Van Buren	148	Chicago	Loukas Development
Uptown La Grange	254	La Grange	The Opus Group
Waterford Place	280	Arlington Heights	Legacy Development
Xavier	240	Chicago	Gerding Edlen
Vantage Oak Park	270	Oak Park	Magnolia Capital

34 COMMUNITIES - 8,129 UNITS

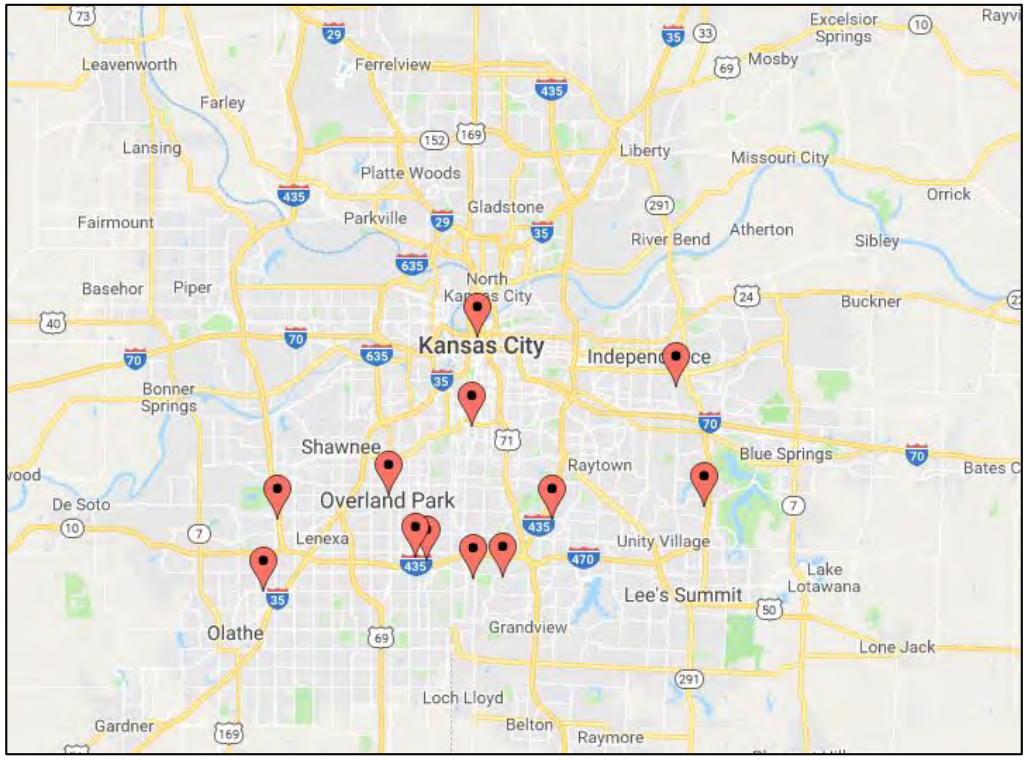
DOWNTOWN PRESENCE



Name	Units	City	Client
1225 Old Town	250	Chicago	Heitman
1401 S. State	278	Chicago	Greystar Investment
3301 Sheffield	10	Chicago	Akara
420 E Ohio	263	Chicago	Gerding Edlen
850 Lake Shore Drive	198	Chicago	JP Morgan
Elevate	191	Chicago	Baker Development
EMME Chicago	199	Chicago	Gerding Edlen
Jones Chicago	188	Chicago	Gerding Edlen
Kenect	227	Chicago	Akara
Linkt	52	Chicago	Akara
Luxe on Chicago	59	Chicago	Fifield Realty Partners
Luxe on Madison	102	Chicago	Fifield Realty Partners
NEXT	310	Chicago	Fifield Realty Partners
One Superior Place	809	Chicago	Hartz Mountain
Optima Chicago Center	325	Chicago	Edge
Ravenswood Terrace	150	Chicago	Carlyle
SoNo East	324	Chicago	Prudential
The Hensley	43	Chicago	Akara
The Seneca	256	Chicago	Vanbarton Group
The Van Buren	148	Chicago	Loukas Development
Xavier	240	Chicago	Gerding Edlen

21 COMMUNITIES - 4,622 UNITS

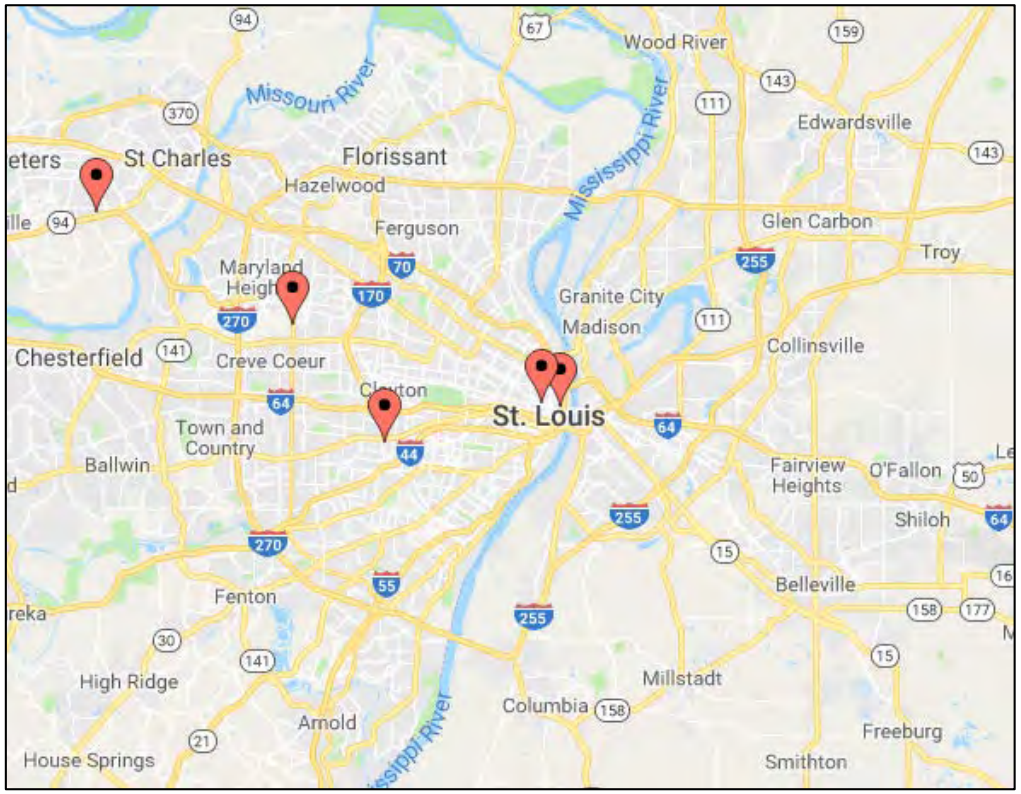
KANSAS CITY PRESENCE



Name	Units	City	Client
51 Main	176	Kansas City	VanTrust
Coach House	807	Kansas City	Aragon Holdings, LLC
Commerce Tower	355	Kansas City	Michael Knight
Estancia at City Center	304	Lenexa	New Street Properties
Highlands Lodge	230	Overland Park	DiNapoli Capital Partners
The Fairways	274	Lees Summit	Aragon Holdings, LLC
The Lennox of Olathe	384	Olathe	New Street Properties
The Mansion	550	Independence	Aragon Holdings, LLC
The Village at Mission Farms	212	Overland Park	DiNapoli Capital Partners
Timber Lakes at Red Bridge	322	Kansas City	Aragon Holdings, LLC
TimberLane Village	456	Kansas City	Marzion
The Vue	219	Overland Park	Hunt Midwest

12 COMMUNITIES - 4,289 UNITS

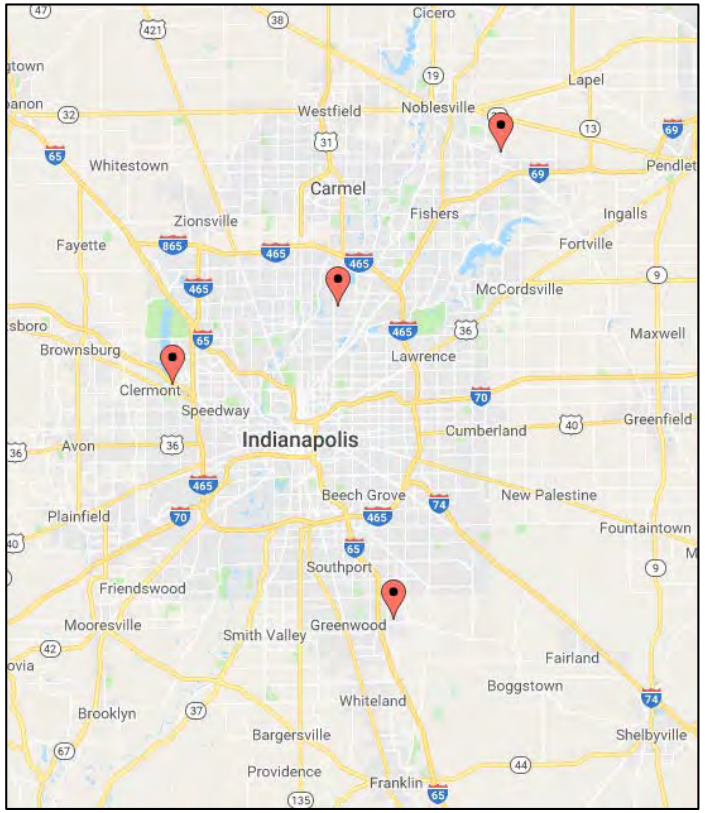
ST. LOUIS PRESENCE



Name	Units	City	Client
Monogram on Washington	168	St. Louis	Michael Knight
Oxford Hills	480	St. Louis	Aragon Holdings, LLC
Sun River Village	388	St. Peters	Marzion
Sunnen Station	174	Maplewood	Sunnen - G.T. Cozad
The Laurel	205	St. Louis	Spinnaker

5 COMMUNITIES - 1,415 UNITS

IDIANAPOLIS PRESENCE



Name	Units	City	Client
Autumn Breeze Apartments	280	Noblesville	Passco
Island Club	314	Indianapolis	Summit Equity Partners
Summit at Keystone	455	Indianapolis	Summit Equity Partners
Summit Pointe	256	Greenwood	Summit Equity Partners

5 COMMUNITIES - 1,415 UNITS


DISTRICT
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District 1860
Additional Preliminary PUD Materials

- **Site data**: See enclosed data sheet
  - *Description of the development standards and design criteria*: District 1860 will apply the highest standards of Urban Design, resulting in a cohesive, engaging, and long-term financially viable development. The overall framework for the project will analyze the site as three major subareas of development and land use. Pedestrian and vehicular access and circulation will be purposefully considered to produce a walkable and intuitive infrastructure which seamlessly ties into the existing urban fabric of the Village of Lincolnwood. Public open spaces consisting of a well-landscaped Village Green, active streetscapes, amenity courtyards, and dynamic sightlines will provide an authentic habitable neighborhood. The buildings lining these open spaces will be thoughtfully designed and utilize the highest quality of materials to positively affect the overall character of the public realm and create an exciting destination district within the Village of Lincolnwood.

- **Statement of Purpose**:
  - District 1860 will create an authentic and vibrant downtown destination for the Village of Lincolnwood, IL. Located at 4430 W. Touhy Ave. and adjacent to the new Lincolnwood Valley Line Trail and Overpass, when completed the planned development for the 8.46 acre site will become the symbolic heart of the Lincolnwood community.

    Comprised of 3 main buildings framing a signature Village Green and boulevard, programmatic uses will include +/- 81,747 SF of retail and restaurants. In addition, 300 luxury residential apartments and potentially a hospitality component will also be part of the Master Plan. Parking for the development will be located in both a structured deck and a well-landscaped surface lot. Building setbacks will range from 5'6" along Lincoln to 17'-25' along Touhy to enhance the pedestrian experience along both streets.

    With a decorative hardscape and landscaped parkway area, the Village Green will be a programmable space with the ability to be closed off from vehicular traffic for pedestrian only uses. This will provide opportunities for al fresco dining, farmers markets, outdoor concerts, and seasonal events.

    The architectural style will be fresh, contemporary and sensitively scaled to the neighboring community. The buildings will incorporate a diverse material palette consisting of masonry, architectural metal panel, modular fiber cement, synthetic or real wood product, and insulated aluminum and glass windows.

- **Ownership**:
  - Present owner: Romspen Lincolnwood LLC
  - Proposed owner: Touhy & Lincoln LLC

- **Development Schedule (if Multi-phased)**: N/A; The project is not multi-phased

District 1860
Additional Preliminary PUD Materials

- **Covenants**: See enclosed summary; The final Covenants will be provided to the Village for review and approval following approval and prior to building permit. The Applicant requests a waiver of this requirement at this stage, as it would be more typical for such covenants to be drafted and reviewed/approved by any third-party owner(s) and/or lenders at a later stage.

- **Non-Residential Use**: See enclosed data sheet

DISTRICT 1860

NWC Touhy Ave & Lincoln Ave | Lincolnwood, IL



Competitive Sites

1. Pointe Plaza
2. Village Crossing Phase I, II & III
3. Civic Center Plaza
4. Village Plaza
5. Lincolnwood Town Center
6. Lincoln Village
7. Touhy Town Center
8. Touhy Plaza
9. Jack's Corner
10. Skokie Commons
11. Touhy Marketplace
12. Lincoln Village
13. Evanston Plaza
14. Main Street Marketplace
15. Evanston Center
16. North Mayfair Commons

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DISTRICT 1860
COMPETITIVE PROPERTY ANALYSIS
LINCOLNWOOD, IL

	Property Name / Location	Anchors	GLA SF	Vacancy SF	Occupancy Rate	Rent PSF	NNN
Site	**District 1860** **NWC Touhy Ave & Lincoln Ave** **Lincolnwood, IL**		**90,000**	**90,000**	**0%**	**$25-40**	**$10.00**
	Pointe Plaza N-NWC Touhy & Carpenter Skokie, IL	WalMart, Fresh Farmers, Babies R Us, Ross	193,011	36,714	81%	$15.00	$10.34
	Village Crossing Phase I SWC Touhy & Carpenter Niles, IL	JewelOsco, Dick's, Party City, Pier 1 Imports, Tuesday Morning	273,482	10,752	96.07%	$15-34	$6.51
	Village Crossing Phase II & III SWC Touhy & Carpenter Skokie, IL	Best Buy, Bed Bath & Beyond, Petsmart, Ulta, AMC Theater	449,167	41,434	90.78%	$10.50-22	$12.06
	Civic Center Plaza NEC Waukegan & Harvard Road Niles, IL	H-Mart, Home Depot	264,973	6,174	97.67%	$21.00	$9.07
	Village Plaza NWC Dempster & Harlem Morton Grove, IL	TJ Maxx, Home Goods, Loehmann's, Planet Fitness, Produce World	159,214	3,000	98.12%	$12-18	$9.22
	Lincolnwood Town Center SWC Touhy & McCormick Blvd Lincolnwood, IL	Kohl's, Old Navy, Carson Pirie Scott	422,994	150,000	64.54%	$22-55	$25.00
	Lincoln Village SEC Lincoln Ave & McCormick Blvd Chicago, IL	Ross Dress For Less, Party City, Office Depot	163,658	51,869	68.31%	$30-45	$14.00
	Touhy Town Center Touhy Ave & Linder Ave Skokie, IL	Goodwill, Panera Bread	36,743	2,570	93.01%	$45-50	$12.00
	Touhy Plaza NWC Touhy & Laramie Skokie, IL	Pep Boys, Sketchers, Orange Theory, Real Urban Barbeque	40,864	2,000	95.11%	$25-35	$11.00
	Jack's Corner SWC Touhy & Laramie	Aspen Dental, AT&T, Starbucks	16,800	5,400	67.86%	$30-40	$12.00
	Skokie Commons NWC Touhy Ave & McCormick Blvd. Skokie, IL	Marianos, Longhorn Steakhouse, Starbucks, Bank of America	92,734	4,977	95%	$38.00	$15.14
	Touhy Marketplace NWC Touhy Ave. & St. Louis Ave. Skokie, IL	Walmart	18,690	8,080	56.77%	$40.00	$14.30

DISTRICT 1860
COMPETITIVE PROPERTY ANALYSIS
LINCOLNWOOD, IL

Property Name / Location	Anchors	GLA SF	Vacancy SF	Occupancy Rate	Rent PSF	NNN
Lincoln Village 6165 N. Lincoln Ave. Lincolnwood, IL	Ross, Party City	163,658	51,869	68.31%	$30-45	$14.00
Evanston Plaza SWC Dempster St. & Dodge. St. Evanston, IL	Valli Produce, CitiTrends, Davita Dialysis, Dunkin Donuts	212,373	42,281	80.09%	$11.00-$25.00	$5.25
Main Street Marketplace SEC Main St. & McCormick Blvd. Evanston, IL	Sams Club, Food 4 Less, Marshalls	126,000	3,875	96.92%	$25.00	$7.50
Evanston Center NEC McCormick Blvd & Howard Ave. Evanston, IL	Target, Jewel-Osco, Best Buy, Office Max	276,000	0	100.00%		
North Mayfair Commons NWC Foster Ave & Pulaski Road Chicago, IL	Jewel-Osco, Mattress Firm, Athletico	87,270	7,700	91.18%	$28.00	$9.45

Total GLA: **3,087,631**
Vacancy: **13.88%**
Occupancy: **86.12%**

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Fiscal Impact Report
Executive Summary

	Summary Total	Reference
Total Net Direct Municipal Taxes (Year 1 - Year 20)	$ 31,064,563	Table 4
School District 74 Net Impact (Year 1 - Year 20)	$ 428,905	Table 2
School Distrcit 209 Net Impact (Year 1 - Year 20)	$ 100,253	Table 3
Total Direct Economic Impact (Year 1 - Year 20)	$ 976,737,129	Table 18
Total Direct and Indirect Economic Impact (Year 1 - Year 20)	$ 2,114,635,884	Table 18
Total Estimated Full-Time Equivalent Jobs	169	Table 13
Total Estimated Construction and Related Jobs (Direct and Indirect)	1,719	Table 14
Total Estimated Direct Construction Jobs	663	Table 14

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Fiscal Impact Report
SD 74 Summary

	SD 74 Costs	Payments from TIF	Annual Net (Cost)/Benefit
Year 1	$ 261,480	$ 267,234	$ 5,754
Year 2	$ 266,709	$ 267,234	$ 525
Year 3	$ 272,043	$ 267,234	$ (4,810)
Year 4	$ 277,484	$ 289,012	$ 11,528
Year 5	$ 283,034	$ 289,012	$ 5,979
Year 6	$ 288,695	$ 289,012	$ 318
Year 7	$ 294,468	$ 312,466	$ 17,997
Year 8	$ 300,358	$ 312,466	$ 12,108
Year 9	$ 306,365	$ 312,466	$ 6,101
Year 10	$ 312,492	$ 337,722	$ 25,230
Year 11	$ 318,742	$ 337,722	$ 18,980
Year 12	$ 325,117	$ 337,722	$ 12,605
Year 13	$ 331,619	$ 364,921	$ 33,302
Year 14	$ 338,252	$ 364,921	$ 26,669
Year 15	$ 345,017	$ 364,921	$ 19,904
Year 16	$ 351,917	$ 394,211	$ 42,294
Year 17	$ 358,955	$ 394,211	$ 35,255
Year 18	$ 366,134	$ 394,211	$ 28,076
Year 19	$ 373,457	$ 425,753	$ 52,296
Year 20	$ 380,926	$ 459,720	$ 78,794
Total	$ 6,353,265	$ 6,782,171	$ 428,905

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Fiscal Impact Report
Municipal Tax Summary

	SD 209 Costs	Payments from TIF	Annual Net (Cost)/Benefit
Year 1	$ 129,690	$ 128,668	$ (1,022)
Year 2	$ 132,284	$ 128,668	$ (3,616)
Year 3	$ 134,930	$ 128,668	$ (6,262)
Year 4	$ 137,628	$ 139,154	$ 1,526
Year 5	$ 140,381	$ 139,154	$ (1,227)
Year 6	$ 143,189	$ 139,154	$ (4,034)
Year 7	$ 146,052	$ 150,446	$ 4,394
Year 8	$ 148,973	$ 150,446	$ 1,473
Year 9	$ 151,953	$ 150,446	$ (1,506)
Year 10	$ 154,992	$ 162,607	$ 7,615
Year 11	$ 158,092	$ 162,607	$ 4,515
Year 12	$ 161,254	$ 162,607	$ 1,353
Year 13	$ 164,479	$ 175,703	$ 11,224
Year 14	$ 167,768	$ 175,703	$ 7,934
Year 15	$ 171,124	$ 175,703	$ 4,579
Year 16	$ 174,546	$ 189,805	$ 15,259
Year 17	$ 178,037	$ 175,703	$ (2,334)
Year 18	$ 181,598	$ 189,805	$ 8,207
Year 19	$ 185,230	$ 204,992	$ 19,762
Year 20	$ 188,934	$ 221,347	$ 32,412
Total	$ 3,151,134	$ 3,251,387	$ 100,253

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Fiscal Impact Report
Municipal Tax Summary

	Municipal Retailers Occupation Taxes	Home Rule Sale Taxes	Municipal Hotel Taxes	Municipal Food and Beverage Taxes	Annual Total
Year 1	$ 272,663	$ 225,413	$ 483,000	$ 134,000	$ 1,115,075
Year 2	$ 369,003	$ 305,058	$ 500,500	$ 136,680	$ 1,311,242
Year 3	$ 376,383	$ 311,159	$ 510,510	$ 139,414	$ 1,337,466
Year 4	$ 383,911	$ 317,383	$ 520,720	$ 142,202	$ 1,364,216
Year 5	$ 391,589	$ 323,730	$ 531,135	$ 145,046	$ 1,391,500
Year 6	$ 399,421	$ 330,205	$ 541,757	$ 147,947	$ 1,419,330
Year 7	$ 407,409	$ 336,809	$ 552,592	$ 150,906	$ 1,447,717
Year 8	$ 415,558	$ 343,545	$ 563,644	$ 153,924	$ 1,476,671
Year 9	$ 423,869	$ 350,416	$ 574,917	$ 157,002	$ 1,506,204
Year 10	$ 432,346	$ 357,424	$ 586,416	$ 160,142	$ 1,536,328
Year 11	$ 440,993	$ 364,573	$ 598,144	$ 163,345	$ 1,567,055
Year 12	$ 449,813	$ 371,864	$ 610,107	$ 166,612	$ 1,598,396
Year 13	$ 458,809	$ 379,302	$ 622,309	$ 169,944	$ 1,630,364
Year 14	$ 467,985	$ 386,888	$ 634,755	$ 173,343	$ 1,662,971
Year 15	$ 477,345	$ 394,625	$ 647,450	$ 176,810	$ 1,696,231
Year 16	$ 486,892	$ 402,518	$ 660,399	$ 180,346	$ 1,730,155
Year 17	$ 496,630	$ 410,568	$ 673,607	$ 183,953	$ 1,764,758
Year 18	$ 506,562	$ 418,780	$ 687,079	$ 187,632	$ 1,800,054
Year 19	$ 516,694	$ 427,155	$ 700,821	$ 191,385	$ 1,836,055
Year 20	$ 527,028	$ 435,698	$ 714,837	$ 195,213	$ 1,872,776
Total	$ 8,700,903	$ 7,193,113	$ 11,914,700	$ 3,255,848	$ 31,064,563

Tucker Development
Lincolnwood
Mixed Use Development
Assumptions

Base EAV of PINs

PIN	Base EAV
10-27-317-055	$ 644,684
Total Base EAV for Site	$ 644,684

Assessment Ratio - Residential Property	10%	
Assessment Ratio - Commercial Property	25%	
Cook County Equalization Factor	2.9627	
Property Tax Rate (2)	2017	9.197%
Annual Reassessment Growth Factor	2.50%	
Compounded for Triennial Reassessment Cycle - Cook County	7.69%	

Tucker Development
Lincolnwood
Mixed Use Development

Rental Residential		
Units		300
Average Square Feet		853
Total Square Feet		255,900
Monthly Rent Per Square Foot	$	2.30
Total Monthly Rent	$	588,570
Total Annual Rent	$	7,062,840
Total NOI (60% of Annual Rent)	$	4,237,704
Capitalziation Rate		8%
Total Capitalzied Value	$	52,971,300
Discount Factor		10%
Total Estimated FMV for Purposes of the Cook County Assessor	$	47,674,170
Estiamted Taxes Per Unit	$	4,330

Tucker Development
Lincolnwood
Mixed Use Development
Incremental Property Taxes - Residential

	Year 1	Year 2	Year 3	Year 4
Total Estimated FMV				
Residential Building	$ 38,500,000	$ 38,500,000	$ 38,500,000	$ 41,460,289
Total Estimated FMV of the Project	$ 38,500,000	$ 38,500,000	$ 38,500,000	$ 41,460,289
Commercial Assessment Rate	10%	10%	10%	10%
Estimated Assessed Value of Residential	$ 3,850,000	$ 3,850,000	$ 3,850,000	$ 4,146,029
Equalization Factor	2.9627	2.9627	2.9627	2.9627
Estimated Total EAV of Project Improvements	$ 11,406,395	$ 11,406,395	$ 11,406,395	$ 12,283,440
Less: Base EAV	$ 644,684	$ 644,684	$ 644,684	$ 644,684
Incremental EAV	$ 10,761,711	$ 10,761,711	$ 10,761,711	$ 11,638,756
Property Tax Rate	9.197%	9.197%	9.197%	9.197%
Max School Payment	40%	40%	40%	40%
Max Payment to the Schools	$ 395,902	$ 395,902	$ 395,902	$ 428,167
Payment to SD 74 (27%)	$ 267,234	$ 267,234	$ 267,234	$ 289,012
Payment to SD 209 (13%)	$ 128,668	$ 128,668	$ 128,668	$ 139,154

(1) A one-year lag from assessment to collection is assumed.

Tucker Development
Lincolnwood
Mixed Use Development
Incremental Property Taxes - Residential

	Year 5	Year 6	Year 7	Year 8
Total Estimated FMV				
Residential Building	$ 41,460,289	$ 41,460,289	$ 44,648,197	$ 44,648,197
Total Estimated FMV of the Project	$ 41,460,289	$ 41,460,289	$ 44,648,197	$ 44,648,197
Commercial Assessment Rate	10%	10%	10%	10%
Estimated Assessed Value of Residential	$ 4,146,029	$ 4,146,029	$ 4,464,820	$ 4,464,820
Equalization Factor	2.9627	2.9627	2.9627	2.9627
Estimated Total EAV of Project Improvements	$ 12,283,440	$ 12,283,440	$ 13,227,921	$ 13,227,921
Less: Base EAV	$ 644,684	$ 644,684	$ 644,684	$ 644,684
Incremental EAV	$ 11,638,756	$ 11,638,756	$ 12,583,238	$ 12,583,238
Property Tax Rate	9.197%	9.197%	9.197%	9.197%
Max School Payment	40%	40%	40%	40%
Max Payment to the Schools	$ 428,167	$ 428,167	$ 462,912	$ 462,912
Payment to SD 74 (27%)	$ 289,012	$ 289,012	$ 312,466	$ 312,466
Payment to SD 209 (13%)	$ 139,154	$ 139,154	$ 150,446	$ 150,446

(1) A one-year lag from assessment to collection is assumed.

Tucker Development
Lincolnwood
Mixed Use Development
Incremental Property Taxes - Residential

	Year 9	Year 10	Year 11	Year 12	Year 13
Total Estimated FMV					
Residential Building	$ 44,648,197	$ 48,081,224	$ 48,081,224	$ 48,081,224	$ 51,778,220
Total Estimated FMV of the Project	$ 44,648,197	$ 48,081,224	$ 48,081,224	$ 48,081,224	$ 51,778,220
Commercial Assessment Rate	10%	10%	10%	10%	10%
Estimated Assessed Value of Residential	$ 4,464,820	$ 4,808,122	$ 4,808,122	$ 4,808,122	$ 5,177,822
Equalization Factor	2.9627	2.9627	2.9627	2.9627	2.9627
Estimated Total EAV of Project Improvements	$ 13,227,921	$ 14,245,024	$ 14,245,024	$ 14,245,024	$ 15,340,333
Less: Base EAV	$ 644,684	$ 644,684	$ 644,684	$ 644,684	$ 644,684
Incremental EAV	$ 12,583,238	$ 13,600,341	$ 13,600,341	$ 13,600,341	$ 14,695,650
Property Tax Rate	9.197%	9.197%	9.197%	9.197%	9.197%
Max School Payment	40%	40%	40%	40%	40%
Max Payment to the Schools	$ 462,912	$ 500,329	$ 500,329	$ 500,329	$ 540,624
Payment to SD 74 (27%)	$ 312,466	$ 337,722	$ 337,722	$ 337,722	$ 364,921
Payment to SD 209 (13%)	$ 150,446	$ 162,607	$ 162,607	$ 162,607	$ 175,703

(1) A one-year lag from assessment to collection is assumed.

Tucker Development
Lincolnwood
Mixed Use Development
Incremental Property Taxes - Residential

	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
Total Estimated FMV						
Residential Building	$ 51,778,220	$ 51,778,220	$ 55,759,479	$ 55,759,479	$ 55,759,479	$ 60,046,861
Total Estimated FMV of the Project	$ 51,778,220	$ 51,778,220	$ 55,759,479	$ 55,759,479	$ 55,759,479	$ 60,046,861
Commercial Assessment Rate	10%	10%	10%	10%	10%	10%
Estimated Assessed Value of Residential	$ 5,177,822	$ 5,177,822	$ 5,575,948	$ 5,575,948	$ 5,575,948	$ 6,004,686
Equalization Factor	2.9627	2.9627	2.9627	2.9627	2.9627	2.9627
Estimated Total EAV of Project Improvements	$ 15,340,333	$ 15,340,333	$ 16,519,861	$ 16,519,861	$ 16,519,861	$ 17,790,083
Less: Base EAV	$ 644,684	$ 644,684	$ 644,684	$ 644,684	$ 644,684	$ 644,684
Incremental EAV	$ 14,695,650	$ 14,695,650	$ 15,875,177	$ 15,875,177	$ 15,875,177	$ 17,145,400
Property Tax Rate	9.197%	9.197%	9.197%	9.197%	9.197%	9.197%
Max School Payment	40%	40%	40%	40%	40%	40%
Max Payment to the Schools	$ 540,624	$ 540,624	$ 584,016	$ 584,016	$ 584,016	$ 630,745
Payment to SD 74 (27%)	$ 364,921	$ 364,921	$ 394,211	$ 394,211	$ 394,211	$ 425,753
Payment to SD 209 (13%)	$ 175,703	$ 175,703	$ 189,805	$ 189,805	$ 189,805	$ 204,992

(1) A one-year lag from assessment to collection is assumed.

Tucker Development
Lincolnwood
Mixed Use Development
Incremental Property Taxes - Residential

	Year 20
Total Estimated FMV	
Residential Building	$ 64,663,901
Total Estimated FMV of the Project	$ 64,663,901
Commercial Assessment Rate	10%
Estimated Assessed Value of Residential	$ 6,466,390
Equalization Factor	2.9627
Estimated Total EAV of Project Improvements	$ 19,157,974
Less: Base EAV	$ 644,684
Incremental EAV	$ 18,513,291
Property Tax Rate	9.197%
Max School Payment	40%
Max Payment to the Schools	$ 681,067
Payment to SD 74 (27%)	$ 459,720
Payment to SD 209 (13%)	$ 221,347

(1) A one-year lag from assessment to collection is assumed.

Tucker Development
Purple Hotel
Municipal Sales Tax Projections
Assumptions

Retail Development Program

Pad	Square Footage	Estimated Sales Per Square Foot	Total Estiamted Sales	Percentage of Food and Drug	Sales of Non-Food and Drug Items
General Retail	19,800	$ 325	$ 6,435,000	0%	$ 6,435,000
Restaurant 1	16,000	$ 500	$ 8,000,000	0.00%	$ 8,000,000
Grocer	14,000	$ 600	$ 8,400,000	75%	$ 2,100,000
Beauty / Fashion	7,000	$ -	$ -	0%	$ -
Restaurant 2	6,000	$ 500	$ 3,000,000	0%	$ 3,000,000
Inline 9	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 10	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 8	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 7	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 6	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 5	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 3	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 2	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 1	2,320	$ 350	$ 812,000	0%	$ 812,000
Inline 4	2,320	$ 350	$ 812,000	0%	$ 812,000
Coffee	2,000	$ 1,200	$ 2,400,000	0%	$ 2,400,000
Total	88,000		$ 36,355,000		$ 30,055,000

Lincolnwood Municipal Sales Tax Rate	1%
Lincolnwood Home Rule Sales Tax Rate	1.00%
Total	2.00%
Annual Inflationary Growth Rate	2.00%

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Sales Tax Projections

	Year 1	Year 2	Year 3	Year 4
Estimated Taxable Sales	$ 36,355,000	$ 37,082,100	$ 37,823,742	$ 38,580,217
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 363,550	$ 370,821	$ 378,237	$ 385,802
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 272,663	$ 369,003	$ 376,383	$ 383,911

Total Incremental Sales Tax Cash Flow $ **8,700,903**
(Year 1 - Year 20)

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Sales Tax Projections

	Year 5	Year 6	Year 7	Year 8	Year 9
Estimated Taxable Sales	$ 39,351,821	$ 40,138,858	$ 40,941,635	$ 41,760,467	$ 42,595,677
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 393,518	$ 401,389	$ 409,416	$ 417,605	$ 425,957
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 391,589	$ 399,421	$ 407,409	$ 415,558	$ 423,869

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Sales Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14
Estimated Taxable Sales	$ 43,447,590	$ 44,316,542	$ 45,202,873	$ 46,106,930	$ 47,029,069
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 434,476	$ 443,165	$ 452,029	$ 461,069	$ 470,291
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 432,346	$ 440,993	$ 449,813	$ 458,809	$ 467,985

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Sales Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19
Estimated Taxable Sales	$ 47,969,650	$ 48,929,043	$ 49,907,624	$ 50,905,777	$ 51,923,892
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 479,697	$ 489,290	$ 499,076	$ 509,058	$ 519,239
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 477,345	$ 486,892	$ 496,630	$ 506,562	$ 516,694

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Sales Tax Projections

		Year 20
Estimated Taxable Sales	$	52,962,370
Municipal Sales Tax Rate		1.00%
Total Municipal Sales Tax	$	529,624
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$	527,028

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Home Rule Sales Tax Projections

	Year 1	Year 2	Year 3	Year 4
Estimated Taxable Sales	$ 30,055,000	$ 30,656,100	$ 31,269,222	$ 31,894,606
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 300,550	$ 306,561	$ 312,692	$ 318,946
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 225,413	$ 305,058	$ 311,159	$ 317,383

Total Incremental Sales Tax Cash Flow **$ 7,193,113**
(Year 1 - Year 20)

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Home Rule Sales Tax Projections

	Year 5	Year 6	Year 7	Year 8	Year 9
Estimated Taxable Sales	$ 32,532,499	$ 33,183,149	$ 33,846,812	$ 34,523,748	$ 35,214,223
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 325,325	$ 331,831	$ 338,468	$ 345,237	$ 352,142
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 323,730	$ 330,205	$ 336,809	$ 343,545	$ 350,416

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Home Rule Sales Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14
Estimated Taxable Sales	$ 35,918,507	$ 36,636,877	$ 37,369,615	$ 38,117,007	$ 38,879,347
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 359,185	$ 366,369	$ 373,696	$ 381,170	$ 388,793
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 357,424	$ 364,573	$ 371,864	$ 379,302	$ 386,888

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Home Rule Sales Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19
Estimated Taxable Sales	$ 39,656,934	$ 40,450,073	$ 41,259,074	$ 42,084,256	$ 42,925,941
Municipal Sales Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Sales Tax	$ 396,569	$ 404,501	$ 412,591	$ 420,843	$ 429,259
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$ 394,625	$ 402,518	$ 410,568	$ 418,780	$ 427,155

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Home Rule Sales Tax Projections

		Year 20
Estimated Taxable Sales	$	43,784,460
Municipal Sales Tax Rate		1.00%
Total Municipal Sales Tax	$	437,845
Net Incremental Sales Tax Cash Flow (A 3-month lag from sale to collection is assumed)	$	435,698

Tucker Development
Purple Hotel
Municipal Hotel Taxes
Assumptions

	Year 1	Year 2
Revenues		
Total Hotel Revenue	$ 6,900,000	$ 7,150,000
Lincolnwood Hotel Tax Rate	7%	
Inflationary Growth Rate	2.00%	

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	Year 1	Year 2	Year 3	Year 4
Estimated Room Revenues	$ 6,900,000	$ 7,150,000	$ 7,293,000	$ 7,438,860
Municipal Hotel Tax Rate	7.00%	7.00%	7.00%	7.00%
Total Municipal Hotel Taxes	$ 483,000	$ 500,500	$ 510,510	$ 520,720

Total Hotel Taxes
(Year 1 - Year 20) **$ 11,914,700**

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	Year 5	Year 6	Year 7	Year 8	Year 9
Estimated Room Revenues	$ 7,587,637	$ 7,739,390	$ 7,894,178	$ 8,052,061	$ 8,213,103
Municipal Hotel Tax Rate	7.00%	7.00%	7.00%	7.00%	7.00%
Total Municipal Hotel Taxes	$ 531,135	$ 541,757	$ 552,592	$ 563,644	$ 574,917

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14
Estimated Room Revenues	$ 8,377,365	$ 8,544,912	$ 8,715,810	$ 8,890,126	$ 9,067,929
Municipal Hotel Tax Rate	7.00%	7.00%	7.00%	7.00%	7.00%
Total Municipal Hotel Taxes	$ 586,416	$ 598,144	$ 610,107	$ 622,309	$ 634,755

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19
Estimated Room Revenues	$ 9,249,287	$ 9,434,273	$ 9,622,959	$ 9,815,418	$ 10,011,726
Municipal Hotel Tax Rate	7.00%	7.00%	7.00%	7.00%	7.00%
Total Municipal Hotel Taxes	$ 647,450	$ 660,399	$ 673,607	$ 687,079	$ 700,821

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Hotel Tax Projections

		Year 20
Estimated Room Revenues	$	10,211,961
Municipal Hotel Tax Rate		7.00%
Total Municipal Hotel Taxes	$	714,837

Tucker Development
Purple Hotel
Municipal Food and Beverage Taxes
Assumptions

Retail Development Program

Pad	Square Footage	Estimated Sales Per Square Foot	Total Estiamted Sales
Restaurant 1	16,000	500	$ 8,000,000
Restaurant 2	6,000	500	$ 3,000,000
Coffee	2,000	1,200	$ 2,400,000
	$	-	$ -
Total	24,000		$ 13,400,000

Lincolnwood Municipal Food and Beverage Tax Rate	1%
Annual Inflationary Growth Rate	2.00%

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Food and Beverage Tax Projections

	Year 1	Year 2	Year 3	Year 4
Estimated Taxable Sales	$ 13,400,000	$ 13,668,000	$ 13,941,360	$ 14,220,187
Municipal Food and Beverage Tax Rate	1.00%	1.00%	1.00%	1.00%
Total Municipal Food and Beverage Taxes	$ 134,000	$ 136,680	$ 139,414	$ 142,202

Total F&B Tax Projections (Year 1 - Year 20)	**$ 3,255,848**

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Food and Beverage Tax Projections

	Year 5	Year 6	Year 7	Year 8	Year 9
Estimated Taxable Sales	$ 14,504,591	$ 14,794,683	$ 15,090,576	$ 15,392,388	$ 15,700,236
Municipal Food and Beverage Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Food and Beverage Taxes	$ 145,046	$ 147,947	$ 150,906	$ 153,924	$ 157,002

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Food and Beverage Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14
Estimated Taxable Sales	$ 16,014,240	$ 16,334,525	$ 16,661,216	$ 16,994,440	$ 17,334,329
Municipal Food and Beverage Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Food and Beverage Taxes	$ 160,142	$ 163,345	$ 166,612	$ 169,944	$ 173,343

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Food and Beverage Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19
Estimated Taxable Sales	$ 17,681,015	$ 18,034,636	$ 18,395,328	$ 18,763,235	$ 19,138,500
Municipal Food and Beverage Tax Rate	1.00%	1.00%	1.00%	1.00%	1.00%
Total Municipal Food and Beverage Taxes	$ 176,810	$ 180,346	$ 183,953	$ 187,632	$ 191,385

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Municipal Food and Beverage Tax Projections

		Year 20
Estimated Taxable Sales	$	19,521,270
Municipal Food and Beverage Tax Rate		1.00%
Total Municipal Food and Beverage Taxes	$	195,213

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Fiscal Impact Report
Construction Assumptions
Hard Costs

Hard Costs

Offsite Costs	$	3,500,000
Environmental Haul Off	$	150,000
Village Green	$	1,500,000
Existing Foundation Removal	$	1,000,000
Storm Water Detention	$	1,800,000
Retail Shops Building	$	12,320,000
Structured Parking	$	8,855,000
Surface Parking	$	3,000,000
Residential Apartments	$	57,000,000
Contingency	$	4,281,250
Total Hard Costs	**$**	**93,406,250**

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Estimated Full-Time Equivalent Jobs

Retail	Square Footage
Total	**88,000**
Estimated Square Footage per Employee	700
Total Estimated Full-Time Equivalent Employees	**126**

Hotel Jobs	
Number of Rooms	220
Rooms Per Full Time Equivalent Job	5.1
Number of Jobs	**43**
Total Estimated Full-Time Equivalent Employees	**169**

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Estiamted Temporary Full-Time Construction Jobs

Estimated Total Direct Construction Costs	$	93,406,250
Total Direct and Indirect Construction Jobs (Per every $1,000,000)		18.4
Total Direct and Indirect Construction and Related Jobs (1)		**1,719**
Total Estimated Direct Construction Jobs (Per every $1,000,000)		7.1
Total Estimated Direct Construction Jobs Created (2)		**663**

(1) Source: Bureau of Economic Analysis
(2) Source: Estimated from actual Chicago construction projects - General Contractor Data

Tucker Development
Redevelopment of the Purple Hotel
Lincolnwood, Illinois
Direct and Indirect Economic Impact

	Total Retail Spend	Construction Spend	Net Total Direct Economic Impact	Chicago Regional Econometric Multiplier - Retail	Total Economic Impact	Indirect Economic Impact
Year 1	$ 36,355,000	$ 93,406,250	$ 129,761,250	2.1650	$ 280,933,106	$ 151,171,856
Year 2	$ 37,082,100		$ 37,082,100	2.1650	$ 80,282,747	$ 43,200,647
Year 3	$ 37,823,742		$ 37,823,742	2.1650	$ 81,888,401	$ 44,064,659
Year 4	$ 38,580,217		$ 38,580,217	2.1650	$ 83,526,169	$ 44,945,953
Year 5	$ 39,351,821		$ 39,351,821	2.1650	$ 85,196,693	$ 45,844,872
Year 6	$ 40,138,858		$ 40,138,858	2.1650	$ 86,900,627	$ 46,761,769
Year 7	$ 40,941,635		$ 40,941,635	2.1650	$ 88,638,639	$ 47,697,004
Year 8	$ 41,760,467		$ 41,760,467	2.1650	$ 90,411,412	$ 48,650,945
Year 9	$ 42,595,677		$ 42,595,677	2.1650	$ 92,219,640	$ 49,623,963
Year 10	$ 43,447,590		$ 43,447,590	2.1650	$ 94,064,033	$ 50,616,443
Year 11	$ 44,316,542		$ 44,316,542	2.1650	$ 95,945,314	$ 51,628,772
Year 12	$ 45,202,873		$ 45,202,873	2.1650	$ 97,864,220	$ 52,661,347
Year 13	$ 46,106,930		$ 46,106,930	2.1650	$ 99,821,504	$ 53,714,574
Year 14	$ 47,029,069		$ 47,029,069	2.1650	$ 101,817,934	$ 54,788,865
Year 15	$ 47,969,650		$ 47,969,650	2.1650	$ 103,854,293	$ 55,884,643
Year 16	$ 48,929,043		$ 48,929,043	2.1650	$ 105,931,379	$ 57,002,336
Year 17	$ 49,907,624		$ 49,907,624	2.1650	$ 108,050,007	$ 58,142,382
Year 18	$ 50,905,777		$ 50,905,777	2.1650	$ 110,211,007	$ 59,305,230
Year 19	$ 51,923,892		$ 51,923,892	2.1650	$ 112,415,227	$ 60,491,335
Year 20	$ 52,962,370		$ 52,962,370	2.1650	$ 114,663,531	$ 61,701,161
Total	**$ 883,330,879**	**$ 93,406,250**	**$ 976,737,129**		**$ 2,114,535,884**	**$ 1,137,898,755**

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School Children

Type of Unit	Number of Units	Grades K-5 Ratio of Children/Unit	Total Children
Apartments			
Efficiency			
1-Bedroom	120	0.033	3.960
2-Bedroom	135	0.043	5.805
3-Bedroom	15	0.064	0.960
Total K-5 Children Produced			10.725

Type of Unit	Number of Units	Grades 6-8 Ratio of Children/Unit	Total Children
Apartments			
Efficiency			
1-Bedroom	120	0.014	1.680
2-Bedroom	135	0.018	2.430
3-Bedroom	15	0.048	0.720
Total Grades 6-8 Children Produced			4.830

Type of Unit	Number of Units	Grades 9-12 Ratio of Children/Unit	Total Children
Apartments			
Efficiency			
1-Bedroom	120	0.019	2.280
2-Bedroom	135	0.014	1.890
3-Bedroom	15	0.044	0.660
Total Grades 9-12 Children Produced			4.830
Total Children Produced			**20.385**
District 74 Cost Per Student			$ **16,810**
District 219 Cost Per Student			$ **26,851**

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 74
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Estimated Number of Students Residential Development	15.56	15.56	15.56	15.56	15.56	15.56
Total Annual Number of Students	15.56	15.56	15.56	15.56	15.56	15.56
Total Operational Cost Per Student	$ 16,810	$ 17,146	$ 17,489	$ 17,839	$ 18,196	$ 18,560
Total Incremental Costs of Students to SD 74 from Development	$ 261,480	$ 266,709	$ 272,043	$ 277,484	$ 283,034	$ 288,695

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 74
Cost Per Student Projection

	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Estimated Number of Students Residential Development	15.56	15.56	15.56	15.56	15.56	15.56
Total Annual Number of Students	15.56	15.56	15.56	15.56	15.56	15.56
Total Operational Cost Per Student	$ 18,931	$ 19,309	$ 19,696	$ 20,090	$ 20,491	$ 20,901
Total Incremental Costs of Students to SD 74 from Development	$ 294,468	$ 300,358	$ 306,365	$ 312,492	$ 318,742	$ 325,117

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 74
Cost Per Student Projection

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estimated Number of Students Residential Development	15.56	15.56	15.56	15.56	15.56	15.56
Total Annual Number of Students	15.56	15.56	15.56	15.56	15.56	15.56
Total Operational Cost Per Student	$ 21,319	$ 21,746	$ 22,180	$ 22,624	$ 23,077	$ 23,538
Total Incremental Costs of Students to SD 74 from Development	$ 331,619	$ 338,252	$ 345,017	$ 351,917	$ 358,955	$ 366,134

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 74
Cost Per Student Projection

	Year 19	Year 20
Estimated Number of Students Residential Development	15.56	15.56
Total Annual Number of Students	15.56	15.56
Total Operational Cost Per Student	$ 24,009	$ 24,489
Total Incremental Costs of Students to SD 74 from Development	$ 373,457	$ 380,926

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 219
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Estimated Number of Students Residential Development	4.83	4.83	4.83	4.83	4.83	4.83
Total Annual Number of Students	4.83	4.83	4.83	4.83	4.83	4.83
Total Operational Cost Per Student	$ 26,851	$ 27,388	$ 27,936	$ 28,494	$ 29,064	$ 29,646
Total Incremental Costs of Students to SD 219 from Development	$ 129,690	$ 132,284	$ 134,930	$ 137,628	$ 140,381	$ 143,189

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 219
Cost Per Student Projection

	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Estimated Number of Students Residential Development	4.83	4.83	4.83	4.83	4.83	4.83
Total Annual Number of Students	4.83	4.83	4.83	4.83	4.83	4.83
Total Operational Cost Per Student	$ 30,239	$ 30,843	$ 31,460	$ 32,089	$ 32,731	$ 33,386
Total Incremental Costs of Students to SD 219 from Development	$ 146,052	$ 148,973	$ 151,953	$ 154,992	$ 158,092	$ 161,254

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 219
Cost Per Student Projection

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estimated Number of Students Residential Development	4.83	4.83	4.83	4.83	4.83	4.83
Total Annual Number of Students	4.83	4.83	4.83	4.83	4.83	4.83
Total Operational Cost Per Student	$ 34,054	$ 34,735	$ 35,429	$ 36,138	$ 36,861	$ 37,598
Total Incremental Costs of Students to SD 219 from Development	$ 164,479	$ 167,768	$ 171,124	$ 174,546	$ 178,037	$ 181,598

Tucker Development
Redevelopment of the Purple Hotel
Fiscal Impact Analysis
School District 219
Cost Per Student Projection

	Year 19	Year 20
Estimated Number of Students Residential Development	4.83	4.83
Total Annual Number of Students	4.83	4.83
Total Operational Cost Per Student	$ 38,350	$ 39,117
Total Incremental Costs of Students to SD 219 from Development	$ 185,230	$ 188,934

Plan Commission Meeting, October 4, 2018 – Purple Hotel Plan

Comments:

1. BUILDING HEIGHT / SIGNAGE:
   Tucker asks for zoning code modifications to allow taller buildings than code permits. In addition, Tucker proposes having large signage affixed to the ***roof*** of the apartment rental building. The height of these signs needs to be reflected in the building height calculation.*

   The Republic Bank Case:
   Already Lincolnwood homeowners have expressed displeasure with large, bright advertising signage polluting views from neighborhood homes' windows. Please recall the village meetings held when Republic Bank proposed its building signage. Neighbors complained about it. As a result, a compromise was reached: Republic Bank agreed to not light signage affixed to its building in the evenings. Neighbors want to see the sky rather than advertising signage protruding from atop Tucker's buildings.

2. SAFETY:
   Building setbacks and sidewalks need to be sufficiently wide to ensure pedestrian safety. For example, Tucker's request to modify the minimum 'build-to-line' to permit a setback of five feet, six inches on Touhy, rather than the required minimum setback of fifteen feet will compromise safety. In the pursuit of profit, corners should not be cut when it applies to pedestrian safety.

*September 5, 2018 Plan Commission Information Packet, Zoning Modifications Requested, "2. Modification to the maximum permitted building height to permit a height of 91 feet (eight stories) rather than the maximum permitted height of 65 feet (five stories) (Village Code Chapter 15, Sections 4.13 & 8.11)."

Date of Request*	Request Made By	Public Record Requested
9/17/2018	Todd McColloister	7125 Lincoln Materials related to Environmental Issues such as hazardous spills, above or below ground storage tanks
9/17/2018	Bender and Beatty	Crash reports type B from September 10 to September 16
9/18/2018	Brad Austin	Commercial request for any outstanding checks or unrefunded deposits
9/18/2018	Kristina McClendon	incident reports, case files, code violations, citations, warning, other reports or documents related to food poisoning from 2014-present. Further any and all incident reports, case files, code violations, citations, warning, other reports or documents related to the above listed case and any and all videos, photographic, or other camera or digital recordings from the location of the incident, or otherwise related to the incident.3301 Touhy
9/24/2018	Bender and Beatty	Crash reports type B from September 17 to September 23
9/24/2018	Buildzoom	Report of al building permits processed by your department since July 10, 2018: permit activity report
10/1/2018	Bender and Beatty	Crash reports type B from September 24 to September 30th
10/2/2018	Michael Mohr	Plans for 6710 LaPorte
10/4/2018	Thomas Peters	copies of residential and commercial building permits applied for and issued between 9-1-2018 and current date (10-4-18). Only provide permits with construction value over $400,000. please provide general contractor, architect, contact information, construction value, and job site address. also, if your village keeps records of applications for plan review, please provide those with the same criteria as above. please attach copies of all building demolition permits within the dates stated above.
10/5/2018	Jada Powell	List of New Business Licenses for the month of September 2018
10/8/2018	Brian Phelps	winning bid and proposal for any electronic recycling events that Lincolnwood has held for 2017-18. Please include the final invoice for each event. In the case that no events were held in 2017-18 please send the information for the past two events.
10/8/2018	Dick Frantz	issued building permits for both new and remodel residential and commercial permits & $100,000 and up from September 1 to September 30
10/8/2018	Bender and Beatty	Crash reports type B from October 1st to October 7th
10/8/2018	Yehuda Lebovits	Plans for 6559 Drake Ave
10/15/2018	Bender and Beatty	Crash reports type B from Oct. 15, 2018 to Oct. 21, 2018
10/16/2018	Phil English	6430 Hamlin: any permits regarding installation/removal of undground or above ground storage tanks: on-site dry cleaners, spills, environmental violations, asbestos, etc
10/16/2018	Michelle Dooley	Village emails regarding Purple Hotel site, specifically emails between Village between dates of Oct. 20, 2017 and April 15, 2018, including any emails with Raybec Investment Corp. Simborg Real Estate and Rompsen Investment Corp including emails between Village President and CFO of Rompsen specifically dated Feb. 8, 2018-2:07p.m. and Feb. 9, 2018-3:42 p.m.
10/22/2018	Rose Signorelli	American Protfolio Asset Management 3910 Greenleaf Village Liens
10/23/2018	Jaye Weiss	plan commission and zoning board of appeals meeting minutes from March 11, 1980 and July 10, 2002 and Village Board Minutes from August 15, 2002
10/23/2001	Ethan Burnett EPS Environmental Services, Inc.	6965 Hamlin-Environmental information
10/23/2018	Ethan Burnett EPS Environmental Services, Inc.	6955 Hamlin-Environmental information
10/25/2018	Michelle Dooley	emails between Barry Bass (bbass@lwd.org) and any personal email address, Wes Roitman (wes@romspen.com) and Mary Gianfriddo (marygianfriddo@rompsen.com) starting with the email from Mary to Barry on Sat. Feb. 10th through March 9th
10/29/2018	Bender and Beatty	Crash reports type B from October 22 to October 28
10/30/2018	BuildZoom	Permit activity report for all permits issued from Sept. 25, 2018 to Oct. 30, 2018
10/31/2018	Michelle Dooley	emails between Barry Bass and Phil Goldberg between Dec. 15, 2017 and April 15, 2018 known email addresses include: bbass@lwd.org and phil@simborg.com
11/1/2018	Thomas Peters	copies of residential and commercial building permits applied for and issued between 10-1-2018 and current date (11-1-18). Only provide permits with construction value over $400,000. please provide general contractor, architect, contact information, construction value, and job site address. also, if your village keeps records of applications for plan review, please provide those with the same criteria as above. please attach copies of all building demolition permits within the dates stated above.
*In addition, 24 police reports were requested during this period.		