Return to COTW Memo

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
5:45 P.M., NOVEMBER 3, 2015

AGENDA

I) Call to Order

II) Roll Call

III) Minutes – Committee of the Whole Meeting – October 20, 2015

IV) Regular Business

1) Discussion Concerning Proposed Building Code Amendments (5:45 – 6:00 p.m.)
2) Status Report on The Purple Hotel Site (6:00 – 6:30 p.m.)
3) Discussion Concerning a Proposed Park Naming Policy (6:30 – 7:00 p.m.)
4) Discussion Concerning 2016 Village Board Meeting Dates (7:00 – 7:05 p.m.)
5) Discussion Concerning the Village's Recent "Green" Initiatives (7:05 – 7:30 p.m.)

V) Public Comment

VI) Adjournment

DATE POSTED: October 30, 2015

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
OCTOBER 20, 2015

Draft

Call to Order

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:00 PM, Tuesday, October 20, 2015 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Elster, Bass, Klatzco, Spino, Cope
ABSENT: Trustee Patel

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Douglas Petroshius, Assistant Village manager; Robert Merkel, Finance Director; Amanda Pazdan, Management Analyst; Ashley Engelmann, Public Works Director; Charles Greenstein, Village Treasurer; Donald Gelfund, Traffic Commission Chair; Timothy Clarke, Community Development Director; Joe Mangan, Accountant,; Katie Gamroth, Parks and Rec; Police Chief Robert LaMantia; Aaron Cook, Community Development.

Approval of Minutes

Minutes of the September 16, 2015 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Spino moved to approve the minutes. Trustee Cope seconded the motion.

Upon Roll Call the result was:
AYES: Trustees Spino, Cope, Elster, Bass, Klatzco
NAYS: None

Adjournment to Executive Session

At 6:03 PM Trustee Klatzco moved to adjourn the Committee of the Whole to Executive Session for the purpose of discussion of land sale. The motion was seconded by Trustee Spino.

Upon Roll Call the Results were:
AYES: Trustees Klatzco, Spino, Cope, Elster, Bass
NAYS: None The motion passed.

Reconvention

At 6:18 PM President Turry reconvened the Committee of the Whole.

Regular Business

1. **Discussion Concerning a Proposed Soccer Field to be Constructed at 6995 Central Park Avenue**

This item was presented by Mr. Cook using PowerPoint.

Aerial views and plans for the field were presented.

Mr. Chris Constantine, petitioner addressed the Board.

The plan is to be within a manufacturing area, toward the South end of the mall.

The plan is for young adult play before 6PM and adult play after.

Discussion ensued with clarification provided by Mr. Constantine.

Consensus was to send the item to the Plan Commission for further discussion.

2. **Discussion Concerning the Proposed 2015 Property Tax Levy**

This item was presented by Mr. Merkel using PowerPoint.

Property Tax Levy

*Current Village Financial Policy –
Tax levy increase is limited to the Cook County CPI
*2015 CPI is .8% for a total levy increase of $43,109
*Average property tax increase would be 1.3% over the last three years (Village portion only)

Utilization of Property Tax Levy in the General Fund

Tax Levy	**Actual (2014)**	**Proposed (2015)**	**Difference**
General	$3,025,923	$2,912,481	$(113,442)
Police Pension	1,362,701	1,509,252	156,551
Special Recreation	110,000	110,000	
Parks and Recreation	890,000	890,000	
Totals	**$5,388,624**	**$5,431,733**	**$43,109**

Some discussion ensued, Trustee Cope commended the “financial experts” of the Village.

Mr. Wiberg stated that it is important to pursue economic development in the Village in order to maintain a healthy budget.

If the Board approves a resolution will come to the next meeting of the Village Board.

Tax Levy to be completed by the end of the year.

3. **Status Report on the 2014-16 Village Board Strategic Plan**

This item was presented by Mr. Wiberg using PowerPoint.

Mr. Wiberg explained that the purpose of a Strategic Plan is to develop goals and direction and provided an update on the Plan.

The areas covered in the presentation were:

- Continue Development of Shoppes at Lincoln Pointe
- Continue Development and Implement of a Capital Plan
- Maintain Low Residential and Property Tax
- Continue the Village's Realistic Fiscal Policy
- Reexamine and Update the Comprehensive Plan
- Study and Establish a Comprehensive Transportation Plan
- Finalize Stormwater Plan
- Review and Determine Opportunities to Support Devon/Lincoln District
- Develop a New Competitively Priced Source of Water
- Review the Lincoln Avenue Task Force Plan and Determine Actions
- Reuse of Dominick's Site
- Redevelop the Bell and Howell Site

Adjournment

At 7:09 PM Trustee Cope moved to adjourn the Committee of the Whole, seconded by Trustee Bass. The motion passed with a Voice Vote.

Respectfully Submitted

Beryl Herman
Village Clerk

MEMORANDUM

TO: President Turry and Members of the Village Board

FROM: Timothy C. Wiberg, Village Manager

DATE: October 30, 2015

SUBJECT: **November 3 Committee of the Whole Meeting**

As a reminder, the Committee of the Whole (COTW) meeting is scheduled for **5:45 p.m.** on Wednesday evening. Dinner will be available beginning at 5:00 p.m. in the Village Hall Board Conference Room. Please find below a summary of the items for discussion:

1) **Discussion Concerning Proposed Building Code Amendments (5:45 – 6:00 p.m.)**

South Bay Partners, the developer of the proposed senior housing development on the Bell & Howell site, are requesting that the Village's current requirement of sprinklers and masonry walls separating each unit for multi-family dwelling units, be replaced with only requiring sprinkled units. Attached is a memorandum from Community Development Director summarizing this request.

2) **Status Report Concerning The Purple Hotel Site (6:00 – 6:30 p.m.)**

North Capital Group (NCG) is the current owner of this site at the corner of Lincoln and Touhy Avenues. At its March 4, 2014 Village Board meeting, the Village Board approved a Preliminary Plan Unit Development for the mixed-use development proposed by NCG. NCG never moved on to the final Plan Unit Development process. At the current time, it appears that NCG is interested in selling the property to a different developer. On Tuesday evening, representatives from Stark Enterprises, Cleveland OH, will be present to discuss their concept for the site. Attached are renderings provided by Stark of their proposed development project.

3) **Discussion Concerning a Proposed Park Naming Policy (6:30 – 7:00 p.m.)**

In May, a request was received to name a ball field in Proesel Park after a former Village resident. The Village's current Park Naming policy does not address requests to name amenities within a park. Therefore, a sub-committee was formed to discuss the specific request and to consider amending the current policy to include language on naming amenities within parks. Attached is a memorandum from the Parks Director summarizing this issue and conveying the proposed policy. Sarah Hardin, member of the Park and Recreation Board sub-committee, will be present to discuss this issue with the Board.

4) **Discussion Concerning 2016 Village Board Meeting Dates (7:00 – 7:05 p.m.)**

Attached are the proposed 2016 meeting dates. Those dates with asterisks next to them represent dates that may conflict with various holidays. Board members are requested to bring their calendars on Tuesday evening to determine appropriate meeting dates for next year.

5) **Discussion Concerning the Village's Recent "Green" Initiatives (7:05 – 7:30 p.m.)**

Village staff continues to pursue environmentally sound initiatives wherever practical. Attached is a memorandum from the Public Works Intern summarizing current and proposed environmentally-friendly initiatives Village staff are working on and/or proposing.

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

Memorandum

To: Timothy C. Wiberg
Village Manager

From: Timothy M. Clarke, AICP
Community Development Director

Date: October 26, 2015

Subject: Local Amendments to Village Building Codes
Proposed Changes

Except for the Village's electrical code which follows a national code and certain state required codes, such as the Illinois Plumbing Code, the Village has adopted a set of standardized building codes adopted by many area suburbs and typically referenced as the "International Building Codes". Where a municipality desires to remove or add a provision to these standardized codes, the municipality adopts what is known as a local code amendment, which then supersedes the standardized building code.

Recently, South Bay Partners (through their architect Jensen & Halstead Ltd.), who is proposing a multifamily senior living development, has reviewed the Village's local code amendments as it pertains to multifamily building construction/fire safety and has requested the Village's review of these locally adopted code amendments. Staff has conducted this review.

With fire sprinkler requirements now well established in the International Building Codes, South Bay believes that the Village's current local building code amendments concerning building materials/building construction and fire resistance for multifamily buildings is now redundant, yields no additional public safety and only adds to construction cost (see attached letter from Jensen & Halstead Ltd.). Stark Enterprises, who may also being proposing multi-family development in the Village, has also raised similar concerns regarding the Village's current local code amendments for multifamily building construction.

These locally adopted Village building code amendments, which are of present concern regarding multifamily construction, appear to date back to at least 1994 in the Village. With regard to residential development, only single family and townhouses have been built in the Village since 1994.

Both the Fire Chief and the Village's building code experts, TPI, have reviewed this matter and concur that the cited local code amendments pertaining to multifamily construction, mainly due to fire sprinkler requirements, are now redundant and support the elimination of these local code amendment provisions. TPI notes that none of the 30 plus communities for which they perform plan reviews for have similar local code amendments, and staff, in a review of local code amendments adopted in nearby

communities, could find no similar local code amendments. The local code amendment changes proposed by staff, would resolve the concerns presented by South Bay Partners.

In addition to the proposed local code amendment deletions concerning multifamily construction, staff is also proposing the addition of a local code amendment concerning tree protection requirements during construction, a requirement presently found in the Zoning Code. Staff believes that adding these tree protection requirements as a local building code amendment, will both improve knowledge of this requirement among contractors and also assist with the enforcement of this requirement.

At the COTW meeting, representatives of South Bay will be present, as well as a representatives of the Fire Department and TPI. Should the Village Board support these proposed changes, this matter will be presented for adoption at an upcoming Village Board meeting.

Attachments

1. Jensen & Halstead Ltd October 21, 2015 letter
2. Proposed local building code amendment changes



JENSEN & HALSTEAD LTD.

October 21, 2015

Attn: Village Board Members
Village of Lincolnwood
6900 N. Lincoln Avenue
Lincolnwood, IL 60712

Re: South Bay Partners
New Development – 3400 W. Pratt Avenue
Lincolnwood, IL
J&H Project No. SBP13057

A HISTORY OF INNOVATION IN ARCHITECTURE

Village Board Members,

We have been working diligently for the last several months with the Village of Lincolnwood in the pre-planning for a new four story Senior Living project at 3400 W. Pratt Avenue. In our review of the Village of Lincolnwood's modifications to the International Building Code (IBC), there are some items that we are requesting relief from. Below are the Lincolnwood Supplemental Code modifications followed by comparisons to the IBC requirements and our requests for relief.

The modifications that we are requesting are items that we feel are high expense items that do not provide a commensurate value of additional safety to the Residents. We intend to build a safe, sound facility that meets or exceeds all of the requirements of the International Building Code while saving unnecessary construction dollars that can be re-invested into the quality of amenities and programs for the Residents.

Lincolnwood modified Section 420.2 reads:

> "Fire resistance of walls and structural members. For multifamily structures containing three or more living units…the fire resistive rating of structural elements (including walls, floors, and roof) and dwelling or sleeping room separations or party walls shall be a minimum of two hours, and the structural elements shall be constructed of masonry or concrete. Exterior and load-bearing wall construction shall be of masonry…."

Lincolnwood modified Section 420.3 reads:

> "Fire resistance of floors and horizontal assemblies. All floors shall be pre-cast-concrete type, or poured-concrete type having at least a two-hour fire resistance rating. Floors in this section may be allowed to use a UL-approved, two-hour rated or listed assembly in lieu of pre-cast or poured-concrete construction."

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David K. Dastur, AIA, NCARB
Senior Principal

Francisco Rosas, CSI
Senior Principal

Glenn D. Seerup, AIA, LEED AP
Principal



A HISTORY OF INNOVATION IN ARCHITECTURE

- Request #1: Interior Structural System
  - Lincolnwood Supplemental Wording: "…the structural elements shall be constructed of masonry or concrete…"
  - IBC Code Requirements:
    - For the Independent Living Building - Type IIA construction (Non-combustible, 1 hr. fire protection.)
    - For the Assisted Living Building – Type IIB construction (Non-combustible, 0 fire protection required. Per the IBC, this portion of the building would be also allowed to be built with Type V construction (wood frame)).
  - **Request:** For the main interior structure of this building, we would like to use a traditional steel frame, column and beam approach with the steel protected according to the IBC requirements to achieve the required fire ratings. This is a much simpler solution which will take up considerably less interior space and provide simpler constructability. In a fully sprinklered building, this would be a better structural system with equal or better fire protection and no reduction in safety or security to the residents.

- Request #2: Dwelling Unit Party Walls:
  - Lincolnwood Supplemental Wording: "…dwelling or sleeping room separations or party walls shall be a minimum of two hours …"
  - IBC Code Requirements: IBC Section 709.3 requires 1 hour separation between Dwelling or sleeping rooms in a fully sprinklered building of this type.
  - National Fire Protection Association (NFPA) requirements: NFPA Chapter 32 requires only a ½ hour separation between Dwelling or Sleeping rooms in a fully sprinklered building of this type.
  - **Request:** We would like to construct the walls between dwelling units with a UL-approved, one hour rated assembly. The historical data is showing that since building sprinklering has become common, the numbers of fire events has significantly dropped. This has led IBC and the NFPA to actually decrease their requirements for fire protection in buildings that are fully sprinklered. We feel comfortable that this change does not affect the safety or security of the Residents.

- Request #3: Exterior Wall Construction
  - Lincolnwood Supplemental Wording: "…Exterior and load-bearing wall construction shall be of masonry…."
  - IBC Code Requirements:
    - Independent Living Building: Type IIA construction (Non-combustible, 1 hour protected)
    - Assisted Living Building: Type IIB construction (Non-combustible, 0 protection) OR Type V construction (Wood frame, 0 protection)
  - **Request:** The exterior face materials of our building will be a combination of masonry and stone with some accent areas of cement board siding. We would like to propose constructing the exterior of the building with a cold-formed steel stud framing system that would meet all of the fire rating requirements of the IBC codes, NFPA code, and Energy Code, in lieu of a load-bearing masonry system. Masonry veneer systems are common practice and create several constructability benefits including cost, time, space (wall thickness), and reduced foundation impact due to less weight of



the structure. Since we will be using full thickness brick and stone, this will not affect the overall appearance, safety, or security of the buildings for the Residents or Neighbors.

- Request #4: Horizontal Assemblies:
  - Lincolnwood Supplemental Wording: …Floors in this section may be allowed to use a UL-approved, two-hour rated or listed assembly in lieu of pre-cast or poured-concrete construction."
  - IBC Code Requirements: (Section 712.3)
    - Independent Living Building: Type IIA construction requires a 1 hour horizontal separation between floors of Dwelling Units.
    - Assisted Living Building: Type IIB construction requires a ½ hour horizontal separation between floors of Dwelling Units in a fully sprinklered building.
  - **Request:** Given that we are building a fully sprinklered building, we would like to use a UL-approved, one hour rated horizontal assembly which is the worst case in the IBC code in lieu of the Lincolnwood required 2 hour assembly. This assembly will be a combination of fire proofed steel structure with a concrete composite deck system. In a fully sprinklered building, we feel that the one hour rating is sufficient to provide proper safety and security to the Residents and Staff of the building.

In a building of this size, the amount of concrete and masonry that would be required to meet the requirements of this Supplemental Code will add significant cost to the project without adding a commensurate level of protection to the end product. We feel that these alternate systems, which are common construction practices, will provide a safe environment for the Residents and Staff of this facility while bringing the budget costs of construction down to a level that would not threaten the economic feasibility of the project for the Owner.

Thank you for your continuous courtesy and counsel, if you have any questions or comments, please don't hesitate to contact me.

Sincerely,

Jensen & Halstead, Ltd.

Glenn Seerup, AIA
Principal

A HISTORY OF INNOVATION IN ARCHITECTURE



Proposed Local Building Code Amendments

Local Amendment to the International Building Code 2009

Construction/Fire Safety Amendments

~~Section 420.2: Insert: "Fire resistance of walls and structural members. For multifamily structures containing three or more living units, or one or more living units in a structure containing any other type of use such as business or industrial, the fire resistance rating of structural elements (including walls, floors and roof) and dwelling or sleeping room separations or party walls shall be a minimum of two hours, and the structural elements shall be constructed of masonry or concrete. Exterior and load-bearing wall construction shall be of masonry.~~

~~Section 420.3: Insert: "Fire resistance of floors and horizontal assemblies. All floors shall be pre-cast-concrete type, or poured-concrete type at least a two-hour fire resistance rating. Floors in this section may be allowed to use a UL-approved, two-hour rated or listed assembly in lieu of pre-cast or poured-concrete construction."~~

Section 601.1.1: Insert: "The provisions of this article shall not be deemed to nullify any provisions of the Zoning Ordinance or any other ordinance, law or statute of the Village pertaining to the location, or type of construction of buildings. ~~All exterior walls shall be of solid masonry construction, except single-family residences, which may have a masonry veneer exterior walls and/or use other durable exterior finishing material when/if the Community Development Director determines it is not structurally feasible to use a masonry veneer."~~

~~Section 709.3: Insert at the end of the sentence: "…except that walls and floors separating dwelling or sleeping units shall have a fire-resistance rating of not less than 2-hours."~~

Table 1018.1: Insert: **"1"** ~~"2"~~ at the intersection of Line "R" and Column "With sprinkler system."

Section 1404.11 Exterior insulation and finish systems. **The use of exterior insulation finishing systems ("EIFS"), such as Dryvit or similar products, on exterior walls is specifically prohibited.** ~~Exterior insulation and finish systems (EIFS) and exterior insulation and finish systems (EIFS) with drainage shall comply with Section 1408.~~

~~Section 1408 EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)~~
~~1408.1 General. The provisions of this section shall govern the materials, construction and quality of exterior insulation and finish systems (EIFS) for use as *exterior wall coverings* in addition to other applicable requirements of Chapters 7, 14, 16, 17 and 26.~~
~~1408.2 Performance characteristics. EIFS shall be constructed such that it meets the performance characteristics required in ASTM E 2568.~~
~~1408.3 Structural design. The underlying structural framing and substrate shall be designed and constructed to resist loads as required by Chapter 16.~~
~~1408.4 Weather resistance. EIFS shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this section and the manufacturer's application instructions.~~

~~1408.4.1 EIFS with drainage. EIFS with drainage shall have an average minimum drainage efficiency of 90 percent when tested in accordance the requirements of ASTM E2273 and is required on framed walls of Type V construction, Group R1, R2, R3 and R4 occupancies.~~

~~1408.4.1.1 Water-resistive barrier. For EIFS with drainage, the *water-resistive barrier* shall comply with Section 1404.2 or ASTM E 2570.~~

~~1408.5 Installation. Installation of the EIFS and EIFS with drainage shall be in accordance with the EIFS manufacturer's instructions.~~

~~1408.6 Special inspections. EIFS installations shall comply with the provisions of Sections 1704.1 and 1704.14.~~

Amendment to the International Building Code 2009 and International Residential Code 2009

Tree Preservation Amendments

Tree preservation during construction.

1. **Trees required or scheduled to be preserved shall be protected during construction as follows:**
    a. **A protective barrier such as a snow fence, brightly colored plastic construction fencing, or chain link fencing, shall encircle and be erected one foot beyond the periphery of the dripline, or farther as site conditions may dictate necessary for tree protection during construction.**
    b. **Protective barriers shall be in place prior to the issuance of any building or development permit and shall remain in place until construction and site work is completed.**
    c. **No materials, construction equipment or vehicles shall be stored, driven upon or parked within any dripline.**
    d. **Crushed limestone or other material detrimental to trees shall not be dumped, placed, or stored within any dripline or at a higher elevation where drainage could affect the health of the tree(s).**
    e. **The existing grade within the dripline shall not be modified and shall be maintained to the fullest extent possible. Where grade changes of four inches or more are required surrounding the dripline, a low retaining wall or other permanent tree protection technique, as may be approved by the Zoning Officer, shall be used to ensure the long-term health of the tree designated for preservation.**
    f. **In the event an underground utility line is to be located within five feet of a tree designated for preservation, said utility line shall be augured to prevent damage to the tree's root system.**
2. **Methods for tree protection shall be clearly specified prior to the issuance of a building permit. If, in the opinion of the Village Arborist, such methods are not adequate to protect trees designated for preservation, a building permit shall not be issued. If during construction,**

adequate methods are not employed so as to protect designated trees, the Zoning Officer may issue a stop order until such time as adequate preservation methods are employed.

3. **If a deciduous tree designated for preservation is damaged, razed or removed as a result of construction, such tree shall be replaced with new trees at a rate of three inches in caliper of replacement trees to each one inch in caliper of damaged or removed tree. The Zoning Officer shall approve in writing a replacement tree plan that indicates the installation location and specific size and specie of such replacement trees.**
4. **If an evergreen tree designated for preservation is damaged, razed or removed as a result of construction, such tree shall be replaced with new evergreen trees at a rate of three vertical feet of replacement evergreen tree for each vertical foot of damaged or removed tree. The Village Arborist shall approve in writing a replacement tree plan that indicates the installation location, specific size and specie of such replacement trees.**
5. **Replacement trees shall only be of a species approved by the Village.**
6. **Alternative tree replacement location:**
    a. **If the Village Arborist, determines that full tree replacement pursuant to Subparagraphs (9)c or d above will result in the unreasonable crowding of trees on the lot where construction activity is taking place, or would be otherwise inconsistent with current best practices, the Zoning Officer may designate that some or all of the replacement trees required be planted in the public right-of-way immediately adjacent to the lot where the construction activity is taking place.**
    b. **If the Village Arborist determines that the alternative tree replacement required in Subsection (i) above will result in the unreasonable crowding of trees upon the public right-of-way in accordance with current best practices, the Zoning Officer may reduce the number of replacement trees to be planted immediately adjacent to the public right of way, and require that replacement trees be located on other nearby public rights-of-way, or other suitable locations.**
    c. **All replacement trees designated for the public right-of-way or Village property shall only be of those species permitted by the Village, and shall be installed by the Village and not by the permittee.**
7. **In the event that the Village Arborist determines that the full replacement of protected trees as required by Subparagraphs c, d, and f above would result in unreasonable crowding of trees upon the lot where construction activity will occur, or on the immediately adjacent public right-of-way, a permittee may be allowed to pay the Village a fee in lieu of making such replacement in kind. Upon collection of the tree replacement fee the Village shall deposit this fee into a special Village fund established and used to plant trees elsewhere in the Village. The Village has no obligation to grant such a request. If the request is granted, the following regulations shall apply:**
    a. **This fee shall equal the tree replacement value based upon the average cost per tree inch of trees planted by the Village during the previous fiscal year;**
    b. **The tree replacement fee must be received by the Village within 30 days after the date of the damage or removal for which the replacement is required;**

c. **The Zoning Officer may issue a stop-work order if a permittee failures to pay the tree replacement fee within 30 days after the date of the damage or removal for which the replacement is required. No certificate of occupancy for the property in question shall be issued until the tree replacement fee has been received by the Village.**

8. **For any tree designated for preservation that is damaged, razed or removed without the prior written approval of the Zoning Officer, a fine (as scheduled in the Village's Fee Ordinance) shall be assessed upon the owner of the property on which the trees were damaged or removed. All building permits or licenses for the property shall be revoked or suspended until said charge is paid and a replacement tree plan is prepared and approved by the Zoning Officer.**

Lincolnwood - Mixed-use Project

Stark Enterprises

Economic Impact Analysis

October - 2015

Project Costs = $174,000,000

	Annual (Stabilized)	Over 30 Years
Village of Lincolnwood	*$260,139*	*$6,320,681*
Cook County	*$516,639*	*$11,061,192*
State of Illinois	*$1,625,866*	*$39,504,258*
Sales Tax Total	**$2,402,643**	**$56,886,132**
Village of Lincolnwood	*$44,723*	*$4,200,905*
Cook County	*$26,379*	*$2,477,792*
Schools	*$158,875*	*$1,562,249*
Other	*$227,608*	*$21,379,683*
Total Annual Taxes	**$457,584**	**$42,981,845**
Total Annual Property Taxes at Expiration of TIF	**$4,499,515**	
Total Income Tax (Permanent Jobs)	**$355,911**	**$8,647,709**
Total Income Tax (Construction Jobs)	**$2,255,020**	**$2,255,020**
State Income Tax (Apartment Residents)	**$1,284,861**	**$31,218,743**
TOTAL RECURRING TAX REVENUE	**$4,500,999**	

Assessed Value - Expiration of TIF	182,665,787

Village of Lincolnwood Recurring Tax Revenues	$304,861
Village of Lincolnwood Recurring Tax Revenues - Expiration of TIF	$699,906
Annual School Property Taxes	$158,875
Cook County Recurring Tax Revenues	$543,017
State of Illinois Recurring Tax Revenues	$1,981,777
Permanent Jobs	313
New Residents	539
Construction Jobs	1,165

LINCOLNWOOD

SITE DATA

132,500 sf
net rentable retail sales area

359,345 sf
rentable residential
(6 floors above 1 retail floor)

360 units
(approximate)

Parking:

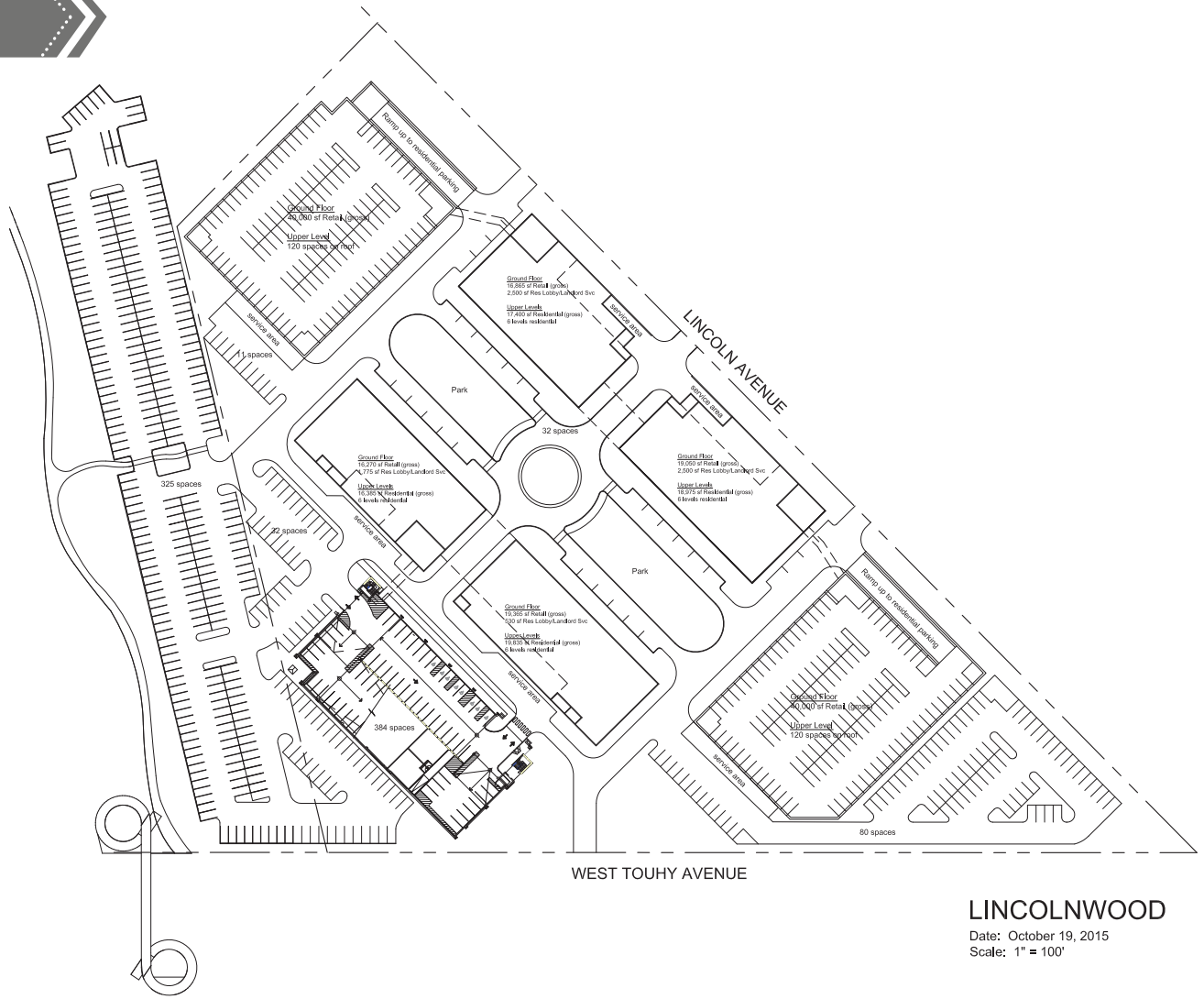
156 surface spaces
624 structured spaces

= 780 total on property

1 space per residential unit

3.2 spaces per 1,000 sf net rentable retail sales area

325 surface spaces on adjacent site increases to 5.6 spaces per 1,000 sf net rentable retail sales area



LINCOLNWOOD
Date: October 19, 2015
Scale: 1" = 100'

LINCOLNWOOD



LINCOLNWOOD





THE COMMUNITY CORE

is a dense, vertically integrated mixed-use neighborhood (or district) with a mission. Why vertically integrated? Because stacking residential, office, academic, entertainment, fitness and other uses on top of an aesthetically enriching and socially interactive streetscape of shops, eateries, and other commercial businesses establishes density and substance. A lot of people in the same place at the same time doing different things generates energy, and creates a dynamic, constantly changing environment.

The Community Core's mission is not merely physical or commercial but, most importantly, cultural. Its agendas are quality of life in the 21st century and how to be competitive in the global economy. Both agendas are dependent upon a walkable lifestyle that delivers mixed-use density interwoven with health and wellness, higher education/research, and the arts. Such rarified environments will attract and keep the best and the brightest, which enables a community to be globally competitive. This principle applies to and is necessary for urban centers, inner ring suburbs, bedroom community exurbs, and major university campus neighborhoods to position themselves in the global community. Interestingly, the most desirable lifestyle of every era seems to emanate from a place of gathering characterized by an eclectic mix of commercial, social, scientific and artistic offerings. In ancient times, the core was found at the city gate where trade routes provided these things. The often employed central piazza flanked by the palace, the parliament, the great museum, the opera house, the public bathhouse, the academy and the cathedral served as the community core for centuries.

Lincolnwood
Parks & Recreation

MEMORANDUM

TO: Timothy C. Wiberg, Village Manager

FROM: Jan Peterson Hincapie, Director of Parks and Recreation

DATE: October 28, 2015

RE: Proposed Revisions to the Policy for Naming of Park Land, Buildings, Facilities and Park Amenities

Background

In 2012, a proposal was presented to the Parks and Recreation Board to name a park. This resulted in the formation of a subcommittee of the Parks and Recreation Board to discuss, research, and evaluate the current policy governing the naming of parks and park buildings. The subcommittee was made up of Board Members, Barbara Pabst and Reese Gratch along with the former Superintendent of Parks & Facilities, Dan Malartsik.

The original policy governing the naming of park facilities was developed in 1994 and modified in 1999. The 2012 subcommittee recommended, and the Village Board approved a new policy. This policy governs the naming of parkland, which was defined as tot lots, neighborhood parks, community parks and bikeways, as well as the naming of buildings and facilities. The policy states that park land could not be named after individuals, except in the case of historical figures such as Presidents of the United States.

Recent Request for Naming of Field

In May of 2015, a proposal was received from Paul Sortal, a Niles West Alumni, to name a baseball/softball field after former resident, Alan Chapman. Alan Chapman, now an adult living in Deerfield, was an alumnus of Lincolnwood schools and played Little League in Lincolnwood during the 1960's. As part of the request, Mr. Sortal proposed donating a scoreboard to compliment the field.

In reviewing the notes of the 2012 subcommittee, Parks and Recreation Board Chairperson Gratch recalled that naming amenities in parks such as ballfields, slides at the pool, rooms in the Community Center, and playgrounds was an agreeable option to the group. However, it was not specifically addressed in the 2012 policy and the criteria for the naming of park amenities were not defined.

Parks and Recreation Board Action

After a discussion at the August meeting of the Parks and Recreation Board, the following actions were taken:

- Motion to approve a Resolution to accept the donation of a scoreboard valued at approximately $5,000 to be placed at Field #3 in Proesel Park, in scripted in a designated area on the scoreboard with the words: In Honor of Alan Chapman.
  Approved: 7-0

- Motion to place the image of the Chicago Daily News article of 1965, *Alan Chapman*: *All American Boy* on a metal sign the size of the park rules sign on the fence at Field #3.
  Approved: 7-0

The Parks and Recreation Board was not comfortable naming a park amenity without a policy in place. However, while they did not approve the naming of the field, they appreciated the donation of the scoreboard and wanted Mr. Chapman to be recognized on the scoreboard. They also felt it was important to educate the public about Mr. Chapman's life in Lincolnwood as a young man by putting the sign on the fence.

With the purpose of establishing criteria for the naming of park amenities, a subcommittee was created at the same meeting. Parks and Recreation Board members, Victor Shaw and Sarah Hardin and Park Board Liaison, Trustee Jennifer Spino were its members.
They met on Thursday, September 24. In reviewing policies from other parks and recreation agencies they found that very few had specific guidelines for the naming of amenities within parks. It appears that most requests are evaluated on a case-by-case basis.

The subcommittee presented the results of their discussion at the October 13, 2015 meeting of the Parks and Recreation Board in the form of a revised policy. On behalf of the subcommittee, staff is presenting this draft policy to the Village Board for review. At that meeting the Parks and Recreation Board voted 7-0 to recommend the approval of this policy. The policy will appear on the November 3 agenda for consideration.

Since the August Park Board meeting, the offer to donate a scoreboard has been withdrawn by Mr. Sortal at the request of Mr. Chapman. Mr. Sortal's request will be discussed again at the November 10, 2015 meeting of the Parks and Recreation Board.

Documents Attached: Draft Policy
Draft Minutes of the October 13, 2015 Park and Recreation Board Meeting

	Village of Lincolnwood Policy **Park Land, Building, Facility and Park Amenity Naming**	**Effective Date: 1994** **Revision Dates: 1999, 2012, 2015**

Purpose:
To establish a systematic and consistent approach for the official naming or renaming of park land, buildings, facilities and park amenities.

It is the objective of the Village of Lincolnwood:

1. To ensure that park land, buildings, park amenities and facilities are easily identified and located.
2. To ensure that names of park land, buildings, facilities and amenities will engender a strong public image and have public support.
3. To ensure that the names of park land, buildings, park amenities and facilities will stand the test of time and will be in the best interest of the residents of Lincolnwood.

Definitions:

Park Land: mini parks, neighborhood parks, community parks and bikeways
Buildings: Structures owned and operated by the Village for the purpose of recreation such as the Lincolnwood Community Center
Facilities: Recreation areas that encompass outdoor and indoor space that have a unique identify such as Proesel Park Family Aquatic Center
Park Amenities: Features within park land, buildings of facilities including, but not limited to, athletic fields, skating facilities, disc golf course, rooms, playgrounds, slides,

Types of Naming Rights:

1. Honorary – While only allowed for park amenities and not parks, buildings or facilities, park amenities may be named to honor a resident, person or group who has met the established criteria set forth in this policy.
   Criteria set forth in this policy. A lease or memorandum of understanding may be put in place to establish or define the terms of the naming.
2. Philanthropic/Donation – Naming park land, buildings, facilities or park amenities to honor or recognize a significant financial contribution to the Village. This may come in monetary form or a product or equipment donation. Naming may be done to recognize the donor, a group or a third party. All philanthropic/donation naming must be done in conjunction with the Village's Donation Policy. A lease or memorandum of understanding may be put in place to establish or define the terms of the naming.
3. Sponsorship – Naming park land, buildings, facilities or park amenities may be considered upon the execution of a mutually-beneficial business arrangement with an external entity. Sponsorships are governed by the Advertising and Sponsorship Policy.

DRAFT

Policy:
It is the responsibility of the Park Board to recommend to the Village Board names for park land, buildings, facilities and park amenities, or when appropriate, to change the existing name of park land, buildings, facilities and park amenities of the Village. Naming shall be done only after a discussion has been held on the selection of the name, and an open process allowing for public input is held.

It is the policy of the Village of Lincolnwood to reserve the right to name or rename park land, buildings, facilities and park amenities in a manner that best serves the interest of the community and ensures a worthy and enduring legacy for the Village's parks and recreation system. Naming will be done in a manner that will stand the test of time and will be meaningful for future generations of people residing in Lincolnwood.

A. Park land, Buildings, Facilities and Park Amenities may be named after streets, neighborhoods, subdivisions, natural assets, topography, purpose of the park land, building, facility or amenity, geographical locations, events, or concepts (e.g. Peace, Unity, Diversity).

B. Park land, Buildings, and Facilities may not be named after individuals, except in the case of famous historical figures (e.g. former presidents)

C. Park Amenities may be named after individuals. (See Criteria Below)

D. The Park Board may solicit public input on park land, building, facility and park amenity names through public meetings or other means.

E. The Park Board may hold public contests for the naming of park land, buildings, facilities and park amenities. Such contests shall also be subject to the policies outlined above and are advisory, and are not binding.

F. Renaming of existing park land, buildings, facilities and park amenities is discouraged, except to rename park land, buildings, facilities and park amenities that are named after an individual whose character is or was such that continued use of the individual's name for park land, buildings and facilities is not in the best interest of the Village.

G. Park land, buildings facilities and park amenities will be named only after discussion by the Park Board and then a waiting period of not less than sixty days. A majority vote is required of the Park Board to name park land, buildings, facilities and park amenities or to change the name of park land, buildings, facilities or park amenities of the Village.

H. All naming must be consistent with the mission and vision of the Lincolnwood Parks and Recreation Department.

I. The Park Board reserves the right to reject any and all naming proposals for any reason.

J. The naming of park land, buildings, facilities and park amenities shall stand on its own merit and will not be precedent setting.

Naming of Park Amenities after Individuals:

A. Park Amenities may be named after individuals, but only if the established criteria have been met.
   a. The individual must have lived in Lincolnwood for a minimum of 20 years.
   b. The individual has contributed substantial services in the expansion and growth of the Village or were closely associated with a significant community event.
   c. If the individual is living, written consent must be given to allow the naming. If the individual is deceased, permission must be granted in writing by the closest relative.
   d. The individual must be in support of the Parks and Recreation Department's mission and vision.

Lincolnwood Park and Recreation Board Meeting

Lincolnwood Village Hall – Council Chambers
October 13, 2015
DRAFT MINUTES

CALL TO ORDER

The meeting was called to order at 7:02 P.M.

PRESENT AT MEETING

Park Board Members: Laura Tomacic, Grace Diaz Herrera, Amy Kaniff, Reese Gratch, Sarah Hardin, Victor Shaw (arrived at 7:03pm)
Parks and Recreation Department Staff: Jan Hincapie, Chris Stachewicz, Katie Gamroth, Melissa Rimdzius
Audience: Alyssa Martinez, Anastasia Papanastou, Trustee Spino

APPROVAL OF MINUTES

On motion Tomacic/Kaniff to approve the meeting minutes of the August 11, 2015. 5-0, motion passed.

AUDIENCE PARTICIPATION/LETTERS FROM THE PUBLIC

OLD BUSINESS

A. Report of the Park Amenity Naming Subcommittee

Hincapie- Subcommittee was created because it was difficult to make a decision on the field naming based on the current policy about park naming. The 2012 policy said amenities could be name, but gave no criteria. The subcommittee discussed pieces of policies from other agencies to create the new policy. Moving forward there is set criteria for amenity naming. Art Lovering, who is not here this evening, did comment on what defining what an event was
Hardin- Goal was to further define parkland and amenities. Subcommittee discussed the types of naming rights and had three categories. Criteria was established for each category, the honorary piece will always some subjectivity
Hincapie- Received a phone call about other names that might go into an honorary naming mix, should we open it up to the public for suggestions. There might be many people for viable candidates
Hardin- Yes, if we had done this at the last meeting it would have been precedent setting. Policy needed to be discussed and clarified because we might get more candidates
Hincapie- The message to be sent was this was an extreme honor this happens seldom, candidates need to have lived here a long time and done something incredible for this to happen
Gratch –Any questions
Tomacic- First thank subcommittee for their wonderful job, question regarding time limit
Hincapie – Honorary has no time limit, but we could come back and have a discussion if person is no longer viable. Leases are more of a sponsorship for a time frame. Philanthropic is a significant contribution to the Village, do we need to define that contribution?
Hardin- We did talk about a percentage of what is donated to be the contribution
Tomacic- I was approached as a resident and offered double for someone else
Hincapie- Mr. Sortals request is honorary. For a philanthropic percentage 80-90% comes to mind
Hardin- If it is maintenance involved that might make a difference
Hincapie- Let's say the Proesel Park Playground, if someone paid 80% of the overall costs would we name it after them?
Gratch- If a percentage is left open maybe smaller projects would be completely covered
Hardin- Could be based on scope of the project
Hincapie-Provided information on the parks that are currently named after individuals in the community
Gratch – Read it do you feel like it will do what we need it to do
Kaniff- Looks good
Gratch- We can make a motion to approve it tonight
Hincapie- I can clean it up and add the amended verbiage
Shaw- Does it have to go through legal?

Hincapie- We will send it to them to review. Under honorary a lease arrangement can be amended
Gratch- Could we put under philanthropic as well?
Hincapie- Sponsorship is not dictated, it has its own policy

On motion Tomacic/Diaz Herrera move to accept the revised 2015 Park Land, Building, and Facility naming policy with suggested changes and review of the final document. All approved 6-0

B. Aquatic Center Master Plan

Hincapie- Need to inventory the health, operation and see what direction the Proesel Park Family Aquatic Center will be going in the upcoming years. Currently in season 12, more than 1/3 of useful life, also looking to make the facility more exciting for members. Three companies bid on creating the Proesel Park Family Aquatic Center master plan and FGM was chosen. This is a $15,000 contract, which is why it did not come to the board for approval. A combination of public input, a group of users things they like or don't like, staff and board input will be used for the completion of the plan. Once information is gathered FGM will provide us with ideas and costs for the future. Staff met with FGM today and areas were pointed out to expand and updating pump room.

NEW BUSINESS

A. **Summer Day Camp Report**

Rimdzius- As noted in presentation
Gratch- Were the savings on contracted items?
Rimdzius- Yes, the busing cost was down we did need as many charter buses this season
Hincapie- Non-residents help us maintain the low price for our residents. They already pay more than our residents and depend heavily on the non-resident fees to help the free events we are able to offer our residents.
Hardin- If you have additional children you have additional staff?
Rimdzius- Camp maintains a lower ratio than what ACA require, with the additional children we will see more staffing.
Tomacic- What percentage would be repeat families throughout the year?
Rimdzius- We have a lot, but I could not get you an exact number
Hincapie- We have many familiar faces, lots of buzz about our camp because of the low staffing ratio
Rimdzius- Many families brining in additional campers, this bussing also will help keep us in line with some of our competitors.

On motion Hardin/Tomacic to accept the proposed recommendations for the day camp program. All approved 6-0

B. Summer Program Report

Gamroth- As noted in presentation

C. Resolution for Closing Lincoln Avenue

Gamroth- This is for the closing of Lincoln Avenue during the annual Turkey Trot race on Sunday, November 22
Hincapie- Usually reopened before 11am

On motion Tomacic/Hardin move to approve a resolution closing Lincoln Avenue on Sunday, November 22, 2015 between the hours of 8am and 11am for the Lincolnwood Turkey Trot. All approved 6-0

CHAIRPERSON'S REPORT –

COMMISSIONERS' REPORTS –
Hardin- Cubs WIN

D**IRECTOR'S REPORT –**

Hincapie- Best news we have a lease executed for the ComEd. Will be bid in January and the UP in March. Staff did a fine job this summer, weather was tricky June was one of the worst months and Sunday of Labor Day weekend hit our max at the pool. The concert series had one of the highest sponsorship numbers in years . Shelter renovation is under way, public works is helping and has ripped up and replaced the asphalt around the facility along with new sewer pipe. Once the roof is done the facility will have gutters and can now drain properly. Bathrooms will be gutted, painting and upgrading the lighting, doors and doing a uplift on the facility as a whole.

STAFF REPORTS

A. **SUPERINTENDENT OF RECREATION – GAMROTH**

As noted in report.

B. **SUPERINTENDENT OF PARKS AND FACILITIES - STACHEWICZ**
As noted in report.

C. **COMMUNITY CENTER PROGRAM SUPERVISOR - RIMDZIUS**
As noted in report

D. **COMMUNITY OUTREACH AND MARKETING COORDINATOR – VERING**
As noted in report

E. **YOUTH PROGRAMS COORDINATOR - FLETCHER**
As noted in report

ADJOURNMENT

Meeting adjourned at 8:09 P.M.
Park Board Minutes prepared by: Katie Gamroth, Superintendent of Recreation

Park and Recreation Board President: _____ _____
Signature Date

Return to COTW Memo

2016

PROPOSED

VILLAGE BOARD MEETINGS

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

January 5 January 19

February 2 February 16

March 1 March 15

April 5 April 19

May 3 May 17

June 7 June 21

July 19
(3rd Tuesday of the Month)

August 16
(3rd Tuesday of the Month

September 6 September 20

*October 5 (Wednesday) **October 20 (Thursday)
(*due to Rosh Hashanah being on Oct. 4)
(**due to Sukkot on Oct. 18)

November 1 November 15

December 6 December 20

Major holidays

Dates in **bold** are *yom tov*, so they have similar obligations and restrictions to Shabbat in the sense that normal "work" is forbidden.

Holiday	Dates	Description
Purim	Mar 24 Th	Purim is one of the most joyous and fun holidays on the Jewish calendar
Pesach	**Apr 23-24** Sa-Su Apr 25-28 M-Th **Apr 29-30** F-Sa	Passover, the Feast of Unleavened Bread
Shavuot	**Jun 12-13** Su-M	Festival of Weeks, commemorates the giving of the Torah at Mount Sinai
Tish'a B'Av	Aug 14 Su	The Ninth of Av, fast commemorating the destruction of the two Temples
Rosh Hashana	**Oct 3-4** M-Tu	The Jewish New Year
Yom Kippur	**Oct 12** W	Day of Atonement
Sukkot	**Oct 17-18** M-Tu Oct 19-23 W-Su	Feast of Tabernacles
Shmini Atzeret	**Oct 24** M	Eighth Day of Assembly
Simchat Torah	**Oct 25** Tu	Day of Celebrating the Torah
Chanukah	Dec 25-Jan 1 Su-Su	The Jewish festival of rededication, also known as the Festival of Lights

MEMORANDUM

TO: Timothy Wiberg, Village Manager

FROM: Peter Nickell, Public Works Intern

DATE: November 3, 2015

SUBJECT: Sustainability Initiatives

Background: The Village has introduced a number of sustainable initiatives that benefit residents every day. These initiatives have ranged from infrastructure upgrades to Village wide collection events with stakeholders and intergovernmental partners. A summary of these initiatives can be found below.

Operations and Facility Initiatives

Deicing with Beet Juice Super Mix:

To help make roadway salt more efficient during snow and ice events the Public Works Department uses a super mix of calcium chloride (10%), salt brine (10%) and beet juice (80%). Beet juice is an organic material used to help spread salt and lower its freezing point, thus making it more effective. It also helps hold the salt in place preventing it from bouncing off the street and into vegetation. By using the super mix to pre-wet the streets prior to a snow event as well as spraying the salt as it leaves the truck, the Village is able to reduce salt use, thereby reducing expenses.

Lighting Upgrades and Retrofits:

In 2011 the Village received a grant from the Illinois Clean Energy Community Foundation to retrofit three Village owned buildings with energy efficient fluorescent bulbs. The Village Hall, Police and Fire Departments, and Public Works buildings have all been upgraded from T12 to T8 fluorescent bulbs. $61,408.80 was spent on the replacements with $50,613 coming from the grant and a rebate program. The T8 bulbs reduce energy consumption and have a greater life expectancy thereby reducing fluorescent waste and costs for the Village.

Programs Offered to Residents

Woodchip Delivery Program:

The Public Works Department offered free woodchips and delivery to Village residents this fall. These excess woodchips were a result of Village forestry operations Over 60 orders were placed in September and over 650 yard of woodchips were delivered to in October, the equivalent of six semi loads. Residents use woodchips as mulch which helps cut down on water use, minimize weed growth and provide several other benefits for gardening and lawn care.

Rain Barrels:
In July, 2015 the Village Board entered into an intergovernmental agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRD) to provide residents with free 55-gallon rain barrels. Rain barrels connect to downspouts and capture rainwater preventing it from entering the sewer system. The captured water can be reused for non-potable uses such as watering lawns and washing cars. To date the Village has received 146 orders for 293 rain barrels. Residents place orders through the Public Works Department and may receive up to four barrels.

Infrastructure Upgrades/Initiatives

Rain Gardens:
The Village has constructed two demonstration rain gardens within its limits. The Village received a grant from the nonprofit organization Openlands to construct one in Centennial Park; the other was built on East Prairie Rd. in conjunction with School District 74. Rain gardens help absorb stormwater and prevent flooding.

Streetlight Upgrades:
The Village has completed the first three years of a five year street light replacement program. Year four is currently underway. Year one was completed using metal halide lights because light emitting diode (LED) lamps were not approved at the time for IDOT roads, the subsequent projects use LED lamps. Staff has conducted a cost benefit analysis to retrofit the year one metal halide lights and will include the project in an upcoming budget. The replacement lights consume less energy and last longer than the 400-watt mercury vapor lights they are replacing, reducing electricity costs. Additionally ComEd is in planning to replace all of their street lights within the Village with LED lamps at no cost to the Village.

Ongoing Recycling Opportunities: The Village is a member of the Solid Waste Agency of Northern Cook County (SWANCC). SWANCC is a nonprofit intergovernmental agency consisting of 23 municipalities dedicated to reducing solid waste in northeastern Illinois. SWANCC sponsors a number of collection/disposal programs for special materials which the Village participates in. Provided below is information regarding ongoing programs. All materials are collected daily unless specified.

Material	Drop Off Location	Total Collected 2011-2015
Pharmaceuticals	Police Department (7:00am-7:00pm)*	750 pounds
Holiday Light Recycling	Public Works (8:30am-4:30pm)**	973 pounds
Batteries	Public Works (8:30am-4:30pm)	583 pounds***
Fluorescent Light bulbs	Public Works (8:30am-4:30pm)	1,966 light bulbs
Sharps (needles)	Fire Department (9:00am- 5:00pm)	1,010 needles

*Drop off is only available on the first Friday of every month.
** Program offered mid-November through January
*** As of April, 2015. Records have not been kept by vendors until this year.

Annual Collection Events: The Village, in conjunction with SWANCC, hosts a recycling collection event annually. Shredding and Electronic Recycling events have taken place at Rutledge Hall on a specified Saturday throughout the years. Information on these events can be found below.

Material	Drop Off Location	Total Collected 2011-2015
Shredding Event	Rutledge Hall Middle School	50,340 pounds
Electronic Recycling Events	Rutledge Hall Middle School	17,268 pounds

Village residents may participate in any SWANCC event regardless of location. Residents are required to present a driver's license as proof of residence to staff working the events.

Future Initiatives: Staff is currently exploring a number of green initiatives that will further advance the Village's sustainability goals. These initiatives include a composting program to reduce the amount of food waste sent to landfills. Additionally staff is looking into partnering with the Metropolitan Water Reclamation District (MWRD) to receive free bio solids which is a byproduct of the water treatment process that acts as a fertilizer. In addition, the Village is researching community gardens, installing Divvy bike sharing stations throughout the community, and producing additional education materials on green initiatives.

Return to VB Agenda

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
7:30 P.M., NOVEMBER 3, 2015

AGENDA

I. Call to Order

II. Pledge to the Flag

III. Roll Call

IV. Approval of Minutes

1. Board Meeting Minutes – October 20, 2015

V. Warrant Approval

VI. Village President's Report

1. Swearing in of Police Officers Jesse Wienski and Jimmy Han
2. Swearing in of Lieutenant Schenita Stewart

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

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

2. Approval of an Ordinance Waiving the Competitive Bidding Process and Accepting a Proposal from Christopher B. Burke Engineering, Ltd. for Phase I Engineering for the Devon Avenue Streetscape Project from Lincoln Avenue to McCormick Boulevard (Appears on the Consent Agenda Because it is a Routine Function of Government)

3. Approval of a Recommendation by the Parks and Recreation Board to Adopt a Resolution to Approve a New Policy for the Naming of Park Land, Buildings, Facilities and Park Amenities (Appears on the Consent Agenda Because it was Approved Unanimously by a Recommending Body)

VIII. Regular Business

4. Consideration of a Recommendation by the Plan Commission in Case #PC-12-15 to Approve an Ordinance Granting Special Use and a Parking Location Variation for a Senior Living Development to be located at 3401-3501 Northeast Parkway (formerly the Bell & Howell site having an address of 3400 Pratt Avenue)

5. Consideration of a Recommendation by the Plan Commission in Case #PC-10-15 to Approve an Ordinance Granting Special Use and Variations for the Construction and Operation of a Mixed Use Development at 6733-6735 North Lincoln Avenue

IX. Manager's Report

X. Board, Commission, and Committee Reports

XI. Village Clerk's Report

XII. Trustee Reports

XIII. Public Forum

XIV. Adjournment

DATE POSTED: October 30, 2015

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

VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
OCTOBER 20, 2015

Draft

Call to Order

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M., Tuesday, October 20, 2015, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

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

Roll Call

On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Bass, Cope, Elster, Klatzco, Spino
ABSENT: Trustee Patel

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroshius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Timothy Clarke, Community Development Director; Amanda Pazdan, Management Analyst; Robert LaMantia, Police Chief; Charles Greenstein, Village Treasurer; Aaron Cook, Community Development Manager; Donald Gelfund, Chair, Traffic Commission.

Approval of Minutes

The minutes of the October 6, 2015 Village Board Meeting were distributed and examined in advance.

Trustee Elster moved to approve the minutes, seconded by Trustee Bass.

The motion passed with a Voice Vote.

Warrant Approval

Trustee Klatzco moved to approve warrants in the amount of $989,532.87. Trustee Cope seconded the motion.

Upon a Roll Call by the Village Clerk the results were:
AYES: Trustees Klatzco, Cope, Klatzco, Spino, Elster
NAYS: None The motion passed

Village President's Report

1. Resolution Regarding Red Ribbon Week.

President Turry read this proclamation which stated in part that communities in America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them. There is however, hope in winning the war on drugs, and that hope lies in education and drug demand reduction coupled with the hard work and determination of organizations such as the Young Marines of the Marine Corps League to foster a healthy drug-free lifestyle. Governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of drugs in our communities. The red ribbon has been chosen as a symbol commemorating the work of Enrique "Kiki" Camarena , a Drug Enforcement Administration agent who was murdered in the line of duty, the ribbon represents the belief that one person can make a difference. The Red

Ribbon Campaign was established by Congress in 1988. President Turry resolved that Red Ribbon Week be designated October 23 – 31 in the Village of Lincolnwood. Also, that all citizens display a red ribbon to join in this special observance.

The Board concurs.

The proclamation was accepted by Officer Alex Rodrigues.

Consent Agenda

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

1. **Approval of a Resolution to Accept the Comprehensive Annual Financial Report for the Year Ended April 30, 2015**

2. **Approval of an Ordinance (A) Waiving the Bid Process and Awarding a Proposal to Stanley Consultants to Perform Phase II Engineering for a Bicycle/Pedestrian Overpass at Touhy Avenue on the ComEd ROW, (B) Authorizing the Village President to Execute both a Preliminary Engineering Agreement for Federal Participation and a Local Agency Agreement for Federal Participation for Phase II Engineering for a Bicycle/Pedestrian Overpass at Touhy Avenue on the ComEd ROW**

3. **Approval of a Resolution to Approve the Planting of 110 Trees to be purchased from the Suburban Tree Consortium for the Fall 2015 Planting**

4. **Approval of a Resolution to Enter into an Interlocal Agreement with Region 4 Education Service Center of Houston Texas for Cooperative Purchasing through The Cooperative Purchasing Network**

5. **Approval of a Recommendation by the Parks and Recreation Board to Adopt a Resolution to Close Lincoln Avenue Between Kostner Avenue and Pratt Avenue from 7:00 AM to 11:00 AM for the Turkey Trot Race on Sunday, November 22, 2015**

6. **Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section Twelve of the Village Code Pertaining to Restricting Parking on the West Side of Kimball Avenue between the North Curb Line of Devon Avenue and 94' North**

   A request was made to remove Item 7 on Consent and place it as Item 1 on Regular Business.

7. **Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section Twelve of the Village Code Pertaining to Restricting Parking Monday through Friday between 7:00 AM and 4:00 PM on the East Side of Hamlin Avenue from the South Edge of the Driveway Located at 6901 N. Hamlin Avenue to 25' South and on the West Side of Hamlin Avenue from the North Edge of the Driveway Located at 6918 N. Hamlin Avenue to 20' North**

Trustee Klatzco moved to approve the Consent Agenda as amended, seconded by Trustee Spino.

Upon Roll Call the Results were:
AYES: Trustees Klatzco, Elster, Spino, Cope, Bass
NAYS: None The motion passed

Regular Business

8. **Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Section Twelve of the Village Code Pertaining to Restricting Parking Monday Through Friday between 7:00AM and 4:00PM on the East Side of Hamlin Avenue from the South Edge of the Driveway located at 6901 North Hamlin Avenue to 25' South and on the West Side of Hamlin Avenue from the North Edge of the Driveway Located at 6918 North Hamlin Avenue to 20' North.**

Chief LaMantia presented a history of this item, which came from the Traffic Commission.

The following residents were in attendance and addressed the Board: Sadije Kraja, 6918 North Hamlin, and Naxhije Dzurekovic, 6924 North Hamlin.

These residents spoke of the inconvenience and danger of the large trucks pulling in and out of the driveway across the street. They also noted that the truck drivers were rude when spoken to.

Business owner Stephen Erickson of 6901 North Hamlin addressed the Board and stated that this is the only way he is able to get deliveries for his business. He did state that a number of street parking places are used by his employees and that he would see to it that his employees park in the back of the building. Photos of the area in question were exhibited.

Trustee Spino moved that the recommendation be approved and the item be returned to the Traffic Commission to seek possible "Resident Only" parking, seconded by Trustee Klatzco.

Upon Roll Call the Result was:
AYES: Trustees Spino, Klatzco, Elster, Cope, Bass
NAYS: None The motion passed.

Manager's Report
None

Board and Commissions Report
None

Village Clerk's Report
None

Trustees Reports
None

Public Forum
None

Adjournment
At 7:55p.m. Trustee Cope moved to adjourn the Regular Board meeting, seconded by Trustee Elster. The motion passed with a Voice Vote.

Respectfully Submitted,

Beryl Herman
Village Clerk

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: October 30, 2015

The following are the totals for the List of Bills being presented at the November 3rd Village Board meeting.

11/03/2015	25,548.76
11/03/2015	179,321.80
11/03/2015	69,771.70
11/03/2015	397,300.70
Total	$ 671,942.96

Return to VB Agenda

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 10/23/2015 - 9:17AM
Batch: 00100.11.2015

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
American Express									
AMEREXP									
31083101915	10/19/2015	14.21	0.00	11/03/2015				False	0
101-350-512-5720 Postage				UPS Store - delivery fee					
31083101915	10/19/2015	52.29	0.00	11/03/2015				False	0
101-400-511-5730 Program supplies				UPS Store - delivery fee					
31083101915	10/19/2015	19.78	0.00	11/03/2015				False	0
101-350-512-5799 Other materials & supplies				Donuts for meeting					
31083101915 Total:		86.28							
31158091415	9/14/2015	50.00	0.00	11/03/2015				False	0
205-560-515-5405 R&M - buildings				Time Clock add users					
31158091415	9/14/2015	147.85	0.00	11/03/2015				False	0
660-610-519-5580 Telephone				Internet for PW					
31158091415	9/14/2015	252.85	0.00	11/03/2015				False	0
101-250-511-5580 Telephone				Internet for Village Hall					
31158091415	9/14/2015	102.85	0.00	11/03/2015				False	0
660-610-519-5580 Telephone				Internet for Pump House					
31158091415 Total:		553.55							
31158092215	9/22/2015	25.00	0.00	11/03/2015				False	0
101-200-511-5510 Advertising				Crossing Guard Ad					
31158092215 Total:		25.00							
31158092815	9/28/2015	84.50	0.00	11/03/2015				False	0
101-200-511-5840 Meals				Lunch for Staff					
31158092815	9/28/2015	50.00	0.00	11/03/2015				False	0
101-200-511-5799 Other materials & supplies				Gift Card - ISCS Give Away					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
31158092815	9/28/2015	50.00	0.00	11/03/2015				False	0
101-200-511-5799 Other materials & supplies				Gift Card - ISCS Give Away					
31158092815	9/28/2015	425.00	0.00	11/03/2015				False	0
101-200-511-5810 Conference & meeting registrat				IPELRA Conference					
31158092815 Total:		609.50							
31158100815	10/8/2015	99.00	0.00	11/03/2015				False	0
101-200-511-5700 Office supplies				Annual membership - Amazon Prime					
31158100815 Total:		99.00							
31174090215	9/2/2015	396.00	0.00	11/03/2015				False	0
205-570-515-5270 Purchased program services				Senior Trip - Light Opera Works					
31174090215 Total:		396.00							
31174091915	9/19/2015	547.68	0.00	11/03/2015				False	0
205-500-515-5810 Conference & meeting registrat				Conference - Lodging Charges					
31174091915 Total:		547.68							
31174092515	9/25/2015	43.20	0.00	11/03/2015				False	0
205-570-515-5645 Concessions & food				Seniors - Lou Malnati's					
31174092515 Total:		43.20							
31174093015	9/30/2015	56.00	0.00	11/03/2015				False	0
205-500-515-5590 Training				Paypal - SPRA entertainment showcase					
31174093015	9/30/2015	133.16	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				Equipment for event - Fun Express					
31174093015 Total:		189.16							
31174100115	10/1/2015	197.60	0.00	11/03/2015				False	0
205-570-515-5270 Purchased program services				Senior trip - Metroplis performing Arts					
31174100115 Total:		197.60							
31174100215	10/2/2015	22.50	0.00	11/03/2015				False	0
205-500-515-5725 Credit card charges				Plug n play					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
31174100215 Total:		22.50							
31174100515	10/5/2015	36.00	0.00	11/03/2015				False	0
205-570-515-5270 Purchased program services				Senior trip - Light Opera Works					
31174100515 Total:		36.00							
31182091615	9/16/2015	91.90	0.00	11/03/2015				False	0
101-420-511-5405 R&M - buildings				Water Filter for Village Hall refrigerator					
31182091615	9/16/2015	734.82	0.00	11/03/2015				False	0
101-420-511-5405 R&M - buildings				Pump and gasket for Police Dept					
31182091615 Total:		826.72							
32008091615	9/16/2015	40.00	0.00	11/03/2015				False	0
101-200-511-5820 Local mileage, parking & tolls				Parking for CDOT meeting					
32008091615	9/16/2015	24.81	0.00	11/03/2015				False	0
101-200-511-5840 Meals				Lunch with Village Engineer					
32008091615 Total:		64.81							
32115091815	9/18/2015	5.00	0.00	11/03/2015				False	0
101-100-511-5820 Local mileage, parking & tolls				Praking for IML Conference					
32115091815	9/18/2015	10.00	0.00	11/03/2015				False	0
101-100-511-5840 Meals				Lunch - IML Conference					
32115091815 Total:		15.00							
32115091915	9/19/2015	15.00	0.00	11/03/2015				False	0
101-100-511-5820 Local mileage, parking & tolls				Parking - IML Conference					
32115091915 Total:		15.00							
American Express Total:		3,727.00							
AT&T									
AT&T									
773R07163610	9/28/2015	77.45	0.00	11/03/2015				False	0
215-000-512-5580 Telephone				Telephone Services - E911					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
773R07163610 Total:		77.45							
847734584010	10/7/2015	1,204.63	0.00	11/03/2015				False	0
215-000-512-5580 Telephone				Telephone Services - E911					
847734584010 Total:		1,204.63							
847734584310	10/7/2015	351.73	0.00	11/03/2015				False	0
215-000-512-5580 Telephone				Telephone Services - E911					
847734584310 Total:		351.73							
AT&T Total:		1,633.81							
Bank of America, Business Card BANKOFAM									
0423091115	9/11/2015	-80.00	0.00	11/03/2015				False	0
101-300-512-5810 Conference & meeting registrat				Cancellation of Cook County training conference					
0423091115 Total:		-80.00							
0423091215	9/12/2015	182.95	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Polo shirts for Human Relations					
0423091215 Total:		182.95							
0423100215	10/2/2015	20.70	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Donuts - North Shore Chief's meeting					
0423100215 Total:		20.70							
4259090915	9/9/2015	37.88	0.00	11/03/2015				False	0
205-570-515-5645 Concessions & food				Dinner for Seniors					
4259090915 Total:		37.88							
4259100315	10/3/2015	80.00	0.00	11/03/2015				False	0
205-560-515-5810 Conference & meeting registrat				Conference registration					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
4259100315 Total:		80.00							
7130090915	9/9/2015	820.00	0.00	11/03/2015				False	0
101-440-513-5590 Training				IAA Conference for Water Dept					
7130090915 Total:		820.00							
7130091615	9/16/2015	7.00	0.00	11/03/2015				False	0
101-100-511-5840 Meals				Lunch for Board meeting					
7130091615	9/16/2015	25.24	0.00	11/03/2015				False	0
101-100-511-5840 Meals				Board meeting beverages					
7130091615 Total:		32.24							
7130100715	10/7/2015	53.13	0.00	11/03/2015				False	0
101-300-512-5480 R&M - vehicles				Gas for Range Rover					
7130100715 Total:		53.13							
7868090815	9/8/2015	52.29	0.00	11/03/2015				False	0
205-503-515-5730 Program supplies				Michaels					
7868090815	9/8/2015	25.88	0.00	11/03/2015				False	0
205-503-515-5730 Program supplies				Michaels					
7868090815	9/8/2015	16.50	0.00	11/03/2015				False	0
205-503-515-5730 Program supplies				Jewel - snacks					
7868090815 Total:		94.67							
7868091015	9/10/2015	109.15	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				Signs.com - Touch A Truck					
7868091015 Total:		109.15							
7868091115	9/11/2015	-7.64	0.00	11/03/2015				False	0
205-503-515-5730 Program supplies				Michaels - credit					
7868091115	9/11/2015	65.97	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				Michaels					
7868091115 Total:		58.33							
7868091515	9/15/2015	30.50	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
205-540-515-5615 Awards				Crown Trophy - softball					
7868091515 Total:		30.50							
7868091615	9/16/2015	179.87	0.00	11/03/2015				False	0
205-570-515-5645 Concessions & food				Peggy Kinnane's - Social club					
7868091615 Total:		179.87							
7868091815	9/18/2015	27.94	0.00	11/03/2015				False	0
205-500-515-5700 Office supplies				Walmart - Bulletin Board					
7868091815 Total:		27.94							
7868092215	9/22/2015	100.00	0.00	11/03/2015				False	0
205-504-515-5270 Purchased program services				Rosa Flor - Pumpkins					
7868092215 Total:		100.00							
7868092515	9/25/2015	6.50	0.00	11/03/2015				False	0
205-570-515-5645 Concessions & food				Mariano's					
7868092515 Total:		6.50							
7868092815	9/28/2015	36.28	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				U.S. Toy Co					
7868092815 Total:		36.28							
7868100715	10/7/2015	22.00	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				Target					
7868100715 Total:		22.00							
8334092415	9/24/2015	53.00	0.00	11/03/2015				False	0
101-200-511-5570 Professional associations				Notary renewal fee					
8334092415	9/24/2015	53.00	0.00	11/03/2015				False	0
101-200-511-5570 Professional associations				Notary renewal fee					
8334092415 Total:		106.00							
8334092815	9/28/2015	135.00	0.00	11/03/2015				False	0
101-200-511-5570 Professional associations				Governmental GAAP update					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
8334092815	9/28/2015	333.00	0.00	11/03/2015				False	0
101-210-511-5599 Other contractual				GFOA training					
8334092815 Total:		468.00							
8334100815	10/8/2015	40.00	0.00	11/03/2015				False	0
101-210-511-5820 Local mileage, parking & tolls				Auto replenishment					
8334100815 Total:		40.00							
9820091515	9/15/2015	149.90	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Ricoh USA - Community Center Copier					
9820091515 Total:		149.90							
9820091715	9/17/2015	70.11	0.00	11/03/2015				False	0
205-500-515-5510 Advertising				Creative Promotions - Dept Jacket					
9820091715 Total:		70.11							
9820092215	9/22/2015	28.51	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Michaels - Community Center supplies					
9820092215 Total:		28.51							
9820092615	9/26/2015	11.50	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Amazon - Community Center supply					
9820092615	9/26/2015	44.97	0.00	11/03/2015				False	0
205-509-515-5730 Program supplies				Amazon - Turkey Trot supplies					
9820092615 Total:		56.47							
9820093015	9/30/2015	16.95	0.00	11/03/2015				False	0
205-504-515-5730 Program supplies				Amazon - Fall Event supply					
9820093015	9/30/2015	60.96	0.00	11/03/2015				False	0
205-509-515-5730 Program supplies				Amazon - Turkey Trot supplies					
9820093015 Total:		77.91							
Bank of America, Business		2,809.04							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Commonwealth Edison COMED									
0008132018 101-440-513-5785 Utilities - public way	10/5/2015	491.95	0.00	11/03/2015 Kostner/Morse - 9/3-10/5				False	0
0008132018 Total:		491.95							
0104767008 660-610-519-5785 Utilities - Public Way	10/12/2015	2,125.71	0.00	11/03/2015 Pump Station - 9/10-10/9				False	0
0104767008 Total:		2,125.71							
0592075011 101-440-513-5785 Utilities - public way	9/28/2015	2,245.72	0.00	11/03/2015 Master Account Street Lighting				False	0
0592075011 Total:		2,245.72							
0933017059 101-440-513-5785 Utilities - public way	10/8/2015	495.94	0.00	11/03/2015 6754 Cicero - 9/9-10/7				False	0
0933017059 Total:		495.94							
1415030000 101-440-513-5785 Utilities - public way	10/8/2015	191.28	0.00	11/03/2015 Metered Street Lights - 3955 Pratt				False	0
1415030000 Total:		191.28							
1427019057 101-440-513-5785 Utilities - public way	10/8/2015	185.00	0.00	11/03/2015 Metered Street Lights - Karlov & Pratt				False	0
1427019057 Total:		185.00							
1700394002 101-440-513-5785 Utilities - public way	10/15/2015	26.81	0.00	11/03/2015 ES Crawford - 9/10-10/9				False	0
1700394002 Total:		26.81							
1747130062 101-440-513-5785 Utilities - public way	10/8/2015	95.56	0.00	11/03/2015 Metered Street Lights - 3995 Lunt				False	0
1747130062 Total:		95.56							
1784010001	10/8/2015	521.48	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-440-513-5785 Utilities - public way				Shelter Proesel - 9/8-10/7					
1784010001 Total:		521.48							
1784059008	10/8/2015	1,116.38	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				NS Morse - 9/8-10/7					
1784059008 Total:		1,116.38							
1784346006	10/8/2015	287.67	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				SS Touhy - 9/8-10/8					
1784346006 Total:		287.67							
1784521009	10/8/2015	21.17	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				WS Cicero - 9/8-10/8					
1784521009 Total:		21.17							
2028043041	10/7/2015	4,369.18	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				Master Account Street Lighting					
2028043041 Total:		4,369.18							
2155160028	10/8/2015	102.47	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				Metered Street Lights - Knox & Pratt					
2155160028 Total:		102.47							
2187009072	10/8/2015	454.06	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				7000 McCormick - 9/4-10/7					
2187009072 Total:		454.06							
2631087013	10/7/2015	107.37	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				6851 Central Park - 9/8-10/2					
2631087013 Total:		107.37							
2649157097	8/8/2015	153.72	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				3550 Pratt - 9/4-10/7					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
2649157097 Total:		153.72							
3219170058	10/12/2015	95.60	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				Metered Street Lights - 4990 Pratt					
3219170058 Total:		95.60							
3462712002	10/7/2015	112.15	0.00	11/03/2015				False	0
660-620-519-5785 Utilities - public way				Water Tower - 9/4-10/6					
3462712002 Total:		112.15							
4147167024	10/12/2015	355.16	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				7055 Kostner - 9/10-10/9					
4147167024 Total:		355.16							
4413156059	10/12/2015	109.64	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				7300 Cicero - 9/10-10/8					
4413156059 Total:		109.64							
4791110064	10/12/2015	290.21	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				3928 W Touhy					
4791110064 Total:		290.21							
57221-35010	10/7/2015	107.37	0.00	11/03/2015				False	0
101-440-513-5785 Utilities - public way				Master Account Street Lighting					
57221-35010 Total:		107.37							
Commonwealth Edison To		14,061.60							
Lowe's Business Acc/GECF									
LOWES									
000405	10/2/2015	8.61	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Community Center table repairs					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
000405 Total:		8.61							
000421	10/5/2015	21.33	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Cleaner - Community Center					
000421 Total:		21.33							
000425	10/2/2015	28.48	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Community Center table repairs					
000425 Total:		28.48							
000442	9/29/2015	48.80	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Repair items for Community Center doors					
000442 Total:		48.80							
07552	10/15/2015	20.68	0.00	11/03/2015				False	0
101-350-512-5745 Small tools				Saw blades					
07552 Total:		20.68							
2666	10/5/2015	12.53	0.00	11/03/2015				False	0
205-560-515-5405 R&M - buildings				Pipe					
2666 Total:		12.53							
Lowe's Business Acc/GEC		140.43							
Nicor Gas									
NICOR									
21-84-84-00004	10/7/2015	72.42	0.00	11/03/2015				False	0
660-620-519-5780 Utilities - government buildin				Pump Station - 9/9-10/7					
21-84-84-00004 Total:		72.42							
3017240000	10/9/2015	143.98	0.00	11/03/2015				False	0
101-420-511-5780 Utilities - government buildin				Public Service - 9/8-10/8					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
3017240000 Total:		143.98							
31-46-84-00002	10/14/2015	117.78	0.00	11/03/2015				False	0
205-560-515-5780 Utilities - government buildin				Parks & Rec - 9/8-10/8					
31-46-84-00002 Total:		117.78							
5202340000	10/9/2015	341.22	0.00	11/03/2015				False	0
101-420-511-5780 Utilities - government buildin				Village Hall - 9/9-10/8					
5202340000 Total:		341.22							
6202340000	10/9/2015	725.39	0.00	11/03/2015				False	0
101-420-511-5780 Utilities - government buildin				Public Safety - 9/9-10/8					
6202340000 Total:		725.39							
70-61-47-04487	10/8/2015	69.23	0.00	11/03/2015				False	0
205-560-515-5780 Utilities - government buildin				7055 Kostner - 9/9-10/8					
70-61-47-04487 Total:		69.23							
Nicor Gas Total:		1,470.02							
Sam's Club									
SAMSCL									
101315	10/13/2015	149.19	0.00	11/03/2015				False	0
205-520-515-5645 Concessions & food				Snacks - Club Kid					
101315 Total:		149.19							
Sam's Club Total:		149.19							
Thompson Elevator Inspection Service, Inc.									
THOMPSO									
15-3687	10/8/2015	190.00	0.00	11/03/2015				False	0
101-240-517-5399 Other professional services				5 semi annual elevator inspections					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
15-3687 Total:		190.00							
Thompson Elevator Inspec		190.00							
United States Postal Service									
USPOSTAL									
PB101915	10/19/2015	14.56	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	289.69	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	0.48	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	88.27	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	11.11	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	19.36	0.00	11/03/2015				False	0
205-500-515-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	33.07	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	8.15	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Pitney Bowes postage					
PB101915	10/19/2015	79.54	0.00	11/03/2015				False	0
660-610-519-5720 Postage				Pitney Bowes postage					
PB101915 Total:		544.23							
United States Postal Servic		544.23							
Village of Lincolnwood									
VOL									
PC101515	10/15/2015	29.98	0.00	11/03/2015				False	0
205-530-515-5730 Program supplies				Petty Cash Reimbursement					
PC101515	10/15/2015	69.49	0.00	11/03/2015				False	0
101-200-511-5799 Other materials & supplies				Petty Cash Reimbursement					
PC101515	10/15/2015	86.41	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-200-511-5850 Purchased transportation				Petty Cash Reimbursement					
PC101515	10/15/2015	10.50	0.00	11/03/2015				False	0
101-200-511-5560 Printing & copying services				Petty Cash Reimbursement					
PC101515	10/15/2015	275.00	0.00	11/03/2015				False	0
101-200-511-5840 Meals				Petty Cash Reimbursement					
PC101515	10/15/2015	175.00	0.00	11/03/2015				False	0
205-500-515-5840 Meals				Petty Cash Reimbursement					
PC101515	10/15/2015	10.00	0.00	11/03/2015				False	0
101-350-512-5730 Program supplies				Petty Cash Reimbursement					
PC101515	10/15/2015	32.97	0.00	11/03/2015				False	0
101-240-517-5799 Other materials & supplies				Petty Cash Reimbursement					
PC101515	10/15/2015	101.68	0.00	11/03/2015				False	0
101-210-511-5840 Meals				Petty Cash Reimbursement					
PC101515	10/15/2015	32.41	0.00	11/03/2015				False	0
101-210-511-5840 Meals				Petty Cash Reimbursement					
PC101515 Total:		823.44							
Village of Lincolnwood To		823.44							
Report Total:		25,548.76							

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Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Airgas USA LLC									
AIRGAS									
9930830956	9/30/2015	180.88	0.00	11/03/2015				False	0
101-350-512-5660 EMS supplies				Oxygen cylinders for ambulances					
9930830956 Total:		180.88							
Airgas USA LLC Total:		180.88							
Al's Cycle Shop									
ALCYCLES									
13598	10/10/2015	49.99	0.00	11/03/2015				False	0
205-508-515-5730 Program supplies				Park Patrol bike repair					
13598 Total:		49.99							
Al's Cycle Shop Total:		49.99							
American First Aid Services									
AFAS INC									
28538	10/8/2015	18.60	0.00	11/03/2015				False	0
205-560-515-5730 Program supplies				First aid kit for pool					
28538 Total:		18.60							
American First Aid Service		18.60							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Avalon Petroleum									
AVALON									
16327	10/7/2015	757.98	0.00	11/03/2015				False	0
101-350-512-5670 Fuel				Fuel usage					
16327	10/7/2015	1,092.26	0.00	11/03/2015				False	0
101-440-513-5670 Fuel				Fuel usage					
16327	10/7/2015	204.48	0.00	11/03/2015				False	0
205-430-515-5670 Fuel				Fuel usage					
16327	10/7/2015	380.68	0.00	11/03/2015				False	0
660-620-519-5670 Fuel				Fuel usage					
16327 Total:		2,435.40							
553781	10/7/2015	152.72	0.00	11/03/2015				False	0
101-420-511-5670 Fuel				Fuel usage					
553781	10/7/2015	2,512.04	0.00	11/03/2015				False	0
101-300-512-5670 Fuel				Fuel usage					
553781	10/7/2015	259.18	0.00	11/03/2015				False	0
101-350-512-5670 Fuel				Fuel usage					
553781	10/7/2015	27.38	0.00	11/03/2015				False	0
101-410-511-5670 Fuel				Fuel usage					
553781	10/7/2015	35.41	0.00	11/03/2015				False	0
101-420-511-5670 Fuel				Fuel usage					
553781	10/7/2015	467.14	0.00	11/03/2015				False	0
101-440-513-5670 Fuel				Fuel usage					
553781	10/7/2015	517.19	0.00	11/03/2015				False	0
205-430-515-5670 Fuel				Fuel usage					
553781	10/7/2015	474.94	0.00	11/03/2015				False	0
660-620-519-5670 Fuel				Fuel usage					
553781 Total:		4,446.00							
Avalon Petroleum Total:		6,881.40							
Christopher Burke Engineering									
CHRISTB									
125169	10/8/2015	4,500.00	0.00	11/03/2015				False	0
101-290-511-5920 Administration Engineer Costs				Retainer - September					
125169	10/8/2015	4,500.00	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
660-620-519-5399 Other professional services				Retainer - September					
125169 Total:		9,000.00							
125170	10/8/2015	2,414.25	0.00	11/03/2015				False	0
660-620-519-5320 Consulting				Water model updates					
125170 Total:		2,414.25							
125171	10/8/2015	39.20	0.00	11/03/2015				False	0
101-290-511-5922 Building Engineering Costs				4530 Pratt Legal Description					
125171 Total:		39.20							
125172	10/8/2015	1,033.41	0.00	11/03/2015				False	0
220-000-511-5340 Engineering				Devon Avenue Streetscape					
125172 Total:		1,033.41							
125173	10/8/2015	546.23	0.00	11/03/2015				False	0
212-000-511-5320 Consulting				Pratt Avenue resurfacing - Phase I					
125173 Total:		546.23							
125174	10/8/2015	7,809.58	0.00	11/03/2015				False	0
660-620-519-5320 Consulting				Street Storage Program - Pilot area					
125174 Total:		7,809.58							
125175	10/8/2015	60.50	0.00	11/03/2015				False	0
101-290-511-5922 Building Engineering Costs				Bryn Mawr Country Club					
125175 Total:		60.50							
125176	10/8/2015	2,653.00	0.00	11/03/2015				False	0
101-290-511-5922 Building Engineering Costs				RCN					
125176 Total:		2,653.00							
125177	10/8/2015	484.00	0.00	11/03/2015				False	0
101-290-511-5922 Building Engineering Costs				Begyle Brewery					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
125177 Total:		484.00							
125178	10/8/2015	484.00	0.00	11/03/2015				False	0
101-290-511-5922 Building Engineering Costs				6950 NE Prairie Rd - Lincoln Hall Phase I					
125178 Total:		484.00							
Christopher Burke Enginee		24,524.17							
Cook County Recorder of Deeds									
COOKCOUN									
3519302015ROBER	9/30/2015	62.00	0.00	11/03/2015				False	0
101-230-511-5399 Other professional services				Recording Fees - 1524729093					
3519302015ROBER Total		62.00							
Cook County Recorder of D		62.00							
Fedex									
FEDEX									
5-146-66358	9/2/2015	34.23	0.00	11/03/2015				False	0
205-500-515-5720 Postage				Fed Ex Delivery to IRMA					
5-146-66358 Total:		34.23							
Fedex Total:		34.23							
Gewalt Hamilton Associates Inc									
GEWALT									
19232.000-240	10/14/2015	343.66	0.00	11/03/2015				False	0
217-000-561-5340 Engineering				Eng. Services - TIF District - January					
19232.000-240 Total:		343.66							
9232.376-15	10/14/2015	346.50	0.00	11/03/2015				False	0
213-000-561-5340 Engineering				Street Lighting Crawford					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	9232.376-15 Total:	346.50							
9232.378-4	10/14/2015	3,653.50	0.00	11/03/2015				False	0
213-000-561-5340 Engineering				Street Lighting Construction - Year 4					
	9232.378-4 Total:	3,653.50							
	Gewalt Hamilton Associate	4,343.66							
Grainger									
GRAINGER									
9853445964	9/28/2015	73.08	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Thermostat covers - Community Center					
	9853445964 Total:	73.08							
	Grainger Total:	73.08							
Greco, Donna									
GRECODON									
101415	10/14/2015	28.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Class					
	101415 Total:	28.00							
	Greco, Donna Total:	28.00							
Greenberg, Debbie									
GREENDE									
72015	10/13/2015	270.00	0.00	11/03/2015				False	0
205-530-515-5270 Purchased program services				Face painting - Lincolnwood Fest					
	72015 Total:	270.00							
	Greenberg, Debbie Total:	270.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Groot Recycling & Waste Services									
GROOT									
13576355	9/28/2015	2,728.89	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				Public Works - 22280-001					
13576355 Total:		2,728.89							
13578708	9/30/2015	2,253.70	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				Public Works - 22280-002					
13578708 Total:		2,253.70							
13578972	10/1/2015	55,017.88	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				Community Pick up - 1229-001					
13578972 Total:		55,017.88							
13578973	10/1/2015	700.56	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				School District 74 - 1230-001					
13578973 Total:		700.56							
13638575	10/1/2015	3,054.63	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				Multi family pick up - 1231-001					
13638575 Total:		3,054.63							
Groot Recycling & Waste S		63,755.66							
Illinois Department of Revenue									
ILDEPREV									
101215	10/12/2015	531.00	0.00	11/03/2015				False	0
205-563-410-4486 Entrees				Sep Sales Tax - Concessions					
101215 Total:		531.00							
Illinois Department of Rev		531.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Klodd, Anne									
KLODDA									
101515	10/15/2015	28.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Class					
101515 Total:		28.00							
Klodd, Anne Total:		28.00							
Lee, Sandy									
LEESAND									
101515	10/15/2015	384.75	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Room rental					
101515 Total:		384.75							
Lee, Sandy Total:		384.75							
Maine-Niles Association of Special Recreation									
MNASR									
15-127	9/11/2015	70.11	0.00	11/03/2015				False	0
205-580-515-5270 Purchased program services				Inclusion Services for Sept A					
15-127 Total:		70.11							
Maine-Niles Association o		70.11							
Maldonado, Marvin									
MALDONAD									
101515	10/15/2015	225.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Class					
101515 Total:		225.00							
Maldonado, Marvin Total:		225.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Marc Printing									
MARCP									
109690	10/14/2015	701.56	0.00	11/03/2015				False	0
660-610-519-5720 Postage				Mailing of Water Bills - October 2015					
109690 Total:		701.56							
Marc Printing Total:		701.56							
Martinez, Roberto									
MARTIROB									
101515	10/15/2015	18.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Club Kid					
101515 Total:		18.00							
Martinez, Roberto Total:		18.00							
Misericordia									
MISERNOR									
MIS10122015	10/12/2015	166.00	0.00	11/03/2015				False	0
101-100-511-5560 Printing & copying services				Holiday Greeting Cards 2015					
MIS10122015 Total:		166.00							
Misericordia Total:		166.00							
Nu Toys Leisure Products									
NUTOYS									
43307	9/1/2015	1,465.00	0.00	11/03/2015				False	0
205-430-561-6599 Equipment - other				Bench, plate and shipping					
43307 Total:		1,465.00							
43474	9/24/2015	168.00	0.00	11/03/2015				False	0
205-430-561-6599 Equipment - other				Plaque and shipping					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
43474 Total:		168.00							
Nu Toys Leisure Products T		1,633.00							
Paratusic, Zlata									
PARATUSI									
101515	10/15/2015	28.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Class					
101515 Total:		28.00							
Paratusic, Zlata Total:		28.00							
Pavel, Claudia									
PAVEL									
101515	10/15/2015	72.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - B-Ball					
101515 Total:		72.00							
Pavel, Claudia Total:		72.00							
Pitney Bowes									
PITNEYBO									
2355016-OT15	10/13/2015	262.26	0.00	11/03/2015				False	0
101-210-511-5440 R&M - office equipment				Rental fees Sep 30 thru Oct 30					
2355016-OT15 Total:		262.26							
Pitney Bowes Total:		262.26							
QSR Awards & Engravings, Inc.									
QSRAWARD									
9400	9/8/2015	841.00	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
205-504-515-5270 Purchased program services				Car show giveaways					
9400 Total:		841.00							
QSR Awards & Engravings		841.00							
Ricoh Americas Corporation									
RICOH									
5038365803	10/5/2015	74.95	0.00	11/03/2015				False	0
205-571-515-5730 Program supplies				Community Center copier - October					
5038365803 Total:		74.95							
Ricoh Americas Corporatio		74.95							
Robbins, Salomon & Patt, LTD									
RS&PLTD									
192824	10/9/2015	525.00	0.00	11/03/2015				False	0
101-230-511-5399 Other professional services				Municipal Prosecution/Traffic - September					
192824 Total:		525.00							
192825	10/9/2015	1,792.50	0.00	11/03/2015				False	0
101-230-511-5399 Other professional services				Adjudicative Hearings - September					
192825 Total:		1,792.50							
Robbins, Salomon & Patt,		2,317.50							
Solid Waste Agency of Northern Cook County									
SOLIDWA									
5207	11/1/2015	19,124.00	0.00	11/03/2015				False	0
101-440-514-5230 Garbage & recycling				FY 2016 O & M Costs - December					
5207 Total:		19,124.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Solid Waste Agency of Nor	19,124.00							
Tru Link Fence									
TRULNKM									
39005	9/30/2015	52,023.00	0.00	11/03/2015				False	0
205-430-515-5470 R&M - Recreation equipment				Tennis Court fence repair					
	39005 Total:	52,023.00							
	Tru Link Fence Total:	52,023.00							
Village of Lincolnwood									
VOL									
TT10152015	10/15/2015	600.00	0.00	11/03/2015				False	0
205-509-410-4417 Race Day registration fees				Turkey Trot Cash Drawer					
	TT10152015 Total:	600.00							
	Village of Lincolnwood To	600.00							
	Report Total:	179,321.80							

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Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Advocate Occupational Health									
ADVOCA									
584917	10/2/2015	112.00	0.00	11/03/2015				False	0
101-200-511-5599 Other contractual				Drug screening					
584917 Total:		112.00							
Advocate Occupational He		112.00							
Amazon									
AMAZON									
121305291366	10/6/2015	10.99	0.00	11/03/2015				False	0
101-200-511-5700 Office supplies				HDMI Video Adapter					
121305291366	10/6/2015	10.99	0.00	11/03/2015				False	0
101-400-511-5730 Program supplies				HDMI Video Adapter					
121305291366 Total:		21.98							
166895471030	9/11/2015	11.90	0.00	11/03/2015				False	0
101-200-511-5799 Other materials & supplies				HDMI Cable					
166895471030 Total:		11.90							
24743539951	9/18/2015	22.56	0.00	11/03/2015				False	0
101-250-511-5590 Training				Office supplies - Programming for Dummies					
24743539951 Total:		22.56							
282309471225	9/21/2015	14.95	0.00	11/03/2015				False	0
101-200-511-5700 Office supplies				Clip Boards					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
282309471225 Total:		14.95							
44643935447	10/2/2015	90.93	0.00	11/03/2015				False	0
101-400-511-5730 Program supplies				Badge reels					
44643935447 Total:		90.93							
81928917885	9/29/2015	6.88	0.00	11/03/2015				False	0
101-400-511-5730 Program supplies				Hooks					
81928917885 Total:		6.88							
Amazon Total:		169.20							
American First Aid Services									
AFAS INC									
28777	10/8/2015	61.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				First Aid supplies/replenish					
28777 Total:		61.00							
28778	10/8/2015	36.90	0.00	11/03/2015				False	0
101-200-511-5599 Other contractual				First Aid box - Village Hall break room					
28778 Total:		36.90							
American First Aid Service		97.90							
American Traffic Solutions									
ATS									
INV00020468	9/30/2015	4,820.00	0.00	11/03/2015				False	0
101-300-512-5599 Other contractual				Automated Traffic Safety Program - September					
INV00020468 Total:		4,820.00							
American Traffic Solutions		4,820.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Applied Concepts, Inc.									
APPLIED									
277605	10/8/2015	1,369.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Stalker DSR Radar unit for Squad					
277605 Total:		1,369.00							
Applied Concepts, Inc. Tot		1,369.00							
Bialek, Andrew									
BIALEK									
REIM101315ABA	9/25/2015	1,827.20	0.00	11/03/2015				False	0
101-300-512-5820 Local mileage, parking & tolls				Reimbursement - Academy Training					
REIM101315ABA Total:		1,827.20							
REIM101315ABM	9/25/2015	885.00	0.00	11/03/2015				False	0
101-300-512-5840 Meals				Reimbursement - Academy Training					
REIM101315ABM Total:		885.00							
Bialek, Andrew Total:		2,712.20							
Business Only Broadband									
BUSONLY									
64702	11/1/2015	250.00	0.00	11/03/2015				False	0
101-250-511-5580 Telephone				Back-up Connection - Internet Access					
64702 Total:		250.00							
64703	11/1/2015	250.00	0.00	11/03/2015				False	0
101-250-511-5580 Telephone				Wireless Alarm Internet Access					
64703 Total:		250.00							
Business Only Broadband		500.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Call One CALLONE									
1129134 101-210-511-5580 Telephone	10/15/2015	859.49	0.00	11/03/2015 Telephone Services - Oct - Admin/Police				False	0
1129134 Total:		859.49							
1129135 660-610-519-5580 Telephone	10/15/2015	429.42	0.00	11/03/2015 Telephone Services - Oct - Standpipe				False	0
1129135 Total:		429.42							
1129136 101-210-511-5580 Telephone	10/15/2015	253.96	0.00	11/03/2015 Telephone Services - Oct - Police				False	0
1129136 Total:		253.96							
1129137 205-560-515-5580 Telephone	10/15/2015	52.41	0.00	11/03/2015 Telephone Services - Oct - Aquatic				False	0
1129137 Total:		52.41							
1129138 660-610-519-5580 Telephone	10/15/2015	306.96	0.00	11/03/2015 Telephone Services - Oct - PW				False	0
1129138 Total:		306.96							
1129140 660-610-519-5580 Telephone	10/15/2015	30.68	0.00	11/03/2015 Telephone Services - Oct - PW Alarm				False	0
1129140 Total:		30.68							
1129141 660-610-519-5580 Telephone	10/15/2015	30.72	0.00	11/03/2015 Telephone Services - Oct - Pump House				False	0
1129141 Total:		30.72							
1129143 101-210-511-5580 Telephone	10/15/2015	536.43	0.00	11/03/2015 Telephone Services - Oct - Municipal Center				False	0
1129143 Total:		536.43							
1129144	10/15/2015	213.00	0.00	11/03/2015				False	0

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
101-210-511-5580 Telephone				Telephone Services - Oct - Connection to Red					
1129144	10/15/2015	50.00	0.00	11/03/2015				False	0
101-000-210-2650 Contractor Permits Payable				Telephone Services - Oct - Connection to Red					
1129144 Total:		263.00							
Call One Total:		2,763.07							
Carbonneau, Claire									
CARBONNE									
REIM092515CCA	9/25/2015	1,856.38	0.00	11/03/2015				False	0
101-300-512-5820 Local mileage, parking & tolls				Reimbursement - Academy Training					
REIM092515CCA	9/25/2015	885.00	0.00	11/03/2015				False	0
101-300-512-5840 Meals				Reimbursement - Academy Training					
REIM092515CCA Total:		2,741.38							
Carbonneau, Claire Total:		2,741.38							
Cassidy Tire									
CASSIDYT									
4184077	10/8/2015	280.28	0.00	11/03/2015				False	0
101-300-512-5480 R&M - vehicles				Tires for Squad #213					
4184077 Total:		280.28							
4184094	10/9/2015	140.14	0.00	11/03/2015				False	0
101-300-512-5480 R&M - vehicles				Tires for Squad #2007 Crown					
4184094 Total:		140.14							
Cassidy Tire Total:		420.42							
Classic Design Awards									
CLASSICD									
151217	10/7/2015	6.50	0.00	11/03/2015				False	0
101-200-511-5799 Other materials & supplies				Name plate update for bags plaque					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
151217 Total:		6.50							
Classic Design Awards Tot		6.50							
ClientFirst Consulting Group, LLC									
CLIENTFI									
5636	9/30/2015	8,847.50	0.00	11/03/2015				False	0
101-250-511-5320 Consulting				IT Support					
5636 Total:		8,847.50							
5637	9/30/2015	1,980.00	0.00	11/03/2015				False	0
101-250-511-6530 Equipment - data processing				IT Management					
5637 Total:		1,980.00							
5638	9/30/2015	467.50	0.00	11/03/2015				False	0
101-250-511-5340 Maintenance Agreement Expen				AV Upgrade					
5638 Total:		467.50							
5639	9/30/2015	743.75	0.00	11/03/2015				False	0
101-250-511-6530 Equipment - data processing				PC Replacement					
5639	9/30/2015	743.75	0.00	11/03/2015				False	0
660-620-519-5320 Consulting				PC Replacement					
5639 Total:		1,487.50							
5640	9/30/2015	510.00	0.00	11/03/2015				False	0
660-620-519-5490 R&M - water system equipmen				Public Works Projects					
5640 Total:		510.00							
5641	9/30/2015	1,997.50	0.00	11/03/2015				False	0
660-610-519-5330 Data processing				Server replacement					
5641 Total:		1,997.50							
5642	9/30/2015	523.75	0.00	11/03/2015				False	0
660-620-519-5320 Consulting				Server Room clean up					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
5642 Total:		523.75							
ClientFirst Consulting Gro		15,813.75							
General Code, LLC									
GENERAL									
BILL00018868	10/7/2015	685.63	0.00	11/03/2015				False	0
101-110-511-5550 Ordinance codification				Supplement No. 22 updates to Code					
BILL00018868 Total:		685.63							
General Code, LLC Total:		685.63							
Houseal Lavigne Associates									
HOUSEAL									
102015	10/20/2015	6,662.37	0.00	11/03/2015				False	0
101-240-517-5399 Other professional services				Comprehensive Plan Consulting - September 2015					
102015 Total:		6,662.37							
Houseal Lavigne Associate		6,662.37							
Illinois State Police - Director									
ILSTP									
ISP13-12561	10/16/2015	1,606.00	0.00	11/03/2015				False	0
101-000-210-2480 Unadjudicated forfeitures				Funds - Re: Asset Forfeiture: Case #13-12561					
ISP13-12561 Total:		1,606.00							
ISP13-9989	10/16/2015	1,374.00	0.00	11/03/2015				False	0
101-000-210-2480 Unadjudicated forfeitures				Funds - Re: Asset Forfeiture: Case #13-9989					
ISP13-9989 Total:		1,374.00							
ISP15-1239	10/16/2015	351.00	0.00	11/03/2015				False	0
101-000-210-2480 Unadjudicated forfeitures				Funds - Re: Asset Forfeiture: Case #15-1239					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
ISP15-1239 Total:		351.00							
ISP15-2357	10/16/2015	857.00	0.00	11/03/2015				False	0
101-000-210-2480 Unadjudicated forfeitures				Funds - Re: Asset Forfeiture: Case #15-2357					
ISP15-2357 Total:		857.00							
Illinois State Police - Direc		4,188.00							
Impact Networking, LLC									
IMPACT									
561515	10/7/2015	126.00	0.00	11/03/2015				False	0
660-610-519-5340 Maintenance Agreement Expen				Copier - Public Works					
561515	10/7/2015	126.00	0.00	11/03/2015				False	0
205-500-515-5440 R&M - office equipment				Copier - Parks					
561515	10/7/2015	126.00	0.00	11/03/2015				False	0
101-000-210-2650 Contractor Permits Payable				Copier - Fire					
561515	10/7/2015	378.00	0.00	11/03/2015				False	0
101-210-511-5440 R&M - office equipment				Copier - Police, Admin, Fin					
561515 Total:		756.00							
Impact Networking, LLC T		756.00							
Indestructo Rental Co., Inc.									
INDESTRU									
102015	10/20/2015	4,273.00	0.00	11/03/2015				False	0
205-509-515-5530 Equipment rental				Tent rental for Turkey Trot					
102015 Total:		4,273.00							
Indestructo Rental Co., Inc		4,273.00							
International Code Council, Inc.									
ICCDUES									
102015	10/20/2015	135.00	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-240-517-5560 Printing & copying services				Annual membership					
102015 Total:		135.00							
International Code Council		135.00							
Kane McKenna & Associates									
KANEMKEN									
102015	10/20/2015	4,931.25	0.00	11/03/2015				False	0
101-240-517-5399 Other professional services				R & R Global FB tax abatement request, June,July,Aug					
102015 Total:		4,931.25							
Kane McKenna & Associa		4,931.25							
L3 Communications Mobile Vision, Inc.									
L3COMM									
0231032-IN	10/7/2015	324.90	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Collision Sensor & replacement batteries					
0231032-IN Total:		324.90							
L3 Communications Mobil		324.90							
Language Line Services									
LANGL									
3684508	9/30/2015	137.10	0.00	11/03/2015				False	0
215-000-512-5570 Professional associations				Language interpretation service					
3684508 Total:		137.10							
Language Line Services To		137.10							
Morton Grove Park District									
MORTONGR									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
1082015	10/8/2015	110.00	0.00	11/03/2015				False	0
205-570-515-5270 Purchased program services				Cooperative Senior trip with Park District					
1082015 Total:		110.00							
Morton Grove Park Distric		110.00							
Northern Illinois Police Alarm System									
NTILPALS									
10404	10/17/2015	14.80	0.00	11/03/2015				False	0
101-300-512-5580 Telephone				Language line usage					
10404 Total:		14.80							
Northern Illinois Police Al		14.80							
Northwest Police Academy									
NWPDACAD									
NWPA100815	10/8/2015	75.00	0.00	11/03/2015				False	0
101-300-512-5590 Training				Training Seminar - Labor relations					
NWPA100815 Total:		75.00							
Northwest Police Academy		75.00							
Regional Emergency Dispatch									
REGIONAL									
222-16-11	10/15/2015	12,401.23	0.00	11/03/2015				False	0
101-350-512-5599 Other contractual				November 2015 dues					
222-16-11 Total:		12,401.23							
Regional Emergency Dispa		12,401.23							
Stride Awards									

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
STRIDE									
15-02	10/19/2015	3,240.00	0.00	11/03/2015				False	0
205-509-515-5730 Program supplies				Finisher medals for Turkey Trot					
15-02 Total:		3,240.00							
Stride Awards Total:		3,240.00							
West Payment Center									
WESTPAY									
832730444	10/4/2015	312.00	0.00	11/03/2015				False	0
101-300-512-5620 Books & publications				Subscription to Disciplinary Bulletin					
832730444 Total:		312.00							
West Payment Center Total		312.00							
Report Total:		69,771.70							

Accounts Payable

To Be Paid Proof List

User: jmazzeffi
Printed: 10/28/2015 - 9:35AM
Batch: 00103.11.2015

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Abels Landscaping Forestry, Inc.									
ABELSLAN									
091815	9/18/2015	1,400.00	0.00	11/03/2015				False	0
101-440-513-5250 Landscaping services				Tree removal between 7120 & 7128 Crawford					
091815 Total:		1,400.00							
Abels Landscaping Forestr		1,400.00							
Ali, Laith									
ALILAIT									
102115	10/21/2015	2,000.00	0.00	11/03/2015				False	0
460-000-561-6350 Sewer Fund				Sewer reimbursement program					
102115 Total:		2,000.00							
150744	10/6/2015	2,000.00	0.00	11/03/2015				False	0
101-000-210-2620 Contractor bonds payable				Refund - Street opening deposit					
150744 Total:		2,000.00							
Ali, Laith Total:		4,000.00							
ARRP Trucking & Hauling Inc									
ARRP									
7943	10/13/2015	1,542.00	0.00	11/03/2015				False	0
660-620-519-5599 Other contractual				6 loads dirt hauled out - Water main break					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
7943 Total:		1,542.00							
ARRP Trucking & Hauling		1,542.00							
Auto Zone									
AUTOZ									
5247212003	10/5/2015	18.02	0.00	11/03/2015				False	0
101-410-511-5730 Program supplies				Cleaning supplies - Auction vehicles					
5247212003 Total:		18.02							
5247212127	10/5/2015	15.37	0.00	11/03/2015				False	0
101-410-511-5730 Program supplies				Cleaning supplies - Auction vehicles					
5247212127 Total:		15.37							
Auto Zone Total:		33.39							
B & H Youth Soccer Club									
BHYOUTH									
FALL15(2)	10/20/2015	298.20	0.00	11/03/2015				False	0
205-505-515-5270 Purchased program services				Fall Soccer League					
FALL15(2) Total:		298.20							
B & H Youth Soccer Club		298.20							
Best Quality Cleaning, Inc.									
BESTQU									
11809	10/20/2015	2,813.34	0.00	11/03/2015				False	0
101-420-511-5240 Janitorial				Cleaning Service - October 15					
11809	10/20/2015	416.66	0.00	11/03/2015				False	0
205-571-515-5240 Janitorial				Cleaning Service - October 15					
11809 Total:		3,230.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Best Quality Cleaning, Inc.		3,230.00							
Cassidy Tire									
CASSIDYT									
4183947	9/30/2015	98.75	0.00	11/03/2015				False	0
205-430-515-5480 R&M - vehicles				Tire for Gator					
4183947 Total:		98.75							
Cassidy Tire Total:		98.75							
CDW Government									
CDWGOV									
ZR52093	10/14/2015	3,183.18	0.00	11/03/2015				False	0
101-250-511-5340 Maintenance Agreement Expen				Antivirus W/Support					
ZR52093 Total:		3,183.18							
ZR81281	10/15/2015	855.41	0.00	11/03/2015				False	0
101-250-511-5340 Maintenance Agreement Expen				Antivirus W/Support					
ZR81281 Total:		855.41							
CDW Government Total:		4,038.59							
Chicago Tribune									
CHGOTRIB									
3432017	10/14/2015	69.89	0.00	11/03/2015				False	0
101-240-517-5510 Advertising				Text amendment					
3432017 Total:		69.89							
3605806	10/14/2015	24.29	0.00	11/03/2015				False	0
101-240-517-5510 Advertising				Ad - Special use - 3400 Pratt					
3605806 Total:		24.29							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
3605826	10/14/2015	41.89	0.00	11/03/2015				False	0
101-240-517-5510 Advertising				Text amendment					
3605826 Total:		41.89							
Chicago Tribune Total:		136.07							
Christ, Donald									
CHRIST									
UMPFALL15	10/19/2015	108.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Payment for umpiring					
UMPFALL15 Total:		108.00							
Christ, Donald Total:		108.00							
City of Elmhurst									
CITYOFEL									
32780	10/13/2015	459.46	0.00	11/03/2015				False	0
101-200-511-5830 Lodging				Lodging - Village Manager - ICMA Conference					
32780 Total:		459.46							
City of Elmhurst Total:		459.46							
Crosstown Tree Service, LLC									
CROSSTOW									
11902	10/1/2015	4,860.00	0.00	11/03/2015				False	0
101-440-513-5250 Landscaping services				Tree removal 6942 Crawford					
11902 Total:		4,860.00							
Crosstown Tree Service, LL		4,860.00							
Elite Printer Solutions									

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
ELITE									
3855	10/20/2015	105.98	0.00	11/03/2015				False	0
101-350-512-5700 Office supplies				Office supplies					
3855 Total:		105.98							
Elite Printer Solutions Tota		105.98							
Emcor Services Team Mechanical Inc									
EMCOR									
3049018	10/16/2015	4,430.00	0.00	11/03/2015				False	0
101-420-511-5405 R&M - buildings				Labor and material to replace blower					
3049018 Total:		4,430.00							
Emcor Services Team Mec		4,430.00							
Enache, Sofie									
ENACHE									
102215	10/22/2015	28.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - Class					
102215 Total:		28.00							
Enache, Sofie Total:		28.00							
Fedex									
FEDEX									
804144716924	10/7/2015	24.14	0.00	11/03/2015				False	0
101-210-511-5720 Postage				Shipping - Finance					
804144716924 Total:		24.14							
Fedex Total:		24.14							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Gewalt Hamilton Associates Inc									
GEWALT									
4700.900-2	6/26/2015	1,950.00	0.00	11/03/2015				False	0
101-290-511-5942 PW Building Engineer Costs				Traffic study					
4700.900-2 Total:		1,950.00							
Gewalt Hamilton Associate		1,950.00							
Got Laundry Chicago?, Inc.									
GOTLAUND									
27-9425	9/10/2015	19.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
27-9425 Total:		19.00							
27-9477	9/10/2015	24.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
27-9477 Total:		24.00							
27-9712	9/17/2015	7.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
27-9712 Total:		7.00							
28-0424	10/1/2015	43.00	0.00	11/03/2015				False	0
101-300-512-5730 Program supplies				Dry clean cell blankets					
28-0424 Total:		43.00							
Got Laundry Chicago?, Inc		93.00							
Grainger									
GRAINGER									
9858104764	10/2/2015	114.15	0.00	11/03/2015				False	0
660-620-519-5730 Program supplies				Masks for Water Dept					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
9858104764 Total:		114.15							
Grainger Total:		114.15							
Great Lakes Coca Cola Distribution									
GREATLAC									
737200489	5/19/2015	242.88	0.00	11/03/2015				False	0
101-210-511-5700 Office supplies				Pop for PW pop machine					
737200489 Total:		242.88							
Great Lakes Coca Cola Dis		242.88							
Holland & Knight LLP									
HOLLAND									
102015	10/20/2015	12,028.00	0.00	11/03/2015				False	0
101-230-511-5350 Legal - retainer				Retainer - September					
102015 Total:		12,028.00							
3250263	10/13/2015	335.00	0.00	11/03/2015				False	0
218-000-517-5399 Other Professional				TIF Reporting					
3250263 Total:		335.00							
3250265	10/13/2015	139.50	0.00	11/03/2015				False	0
101-230-511-5370 Legal - review				Purple Hotel Development					
3250265 Total:		139.50							
3250267	10/13/2015	346.50	0.00	11/03/2015				False	0
101-230-511-5370 Legal - review				6801 N. Cicero					
3250267 Total:		346.50							
3250268	10/13/2015	11,418.00	0.00	11/03/2015				False	0
101-230-511-5370 Legal - review				6850 N. McCormick					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
3250268 Total:		11,418.00							
3250269	10/13/2015	3,460.00	0.00	11/03/2015				False	0
101-230-511-5370 Legal - review				6733-32 Lincoln					
3250269 Total:		3,460.00							
3250271	10/13/2015	5,105.00	0.00	11/03/2015				False	0
217-000-517-5399 Other professional services				UP Abandonment					
3250271 Total:		5,105.00							
3250274	10/13/2015	2,805.00	0.00	11/03/2015				False	0
101-230-511-5370 Legal - review				6600 Kilpatrick					
3250274 Total:		2,805.00							
3250275	10/13/2015	7,118.07	0.00	11/03/2015				False	0
101-230-511-5360 Legal - litigation				Litigation					
3250275 Total:		7,118.07							
Holland & Knight LLP Tot		42,755.07							
Illinois Ass'n of Police Chiefs ILLASSOC									
2015-1062	10/19/2015	315.00	0.00	11/03/2015				False	0
101-300-512-5570 Professional associations				Membership renewals					
2015-1062 Total:		315.00							
Illinois Ass'n of Police Chi		315.00							
Illinois City/County Management Association ILCMA									
264	10/21/2015	50.00	0.00	11/03/2015				False	0
101-200-511-5510 Advertising				Parks and Recreation Director listing					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
264 Total:		50.00							
Illinois City/County Manag		50.00							
Infinisource									
INFINI									
684573	10/10/2015	69.31	0.00	11/03/2015				False	0
101-400-511-5440 R&M - office equipment				Monthly maintenance costs for time clock					
684573	10/10/2015	35.85	0.00	11/03/2015				False	0
205-530-515-5730 Program supplies				Monthly maintenance costs for time clock					
684573	10/10/2015	105.16	0.00	11/03/2015				False	0
205-560-515-5405 R&M - buildings				Monthly maintenance costs for time clock					
684573 Total:		210.32							
Infinisource Total:		210.32							
Kids First Sports Safety, Inc.									
KIDSFIRS									
10715	10/7/2015	525.00	0.00	11/03/2015				False	0
205-502-515-5270 Purchased program services				Afterschool Sports for 10 kids					
10715 Total:		525.00							
Kids First Sports Safety, In		525.00							
Klepadlo, Ed									
KLEPADIO									
UMPFALL15	10/19/2015	108.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Payment for umpiring					
UMPFALL15 Total:		108.00							
Klepadlo, Ed Total:		108.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Kruzel, Henry									
KRUZEL									
102115	10/21/2015	20.00	0.00	11/03/2015				False	0
205-000-210-2430 Parks and Recs Control Deposi				Refund - bingo					
102115 Total:		20.00							
Kruzel, Henry Total:		20.00							
Lowe's Business Acc/GECF									
LOWES									
2144	10/9/2015	22.68	0.00	11/03/2015				False	0
205-430-515-5730 Program supplies				U bolt for Tennis Courts					
2144 Total:		22.68							
2146	10/9/2015	6.06	0.00	11/03/2015				False	0
660-620-519-5730 Program supplies				Plug fitting for Water Dept					
2146 Total:		6.06							
2159	10/19/2015	26.11	0.00	11/03/2015				False	0
101-440-513-5730 Program supplies				Sewer drain pipe, replacement lid for sewer					
2159 Total:		26.11							
2401	10/12/2015	15.87	0.00	11/03/2015				False	0
101-440-513-5730 Program supplies				Coupling fitting, adapter for clean sewer					
2401 Total:		15.87							
2634	10/5/2015	27.91	0.00	11/03/2015				False	0
101-410-511-5480 R&M - vehicles				Black spray paint for Auction vehicles					
2634 Total:		27.91							
2654	10/14/2015	28.48	0.00	11/03/2015				False	0
205-430-515-5730 Program supplies				Padlocks for Tennis Courts					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
2654 Total:		28.48							
2689	10/14/2015	122.14	0.00	11/03/2015				False	0
205-430-515-6350 Park Construction & Improvem				Electrical piping for shelter					
2689 Total:		122.14							
2819	10/15/2015	60.91	0.00	11/03/2015				False	0
101-420-511-5405 R&M - buildings				Hinge, plywood for Garage door					
2819 Total:		60.91							
2841	10/7/2015	11.90	0.00	11/03/2015				False	0
101-410-511-5730 Program supplies				Tubing for garage					
2841 Total:		11.90							
2844	10/15/2015	3.69	0.00	11/03/2015				False	0
205-430-515-5730 Program supplies				Letters for Tennis Courts					
2844 Total:		3.69							
8086	10/14/2015	4.72	0.00	11/03/2015				False	0
101-420-511-5405 R&M - buildings				Swivel caster for VH					
8086 Total:		4.72							
Lowe's Business Acc/GEC		330.47							
Lurvey Landscape Supply									
LURVEY									
S1-10013680-01	7/11/2015	1,415.95	0.00	11/03/2015				False	0
205-430-515-5680 Landscaping supplies				Flowers for Proesel Park exercise area					
S1-10013680-01 Total:		1,415.95							
S1-10014515-01	8/4/2015	202.00	0.00	11/03/2015				False	0
205-430-515-5680 Landscaping supplies				Gravel for Parks					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
S1-10014515-01 Total:		202.00							
Lurvey Landscape Supply		1,617.95							
Malnati Organization									
MALNATI									
E192562	10/20/2015	235.60	0.00	11/03/2015				False	0
101-100-511-5840 Meals				Dinner Village Board meeting - 10/20/15					
E192562 Total:		235.60							
Malnati Organization Total		235.60							
Maniscalco, Anthony									
MANISCAA									
UMPFALL15	10/19/2015	72.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Payment for umpiring					
UMPFALL15 Total:		72.00							
Maniscalco, Anthony Total		72.00							
Menini Cartage Inc									
MENICRT									
45598	10/7/2015	1,519.32	0.00	11/03/2015				False	0
660-620-519-5760 Street materials - Aggregate				Gravel to fill trenches due to water break					
45598 Total:		1,519.32							
Menini Cartage Inc Total:		1,519.32							
Meyer, Charles									
MEYER									
102115	10/21/2015	75.00	0.00	11/03/2015				False	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
101-440-513-5680 Landscaping supplies				Gift card - Lincolnwood in Bloom contest					
102115 Total:		75.00							
Meyer, Charles Total:		75.00							
Midwest Meter Inc									
MIDWESTM									
0071376-IN	10/13/2015	2,179.50	0.00	11/03/2015				False	0
660-620-519-5796 Water system repair parts				Meters, gaskets for water meters					
0071376-IN Total:		2,179.50							
Midwest Meter Inc Total:		2,179.50							
Nicor Gas									
NICOR									
21-46-84-00003	10/19/2015	178.34	0.00	11/03/2015				False	0
205-560-515-5780 Utilities - government buildin				Natural Gas -Pool - 9/8-10/8					
21-46-84-00003 Total:		178.34							
Nicor Gas Total:		178.34							
North Suburban Employee Benefit									
NSEBENEF									
Nov-15	10/17/2015	10,560.00	0.00	11/03/2015				False	0
102-000-210-2028 Dental insurance premium with				Employee dental bill - November 15					
Nov-15 Total:		10,560.00							
Sep-15	10/9/2015	70,690.00	0.00	11/03/2015				False	0
102-000-210-2027 Health insurance premium with				Employee Health Insurance PPO - September 15					
Sep-15 Total:		70,690.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
North Suburban Employee		81,250.00							
Orange Crush LLC ORANGCRH									
494893	9/24/2015	1,932.84	0.00	11/03/2015				False	0
205-430-515-6350 Park Construction & Improvem				Mod surface					
494893 Total:		1,932.84							
494974	9/25/2015	1,489.75	0.00	11/03/2015				False	0
205-430-515-6350 Park Construction & Improvem				Mod surface					
494974 Total:		1,489.75							
495170	9/28/2015	587.64	0.00	11/03/2015				False	0
213-000-561-5490 R&M Road Repairs				Mod surface					
495170 Total:		587.64							
495851	10/5/2015	489.11	0.00	11/03/2015				False	0
213-000-561-5490 R&M Road Repairs				Mod surface					
495851 Total:		489.11							
495901	10/5/2015	356.40	0.00	11/03/2015				False	0
213-000-561-5490 R&M Road Repairs				Mod surface					
495901 Total:		356.40							
496345	10/7/2015	296.80	0.00	11/03/2015				False	0
213-000-561-5490 R&M Road Repairs				Mod surface					
496345 Total:		296.80							
497515	10/19/2015	114.08	0.00	11/03/2015				False	0
213-000-561-5490 R&M Road Repairs				Sand mix					
497515 Total:		114.08							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Orange Crush LLC Total:		5,266.62							
Personnel Strategies, LLC									
PERSONNE									
101215	10/12/2015	900.00	0.00	11/03/2015				False	0
101-200-511-5599 Other contractual				Pre-appointment Psychological assessment					
101215 Total:		900.00							
Personnel Strategies, LLC		900.00							
R.C. Miller Events & Entertainment Co.									
RCMILL									
101515	10/15/2015	375.00	0.00	11/03/2015				False	0
205-504-515-5270 Purchased program services				Pumpkins in Proesel Park - The Playground Games					
101515 Total:		375.00							
R.C. Miller Events & Ente		375.00							
Schwartz, Morrie									
SCHWARTM									
UMPFALL15	10/19/2015	216.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Payment for umpiring					
UMPFALL15	10/19/2015	48.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Assignor fee					
UMPFALL15 Total:		264.00							
Schwartz, Morrie Total:		264.00							
Sherwin Williams Co									
SHERWINW									
9108-0	9/15/2015	262.81	0.00	11/03/2015				False	0
205-430-515-5730 Program supplies				Green paint for Tennis Court at Proesel Park					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
9108-0 Total:		262.81							
Sherwin Williams Co Total		262.81							
Standard Equipment Company									
STANDARD									
C07037	10/2/2015	1,053.80	0.00	11/03/2015				False	0
101-440-513-5480 R&M - vehicles				Main broom refill for Sweeper #1 & 2					
C07037 Total:		1,053.80							
Standard Equipment Comp		1,053.80							
The Mulch Center									
THEMULC									
7188	9/23/2015	4,990.00	0.00	11/03/2015				False	0
101-440-513-5599 Other Contractual				Grinder rental					
7188 Total:		4,990.00							
7620	10/9/2015	7,200.00	0.00	11/03/2015				False	0
101-440-513-5599 Other Contractual				Picked up 9 loads old wood chips					
7620 Total:		7,200.00							
The Mulch Center Total:		12,190.00							
Thompson Elevator Inspection Service, Inc.									
THOMPSO									
15-3766	10/15/2015	76.00	0.00	11/03/2015				False	0
101-240-517-5399 Other professional services				2 semi annual elevator reinspections					
15-3766 Total:		76.00							
Thompson Elevator Inspec		76.00							

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
Utility Dynamics Corporation UTILITY									
0914-1976	9/11/2015	107,775.00	0.00	11/03/2015				False	0
220-000-561-6310 Land Acq and Improvment				Street Lighting Improvement Pay Request #1					
0914-1976	9/11/2015	107,775.00	0.00	11/03/2015				False	0
213-000-561-6310 Street lights' improvements				Street Lighting Improvement Pay Request #1					
0914-1976 Total:		215,550.00							
Utility Dynamics Corporat		215,550.00							
Warehouse Direct WAREHOUS									
2844876-0	10/7/2015	191.03	0.00	11/03/2015				False	0
205-500-515-5700 Office supplies				Office supplies					
2844876-0 Total:		191.03							
2844944-0	10/7/2015	796.96	0.00	11/03/2015				False	0
101-210-511-5700 Office supplies				Office supplies					
2844944-0 Total:		796.96							
2845418-0	10/8/2015	40.79	0.00	11/03/2015				False	0
205-500-515-5700 Office supplies				Office supplies					
2845418-0 Total:		40.79							
2852676-0	10/15/2015	284.18	0.00	11/03/2015				False	0
101-350-512-5700 Office supplies				Office supplies					
2852676-0 Total:		284.18							
2855899-0	10/19/2015	36.32	0.00	11/03/2015				False	0
101-400-511-5700 Office supplies				Office supplies					
2855899-0 Total:		36.32							
2855990-0	10/19/2015	121.80	0.00	11/03/2015				False	0
101-210-511-5700 Office supplies				Office supplies					

Invoice Number / Account Number	Invoice Date	Amount	Quantity	Payment Date / Description	Task Label	Type / Reference	PO #	Close PO	Line #
2855990-0 Total:		121.80							
X2844876-0	10/12/2015	-40.79	0.00	11/03/2015				False	0
205-500-515-5700 Office supplies				Office supplies					
X2844876-0 Total:		-40.79							
Warehouse Direct Total:		1,430.29							
Westmont Auto Parts									
WESTMONT									
9914	10/1/2015	410.00	0.00	11/03/2015				False	0
101-300-512-5480 R&M - vehicles				Module for Squad #210					
9914 Total:		410.00							
Westmont Auto Parts Total		410.00							
Won, Kim									
WONKIM									
15-10401	10/2/2015	155.00	0.00	11/03/2015				False	0
101-400-511-5210 Animal control				Animal control - 50/50 reimbursement					
15-10401 Total:		155.00							
Won, Kim Total:		155.00							
Zimmerman, Jay									
ZIMMERJ									
UMPFALL15	10/19/2015	72.00	0.00	11/03/2015				False	0
205-540-515-5615 Awards				Payment for umpiring					
UMPFALL15 Total:		72.00							
Zimmerman, Jay Total:		72.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				**Description**		**Reference**			
Zoho Corporation									
ZOHOCOR									
2114278	10/16/2015	661.00	0.00	11/03/2015				False	0
101-250-511-5330 Data processing				Network Monitoring Software					
2114278 Total:		661.00							
Zoho Corporation Total:		661.00							
Report Total:		397,300.70							

Request For Board Action

REFERRED TO BOARD: November 3, 2015 **AGENDA ITEM NO: 1**

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 20, 2015 Committee of the Whole (COTW) meeting, the Village Board discussed the 2015 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 2015 tax cap is .8%. This equates to an increase of $43,109. At the October 20, 2015 COTW meeting, the Village Board agreed by consensus to increase the 2015 tax levy by $43,109.

FINANCIAL IMPACT:
Increase in General Fund revenue of $43,109 for Fiscal Year 2016/17.

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. R2015-_____

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 $5,431,733 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 2015 tax bills for fiscal year 2016-2017 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.

[SIGNATURE PAGE FOLLOWS]

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

PASSED this 3rd day of November, 2015

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

APPROVED this _____ day of_____, 2015

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

ATTESTED and FILED in my office this
__day of_____, 2015

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

Request For Board Action

REFERRED TO BOARD: November 3, 2015 **AGENDA ITEM NO: 2**

ORIGINATING DEPARTMENT: Public Works

SUBJECT: Approval of an Ordinance Waiving the Competitive Bidding Process and Accepting a Proposal from Christopher B. Burke Engineering, Ltd. for Phase I Engineering for the Devon Avenue Streetscape Project from Lincoln Avenue to McCormick Boulevard

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
On June 24, 2014 the Devon-Lincoln TIF District ("TIF District") was established. During the process of establishing the TIF District in September of 2013 the Village and the City of Chicago engaged the Urban Land Institute (ULI) through the Chicago Metropolitan Agency for Planning (CMAP) to provide recommendations for redevelopment of the six-block span from Lincoln Avenue to McCormick Boulevard on Devon Avenue within the TIF District. As part of this report several recommendations were made regarding revitalization of the area. Specifically, the report recommends implementing streetscape enhancements. On October 28, 2013 the report was presented and subsequently endorsed by the Village Board.

On October 7, 2014 the Village Board approved a proposal to have Christopher B. Burke Engineering, Ltd. (CBBEL) prepare concept plans for the Devon Avenue (Lincoln Avenue to McCormick Boulevard) streetscape plan. The Village Board also directed staff to meet with the City of Chicago to determine their interest in the project. On October 27, 2014 and February 23, 2015 staff met with the City of Chicago to discuss the streetscape project. The City of Chicago expressed support for a concept plan that would include improvements to the pedestrian zone, addition of greenspace furniture, roadway and pedestrian lighting, American with Disabilities Act improvements, raised landscape medians and designated lane markers for bikes.

On March 3, 2015 at a Committee of the Whole meeting staff presented the concept plan that was discussed with the City of Chicago to the Village Board and requested direction regarding moving forward with the concept and applying for Surface Transportation Program (STP) grant funding for the project. The Village Board directed staff to move forward with the concept and grant application.

On June 24, 2015 the North Shore Council of Mayors Technical Committee recommended that the Devon Avenue streetscape project be approved for funding. Final approval was scheduled for October of 2015. On September 16, 2015 staff met with the City of Chicago to discuss their commitment to the project and STP grant funding status. They indicated that they were interested in participating in the project if grant funding was secured.

On October 16, 2015 the Village was notified that a STP grant was received for the Devon Avenue streetscape project. Grant funding for the project is for Phase II engineering, construction and construction engineering costs. Phase I engineering is not eligible for STP funding.

The City of Chicago (see attached correspondence) has indicated that they are interested in participating in the project and that an Intergovernmental Agreement (IGA) should be developed to outline cost sharing between the two communities. The Village will act as the project lead. The Village is currently in the process of negotiating an IGA with the City of Chicago for phase I engineering. In an effort to move the project forward the Village will begin phase I engineering while the IGA language is finalized. The cost for all phases of the project will be split 50/50 among the communities.

The Village began utilizing CBBEL as the Village Engineer in June of 2014. To date, the Village has found that CBBEL has performed at a high level and met deadlines in a timely manner. In addition, CBBEL has excellent references regarding streetscape design. Staff recommends waiving the competitive bidding process and utilizing CBBEL to conduct phase I engineering for the Devon Avenue streetscape project.

FINANCIAL IMPACT:
The not-to-exceed amount for this proposal is $149,995.57. $450,000 is available for engineering in the FY 2015/2016 Devon Lincoln Tax Increment Financing budget for this project.

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. Christopher B. Burke Engineering, Ltd. Proposal
3. City of Chicago Correspondence Regarding the Project

RECOMMENDED MOTION:
Move to approve an Ordinance waiving the competitive bidding process and accepting a proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, IL for the provision of civil engineering services to conduct phase I engineering for the Devon Avenue streetscape project.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2015- _____

AN ORDINANCE WAIVING COMPETITIVE BIDDING AND APPROVING AN ENGINEERING SERVICES AGREEMENT FOR DEVON AVENUE STREETSCAPE IMPROVEMENTS WITH CHRISTOPHER B. BURKE ENGINEERING LTD., OF ROSEMONT ILLINOIS

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 Federal Highway Administration administers the Surface Transportation Program (***"STP"***), which authorizes state departments of transportation to award grants for surface transportation projects; and

WHEREAS, the Illinois Department of Transportation (***"IDOT"***) administers STP grants; and

WHEREAS, the Village applied for, and received, a STP grant for the Phase II engineering, construction, and construction engineering of streetscape improvements along Devon Avenue from McCormick Boulevard to Lincoln Avenue (***"Improvements"***); and

WHEREAS, in order to provide for the construction of the Improvements, the Village desires to provide Phase I engineering services for the Improvements (***"Phase I Services"***); and

WHEREAS, Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois (***"CBBEL"***), has submitted a proposal to the Village to complete the Phase I Services, in an amount not to exceed $149,995.57 (***"Proposal"***);

WHEREAS, CBBEL currently serves as Village Engineer, and has unique knowledge of the design and condition of the Village's roadway system generally, and of the Devon Avenue right-of-way specifically; and

WHEREAS, the Village President and Board of Trustees have determined that CBBEL is uniquely qualified to complete the Phase I Services in an efficient, timely, and cost-effective manner, and that is appropriate and in the best interests of the Village for CBBEL to complete the Phase I Services; and

WHEREAS, the Village desires to enter into an agreement with CBBEL for the completion of the Phase I Services, in accordance with the Proposal (***"Agreement"***); and

WHEREAS, in order to enter into the Agreement, the President and Board of Trustees have determined that it is appropriate to waive competitive bidding for the Agreement and the completion of the Phase I Services by CBBEL, pursuant to Section 8-8-13 of the Municipal Code of Lincolnwood, as amended (***"Village Code"***); 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 Agreement for the completion of the Phase I 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.

SECTION 2. WAIVER OF COMPETITIVE BIDDING. The advertising and bidding requirements for the Phase I Services and the Agreement are hereby waived in accordance with Section 8-8-13 of the Village Code and the home rule powers of the Village.

SECTION 3. APPROVAL OF AGREEMENT. The Agreement by and between the Village and CBBEL is hereby approved in substantially the form attached to this Ordinance as **Exhibit A**, and in a final form to be approved by the Village Manager and Village Attorney.

SECTION 4. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by CBBEL; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 30 days after the effective date of this Ordinance, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

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, by a vote of two-thirds of the Board of Trustees, and approval and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2015.

AYES: _____

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this _____ day of _____, 2015.

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

ATTESTED and FILED in my office this
_____ day of _____, 2015

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

#37643166_v1

EXHIBIT A

AGREEMENT

Return to VB A

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

October 9, 2015

Village of Lincolnwood
7001 N. Lawndale Avenue
Lincolnwood, IL 60712

Attention: Ms. Ashley R. Engelmann
Public Works Director

Subject: Proposal for Phase I Professional Engineering Services -
Devon Avenue Streetscape (Lincoln Avenue to McCormick Boulevard)

Dear Ashley:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional engineering services related to the subject project. Included in this proposal is our Project Understanding, Scope of Services, Project Design Timeline, & Estimate of Fee.

PROJECT UNDERSTANDING

CBBEL understands that the Village of Lincolnwood (Village) and the City of Chicago (City) would like to construct streetscape improvements along Devon Avenue from Lincoln Avenue to McCormick Boulevard, a distance of approximately 2000 feet. Additionally, curb and gutter, drainage and ADA improvements will extend down each side street approximately 100 feet. The purpose of the project is to improve/calm vehicular traffic flow, improve pedestrian accommodations/ safety/ADA compliance, add shared lane markings for bicyclists and provide a more aesthetic and unified corridor.

The Village will be the lead agency, with the City co-sponsoring the project. It is anticipated that an Intergovernmental Agreement (IGA) between Village and City will split the design and construction costs equally. The Phase I will be locally funded. Phase II, Phase III and Construction funding will include federal funding.

SCOPE OF SERVICES

This project will develop Concept and Phase I documents for the Devon Avenue Streetscape. As this section of Devon is under IDOT jurisdiction, and the project is financed with STP funds, it will require coordination with and approval from IDOT during the Phase I process (note that Phase II plans, specifications and cost estimates shall be per the Federal Format and the project will be bid by IDOT per their letting schedule).

Return to VB A

CBBEL understands that for the streetscape on the south half of Devon Avenue, the City's streetscape improvements are anticipated to include LED street and pedestrian lighting utilizing the Chicago Gateway 2000 pole and potentially the double acorn pedestrian pole; sidewalks; curb and gutter removal and replacement; drainage improvements; roadway resurfacing; crosswalks; ADA improvements including curb ramps and detectable warnings; and street furniture. It is anticipated that this section of streetscape will include trees in grates, pavers, trees, and turf parkways. Site furnishings to include bike racks, trash cans and standard benches. No gateway identifiers or pole identifiers are included. No traffic signal, water main, sanitary or storm main-line improvements are included.

CBBEL understands that for the streetscape on the north half of Devon Avenue, the Village's streetscape improvements are anticipated to include LED street and pedestrian lighting utilizing yet-to-be selected poles that complement the Chicago Gateway 2000 pole and the double acorn pedestrian pole; sidewalks; curb and gutter removal and replacement; drainage improvements; roadway resurfacing; crosswalks; ADA improvements including curb ramps and detectable warnings; and street furniture. It is anticipated that this section of streetscape will include trees in grates, pavers, planters, planter pots, trees, and turf parkways. Site furnishings to include bike racks, trash cans and standard benches. No gateway identifiers or pole identifiers are included. No traffic signal, water main, sanitary or storm main-line improvements are included.

Improvements include narrowing the parkway to accommodate a center median/pedestrian refuge island and center turn lanes. Two lanes in each direction will be maintained, with the outer lane striped as a shared lane. Other improvements include bumpouts at end of parking bays and other strategic locations, pedestrian crosswalks, and traffic calming elements. Median improvements include a pedestrian refuge island, trees, turf and concrete median curb/gutter and nosing. All work is within the existing right-of-way.

CBBEL will complete the scope of services via the following tasks.

Task 1 – Site Visits (Initial and Walkthroughs): Members of our project team will accompany Village/CDOT personnel on site visits of the project area. Initially the team will walk the entire project length including side streets and determine the exact project limits and identify any unique features which may affect the streetscape design. CBBEL will prepare meeting minutes and a photograph log for use in preparing the design. As the project design continues, Team members will return to the site to collect additional data (private use inventories, etc) and conduct walkthroughs with Village Staff and with City personnel (DWM, OEMC, Forestry) at their request.

Task 2 – Supplemental Topographic/Utility Survey: CBBEL will perform supplemental topographic survey within the Concept Project Limits where additional coverage is needed.

CBBEL will incorporate the existing underground utility information provided by Village, and by City's OUC into the surveyed conditions. CBBEL will directly contact private utilities that are not included above and incorporate the provided information into the survey.

Task 3 – Geotechnical Investigation: CBBEL's geotechnical subconsultant, Testing Service Corporation, will collect pavement cores to investigate the existing pavement conditions and thickness, collect soil borings to characterize the quality of the underlying soils, perform percolation tests to determine the infiltration rate of the underlying soil and

Return to VB A

perform soil testing to determine suitability for plant life. The results will be presented in report form.

Task 4 – Concept Streetscape Plans: Using the information gathered in the above tasks, CBBEL's subconsultant, Altamanu Inc, will create the Concept Streetscape Plan for Devon Avenue from Lincoln Avenue to McCormick Boulevard. The plan will consist of the geometric layout of streetscape elements along Devon Avenue. The streetscape elements will include lighting, trees and plantings, sidewalk, curb and gutter, crosswalk treatments, ADA improvements, street furniture and other pertinent information.

Once approved by the Village and City, it will be the basis for (and used in) the Phase I report.

The Concept Streetscape Report will include: Concept Streetscape Plan, Aerial Exhibit, Sight Triangles, Bus/Access Restriction/Parking Exhibit, Environmental Investigation Summary, and Estimate of Construction Cost.

Task 5 – Aldermanic, Public/Task Force & Advisory Meetings: The project team will prepare for and attend two Village Advisory Meetings, one Aldermanic meeting, two IDOT meetings and one Public Meeting/Hearing (if needed). The project team will prepare presentation boards, renderings and other exhibits to convey the elements of the streetscape to the Stakeholders.

Task 6 – Presentation Boards and Renderings: CBBEL's subconsultant, Altamanu, Inc., will prepare presentation boards and/or PowerPoint presentations for the preferred streetscape plan and site furnishing/lighting families. These presentation boards will be utilized at public meetings.

Task 7 – Phase I Report: As this project has STP funding, CBBEL anticipates that a CE II Project Development Report will have to be developed. CBBEL will attend an IDOT Kick-off Meeting at IDOT to present the project, determine their required submittals and get IDOT's initial feedback. CBBEL anticipates that the design will also need be presented to FHWA for their concurrence (there may be Level I/II variances that will need FHWA approval). CBBEL will develop a draft report for Village/CDOT review prior to the FHWA meeting. After the FHWA meeting CBBEL will complete the Report based on FHWA and Village/CDOT feedback.

Due to excavation for proposed light poles and other items, it is anticipated that there will need to be a Preliminary Environmental Site Assessment done for this Section. As the route is under IDOT jurisdiction, it is anticipated that IDOT will assess the corridor.

CBBEL will prepare/submit an Environmental Survey Request to IDOT. CBBEL will analyze crash data received from IDOT. It is anticipated that IDOT will not require a Location Drainage Study Report or an Intersection Capacity Analysis Report.

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PROJECT DESIGN TIMELINE

The below timeline meets the Village's intended Spring 2018 construction start.

Start Date	Milestone
November 2, 2015	Notice to Proceed
December 21, 2015	Concept Submittal
February 1, 2016	Geometry Submittal
March 28, 2016	Draft PDR Submittal
September 26, 2016	Final PDR Submittal
December 19, 2016	Phase I Approval
June 23, 2017	*Phase II Pre-Final Plans*
August 21, 2017	*Phase II Final Plans*
November 17, 2017	*IDOT Letting*

ESTIMATE OF FEE

We estimate the costs of the services to be $149,995.57, as detailed in the included Cost Plus Fixed Fee Cost Estimate of Consultant Services (CECS) and per the included General Terms and Conditions.

We look forward to working for the Village. Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. If you have any concerns please call myself or Bryan Luke at (847) 823-0500.

Sincerely,

Michael Kerr, PE
Executive Vice President

Encl. CECS
General Terms and Conditions

THIS PROPOSAL, CECS, AND GENERAL TERMS AND CONDITIONS ACCEPTED FOR THE VILLAGE OF LINCOLNWOOD.

BY: _____

TITLE: _____

DATE: _____

MEK/bll
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COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES
PHASE I ENGINEERING

to VB Agenda

DF-824-039
REV 12/04

FIRM Christopher B. Burke Engineering, Ltd. **DATE** 10/09/15
Local Agency Village of Lincolnwood **OVERHEAD RATE** 123.72%
Project Devon Avenue Streetscape **COMPLEXITY FACTOR** 0
Termini Lincoln Ave to McCormick Blvd
Job No:

Cost Plus Fixed Fee 1 14.50% [DL+R(DL) +OH(DL)+IHDC]

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	Outside Direct Costs (F)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Task 1 – Site Visits (Initial and Wlakthroughs)	44	1,867.80	2,310.84		620.40	100.00	2,000.00		6,899.05	4.60%
	Task 2 – Topographic/Utility Survey	114	4,584.40	5,671.82		1,487.15				11,743.37	7.83%
	Task 3 – Geotechnical Investigation	7	321.49	397.75		104.29		10,000.00		10,823.53	7.22%
	Task 4 – Concept Streetscape Plans	334	14,089.90	17,432.02		4,654.78	580.00	17,000.00		53,756.70	35.84%
	Task 5 – Aldermanic, Public/Task Force & Advisory Meetings	56	2,855.20	3,532.45		952.31	180.00	2,000.00		9,519.96	6.35%
	Task 6 – Presentation Boards and Renderings	4	196.76	243.43		63.83		4,000.00		4,504.02	3.00%
	Task 7 – Phase I Report	482	20,279.34	25,089.60		6,680.00	700.00			52,748.94	35.17%
	Subconsultant DL									0.00	
	TOTALS	1041	44,194.89	54,677.92	0.00	14,562.76	1,560.00	35,000.00	0.00	**149,995.57**	100.00%

Altamanu, Inc $25,000.00
TSC $10,000.00

PREPARED BY THE AGREEMENTS UNIT

Printed 10/9/2015 3:46 PM

CHRISTOPHER B. BURKE ENGINEERING, LTD.
GENERAL TERMS AND CONDITIONS

1. Relationship Between Engineer and Client: Christopher B. Burke Engineering, Ltd. (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

   Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

   Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the

resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

   The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest

extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

   The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance With Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

   With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

    Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

    In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

    Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

Any claim, dispute or other matter in question arising out of or related to this Agreement, which can not be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

13. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

14. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

15. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void & without effect to the extent they conflict with the terms of this Agreement.

16. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.

20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

23. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

24. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are

specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

25. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

26. Payment: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

    Collection Costs. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

    Suspension of Services. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in (Item 4 of) this Agreement.

27. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver. Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the **Illinois** Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that **Illinois** law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

28. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the

Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

29. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor’s failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

30. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

Engelmann, Ashley

From: Hamilton, Luann <Luann.Hamilton@cityofchicago.org>
Sent: Wednesday, October 21, 2015 4:56 PM
To: Amelio.Jim
Cc: Davis, Grant; Samadi, Malihe; Bryan Luke (bluke@cbbel.com); Engelmann, Ashley
Subject: FW: Devon Avenue Streetscape Letter of Involvement

Jim:

It is the intention of CDOT to participate in the proposed Devon Avenue Streetscape from Lincoln Avenue to McCormick Boulevard. Our participation is contingent upon (1) the successful negotiation and execution of an IGA between Lincolnwood and the City of Chicago and (2) the allocation and obligation of the necessary federal and non-federal funds needed for the project.

We look forward to working with you and Lincolnwood on this exciting project. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Luann Hamilton
Deputy Commissioner
Chicago Department of Transportation

From: Amelio.Jim [mailto:JAmelio@lwd.org]
Sent: Wednesday, October 21, 2015 12:02 PM
To: Hamilton, Luann <Luann.Hamilton@cityofchicago.org>
Cc: Bryan Luke <bluke@cbbel.com>; Engelmann, Ashley <aengelmann@lwd.org>
Subject: Devon Avenue Streetscape Letter of Involvement

Good Morning Luann,

The Village of Lincolnwood is considering CBBEL's phase 1 proposal at their upcoming board meeting and it would be useful for them to have either a simple letter or email from you stating that the City of Chicago will be financially involved on this project.

Can you provide a letter or email back to me by 10/28/2015 so we can get it in the board packet.

Regards,
James F. Amelio, PE
Consulting Village Engineer
Village of Lincolnwood
7001 N Lawndale Ave | Lincolnwood IL 60712
Ph: 847.745.4862 | jamelio@lwd.org

Request For Board Action

REFERRED TO BOARD: November 3, 2015 **AGENDA ITEM NO: 3**

ORIGINATING DEPARTMENT: Parks and Recreation

SUBJECT: Approval of a Recommendation by the Parks and Recreation Board to Adopt a Resolution to Approve a New Policy for the Naming of Park Land, Buildings, Facilities and Park Amenities

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
In 2012, a proposal was presented to the Parks and Recreation Board to name a park. This resulted in the formation of a subcommittee of the Parks and Recreation Board to discuss, research, and evaluate the current policy governing the naming of parks and park buildings. The subcommittee was made up of Board Members, Barbara Pabst and Reese Gratch along with the former Superintendent of Parks & Facilities, Dan Malartsik.

The original policy governing the naming of park facilities was developed in 1994 and modified in 1999. The 2012 subcommittee recommended, and the Village Board approved a new policy. This policy governs the naming of parkland, which was defined as tot lots, neighborhood parks, community parks and bikeways, as well as the naming of buildings and facilities. The policy states that park land could not be named after individuals, except in the case of historical figures such as Presidents of the United States.

In May of 2015, a proposal was received from Paul Sortal, a Niles West Alumni, to name a baseball/softball field after former resident, Alan Chapman. Alan Chapman, now an adult living in Deerfield, was an alumnus of Lincolnwood schools and played Little League in Lincolnwood during the 1960's. As part of the request, Mr. Sortal proposed donating a scoreboard to compliment the field.

In reviewing the notes of the 2012 subcommittee, Parks and Recreation Board Chairperson Gratch recalled that naming amenities in parks such as ballfields, slides at the pool, rooms in the Community Center, and playgrounds was an agreeable option to the group. However, it was not specifically addressed in the 2012 policy and the criteria for the naming of park amenities were not defined.

After a discussion at the August meeting of the Parks and Recreation Board, the following actions were taken:

> Motion to approve a Resolution to accept the donation of a scoreboard valued at approximately $5,000 to be placed at Field #3 in Proesel Park, in scripted in a designated area on the scoreboard with the words: In Honor of Alan Chapman. Approved: 7-0

Motion to place the image of the Chicago Daily News article of 1965, Alan Chapman: All American Boy on a metal sign the size of the park rules sign on the fence at Field #3. Approved: 7-0

The Parks and Recreation Board was not comfortable naming a park amenity without a policy in place. They did not approve the naming of the field. However, they appreciated the donation of the scoreboard and wanted Mr. Chapman to be recognized on the scoreboard. They also felt it was important to educate the public about Mr. Chapman's life in Lincolnwood as a young man by putting the sign on the fence.

With the purpose of establishing criteria for the naming of park amenities, a subcommittee was created at the same meeting. Parks and Recreation Board members, Victor Shaw and Sarah Hardin and Park Board Liaison, Trustee Jennifer Spino were its members. They met on Thursday, September 24. In reviewing policies from other parks and recreation agencies they found that very few had specific guidelines for the naming of amenities within parks. It appears that most requests are evaluated on a case-by-case basis.

The subcommittee presented the results of their discussion at the October 13, 2015 meeting of the Parks and Recreation Board in the form of a revised policy. At that meeting the Parks and Recreation Board voted 7-0 to recommend the approval of this policy.

Since the August Park Board meeting, the offer to donate a scoreboard has been withdrawn by Mr. Sortal at the request of Mr. Chapman. Mr. Sortal's request to name the field will be discussed again at the November 10, 2015 meeting of the Parks and Recreation Board.

FINANCIAL IMPACT:
None

DOCUMENTS ATTACHED:
1. Proposed Resolution
2. Draft 2015 Park Naming Policy (Showing Changes in Red)
3. Current 2012 Policy
4. Draft minutes of the October 13, 2015 Parks and Recreation Board meeting

RECOMMENDED MOTION:
Move to approve the recommendation of the Parks and Recreation Board to approve a resolution adopting a new Policy for the Naming of Park Land, Buildings, Facilities and Park Amenities

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2015-_____

A RESOLUTION APPROVING A REVISED POLICY FOR THE NAMING OF PARK LAND, BUILDINGS, FACILITIES AND PARK AMENITIES

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

WHEREAS, in 1994, the Village President and Board of Trustees approved a policy for the naming of parks and park facilities in the Village (***Park Naming Policy"***), which Park Naming Policy was revised in 1999 and 2012 pursuant to the approval of the President and Board of Trustees; and

WHEREAS, the Parks and Recreation Board has reviewed the current Park Naming Policy and the similar policies of neighboring municipalities and park districts, and has recommended that the President and Board of Trustees consider and adopt further revisions to the Park Naming Policy (***"Revised Park Naming Policy"***); and

WHEREAS, the Village President and Board of Trustees have determined that the adoption of the Revised Park Naming Policy, as provided in this Resolution, will serve and be in the best interests of the Village and its residents;

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 REVISED PARK NAMING POLICY. The Revised Park Naming Policy shall be, and is hereby, approved in substantially the form attached to this Resolution as **Exhibit A**.

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

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of _____, 2015.

AYES: _____

NAYS:_____

ABSENT:___

ABSTENTION:_____

APPROVED by me this _____ day of _____, 2015.

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

ATTESTED and FILED in my office this
_____ day of _____, 2015

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

	Village of Lincolnwood Policy **Park Land, Building, Facility and Park Amenity Naming**	**Effective Date: 1994** **Revision Dates: 1999, 2012, 2015**

Purpose:
To establish a systematic and consistent approach for the official naming or renaming of park land, buildings, facilities and park amenities.

It is the objective of the Village of Lincolnwood:

1. To ensure that park land, buildings, park amenities and facilities are easily identified and located.
2. To ensure that names of park land, buildings, facilities and amenities will engender a strong public image and have public support.
3. To ensure that the names of park land, buildings, park amenities and facilities will stand the test of time and will be in the best interest of the residents of Lincolnwood.

Definitions:

Park Land: mini parks, neighborhood parks, community parks and bikeways
Buildings: Structures owned and operated by the Village for the purpose of recreation such as the Lincolnwood Community Center
Facilities: Recreation areas that encompass outdoor and indoor space that have a unique identify such as Proesel Park Family Aquatic Center
Park Amenities: Features within park land, buildings of facilities including, but not limited to, athletic fields, skating facilities, disc golf course, rooms, playgrounds, slides,

Types of Naming Rights:

1. Honorary – While only allowed for park amenities and not parks, buildings or facilities, park amenities may be named to honor a resident, person or group who has met the established criteria set forth in this policy.
   Criteria set forth in this policy. A lease or memorandum of understanding may be put in place to establish or define the terms of the naming.
2. Philanthropic/Donation – Naming park land, buildings, facilities or park amenities to honor or recognize a significant financial contribution to the Village. This may come in monetary form or a product or equipment donation. Naming may be done to recognize the donor, a group or a third party. All philanthropic/donation naming must be done in conjunction with the Village's Donation Policy. A lease or memorandum of understanding may be put in place to establish or define the terms of the naming.
3. Sponsorship – Naming park land, buildings, facilities or park amenities may be considered upon the execution of a mutually-beneficial business arrangement with an external entity. Sponsorships are governed by the Advertising and Sponsorship Policy.

DRAFT

Policy:
It is the responsibility of the Park Board to recommend to the Village Board names for park land, buildings, facilities and park amenities, or when appropriate, to change the existing name of park land, buildings, facilities and park amenities of the Village. Naming shall be done only after a discussion has been held on the selection of the name, and an open process allowing for public input is held.

It is the policy of the Village of Lincolnwood to reserve the right to name or rename park land, buildings, facilities and park amenities in a manner that best serves the interest of the community and ensures a worthy and enduring legacy for the Village's parks and recreation system. Naming will be done in a manner that will stand the test of time and will be meaningful for future generations of people residing in Lincolnwood.

A. Park land, Buildings, Facilities and Park Amenities may be named after streets, neighborhoods, subdivisions, natural assets, topography, purpose of the park land, building, facility or amenity, geographical locations, events, or concepts (e.g. Peace, Unity, Diversity).

B. Park land, Buildings, and Facilities may not be named after individuals, except in the case of famous historical figures (e.g. former presidents)

C. Park Amenities may be named after individuals. (See Criteria Below)

D. The Park Board may solicit public input on park land, building, facility and park amenity names through public meetings or other means.

E. The Park Board may hold public contests for the naming of park land, buildings, facilities and park amenities. Such contests shall also be subject to the policies outlined above and are advisory, and are not binding.

F. Renaming of existing park land, buildings, facilities and park amenities is discouraged, except to rename park land, buildings, facilities and park amenities that are named after an individual whose character is or was such that continued use of the individual's name for park land, buildings and facilities is not in the best interest of the Village.

G. Park land, buildings facilities and park amenities will be named only after discussion by the Park Board and then a waiting period of not less than sixty days. A majority vote is required of the Park Board to name park land, buildings, facilities and park amenities or to change the name of park land, buildings, facilities or park amenities of the Village.

H. All naming must be consistent with the mission and vision of the Lincolnwood Parks and Recreation Department.

I. The Park Board reserves the right to reject any and all naming proposals for any reason.

J. The naming of park land, buildings, facilities and park amenities shall stand on its own merit and will not be precedent setting.

Naming of Park Amenities after Individuals:

A. Park Amenities may be named after individuals, but only if the established criteria have been met.
   a. The individual must have lived in Lincolnwood for a minimum of 20 years.
   b. The individual has contributed substantial services in the expansion and growth of the Village or were closely associated with a significant community event.
   c. If the individual is living, written consent must be given to allow the naming. If the individual is deceased, permission must be granted in writing by the closest relative.
   d. The individual must be in support of the Parks and Recreation Department's mission and vision.

	Village of Lincolnwood Policy	**Effective Date: 1994**
	Park Land, Building, & Facility Naming	**Revision Dates: 1999, 2012**

Purpose:
To establish a systematic and consistent approach for the official naming or renaming of park land, buildings, and facilities. Examples of park land include, but are not limited to: mini-parks, neighborhood parks, community parks and bikeways. .

It is the objective of the Village of Lincolnwood:

1. To ensure that park land, buildings, and facilities are easily identified and located.
2. To ensure that names of park land, buildings and facilities will engender a strong public image and have public support.

Policy:
It is the responsibility of the Park Board to recommend to the Village Board names for park land, buildings, and facilities, or when appropriate, to change the existing name of park land, buildings, and facilities of the Village

It is the policy of the Village of Lincolnwood to reserve the right to name or rename park land, buildings, and facilities in a manner that best serves the interest of the community and ensures a worthy and enduring legacy for the Village's parks and recreation system.

A. Park land may be named after streets, geographical locations, events, or concepts (e.g. Peace, Unity, Diversity).

B. Park land may not be named after individuals.

C. The Park Board may solicit public input on park land, building and facility names through public meetings or other means.

D. The Park Board may hold public contests for the naming of park land, buildings and facilities. Such contests shall also be subject to the policies outlined above and are advisory, and are not binding.

E. Renaming of existing park land, buildings and facilities is discouraged, except to rename park land, buildings, and facilities that are named after an individual whose character is or was such that continued use of the individual's name for park land, buildings and facilities is not in the best interest of the Village.

F. Park land, buildings and facilities will be named only after discussion by the Park Board and then a waiting period of not less than sixty days. A supermajority vote is required of the Park Board to name park land, buildings and facilities or to change the name of park land, buildings and facilities of the Village.

Lincolnwood Park and Recreation Board Meeting

Lincolnwood Village Hall – Council Chambers
October 13, 2015
DRAFT MINUTES

CALL TO ORDER

The meeting was called to order at 7:02 P.M.

PRESENT AT MEETING

Park Board Members: Laura Tomacic, Grace Diaz Herrera, Amy Kaniff, Reese Gratch, Sarah Hardin, Victor Shaw (arrived at 7:03pm)
Parks and Recreation Department Staff: Jan Hincapie, Chris Stachewicz, Katie Gamroth, Melissa Rimdzius
Audience: Alyssa Martinez, Anastasia Papanastou, Trustee Spino

APPROVAL OF MINUTES

On motion Tomacic/Kaniff to approve the meeting minutes of the August 11, 2015. 5-0, motion passed.

AUDIENCE PARTICIPATION/LETTERS FROM THE PUBLIC

OLD BUSINESS

A. Report of the Park Amenity Naming Subcommittee

Hincapie- Subcommittee was created because it was difficult to make a decision on the field naming based on the current policy about park naming. The 2012 policy said amenities could be name, but gave no criteria. The subcommittee discussed pieces of policies from other agencies to create the new policy. Moving forward there is set criteria for amenity naming. Art Lovering, who is not here this evening, did comment on what defining what an event was
Hardin- Goal was to further define parkland and amenities. Subcommittee discussed the types of naming rights and had three categories. Criteria was established for each category, the honorary piece will always some subjectivity
Hincapie- Received a phone call about other names that might go into an honorary naming mix, should we open it up to the public for suggestions. There might be many people for viable candidates
Hardin- Yes, if we had done this at the last meeting it would have been precedent setting. Policy needed to be discussed and clarified because we might get more candidates
Hincapie- The message to be sent was this was an extreme honor this happens seldom, candidates need to have lived here a long time and done something incredible for this to happen
Gratch –Any questions
Tomacic- First thank subcommittee for their wonderful job, question regarding time limit
Hincapie – Honorary has no time limit, but we could come back and have a discussion if person is no longer viable. Leases are more of a sponsorship for a time frame. Philanthropic is a significant contribution to the Village, do we need to define that contribution?
Hardin- We did talk about a percentage of what is donated to be the contribution
Tomacic- I was approached as a resident and offered double for someone else
Hincapie- Mr. Sortals request is honorary. For a philanthropic percentage 80-90% comes to mind
Hardin- If it is maintenance involved that might make a difference
Hincapie- Let's say the Proesel Park Playground, if someone paid 80% of the overall costs would we name it after them?
Gratch- If a percentage is left open maybe smaller projects would be completely covered
Hardin- Could be based on scope of the project
Hincapie-Provided information on the parks that are currently named after individuals in the community
Gratch – Read it do you feel like it will do what we need it to do
Kaniff- Looks good
Gratch- We can make a motion to approve it tonight
Hincapie- I can clean it up and add the amended verbiage
Shaw- Does it have to go through legal?

Hincapie- We will send it to them to review. Under honorary a lease arrangement can be amended
Gratch- Could we put under philanthropic as well?
Hincapie- Sponsorship is not dictated, it has its own policy

On motion Tomacic/Diaz Herrera move to accept the revised 2015 Park Land, Building, and Facility naming policy with suggested changes and review of the final document. All approved 6-0

B. Aquatic Center Master Plan

Hincapie- Need to inventory the health, operation and see what direction the Proesel Park Family Aquatic Center will be going in the upcoming years. Currently in season 12, more than 1/3 of useful life, also looking to make the facility more exciting for members. Three companies bid on creating the Proesel Park Family Aquatic Center master plan and FGM was chosen. This is a $15,000 contract, which is why it did not come to the board for approval. A combination of public input, a group of users things they like or don't like, staff and board input will be used for the completion of the plan. Once information is gathered FGM will provide us with ideas and costs for the future. Staff met with FGM today and areas were pointed out to expand and updating pump room.

NEW BUSINESS

A. **Summer Day Camp Report**

Rimdzius- As noted in presentation
Gratch- Were the savings on contracted items?
Rimdzius- Yes, the busing cost was down we did need as many charter buses this season
Hincapie- Non-residents help us maintain the low price for our residents. They already pay more than our residents and depend heavily on the non-resident fees to help the free events we are able to offer our residents.
Hardin- If you have additional children you have additional staff?
Rimdzius- Camp maintains a lower ratio than what ACA require, with the additional children we will see more staffing.
Tomacic- What percentage would be repeat families throughout the year?
Rimdzius- We have a lot, but I could not get you an exact number
Hincapie- We have many familiar faces, lots of buzz about our camp because of the low staffing ratio
Rimdzius- Many families brining in additional campers, this bussing also will help keep us in line with some of our competitors.

On motion Hardin/Tomacic to accept the proposed recommendations for the day camp program. All approved 6-0

B. Summer Program Report

Gamroth- As noted in presentation

C. Resolution for Closing Lincoln Avenue

Gamroth- This is for the closing of Lincoln Avenue during the annual Turkey Trot race on Sunday, November 22
Hincapie- Usually reopened before 11am

On motion Tomacic/Hardin move to approve a resolution closing Lincoln Avenue on Sunday, November 22, 2015 between the hours of 8am and 11am for the Lincolnwood Turkey Trot. All approved 6-0

CHAIRPERSON'S REPORT –

COMMISSIONERS' REPORTS –
Hardin- Cubs WIN

D**IRECTOR'S REPORT –**

Hincapie- Best news we have a lease executed for the ComEd. Will be bid in January and the UP in March. Staff did a fine job this summer, weather was tricky June was one of the worst months and Sunday of Labor Day weekend hit our max at the pool. The concert series had one of the highest sponsorship numbers in years . Shelter renovation is under way, public works is helping and has ripped up and replaced the asphalt around the facility along with new sewer pipe. Once the roof is done the facility will have gutters and can now drain properly. Bathrooms will be gutted, painting and upgrading the lighting, doors and doing a uplift on the facility as a whole.

STAFF REPORTS

A. **SUPERINTENDENT OF RECREATION – GAMROTH**

As noted in report.

B. **SUPERINTENDENT OF PARKS AND FACILITIES - STACHEWICZ**
As noted in report.

C. **COMMUNITY CENTER PROGRAM SUPERVISOR - RIMDZIUS**
As noted in report

D. **COMMUNITY OUTREACH AND MARKETING COORDINATOR – VERING**
As noted in report

E. **YOUTH PROGRAMS COORDINATOR - FLETCHER**
As noted in report

ADJOURNMENT

Meeting adjourned at 8:09 P.M.
Park Board Minutes prepared by: Katie Gamroth, Superintendent of Recreation

Park and Recreation Board President: _____ _____
Signature Date

Request For Board Action

REFERRED TO BOARD: November 3, 2015 **AGENDA ITEM NO: 4**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Plan Commission in Case #PC-12-15 to Approve an Ordinance Granting Special Use and a Parking Location Variation for a Senior Living Development to be located at 3401-3501 Northeast Parkway (formerly the Bell & Howell site having an address of 3400 Pratt Avenue)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
South Bay Partners of Dallas Texas has a contract to acquire the former vacant Bell & Howell property, currently owned by CenterPoint Properties. This site has historically had an address of 3400 Pratt Avenue, but if approved, the new development which will front on the Northeast Parkway, will have an address range of 3401-3501 Northeast Parkway.

South Bay Partners proposes a senior living facility on this property which includes three components: 1) 251 Independent Senior Living units; 2) 88 Assisted Living units; and, 3) 44 Memory Care units, for a total of 383 units. This property is located in the Village's MB Light Manufacturing/Business Zoning District where the proposed uses require Special Use approval.

In addition to Special Use approval, the petitioner seeks a variation to allow parking to the front of the building. Except for this off-street parking location variation, all other aspects of the proposed development, including number of parking spaces, meet Village zoning code requirements.

The subject property is located in the Village's NEID TIF District. In policies adopted in 1996 by the Village Board for this TIF District, should residential redevelopment occur within the TIF District, the Village shall consider removal of such property, if practical, from the TIF District. Therefore, should the Village Board concur with the recommendation of the Plan Commission and approve this proposed senior living development, consideration as to whether it is practical to remove this property from the TIF District will need to be explored and determined prior to the completion of this project.

Public Hearing and Commission Deliberations
The Plan Commission held a workshop with South Bay Partners in June to review preliminary plans and to provide input on the proposed development. On October 14, 2015, a public hearing was held by the Plan Commission on the proposed development. Except for the petitioner, no additional testimony or public comment was received at the public hearing.

At the Public Hearing, South Bay reviewed their plans and modifications that occurred since the workshop in June. In addition to the housing units, the proposed facility includes communal dining rooms, activity areas, a wellness area, and an indoor pool. Further, the plans include an ambulance bay and related building space requested by the Fire Department.

Three curb cuts along the Northeast Parkway are proposed for the development, along with a single curb cut on Pratt Avenue. The existing water detention area along Pratt Avenue, including the existing landscaped berm, will be retained and the detention area enlarged by joining the two existing detention ponds together.

In considering this matter, by a 5-0 vote, the Plan Commission is recommending approval of the Special Use and Parking Location variation, subject to the following conditions that were recommended by staff:

1) Submittal of a Security Plan for the property and approval by the Police Chief prior to the issuance of the Certificate of Occupancy
2) Plans to include dedicated space for Fire Department use to include an ambulance garage, office space and bathroom as specified by the Fire Department
3) Approval by Public Works of the disconnection and abandonment of the existing 10" water main traversing the property.

Attached for consideration is an Ordinance prepared by the Village Attorney consistent with the recommendation of the Plan Commission.

FINANCIAL IMPACT:
None.

DOCUMENTS ATTACHED:
1. Proposed Ordinance
2. October 14 Plan Commission Minutes (Draft)
3. June 24 Plan Commission Minutes
4. June 17 Development Review Report
5. October 5 Village Engineer Traffic Impact Review Memo
6. Plan Commission Staff Report
7. Public Hearing Applications
8. Site Photographs
9. Economic Impact Analysis Report
10. Traffic Impact Study
11. Plat of Survey
12. Site Plan
13. Floor Plans and Elevations
14. Landscape Plans

RECOMMENDED MOTION:
Move to approve an Ordinance in Case #PC-12-15 approving of a Special Use and Off-street parking location variation for a senior living development for the property at 3401-3501 Northeast Parkway.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2015-____

AN ORDINANCE APPROVING SPECIAL USE PERMITS AND A VARIATION FOR AN ASSISTED LIVING AND INDEPENDENT LIVING FACILITY

(3401-3501 Northeast Parkway)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS _____ DAY OF _____, 2015.

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 _____, 2015

_____
Village Clerk

AN ORDINANCE APPROVING SPECIAL USE PERMITS AND A VARIATION FOR AN ASSISTED LIVING AND INDEPENDENT LIVING FACILITY

(3401-3501 Northeast Parkway)

WHEREAS, CenterPoint Properties Trust (***"Owner"***) is the record title owner of that certain property located in the MB Light Manufacturing/Business District (***"MB District"***), commonly known as 3401-3501 Northeast Parkway, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, South Bay Partners (***"Applicant"***), the contract purchaser of the Property, desires to construct and operate a senior citizen assisted living and independent living facility on the Property (***"Proposed Facility"***); and

WHEREAS, pursuant to Table 4.01.1 of "The Village of Lincolnwood Zoning Ordinance," as amended (***"Zoning Ordinance"***), assisted living facilities and independent living facilities may not be operated in the MB District, except upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Section 7.06(5) of the Zoning Ordinance, off-street parking spaces may not be located within the front yard of the Property; and

WHEREAS, the Applicant desires to construct off-street parking spaces in the front yard of the Property in violation of Section 7.06(5) of the Zoning Ordinance; and

WHEREAS, in order to construct and operate the Proposed Facility, the Applicant, with the consent of the Owner, has filed an application for: (i) special use permits to allow the operation of the Proposed Facility on the Property; and (ii) a variation from Section 7.06(5) of the Zoning Ordinance (collectively, the ***"Requested Relief"***); and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of the Requested Relief was duly advertised in the *Lincolnwood Review* on September 24, 2015 and held on October 14, 2015; and

WHEREAS, on October 14, 2015, the Plan Commission made findings and recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Relief meets the required standards for special use permits and variations as set forth in Article V of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. APPROVAL OF SPECIAL USE PERMITS. In accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Village President and Board of Trustees hereby grant special use permits to the Applicant to allow the operation of an assisted living facility and an independent living facility on the Property.

SECTION 3. APPROVAL OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, the Village President and Board of Trustees hereby grants a variation from Section 7.06(5) of the Zoning Ordinance to permit off-street parking spaces to be located in the front yard of the Property, in accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approval granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, and except for minor changes to the interior of the Proposed Facility that are compliant with all applicable Village codes and ordinances, the development, use, operation, and maintenance of the Property must comply with the following plans:

1. The Concept Plan, consisting of 1 sheet, with a latest date of September 11, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;

2. The First Floor Plan, consisting of 1 sheet, with a latest date of October 20, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;

3. The Second, Third, and Fourth Floor Plans, consisting of 3 sheets, with a latest date of September 8, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;

4. The Building Renderings Plan, consisting of 1 sheet, with a latest date of September 9, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;

5. The Landscape Plans, consisting of 9 sheet, with a latest date of September 11, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;

C. Senior Citizen Residency. All dwelling units in the Proposed Facility must be occupied solely by persons who either: (1) are 62 years of age or older; or (2) satisfy one or more exceptions set forth in 24 C.F.R. § 100.303, as may be amended, to the provisions of the Federal Fair Housing Act (42 U.S.C. § 3601 *et seq*., as may be amended) governing housing for older persons.

D. Security Plan. The Village will have the right to refuse to issue a certificate of occupancy for the Proposed Development prior to the approval by the Village Chief of Police of a security plan for Proposed Development, which plan may include the installation of alarms, cameras, lighting, and other devices intended to deter crime and to improve public safety, and which approval may be withheld in the sole and absolute discretion of the Village Chief of Police.

E. Ambulance Garage. The Applicant must construct and maintain a parking garage for exclusive use by ambulances or other Fire Department or paramedic vehicles, as depicted in the First Floor Plan, which garage must comply with the following specifications, or with alternate specifications approved in advance by the Village Fire Chief:

1. The garage must be at least 18 feet in width and 35 feet in depth;

2. The garage must include a garage door at least 12 feet in height by 12 feet in width; and

3. The garage must include an office and bathroom space of a combined width of at least 14 feet and a combined depth of at least 15 feet.

F. Disconnection and Abandonment of Existing Water Main. Prior to the issuance of a building permit for the construction of the Proposed Facility, the Applicant must disconnect and abandon the existing 10-inch water main currently oriented in a north-south direction and located in the approximate center of the Property, all to the satisfaction of the Village Director of Public Works.

G. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made

by a certified or cashier's check. Further, the Applicant will be liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

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

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 or 3 of this Ordinance unless they first provide the Owner and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the MB District, and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Owner or the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

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

SECTION 9. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and

abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and

B. In the event the Owner or the Applicant do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of _____, 2015.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this _____ day of _____, 2015.

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

ATTESTED and FILED in my office this
_____ day of _____, 2015

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

#37594751_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:
LOT 3 IN BELL AND HOWELL SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A 10 FOOT STORM DRAINAGE EASEMENT LOCATED ON THE WEST LINE OF LOT 1 IN BELL AND HOWELL SUBDIVISION AFORESAID, FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333.

Commonly known as: 3401-3501 Northeast Parkway, Lincolnwood, Illinois

P.I.N.: 10-35-203-011-0000 and 10-35-203-012-0000

EXHIBIT B

CONCEPT PLAN

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, CenterPoint Properties Trust (***"Owner"***) is the record title owner of that certain property located in the MB Light Manufacturing/Business District (***"MB District"***), commonly known as 3401-3501 Northeast Parkway, in the Village (**"*Property*"**); and

WHEREAS, Ordinance No. Z2015-_____, adopted by the Village President and Board of Trustees on _____, 2015 (***"Ordinance"***), grants special use permits and a variation to South Bay Partners (***"Applicant"***) in connection with the construction and operation of and assisted living facility and an independent living facility on the Property; and

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

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

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

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

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

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

Dated: _____, 2015

ATTEST: **CENTERPOINT PROPERTIES TRUST**

By: _____ By: _____
Its: _____ Its: _____

ATTEST: **SBLP LINCOLNWOOD, LLC.**

By: _____ By: _____
Its: _____ Its: _____

DRAFT **MEETING MINUTES**
OF THE
PLAN COMMISSION
OCTOBER 14, 2015 – 7:00 P.M.

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

MEMBERS PRESENT:
Chairman Paul Eisterhold
Mark Yohanna
Irving Fishman
Patricia Goldfein
Don Sampen

MEMBERS ABSENT:
Anthony Pauletto
Steven Jakubowski

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

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to approve the June 3, 2015 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Sampen.

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

Motion to approve the September 2, 2015 Meeting Minutes as amended was made by Commissioner Fishman, and seconded by Commissioner Goldfein.

Aye: Sampen, Fishman, Goldfein, and Yohanna
Nay: None

Abstention: Eisterhold
Motion Approved: 4-0

IV. Case #PC-13-15: Public Hearing: Zoning Code Text Amendment – Prohibition of Front Yard Parking

This matter is a consideration of a proposed zoning code text amendment of prohibition of front yard parking which was referred to the Plan Commission from the Village Board. They received a case from the property at 7370 N. Cicero Avenue that requested a variation to expand an existing parking lot into the front of the building. The property had met the minimum parking requirements but the owner/tenant wanted additional parking on the property. That was recommended by the ZBA for denial based on no finding of hardship. However, the Village Board thought this was a matter that should be entertained for potentially amending the code. Currently, the code prohibits off-street parking between the building and adjoining streets, front yard, and front/corner yard. Many commercial properties in Lincolnwood are developed in a manner that would not be allowed by our current zoning code. In January 2013, the Plan Commission reviewed the standards with focus on residential properties. The Plan Commission in that case, recommended no change to the code but did indicate that in unique circumstances a property owner can pursue a variation and the Village Board concurred with that recommendation. Staff researched neighboring communities and found that Glenview and Niles permit front yard parking, Skokie, Des Plaines, and Wilmette allow front yard parking in certain zoning districts. Morton Grove, Evanston, and Park Ridge prohibit front yard parking. Additionally, Winnetka required Special Use for all off-street parking.

Staff reviewed recent variation requests:

- 3400 W. Pratt New Construction – Pending
- 6733 N. Lincoln New Construction – PC recommended approval 5 – 0; pending Village Board
- 7370 N. Cicero – Parking Lot Expansion – ZBA recommended denial 7 – 0; Village Board referred for text amendment
- 4007 W. Touhy – New Construction – ZBA recommended approval 6 – 0; Village Board concurred
- 7350 N. Keeler – Single-family Residential – ZBA recommended denial 6 – 0: Village Board concurred
- 6540 N. Lincoln - Existing Condition/Expansion – ZBA recommended approval 6 – 0; Village Board concurred
- 3837 Sherwin – Single-family Residential – ZBA recommended denial 5 – 0; Village Board concurred

Additionally, staff advised that the Village has made improvements in creating and designating on-street parking on major roads such as Lincoln Avenue and there has been no evidence that this regulation has been an impediment to development. Also, the Lincoln Avenue Task Force recommended standards to address what was considered a “visual detriment”.

Commissioner Fishman advised that the Village Board meeting report provided from staff did not appear to coincide with the meeting content he witnessed and further discussed that the decision for hardship denial was coupled, in the same motion, with the referral from the Plan Commission. He further advised that Mayor Turry stated in the Village Board meeting, that he would like the Plan Commission to try and do something at this time and feels there was no sense of urgency on the topic

and reiterated staff's proposal to not make any changes based on community aesthetics as opposed to public safety and business needs. Furthermore, Commissioner Fishman stated that practically all commercial properties do not comply with the on-site parking requirements of the ordinance. Further discussion ensued regarding the compliance of parking requirements on various sites as well as numerous streets. Commissioner Fishman prepared and distributed a proposed amendment and reviewed it with the members of the Plan Commission outlining situations which would allow for front/side yard parking. He also proposed that his amendment be adopted and sent as a recommendation to the Village Board. After additional discussion ensued, Commissioner Goldfein interjected and proposed to postpone the discussion so that the other Commissioners may review the Village Board meeting as suggested.

Motion to continue to the November 4, 2015 Plan Commission meeting was made by Commissioner Yohanna, and seconded by Commissioner Goldfein.

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

V. Case #PC-12-15: Public Hearing: 3400 West Pratt Avenue – Special Use and Variation for Construction of Senior Housing Facility and Off-Street Parking

Chairman Eisterhold swore in the Petitioners, Mr. Chuck Hammond, Mr. Adam Arnold, Mr. Charles Hall, Mr. David Dastur, Mrs. Wendy Schulenburg, Mr. Kevin Hejtmaulk, Mr. Kevin Matray.
Mr. Cook reviewed the special use request to approve assisted living, memory care and independent living facility and the variation request to approve off-street parking between the building and adjoining street. The proposed property would be composed of 251 independent living units, 88 assisted living units, and 44 memory care units.

Petitioner Mr. Adam Arnold of South Bay Partners, the developer of the project, discussed the particulars of the building plan including living units, dining options, indoor pool, patios and courtyards, exercise facilities and social programming. The property for consideration, 3400 W. Pratt Avenue, consists of 13.5 acres between Northeast Parkway and Pratt Avenue, 1 block west of McCormick Boulevard (former Bell & Howell site).

As part of this proposal, a Special Use is being requested to allow for independent and assisted living in an MB zoning district.

The Petitioner is also requesting a variation to allow off-street parking between the building and the street.

The Petitioner explained that the main building entrances would face north towards Northeast Parkway in order to avoid as much traffic as possible along Pratt Avenue to the south. Additionally, there would be a single curb cut onto Pratt Avenue to minimize traffic. The property would provide 304 onsite parking spaces per Village requirements with 85 of those spaces in an enclosed garage and on-street parking would not pose as a practical complication.

It was suggested by the Village to incorporate an on-site EMT garage and facility within the proposed development in which the developer would incur the cost but it would be staffed and equipped under the Village's current EMT provider contractor.

It was discussed that currently, there is water detention along Pratt Avenue, it is relayed that the developer will be joining the two existing storm water basins into one and treat the water on-site to allow for a greener area for patios, walking paths, etc.

The Petitioner explained they conducted a private study through KLOA to determine the impact the facility would have on the traffic flow in the area. The study demonstrated that a senior living project would have minimal impact on traffic in the surrounding neighborhoods.

Discussion continued to detail the financial impact to the Village and it was discussed that this housing development would increase residency which expands the tax base as well as adding 82 – 100 jobs in the Village. Additionally, senior populations do not add any additional burden to the school system in the Village and the ambulance service is already outsourced to a private company so no additional costs to the Village would be incurred in that respect.

Mr. Dave Dastur of Halsted and Jensen, the architect, explained the foot print of the project; there are 251 independent living units, 88 assisted living units and 44 memory care units. The memory care units would be located on the first floor along with common areas and dining areas. The independent living side has dining options as well as the assisted living side. The second floor has dining areas, some common areas and living units. On the third floor there will be a chapel, theater, wellness areas and community rooms for both the third and fourth floors.

The Petitioner explained there is a single drive that lines up with Kimball Avenue which is designed not to be an easy pass through straight to Northeast Parkway as required by the Village so that traffic is not bypassing though the site.

Chairman Eisterhold stated that one of the suggestions from the earlier workshop was to enter the parking garage from the west side. The Petitioner explained that at that point in time, the plan was to have 1 major parking garage that took up the whole floor with roof gardens on top of that. In order to pick up an extra 60 parking spaces, the cost would be astronomical so they now have made 3 separate entrances to the parking garage on the south side and the green space is now located on the ground level

Mrs. Wendy Scholenburg of Daniel Weinbach & Partners, Ltd., the landscape architects, discussed the green areas of the development. Beginning with Pratt Avenue, the proposed drive is no longer there allowing for the extension of the existing berm and the retention area behind that would also be combined. The existing trees along Pratt would be preserved to allow for substantial, existing green space. The side yards will also be newly planted and along Northeast Parkway, they have provided screening for parking that is along the street with shrub hedges and trees to green up that edge of the site which is the major entrance to the property. As you proceed through the site, the major entrances would also be highlighted with landscaping with covered entry ways. In addition, the dining areas that have been mentioned have outdoor seating areas will also have landscaping features. There are also additional courtyard areas that will have additional green area and landscaping. There will be approximately 200 new trees added to the property.

Mr. Kevin Matray of Macke Consultants, the civil engineers, discussed the civil aspects of the site. They are proposing that the main entrance be off of Northeast Parkway to the north, there are 3, with an additional entrance to the south off of Pratt Avenue. One of the ways to prevent the site from becoming a pass through is when entry is made off of Pratt Avenue, traffic is directed around the property as opposed to cutting straight through it. There has also been a grasscrete drive for emergency vehicle access between the first bend off of Pratt Avenue. It was also relayed that the building itself has proposed setbacks that exceed the zoning ordinance. Currently, the building is showing a 55' setback from the north property line, a 90' minimum setback from the sides and 150' setback from the south property line. Along the south property line is the storm water detention where they are utilizing the existing basins by connecting them and maintaining the berm. The storm water management will meet both the MWRID Ordinance and the Village's ordinance. There is currently an existing water main utility easement that cuts through the site from the north to south which contains hydrants. The Petitioner proposed they would like to vacate that easement and relocate the water main with the services provided on the site.

Commissioner Fishman inquired when an emergency vehicle enters the property off of Pratt Avenue how it would get to the building site. It was discussed that it would come in off of an extension of Kimball Avenue and then you can continue to the left or right at that point providing circulation around the building and access to all sides. Additionally, to deter from vehicles using this as a pass through it will be grasscrete which allows grass to grow through the concrete to make it appear that it is part of the parkway.

Commissioner Fishman also inquired as to the location of the proposed EMT bay location. The Petitioner relayed it would be located in the southwest corner of the independent living building with a separate drive for the bay floor. The construction and occupancy will not be billed back to the Village.

Commissioner Fishman further stated that during their workshop of this project, it was suggested that there was, in fact, too much parking and that a warehouse was to be established and inquired if the Petitioners had been considering that option. The Petitioner explained that the calculations worked out well and that the parking coincides with Village ordinance. Further it was explained that on the northeast corner of the property, there is space available to place more parking if they find they are under-parked over time.

Commissioner Fishman also inquired to the Petitioners as to how the site would be managed and if they, as the developers, would receive information or reports on how the property was functioning. The Petitioner explained that they are not only the developer but also the owner's representative and the operator would be a third party contract, who they already have, which is LCS. Construction of the property and beginning occupancy is anticipated for 2018.

Chairman Eisterhold addressed some concerns from Staff beginning with the property's refuse area; would it be held in exterior or interior areas. The Petitioner explained the refuse area would be incorporated by the loading dock area on the exterior of the building. Additionally, Chairman Eisterhold discussed the main entrance at Northeast Parkway was thought to be one way. It was explained that the entrance coming into the building under the canopy is a one way and as for the other entrances, they would be two ways.

Chairman Eisterhold addressed the sign package for the property and Mr. Cook advised that the sign proposals would need to be submitted and if code compliant, permits would be issued. However, if relief was needed, it would go before the Zoning Board of Appeals.

Commissioner Goldfein inquired as to the materials of the exterior makeup of the site and it was demonstrated that the skin of the building would be comprised of face brick as well as a full set stone; a full masonry building. The changes to the aesthetics were made to soften the exterior and limit the large overhangs giving it a more modern and open look. It was also discussed that the dining area in the assisted living facility was moved to the location that was slated for a parking garage to gain access to the courtyard. The pool of the building was also relocated to the front of the building and there was a wellness center added to that space as well.

Commissioner Yohanna inquired to Mr. Cook as to whether Staff comments from the June 17th Summary had been resolved. Mr. Cook confirmed that the comments had been addressed in either the packet of information that was distributed or has been agreed upon to be submitted in the future as part of the permit application.

It was also discussed that the EMT garage is currently at 31' but Staff will discuss with the Fire Department the needed dimensions and the Petitioners agreed that arrangements would be made if more space was necessary.

Discussion ensued regarding vacating the easements and relocating the 10" water main. Mr. Cook explained that no work has begun to vacate the easements, it had been identified but when the project is approved, at that time the easement would be vacated. The Petitioner further explained they had been in contact with the Village Engineer with regards to vacating the easements.

Commissioner Fishman verified with the Petitioners that the balconies were only located in the independent living units and not the assisted or memory care units which was confirmed.

The Petitioner inquired for verification to the Commission as to when the Ordinance would be drafted, and they are looking to include specific language with regard to number of feet deep and wide, is the ordinance to be reviewed by the Petitioners prior to be being voted on. Chairman Eisterhold stated that they would make a recommendation to the Village Board based on the Plan Commission meeting and Staff will present it to the Village Board. The Village Board will do a 2 meeting review. If it's approved at the first meeting, the Village Attorney would draw up the documentation needed and the Petitioners would need to be involved with the review of that process before it goes to the second Village Board meeting for the final review.

Chairman Eistehold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record show that no one came forward.

Motion to approve the requested Special Use and Variations at 3400 West Pratt Avenue to authorize Special Use and Variation for Construction of Senior Housing Facility and Off-Street Parking was made by Commissioner Yohanna and seconded by Commissioner Sampen.

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

Motion to adjourn by was made by Commissioner Goldfein, and seconded by Commissioner Fishman. Meeting adjourned at 9:11 p.m.

Aye: Fishman, Sampen, Goldfein, Jakubowski, and Yohanna
Nay: None
Motion Approved: 5-0

Respectfully Submitted,

Karen Kutcher
Fire Department Coordinator

MEETING MINUTES
OF THE
PLAN COMMISSION WORKSHOP
JUNE 24, 2015 – 7:00 P.M.

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

MEMBERS PRESENT:
Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Steven Jakubowski
Mark Yohanna

STAFF PRESENT:
Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager

OTHERS PRESENT:

Barry Bass, Village Trustee
Craig Klatzco, Village Trustee
Beryl Herman, Village Clerk

DEVELOPMENT TEAM PRESENT:

Adam A. Arnold, Development Manager, South Bay Partners
Chuck Hammonds, Vice President, South Bay Partners
David K. Dastur, AIA, NCARB, Senior Principal, Jensen & Halstead Ltd.
Glenn D. Seerup, AIA, LEED AP, Principal, Jensen & Halstead Ltd.
David A. Shindoll, PE, LEED AP, Vice President, Mackie Consultants, LLC
Wendy Schulenberg, Principal, Daniel Weinbach & Partners, Ltd.
Charles G. Hall, IV, President and CEO, Charles Hall Construction

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:03 p.m.

II. Workshop: Planned Unit Development Conceptual Plan Review: South Bay Partners - 3400 West Pratt Avenue

Adam Arnold, Development Manager for South Bay Partners, is the developer for the proposed senior living center. Mr. Arnold outlined the project and site overview and introduced the team members.

South Bay Partners proposes a single four-story building with two towers connected by a single connector located on 13.5 acres at 3400 West Pratt Avenue. This facility will have 44 units of memory care, 90 units of assisted living, and 251 independent living units. The building would also include 145 spaces of in-building parking. Some features of the facility will include separate resident dining rooms, indoor pool, exercise facilities, and activity rooms for social activities. This facility would plan on opening in 2018. These units are for rental only. Mr. Arnold showed the proposed floor plans with their square footage.

South Bay Partners has been a senior housing developer for 22 years. They have completed over 70 independent living, assisted living, memory care and/or skilled nursing projects in 13 states through partnerships with regional senior living operators.

Architects David Dastur and Glenn Seerup of Jensen & Halstead outlined the assisted living facilities they have done in surrounding areas.

David Shindoll of Mackie Consultants will be the civil engineer for this project.

Wendy Schulenberg of Daniel Weinbach & Partners will be the landscape architect and presented a list of projects they have done in the Chicago area.

Charles Hall of Charles Hall Construction will be the general contractor. Mr. Hall stated that senior living facilities are their specialty. His firm has partnered with South Bay Partners on many projects.

Mr. Arnold presented the proposed site plan, floor plan, and exterior elevation plan. The common areas will house the dining and kitchen areas. A conceptual landscape plan was presented for review as well. There will be a large amount of green space with walking paths, landscaped patios, and a green roof above the in-building parking. Mr. Arnold stated that he will supply a traffic impact analysis, economic impact analysis, and parking analysis for the Plan Commission's review.

There was discussion as to whether or not there will be an permanent on-site EMT facility. There was agreement that this would be a very attractive amenity to have. The cost of building and maintaining the facility and the staffing requirements would have to be assessed. The discussion also encompassed whether it would be staffed 24/7 versus regular office hours. The Fire Department indicated that they would like to see this facility be one of the conditions.

Mr. Arnold indicated that their preference is to apply for a Special Use instead of PUD approval. The only Variation needed might be for the placement of the interior parking area.

With regards to the proposed parking plan, Mr. Arnold said in their experience, seventy-five percent of the parking spaces are utilized by the independent living residents. Assisted living usually encompasses one percent of the parking spaces. The center's office staff would utilize the outside

parking lot. They do not foresee more than 30 total employees per shift for the entire facility. The current parking plan does meet Village Code. They do not require any street parking. The facility will also provide transportation for independent and assisted living residents. There was also discussion about the need for added parking in the future if required.

Mr. Arnold and the project architects summarized the types of building materials that will be used for the exterior. They will utilize concrete block on the exterior walls that look like brick and limestone. Their goal is to make it look residential in nature. Mr. Cook stated that multi-family residential uses do not have the same building material standards as single-family residential uses. There are no masonry requirements for multi-family residential uses.

Commissioner Goldfein asked if the garage entrance could be on the west side of building which would alleviate traffic on Pratt Avenue. The development team agreed that this was something that could be done.

The Commissioners agreed that they were in favor of this project and that a Public Hearing on this matter could take place at the September 2, 2015 Plan Commission meeting.

III. NEXT MEETING

Chairman Eisterhold announced that the July 1, 2015 Plan Commission meeting has been cancelled due to a lack of agenda items.

IV. ADJOURNMENT

Hearing no further business, **motion to adjourn** was made by Commissioner Sampen, and seconded by Commissioner Pauletto. Meeting adjourned at 8:50 p.m.

Aye: Sampen, Pauletto, Fishman, Goldfein, and Eisterhold
Nay: None
Motion Approved: 5-0

Respectfully Submitted,

Kathryn M. Kasprzyk

Kathryn M. Kasprzyk
Community Development Coordinator

Village of Lincolnwood

Development Review Team

Summary Review

Proposed Senior Development

South Bay Partners

3400 Pratt Avenue

(Former Bell & Howell site)

Review Date: June 17, 2015

Nature of Request

South Bay Partners and its team, propose a Senior facility for the 13.5 acre former Bell & Howell site. The proposal includes 251 Independent Living units, 90 Assisted Living units; and 44 Memory Care units for a total unit count of 385 units, which are proposed as a mix of studio, 1 and 2 bedroom units. In addition to living units, the facility includes communal dining rooms, activity areas, a Wellness Center and indoor pool.

This proposal consists of a single 4 story building with a 2 story connector segment between wings of the building. Major building entrances front onto the Northeast Parkway where two curb cuts are proposed. A single curb cut on Pratt Avenue is also proposed. 304 parking spaces for the development are proposed with 145 parking spaces located in an enclosed garage having a green roof and 159 parking spaces are located elsewhere on the property. The existing storm water detention basins located along Pratt Avenue are proposed to be retained with an expansion to connect the two existing basins.

Village Actions Required

- Zoning Approval by Village. See Community Development Report for details.

Other Actions Required

- WMO Permit from MWRD
- NPDES Storm Water Permit from IEPA

Summary of Staff Review Comments

- Add benches/trash receptacles on site plan at various property locations. Consider planters nears entranceways for seasonal flowers
- Consider a designated walking route on property for residents, consider extending sidewalk west in panhandle to Central Park, and extend sidewalk eastward on north side of detention area
- Add Stop Sign and Stop Bar notations to plans at all driveway exits
- Add thermoplastic pedestrian crosswalks to plans at driveway crossings and as appropriate throughout development
- Identify on site plan location(s) for site signage
- Identify refuse holding area(s) on the property (none indicted)
- Describe the Green Roof amenity and provide details concerning the proposed patio area
- For the 2 parking lots on the north side, add landscape buffers along street side and extend Pratt Avenue berm in area where drive lane is being removed
- Add trees to all parking bay row end caps
- Add dimensions to site plan as indicated by departments and confirm public sidewalks are 5 feet in width
- Review sight line and existing trees at west entrance from Northeast Parkway
- Provide landscape details for detention area
- Identify proposed size and location of water and sewer connections. Connections must be approved by Public Works
- Disconnection and abandonment of existing 10" public water main traversing the site is required
- Installation of a Knox Box by the Fire Department will be required
- Water supply for fire suppression must be reviewed and is recommended to be looped within the project
- Fire Department desires 18ft X 35ft ambulance garage and 14ft X 15 ft. office with bathroom access for on-site manning of an ambulance crew

- Identify fire hydrant locations. Existing locations may require abandonment
- Existing Storm Water Management Easements for the detention area need to be expanded or the ponds decreased based on HWL
- Easement required for public sidewalk areas located on private property
- Final Engineering Plans to include topographical elevations and other requirements as noted by the Village Engineer
- Fire Sprinkler system and fire alarm system required for building

Additional Documents Required/Requested

- Provide information as noted on attached Zoning Review Worksheet
- Confirm that the independent living component meets the Village's definition of Independent Living Facility
- Provide a narrative summary of prior projects by developer
- Submit an updated Land Survey
- Provide a Traffic Impact Report and Parking Supply Study
- Identify number, type and typical route for service delivery vehicles
- Provide an Economic Impact Report
- Provide Renderings of project from Pratt Avenue and Northeast Parkway perspective
- Provide the sign package for property
- Provide information to Village Engineer concerning the IEPA NFR letters issued for the property
- Provide easement document for public sidewalk located on private property
- Provide Easement document for existing sewer located on east side of property (unless it is to be abandoned)
- Provide Photometric Lighting Plan for property, consistent with Code
- Prior to building permit issuance, submit fire sprinkler, fire alarm and fire hydrant plans for review and approval
- Prior to site occupancy, provide a security plan for approval by the Police Chief

Recommended Development Approval Conditions

- Submit a Security Plan for the property for Police Chief approval prior to issuance of the Certificate of Occupancy
- Plans to include dedicated space for Fire Department use to include at minimum 18'X35 ambulance garage with 12X12' garage door along with 14'X15' office space with bathroom

- Approval by Public Works of the disconnection and abandonment of the existing 10" water main traversing property

See attached specific department comments and reviews for additional details

Village of Lincolnwood

Individual Department Reviews
South Bay Senior Development
3400 Pratt Avenue

Community Development

Development Review

Project Information

Petitioner or Project Name: South Bay Partners

Subject Property Address: 3400 Pratt Avenue

List and Date of Plans Reviewed

Concept Site Plan dated June 9, 2015 by Mackle Consultants

The following Plans prepared by Daniel Weinbach & Partners Ltd.

- Schematic Landscape Plan dated June 9, 2015
- Tree Survey dated June 9, 2015
- Tree Survey list dated June 9, 2015

The following Plans prepared by Jensen & Halstead Ltd.

- First Floor Plan Dated June 9, 2015
- Second Floor Plan Dated June 9, 2015
- Typical Floor Plan 3/4 Floors Dated June 9, 2015

Preliminary Renderings Dated June 9, 2015

Nature of Proposal

South Bay Partners and its team, propose a Senior facility for the 13.5 acre former Bell & Howell site. The proposal includes 251 Independent Living units, 90 Assisted Living units; and 44 Memory Care units for a total unit count of 385 units, which are proposed as a mix of studio, 1 and 2 bedroom units. In addition to living units, the facility includes communal dining rooms, activity areas, a Wellness Center and indoor pool.

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Reviewer Information

Name of Reviewer Clarke/Cook
Reviewer Contact Information TClarke@lwd.org (847-745-4710) or ACook@lwd.org (847-745-4796)
Date of Plan Review June 15, 2015

Pertinent Plans, Policies and Reports

- The subject property is designated as Industrial on the Future Land Use Map contained in the Village's 2001 Comprehensive Plan
- The Subject Property is within the NEID TIF District. Pursuant to Village Board policy TIF Funds may only be used to assist non-residential projects and if residential development in the TIF occurs, the Village shall consider removal of such property from the TIF District if practical
- The 2010 Retail Feasibility Report prepared for the Village noted a lack of retail demand to the subject property and indicated that a senior development of the subject property appeared suitable

Action(s)/Approval(s) Required

Zoning approval for the project is required. Based on plans presented, the developer may choose between two zoning approval processes: 1) traditional zoning approval; or 2) approval via a Planned Unit Development (PUD). Both approaches require a public hearing before the Plan Commission and subsequent approval by the Village Board.

Traditional Zoning Approval

1. Approval of Special Use(s) and Zoning Code Variation(s) (as may be determined)
    - Variation(s) require the showing of a hardship

or

PUD Zoning Approval

2. Approval of Special Use(s) and PUD Approval
    - PUD process does not require the showing of a hardship and can provide greater flexibility.
    - Process begins with Village Board Presentation/Referral for Public Hearing (July 21, 2015).
    - PUD requires land dedication for recreational use.
    - PUD process requires preliminary PUD approval and Final PUD approval which may require separate hearings.

The requisite Public Hearing before the Plan Commission will be scheduled upon application submission and payment of the required public hearing fee.

Applicable Regulations/Requirements

The Village of Lincolnwood Zoning Code is applicable to this project for zoning approval. Based on plans reviewed, there is no Village requirement for subdivision of the property. Building and site construction is governed by the Village's set of Building Codes.

Additional Documents or Information Required/Requested

- The proposed senior uses are considered Special Uses by the Village for this site. Confirm that the Independent Living component meets the Village definition of Independent Living Facility (found below).

  A housing development:

  (1) Consisting of individual dwelling units, intended for occupancy by not more than three persons;

  (2) In which occupants are provided common services, such as dining facilities, housekeeping, transportation, and social and recreational facilities, but to whom daily living or nursing services are not provided; and

  (3) Which dwelling units are solely occupied by persons who are either: i) 62 years of age or older; or ii) satisfy one or more exceptions set forth in 24 C.F.R. § 100.303, as may be amended, to the provisions of the Federal Fair Housing Act (42 U.S.C. § 3601 et seq., as may be amended) governing housing for older persons.
- Due to the size of the proposed project, staff recommends the following reports/studies be prepared for consideration at the requisite public hearing:
  - Traffic Impact Report,
  - Parking Supply Study, and
  - Economic Impact Report.
- Submit an Updated Land Survey for property.
- Summarize prior projects completed by developer.
- Provide Rendering perspectives of proposed project from both Pratt Avenue and Northeast Parkway.
- Submit a photometric lighting plan for the property in conformance with Village lighting standards.
- Submit Sign Package and locate on site plan location of any freestanding sign(s).

Plan Review Comments

Pedestrian

- Add benches and trash receptacles at various property locations. Consider planter boxes near main entrances for seasonal flowers.
- Confirm 5 foot width for public sidewalks planned along Pratt and Northeast Parkway and provide public easement for these sidewalks at locations where sidewalk crosses onto subject property.
- Extend proposed sidewalk located along the north side of the detention basin to connect with sidewalk shown east of detention basin.
- Add to plans, crosswalks at all driveway access points and key pedestrian crossings within development. Crosswalks to be comprised of thermoplastic material.
- Consider extending sidewalk westward to Central Park on subject panhandle parcel. Consider a walking route on the property for independent residents of the development.
- Provide more detail on proposed patio area.

Traffic

- Add stop sign and stop bar notations at all exits on plans.
- Identify number, type and typical route for service delivery trucks for development.

Site Amenities

- Describe the green roof amenity and whether it is intended for use by residents of the development.

Recommended Development Approval Conditions

- None

Zoning Review Worksheet

June 15, 2015

Subject Property: 3400 Pratt Avenue



ZONING CALCULATIONS

TOTAL LOT AREA: 581,962 SQUARE FEET

BUILDING AREA: 487,700 SQUARE FEET

	MAX. PERMITTED	PROPOSED	VARIATION REQUIRED
TOTAL LOT COVERAGE:	SF	318,006	NO
MINIMUM LOT AREA:		581,962	NO
FLOOR AREA RATIO:	1.2 (698,354 SF)	.838	NO
BUILDING HEIGHT:	55 FT or 5 Stories whichever is less	55'	Additional Information Needed

Notes: Need building height to determine compliance with maximum height requirement.

ZONING SETBACKS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Front yard setback:	30 Ft.	55 Ft.	NO
Interior side yard setback:	5 Ft	90 Ft.	NO
Interior side yard setback:	5 Ft.	100 Ft.	NO
Rear yard setback:	75 Ft.	150 Ft.	NO

Notes: Northeast Parkway will be considered front lot line. Building height above 45 feet results in an additional one foot setback for each foot above 45 feet.

OFF-STREET PARKING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Location	Rear and Side Yard Only	Located between Proposed Building and streets	YES
Number of Spaces:	285 + FTE's	304	Additional Information Needed
Number of Handicap Spaces:	8	11	NO
Size of Spaces:	9' x 18'	9' x 18.5'	NO

Driveway Dimension:	24'	27'	NO
Drive Aisle Dimension:	24'	24'-27'	NO

Notes:

Assisted living, community residence, nursing and personal care facility — 1 space per 4 residents, plus 1 space per each full-time employee

Independent living facility or senior housing facility — 1 space per dwelling unit, plus 1 space per every 2 full-time employees

Requirements above are tentative and based on information available. Need information on number of full-time employees (FTE).

MINIMUM LANDSCAPE REQUIREMENTS

PERIMETER LOT SCREENING

	REQUIRED	PROPOSED	VARIATION REQUIRED
Setback width:	8 feet (no overhang)		Additional Information Needed
Screening:	continuous 3 feet		Additional Information Needed
Concrete curb separation:	6 inch required		Additional Information Needed

Notes: Need setbacks and dimensions on site and landscape plan to determine compliance with perimeter landscape requirements.

INTERIOR LOT LANDSCAPING

	REQUIRED	PROPOSED	VARIATION REQUIRED
End Cap Islands Provided:	ends of parking row	Shown	NO
Interior Islands Provided:	every 20 Spaces	Shown	NO
Size of Islands:	9X20 feet		Additional Information Needed
Island Trees:	1 per island	Shown	As shown generally comply
Size of Island Trees:	2 1/2 caliper		Verify on Final Landscape Plan
Non-parking areas 50+ s.f.:	pervious/vegetative	Shown	NO
Island Topsoil Depth:	3 feet depth		Verify on Final Landscape Plan

Notes: Need setbacks and dimensions on site and landscape plan to determine compliance with interior landscape requirements.

FOUNDATION PLANTING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Setback Width:	6 feet front and sides of bldg.	Shown	Add dimensions to site/landscape plan to verify compliance
Concrete Curb:	6 inch required		Verify on Final Engineering Plan

Notes: None

PARKWAY LANDSCAPING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Parkway Plantings:	Sod or Vegetative Ground Cover	Shown	NO
Impervious Material In Parkway:	All impervious material prohibited	None Shown	NO
Structure/Obstructions In Parkway:	No structures or obstruction may be erected	None Shown	NO
Parkway Trees:	One parkway tree for each 25 lineal feet	Existing and Proposed Shown	Verify on Final Landscape Plan
Public Sidewalks:	A 5-foot public sidewalk in B1, B2 & M Districts	Shown	Easement Required

Notes: None

REVIEWED BY: Aaron N. Cook, AICP
DATE: June 15, 2015

Landscaping Review

Development Review

Project Information

Petitioner or Project Name South Bay Partners
Subject Property Address 3400 W. Pratt Avenue
List and Date of Plans Reviewed Site plan prepared by Mackie Consultants Schematic Landscape Plan prepared by David Weinbach & Partners Ltd. Tree Survey prepared by David Weinbach & Partners Ltd. Tree Survey List prepared by David Weinbach & Partners Ltd.
Nature of Proposal Review of schematic landscape plan and associated existing tree survey in relationship to proposed development.

Review Information

Name of Reviewer:	Douglas Gotham, RLA
Reviewer Contact Information:	CBBEL, 847-823-0500 dgotham@cbbel.com
Date of Plan Review:	6-18-15

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- Village Code – Chapter 15, Article VI: Site Development Standards Part D. Landscaping

Additional Documents or Information Required/Requested

- As the project progresses we will need to review detailed landscape and irrigation plans plus details of selected site elements such as benches, pedestrian level lighting, and fencing.
- Final plans will need to show tree protection techniques and replacement

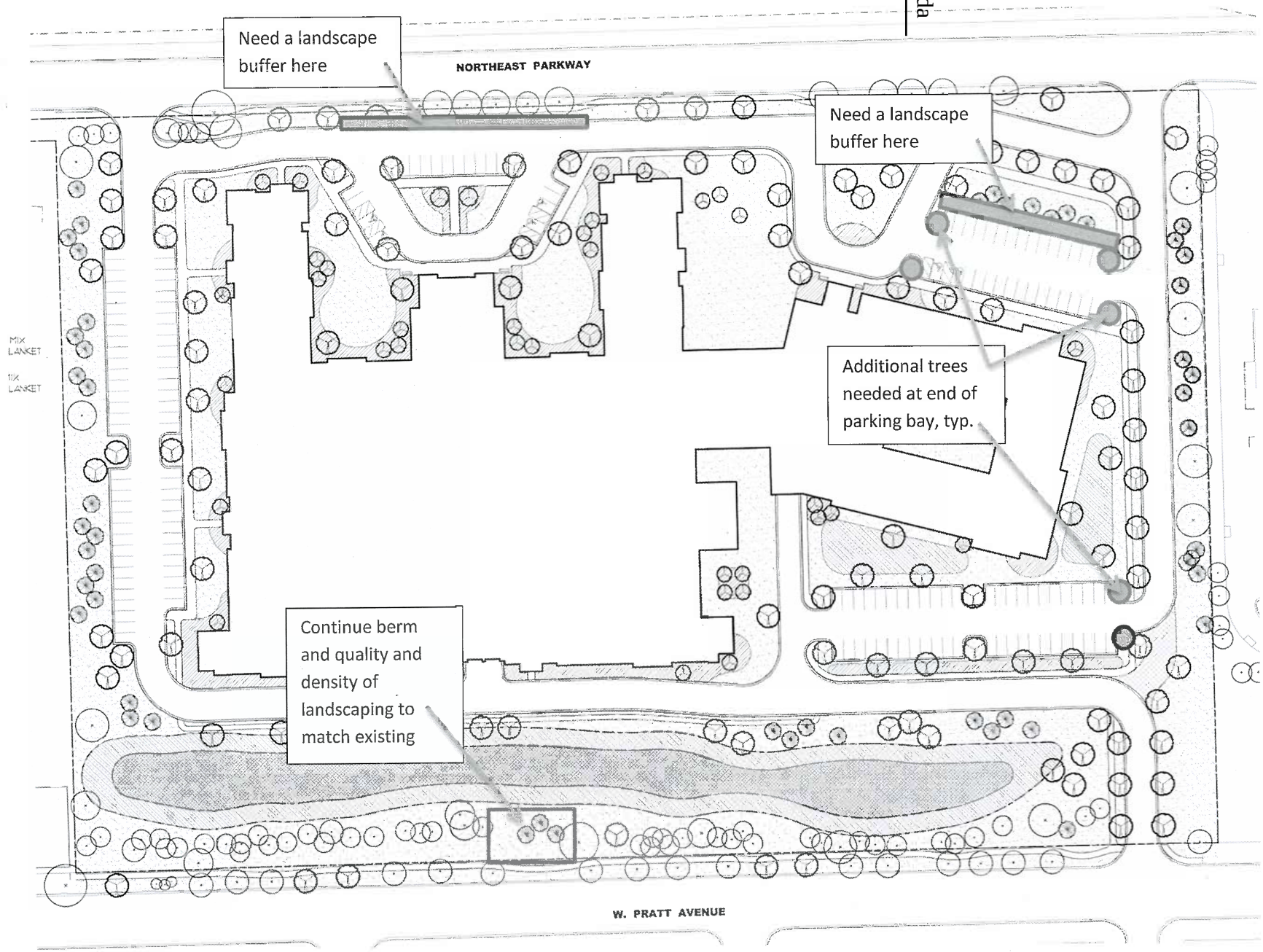
Plan Review Comments

- The two parking lots on the north side of the development will need landscape buffers along the street side. See attached Illustration.
- All planting beds at the ends of the parking bay rows need to have trees as indicated section 6.14, item (2) b. See attached Illustration.
- The site plan indicates a 'patio area' on the north side of the building. Will this area be fenced? If so, what is the height, style and material of the fencing?
- No exterior refuse holding areas are indicated. Will there be any? If so they will need to be screened with landscaping.
- At the west entrance along Northeast Parkway three spruce trees are indicated to be saved which is commendable but I am concerned about traffic visibility at the intersection of the entrance and the east – west internal roadway.
- On the site plan a detention basin is shown on the south side of the development. Where is it overland flow route and how is that handled in the landscaping? How will the shoreline (emergent zone) be treated? How are the areas around the inlets and outlets treated?
- Will there be any downspouts on the building and if so how will they be handled in the landscape?
- The previous development provided a berm and extensive landscaping along West Pratt Avenue and we can see that it is the intent of the developer to save and maintain it, however we suggest that this berm and quality of landscape be continued in the area of the former south entrance.

Recommended Development Approval Conditions

- None as of now.

to VB Agenda


Need a landscape buffer here
NORTHEAST PARKWAY
Need a landscape buffer here
Additional trees needed at end of parking bay, typ.
Continue berm and quality and density of landscaping to match existing
W. PRATT AVENUE

Lincolnwood Engineering Department

Development Review

Project Information

Petitioner or Project Name: South Bay Partners

Subject Property Address: 3400 West Pratt Avenue

List and Date of Plans Reviewed:

List and Date of Plans Reviewed

- ALTA/ACSM survey prepared by Manhard Consultants Dated May 19, 2015
- Concept Site Plan dated June 9, 2015 by Mackle Consultants

The following Plans prepared by Daniel Weinbach & Partners Ltd.

- Schematic Landscape Plan dated June 9, 2015
- Tree Survey dated June 9, 2015
- Tree Survey list dated June 9, 2015

The following Plans prepared by Jensen & Halstead Ltd.

- First Floor Plan Dated June 9, 2015
- Second Floor Plan Dated June 9, 2015
- Typical Floor Plan 3/4 Floors Dated June 9, 2015
- Preliminary Renderings Dated June 9, 2015

Nature of Proposal:

South Bay Partners and its team, propose a Senior facility for the 13.5 acre former Bell & Howell site. The proposal includes 251 Independent Living units, 90 Assisted Living units; and 44 Memory Care units for a total unit count of 385 units, which are proposed as a mix of studio, 1 and 2 bedroom units. In addition to living units, the facility includes communal dining rooms, activity areas, a Wellness Center and indoor pool.

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Review Information

Name of Reviewer:	James Amelio, PE
Reviewer Contact Information:	p:847.745.4862 jamelio@lwd.org
Date of Plan Review:	June 15, 2015

Action(s)/Approval(s) Required

- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for runoff requirements, volume control, and potentially qualified sewer construction.
- This project will require an NPDES Stormwater permit from the Illinois Environmental Protection Agency for the site disturbance.

Applicable Regulations/Requirements

- Project is subject to WMO requirements

Additional Documents or Information Required/Requested

- Provide a Lighting and Photometric Plan for the property consistent with Code

Plan Review Comments:

- The final engineering submittal shall include separate plan sheets for demolition activities and proposed activities. The plans shall be at a standard engineering scale.
- The ALTA/ACSM Survey notes that several NFR letters are recorded against the site (00201383325 and 0819134103). The applicant should provide the information to the Village and his design team to ensure that areas containing contaminated materials are not disturbed by the proposed scope of work.
- The boundary of the HWL for the southern detention pond extends beyond that of the existing stormwater management easements. Either the footprint of the easement will need to be increased or the footprint of the detention pond will need to be decreased.
- The final engineering plans shall indicate if the existing sanitary service will be reused or abandoned. The installation of a grease separator will need to be included within the scope of the improvements.
- The final engineering plans shall indicate if the existing water service line will be partially reused or abandoned entirely. Portions of the existing main will need to be removed to allow for the building's construction, but a portion of it can be saved to use as its building service line for both domestic and fire suppression use.

- No existing or proposed topographic elevations are shown on the submitted plans. The final engineering submittal shall include all existing and proposed site grading.
- The final engineering submittal shall include all applicable pavement and utility standard details and specifications.
- The final engineering submittal shall include all applicable SESC standard details and specifications

Recommended Development Approval Conditions

- None

Lincolnwood Public Works Department

Development Review

Project Information

Petitioner or Project Name: South Bay Partners

Subject Property Address: 3400 Pratt Avenue

List and Date of Plans Reviewed:

- ALTA/ACSM survey prepared by Manhard Consultants dated May 19, 2015
- Concept Site Plan prepared by Mackle Consultants dated June 9, 2015

The following plans prepared by Daniel Weinbach & Partners Ltd.

- Schematic Landscape Plan dated June 9, 2015
- Tree survey dated June 9, 2015
- Tree survey list dated June 9, 2015

The following plans prepared by Jensen & Halstead Ltd.

- First floor plan dated June 9, 2015
- Second floor plan dated June 9, 2015
- Typical floor plan 3/4 floors dated June 9, 2015
- Preliminary renderings dated June 9, 2015

Nature of Proposal:

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Review Information

Name of Reviewer:	Andrew Letson, Assistant to the Public Works Director
Reviewer Contact:	Work: 847-745-4851 aletson@lwd.org
Date of Plan Review:	June 16, 2015

Action(s)/Approval(s) Required

- Location and size of water and sewer connections must be approved
- Disconnection and abandonment of the existing 10" water main
- Disconnection and abandonment of the existing fire hydrants
- Locations of new fire hydrants and connections to existing or new water main
- Removal of parkway trees

Applicable Regulations/Requirements

- Section 12-2 (Water Main and Sewer Connections)
- Section 6-1-1 (Sidewalk Construction)
- Section 6-5-10 (Application for Parkway Tree Removal)

Additional Documents or Information Required/Requested

- Water and sewer connections are not indicated on the plan, please provide a detail regarding their size and location
- Please provide the location of proposed fire hydrants on the property

Plan Review Comments:

- New sidewalks must be installed with a minimum width of 5 feet. Please identify who will be responsible for the maintenance of the sidewalk along Northeast Parkway. If it is to be the Village, an easement will need to be granted.
- Note that the combined sewer on Northeast Parkway is a MWRD interceptor and cannot be used for connection to the facility's sewer service. The combined sewer on Pratt Avenue is approximately 16-18 feet deep. There is an existing combined sewer that runs approximately 78 feet from the east side of the property that can be used for connection of the service line. Since this is a public sewer, the Village is going to require an easement. If the applicant wishes to have the sewer abandoned, it will need to be properly disconnected at the connection on Pratt.
- Pratt Avenue was resurfaced approximately 3 years ago, as such; it would be preferable to connect the water service to the main on Northeast Parkway

- The existing street lights need to be maintained
- Any parkway trees proposed for removal need to be evaluated by the Village Arborist and either replacement or payment into a fund for use in planting parkway trees in other parts of the Village may be required.

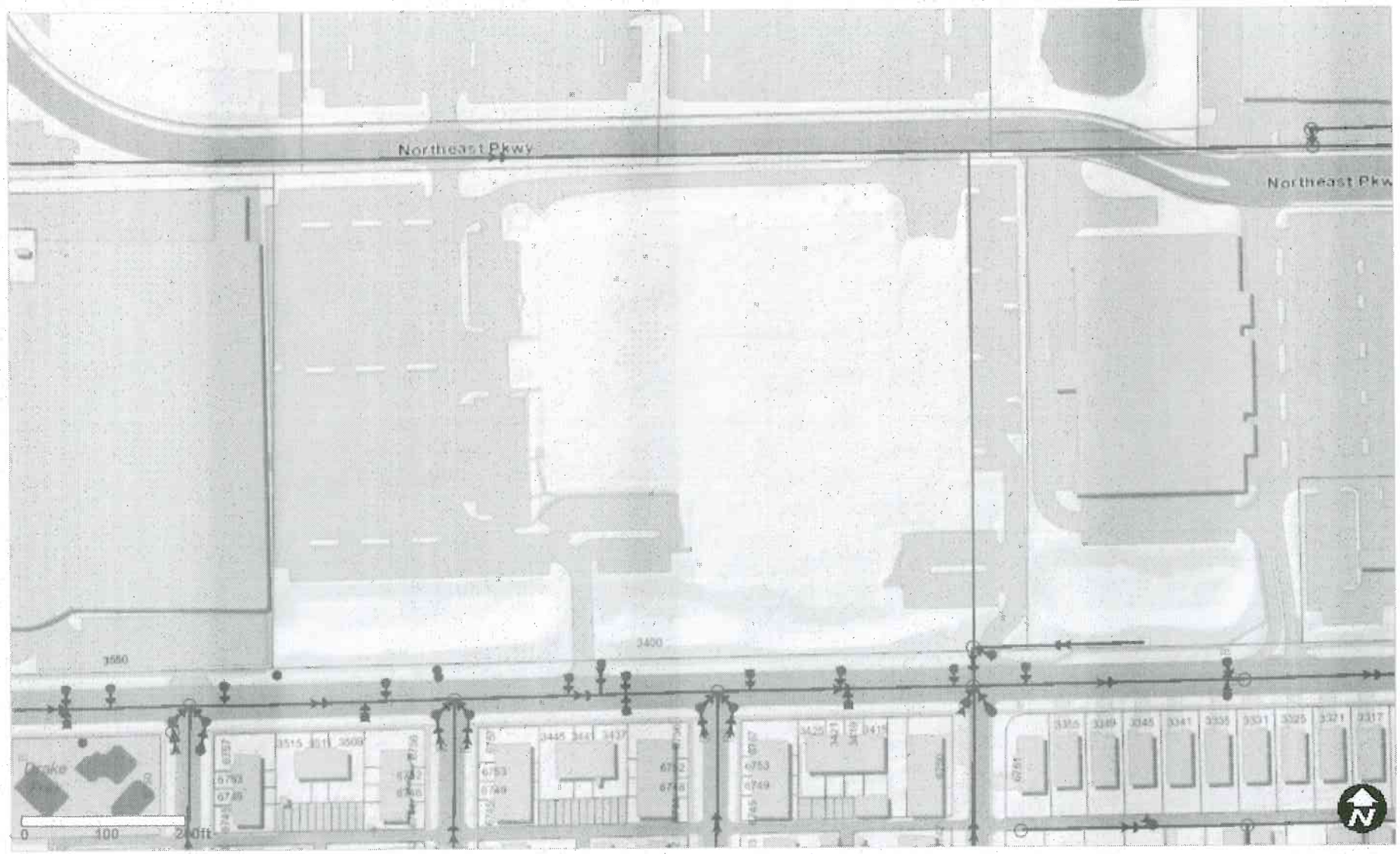
Recommended Development Approval Conditions

- Development may only proceed upon successful disconnection and abandonment of the existing 10" public water main located on the property

to VB Agenda

GIS consortium MapOffice™

Created By mgp inc



Map created on June 15, 2015.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

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

Development Review

Project Information

Petitioner or Project Name: Senior Housing Development
Subject Property Address: 3400 Pratt
List and Date of Plans Reviewed: Plat of Survey, Conceptual Site Plan, Landscape Plan, Preliminary Renderings & Floor Plans – Reviewed 6-10-2015
Nature of Proposal: 251 Independent Living Units, 90 Assisted Living, and 44 Memory Center Units, for a total of 385units in two 4 story structures with a two story connector comprised of common areas and shared back-of-house functions.

Review Information

Name of Reviewer: Lt. Clyde Heineman
Reviewer Contact Information: Lincolnwood Fire Department – 847-673-1545 – cheineman@lwd.org
Date of Plan Review: 6-10-2015

Action(s)/Approval(s) Required

- Fire sprinkler plans to be submitted, reviewed, and approved prior to construction of the system.
- Fire alarm plans to be submitted, reviewed, and approved prior to construction of the system.
- Fire hydrant layout plans to be submitted, reviewed, and approved prior to construction of the system.

Applicable Regulations/Requirements

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

Additional Documents or Information Required/Requested

- The calculation of all spaces for occupancy loads, exit requirements, and travel distances to be provided in accordance with 2012 *Life Safety Code* "Table 7.3.1.2 Occupant Load Factor".

Building Square Footage: Unknown
Proposed Occupancy Type: Residential Apartments, Ambulatory Healthcare, Healthcare
Proposed Occupancy Load: To Be Determined

Plan Review Comments

- The current proposed position of the structure on the site appears to provide ready access on all sides for fire suppression purposes.
- Water supply for fire suppression to be addressed. Fire hydrants on a looped supply within the project and integrated with the existing water supply lines on Pratt Avenue to the south and Northeast Parkway to the north recommended. This interior loop connected on both the north and south to the existing village mains will help to avoid any "dead end" effect.
- A NFPA 13 compliant sprinkler system shall be installed throughout.
- Fire Department Connection location to be within 100' of a fire hydrant. Fire Department Connection location to be determined in conjunction with the Fire Prevention Bureau, the sprinkler contractor and the plan reviewer prior to final design.
- A complete fire alarm system compliant with NFPA 72® National Fire Alarm & Signaling Code shall be provided as required by NFPA *101®Life Safety Code®*.
- The fire alarm system is required to be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village's radio contractor at the completion of the alarm systems installation.

Recommended Conditions

- The fire department proposes the addition of an integrated 18'x35' ambulance garage with 12'x12' garage door and accompanying 14'x15' office with bathroom facilities for daily manning of an on-site ambulance and crew.
- The installation of a Knox Box® (Key Box) at the entrance(s) chosen by the fire department will be required.

LINCOLNWOOD POLICE DEPARTMENT

6900 N. Lincoln Avenue, Lincolnwood, IL 60712 (847) 673-2167

Development Review

Project Information

Petitioner or Project Name:	CenterPoint/South Bay Partners
Subject Property Address:	3400 West Pratt Avenue
List and Date of Plans Reviewed:	June 16, 2015. Site Plan prepared in concert with Jensen & Halstead Architects and Charles Hall Construction.
Nature of Proposal:	Review of the plans on the site for a four story single structure independent living, assisted living and memory care facility

Review Information

Name of Reviewer:	Lieutenant Randall Rathmell			
Reviewer Contact Information:	**Work:**	847 745-4751	**Cell:**	847 980-7894
	Email	rrathmell@lwd.org		
Date of Plan Review:	June 16, 2015			

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- None

Additional Documents or Information Required/Requested

- Photometric Lighting Plan
- A Security Plan

Plan Review Comments

- Consider installing Security Gates with locking mechanisms for the access driveways to maintain security after-hours
- Prepare a Security Plan for the property for approval by the Police Chief prior to issuance of the Certificate of Occupancy to include alarms, cameras, sensor lights, exterior video surveillance cameras and intrusion detectors made visible to potential offenders and to assist in any criminal investigation

- Request a traffic impact study to include parking and the installation of Stop signs, Stop bars and appropriate pedestrian crosswalks at the exit driveways onto Pratt Avenue and Northeast Parkway
- Consider the construction of public sidewalks on both Pratt Avenue and Northeast Parkway to facilitate the increase of pedestrian and pedestrian traffic near the property

Recommended Development Approval Conditions

- None

PLAN REVIEW MEMORANDUM

TO: Aaron Cook - Community Development Manager
Kathy Kaspryzyk - Community Development
Josie Braovac - Community Development

FROM: James Amelio, PE - Village Engineer
Paul Bourke, PE – CBBEL

[X] ACCEPTED

[ ] REVISE AND RESUBMIT

DATE: 10/05/2015

SUBJECT: **3400 Pratt**

I have reviewed the following documents associated with the subject project:

- Traffic Impact Study prepared by KLOA bearing a date of July 31, 2015.

We offer the following comments for your consideration:

1. Estimated Site Traffic Generation (Page 11): In using Land use codes 253 and 254 of the (ITE) Trip Generation Manual, 9th Edition, the estimated site-generated volumes shown in in Table 1 (page 11) appear reasonable and generally consistent with that calculated from the Manual using pages 516, 517, 532, 533, 535 and 537. It should be noted that the amount of total new trips of 241 shown in Table 1 are slightly less than that calculated (from the Manual) of 258 trips but the Memory Care units are over represented since the land use (253) of Assisted Living was used (for both the proposed Memory Care and Assisted Living units) as stated in the KLOA report.

2. Background Conditions (Page 13): Upon review of Figure 7 (Page 14) and the traffic impact study for the proposed redevelopment of the adjacent Dominick's site, it was confirmed the 2021 projected traffic volumes do include projected traffic from the redeveloped Dominick's site as stated in the KLOA report (page 13).

3. Discussion and Recommendations (*McCormick Boulevard with Northeast Parkway* - Page 18): Upon review of the attached SYNCHRO analysis reports, the projected queuing (309 feet) of the EB right turn lane on Northeast Parkway at McCormick Boulevard in the PM peak hour could result in a significant impact in traffic operations resulting in right turn traffic queuing through and blocking the retail access drive to west (located approximately 265 feet west of McCormick Boulevard) as well as some right turners being "split failed" – taking a second cycle to clear the intersection. In an effort to better manage future EB right turn queues at this location, adjustment to the signal timing to increase the EB split time and/or signal modifications to add a EB right-turn overlap may be warranted.

4. Discussion and Recommendations (*McCormick Boulevard with Pratt Avenue* - Page 18): Upon review of the attached SYNCHRO analysis reports, the proposed site traffic on EB Pratt Avenue is anticipated to be very low and have a limited to no impact on traffic operations on Pratt Avenue (including the intersection with McCormick Boulevard) and should require no roadway improvements or signal modifications as stated in the KLOA report (page 18).

In summary, our review indicates that the estimated traffic volume is reasonable; the study is holistic in that it includes this site and the adjacent vacant Dominick's site. The study indicates there should be minimal to no impacts along Pratt and that there is potential need to readjust the timing for eastbound right hand turns at McCormick and Northeast Parkway. In regards to the latter, the Village should monitor the operation of the entrance to the now vacant Dominick's site upon redevelopment. If queuing presents a problem, then the Village should approach IDOT for a signal timing change.

If you have questions or need additional information, please call me at (847) 745-4862 or send an e-mail to jamelio@lwd.org.

Return to VB Agenda

Plan Commission Staff Report
Case #PC-12-15
October 14, 2015

Subject Property:
3400 West Pratt Avenue

Zoning District:
MB Light Manufacturing/Business District

Petitioner:
South Bay Partners, Petitioner
CenterPoint Properties Trust, Property Owner

Nature of Request: Petitioner seeks to construct an assisted living, memory care, and independent living facility.



Requested Action:
Special Use: To allow an assisted living and independent living facility in an MB Zoning District
Variation: Variation approval to permit the location of off-street parking between the proposed building and adjoining streets.

Notification: Consistent with Village requirements, notice of the October 14, 2015 Public Hearing was published in the Lincolnwood Review dated September 24, 2015, a Public Hearing Sign was installed at 3400 West Pratt Avenue, and notice of the public hearing, dated September 24, 2015, was mailed to property owners within 250 Feet.

Summary of Request
South Bay Partners propose a senior housing facility on the 13.5-acre former Bell & Howell site. The proposed development includes 251 independent living, 88 assisted living, and 44 memory care units (total 383 units) with a total of 304 off-street parking spaces. The independent living portion of the project includes 251 off-street parking spaces, 85 of which are located within an indoor parking garage. The developer proposes 22 parking spaces for the assisted living portion of the project and 31 parking spaces for staff. No parking has been devoted for Memory Care units as the Petitioner has indicated no resident within memory care can drive. Minimum Village parking requirements for this development require 304 off-street parking spaces.

The proposal includes a single four-story building with a two-story connector between wings of the building. The facility includes communal dining rooms, activity areas, a wellness area, and an indoor pool. The existing storm water detention basins located along Pratt Avenue are proposed to be retained with an expansion to connect the two existing basins. The developer proposes to retain the existing landscape berm to screen the development along Pratt Avenue.

South Bay Partners seeks the approvals necessary to permit the proposed development of the property at 3400 West Pratt Avenue. These approvals include: 1) Special Use approval to permit an assisted and independent living facility in the MB Zoning District; and 2) a Variation to permit an off-street parking area to be located between the proposed building and adjoining streets. All other zoning requirements, building setback, parking count, etc. have been met.

Before the Plan Commission are both the Special Use request and the Variation request. The Village of Lincolnwood, through Home Rule authority, has created a process in which the Plan Commission considers zoning variations when they are requested along with Special Use. This process is intended to streamline the hearing process for the benefit of the applicant.

Special Use to Approve Assisted Living and Independent Living Facility
In 2011 the Village considered and approved a Text Amendment to the Zoning Code to allow, as a Special Use, "Assisted Living Facility" and "Independent Living Facility or Senior Housing Facility" in the MB District. This is the first Special Use request received for assisted living and independent living in the MB District since this change occurred to the Zoning Code.

The proposed use includes both an independent living and an assisted living component. The Zoning Code defines these types of facilities as:

"INDEPENDENT LIVING FACILITY or SENIOR HOUSING FACILITY
A housing development:

(1) Consisting of individual dwelling units, intended for occupancy by not more than three persons;

(2) In which occupants are provided common services, such as dining facilities, housekeeping, transportation, and social and recreational facilities, but to whom daily living or nursing services are not provided; and

(3) Which dwelling units are solely occupied by persons who are either: i) 62 years of age or older; or ii) satisfy one or more exceptions set forth in 24 C.F.R. § 100.303, as may be amended, to the provisions of the Federal Fair Housing Act (42 U.S.C. § 3601 et seq., as may be amended) governing housing for older persons."

"ASSISTED LIVING FACILITY - A special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential."

As previously indicated, a total of 383 units are proposed. The Zoning Code requires minimum off-street parking spaces for uses within the Village. As proposed, the development includes two types of senior housing for which the Zoning Code includes off-street parking requirements. Below are those requirements and calculations for each of these uses:

Assisted Living: 1 space per 4 residents, plus 1 space per each full-time employee
Independent Living Facility: 1 space per dwelling unit, plus 1 space per every 2 full-time employees

Project Calculations

Assisted Living: 33 spaces + 10 spaces for employees = 43 spaces
Independent Living Facility: 251 spaces + 10 for employees = 261 spaces

The site plan indicates two primary entrances to the development both accessed by the Northeast Parkway. The project includes a single curb cut on Pratt Avenue, a reduction for the two existing Pratt Avenue curb cuts. The developer indicates that all delivery, food, and trash service will access the site via the Northeast Parkway access points.

Variations

The Petitioner seeks a Variation to permit off-street parking between the building and street. The Zoning Code, Section 7.06(5), permits off-street parking in any yard except a front yard and a yard abutting a street. As proposed, the site plan includes off-street parking between the proposed building and Northeast Parkway in two locations as well as between the building and Pratt Avenue (southeast corner of property). The subject property is a "Through lot: A lot having lot lines on two nonintersecting streets…" Application of Section 7.06(5) to the proposed development would result in off-street parking permitted only to the side of the proposed building.

On the same agenda as this consideration, is a Village Board referral for a public hearing to review the current prohibition on front yard parking for non-residential properties.

Conclusion

South Bay Partners seeks Special Use approval to construct a four-story assisted and independent living facility in the MB Zoning District located on property situated at 3400 West Pratt Avenue. In addition, a Variation is requested for the location of off-street parking proposed to be located in a front yard.

Staff convened the Development Review Team on June 17, 2015 and attached is the report from that review. Included in this document are review comments from each participating department representative. A summary of the review comments and recommendations are found on page 2 of the document. No inquiries from the public were received relative to this request in advance of the public hearing.

The subject property is designated as Industrial on Future Land Use Map contained in the Village's 2001 Comprehensive Plan. The subject property is within the NEID TIF District and pursuant to Village Board policy, TIF funds may only be used to assist non-residential

projects. If residential development occurs within the TIF, the Village shall consider removal of the property from the TIF District where practical. In 2010, a Retail Feasibility Report prepared for the Village noted a lack of retail demand for the property and indicated that a senior development of the subject property appeared suitable.

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

1. Submit a Security Plan for the property for Police Chief approval prior to the issuance of the Certificate of Occupancy;

2. Plans to include dedicated space for Fire Department use to include at minimum 18' x 35' ambulance garage with 12' x 12' garage door along with 14' x 15' office space with bathroom; and

3. Approval by Public Works of the disconnection and abandonment of the existing 10" water main traversing the property.

Documents Attached

1. Development Review Team Report – Review Date: June 17, 2015
2. Traffic Impact Review Memorandum Dated October 5, 2015
3. Public Hearing Application Packet
    a. Public Hearing Application
    b. Site Photographs
    c. Economic Impact Analysis Report
    d. Traffic Impact Study
    e. Plat of Survey
    f. Site Plan
    g. Floor Plans and Elevations
    h. Landscape Plans

to VB Agenda

VILLAGE OF LINCOLNWOOD Public Hearing Application

Community Development Department Special Use & PUD

SUBJECT PROPERTY

Property Address: 3400 W. Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-011-0000
10-35-203-012-0000

Zoning District MB Lot Area: Parcel 1, Lot 3 & Parcel 2 Bell And Howell Subdivision

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

Fence Along East Boundary, Curbs & Asphault Throughout, Residual Crushed Concrete From (Previously) Razed Building(s)

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

If yes, describe: Stormwater Management Easement (Doc No. 001089 7333), Illinois Bell Telephone And Commonwealth Easement (Doc No. 15956140), Sewer Easement (Doc No. 15853452)

REQUESTED ACTION

☑ Special Use – Non-Residential

☐ Special Use – Residential

Planned Unit Development (PUD)

☑ Other: Off-street parking. Will request parking in 'yard' abutting a street

Chapter 15: Zoning 7.06 General Standards for off-street parking facilities

PROJECT DESCRIPTION

Describe the Request and Project: Requested is a Special Use for a senior living facility planned to be 251 independent living apartments, 88 assisted living units, and 44 memory care units. To accommodate the requisite parking spaces, the design would also need approval of parking in the "yard" abutting the street.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Centerpoint Properties Trust

Address: 1808 Swift Drive Oakbrook, IL 60521

Telephone: (630) 586-8167 Fax: (630) 586-8010 E-mail Address: charrington@centerpoint-prop.com

Petitioner (*if different from owner*):

Name: South Bay Partners Relationship to Property: Purchaser of Property

Address: 5307 E. Mockingbird Lane, Suite 1010 Dallas, TX 75206

Telephone: (214) 370-2629 Fax: (214) 370-2699 E-mail Address: carnold@southbayltd.com

Check all documents that are attached:

Plat of Survey	✓
Site Plan	✓
Proof of Ownership (Signature below)	✓
Floor Plans	✓
Elevations	✓
Applicable Zoning Worksheet	✓
Photos of the property	✓
PDF files of all drawings	✓

For Office Use Only

Fee: _____ Deposit: _____

Date Received: _____

Checked By: _____

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

_____

_____

_____

_____

_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

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: Adam Arnold c/o South Bay Partners
Address: 5307 E. Mockingbird Ln. Suite 1010
City, State: Dallas, TX 75206

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Signature _____ Date 9-10-2015

Edward Harrington
PRINT NAME

PETITIONER *(If different than property owner)*

Signature _____ Date 9/10/2015

Adam A. Arnold
PRINT NAME

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

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

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

   This former Bell and Howell site has sat vacant for years while other opportunities have come and gone - seemingly because the previous retail, housing, and industrial development proposals were not the right fit for the neighborhood. Conversely, an independent study determined that the site's highest and best use would be senior housing. Thus, a senior housing development, such as we are proposing, will best suit the public's interest for this site.

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

   Senior living, specifically senior housing coupled with medical care like assisted living and memory care, by definition is healthcare, and therefore serves the public health and welfare of the community in which it is located. Our proposed facility not only includes independent living, but also assisted living - with an increased level of care, and memory care - with an acute level of care for residents with Alzheimer's and other dementia related conditions.

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

   Senior living is generally considered an asset to the community in which it is located. A private pay senior living development like we are proposing has an aesthetically pleasing architecture and an upper middle class resident base. All of these will positively contribute to both the property's value and the values of the surrounding properties. In addition, a profitable commercial business will increase the taxable property value of the site many fold above the currently vacant site.

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

Specifically, "Business, Commercial and Industrial Areas"

OBJECTIVE	POLICY	DEVELOPER ACTIONS
Promote the growth and redevelopment of business & commercial areas.	-Encourage the location of new or expanding businesses in existing commercial locations that would benefit from redevelopment. -Provide assistance programs for commercial property owners who rehabilitate their properties. -Consider land assembly where needed to facilitate commercial redevelopment. -Expand the number of off-street parking spaces where needed to serve established business areas. -Promote restoration of parkway landscaping as properties are redeveloped. -Consider vacating street segments intersecting with Lincoln Avenue, Devon Avenue and other commercial streets, to create larger redevelopment sites, create safer, more efficient traffic patterns and provide better buffers for residential areas.	-Redevelopment of this former Bell & Howell site will bring new business and taxable revenue to the Village. -Assistance programs from the Village would be considered. -No assembly of land will be needed for this proposed development. -All parking for the residents and staff will be on-site and off-street. -New, parkway landscaping will benefit community aesthetics. *Note: The low senior housing densities also would benefit the* ***Neighborhood/Residential goal/policy*** *of, "establishing bulk and density controls to ensure that new construction and additions are compatible with existing single family development.*
Keep property taxes low.	-Encourage non-residential land uses that enhance the Village tax base, yet attract minimal non-local traffic.	-Senior housing, while residential, increases the Village's tax base with minimal impact on traffic due to the fact that few independent seniors drive, almost no assisted living residents drive, and no memory care residents drive. Building staff who drive is minimal.
Maintain viable industrial areas as employment	-Pursue development of the East-West Connector Road to improve circulation within the Northeast Business Park and help to divert industrial traffic	-Site will have the main two ingress/egress points along Northeast Parkway on the

centers.	from Pratt Avenue. -Identify ways to increase the parking supply in industrial areas. -Upgrade rights-of-way to industrial street standards when undertaking street improvements in industrial areas. -Upgrade the image of Lincolnwood's industrial areas through coordinated improvement programs. -Upgrade street lighting on public streets within the Northeast Business Park to improve security and safety.	North side of the site. Only one drive will open to Pratt on the South. The main point of the southern/Pratt access point will be for egress and fire compliance. -All parking required for the development will be internal to the development and thus free street parking for neighboring, industrial use. -Bordering a light industrial business to the West, our attractive residential/commercial building should upgrade that area's image. -Site will be well lighted to insure the security of the residents, their property, the building, the adjoining neighbors, and passing traffic.
Reduce land use conflicts between residential and non-residential uses.	-Augment development requirements for buffering and landscaping between residential and non-residential uses. -Encourage creative ways to provide parking and enhance landscaping of private property. -Require on-site provisions for storm water detention, encouraging underground detention where appropriate, with respect to new commercial and industrial development.	-The landscaping design, storm water detention, and berms in the storm water easement along Pratt Avenue will naturally create an attractive, vegetative buffer between our building and the neighborhoods to the south. -The site plan currently accounts for 304 parking spaces with 85 of those being in an interior garage. The 219 surface spaces are segmented into smaller "lots" which will be encased with vegetation to shield parking. -Storm water detention is designed to be accommodated onsite in the landscaped easements along Pratt Avenue.

		Note1: proposed landscaping also impacts ***Community Appearance and Infrastructure goal/policy*** *of, "emphasize the use of landscaping and screening materials as a means of unifying and softening boundaries between public and private property", as well as, "Encourage businesses to provide landscaping to enhance the appearance of off-street parking lots. Note2: proposed storm water management also impacts* ***Community Appearance and Infrastructure goal/policy*** *of, "continue to enforce the Village's storm water management ordinance", as well as, "undertake improvement projects needed to maintain and upgrade public infrastructure."*
Establish and maintain a positive community identity along arterial streets.	-Establish appearance review standards within the Zoning Ordinance for non-residential development. -Amend the property maintenance code as needed to provide effective enforcement power. -Enforce the provision of the sign ordinance. -Establish landscaping requirements for new and existing commercial and industrial developments. -Require business owners to screen private parking lots, preferably with plant material. -Encourage consolidation of driveways and parking lot entrances and narrowing their width in order to create a safer pedestrian environment and pleasant image along Lincolnwood's commercial streets. -Develop façade and streetscape improvement programs along major arterial streets.	-Building materials and landscape design of the site provide for an aesthetic addition to the Village and neighborhood. -Monument signage is designed to exceed Village aesthetic standards. -Landscape design creates a complement to the neighborhood and aspires to a "park-like" appearance. -Parking will be trimmed with landscaping to screen view from public streets. -Drives have been consolidated to focus ingress/egress from Northeast Parkway and

		minimize traffic at the single Pratt Avenue drive. *Note: proposed signage also impacts* ***Community Appearance and Infrastructure goal/policy*** *of, "upgrade business signage through enforcement of the Village's signage regulations." Note2: proposed ingress/egress also impacts* ***Circulation and Community Linkage goal*** *of, "promote safe, efficient circulation within Lincolnwood", "slow traffic on arterial streets to facilitate pedestrian and bicycle crossings", and "enhance pedestrian access and safety through infrastructure improvements and modifications."*

5. The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district.

The site is developed on all four sides, and not prone for future development. The requested amendments are minor and specific to the site:

- **Height – 55'**
- **Parking – 304 parking spaces (including 12 ADA accessible spaces)**
- **Setbacks – See plans**
  - **North: 55'**
  - **East: 90'**
  - **South: 150'**
  - **West: 100'**

Neighboring properties would not feel the effect of these small exceptions and would not project a need to incorporate these, similar, or exceeding exceptions.

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

   The site has been previously utility served as a commercial business. We are working now to determine how to best tie into the existing water, sewer, gas, and electricity infrastructure. Based on available utility atlas pages, we anticipate water and sanitary sewer connections are available to existing mains in both the Pratt Avenue and Northeast Parkway rights-of-way fronting the property.

   We will need to address an existing water main that runs north/south through the site. We will plan to vacate that easement, and cap that main at either end of the line. In coordination with the village engineer, appropriate water main connections or extensions will be made to avoid long, dead-end fire hydrant leads.

   Drainage will be provided with a combination of sheet flow and storm sewer. The existing detention ponds will be maintained with minor adjustments to provide the required storm water management.

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

   The site is bounded by Northeast Parkway on the North and Pratt Avenue on the South. The three functionalities of the site: independent living, assisted living, and memory care, create minimal traffic densities. The most significant of the three traffic contributors are the residents of the independent living units whose ingress/egress drives would be to the north on Northeast Parkway. Assisted living residents, by nature, do not drive much and memory care residents do not drive at all. Any traffic associated with the assisted living and memory care residents will be almost entirely caregiver/employee derived. A single ingress/egress drive on Pratt Avenue will be used for emergency vehicle use. All delivery, food, and trash service will serve the site from the Northeast Parkway ingress/egress points.

VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variations

SUBJECT PROPERTY

Property Address: 3400 W. Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-011-0000 / 10-35-203-012-0000

Zoning District: _____ Lot Area: Parcel 1, Lot 3 &Parcel 2, Bell and Howell Sub.

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
Fence along East Boundary, Curbs and Asphalt throughout, Residential crushed concrete from (previously) Razbo Building (s)

Are there existing development restrictions affecting the property? X Yes ___ No
(*Examples: previous Variations, conditions, easements, covenants*) If yes, describe: _____
Stormwater management Easement, Illinois Bell Easement, Sewer Easement

REQUESTED ACTION

- ❑ Variation – Residential
- ☒ Variation – Non-Residential
- ❑ Variation – Off-Street Parking
- ❑ Variation – Design Standards
- ❑ Variation – Signs/Special Signs
- ❑ Minor Variation
- ❑ Other

PROJECT DESCRIPTION

Describe the Request and Project: We are requesting a variance from the requirements of Section 7.06(5), regarding parking not allowed in a yard abutting a street.

PROPERTY OWNER/PETITIONER INFORMATION

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

Address: 1808 Swift Drive, Oakbrook , IL 60521

Telephone: (630) 586-8167 Fax: (630) 5868010 E-mail: eharrington@centerpoint-prop.com

Petitioner: *(if Different from Owner)*

Name: South Bay Partners Relationship to Property: Purchaser of Property

Address: 5307 E. Mockingbird Lane, Suite 1010, Dallas TX 75206

Telephone: (214) 370-2629 Fax: (214) 370-2699 E-mail: aarnold@southbayltd.com

NOTICE OF REASONABLE ACCOMMODATION PROCESS

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

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	_____	Applicable Zoning Worksheet	_____
Site Plan	_____	Photos of the Property	_____
Proof of Ownership	_____	PDF Files of all Drawings	_____
Floor Plans	_____	Elevations	_____

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Adam Arnold c/o South Bay Partners

Address: 5307 E. Mockingbird Lane, Suite 1010

City, State, Zip: Dallas, TX 75206

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

_____
Signature

_____
Print Name

_____
Date

PETITIONER: *(if Different than Property Owner)*

_____
Signature

_____
Print Name

_____
Date

VARIATION STANDARDS

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

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

We believe that the intent of this Ordinance is to prevent the Parking Areas to be the dominant visual from a public street. We are providing a portion of the required parking in front of the building for ease of Visitors but the building and landscaping will remain the dominant visual. The majority of the parking (that for Residents and Staff) will be either to the side, in the rear, or inside the building.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

The conditions of the Site lean to the dominant facade of the building and Grand Entrance facing North onto Northeast Parkway. It would be a hardship for Visitors to not be able to park in a convenient location to the Main Entrance of the building.

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

This Site is unique because it abuts a Residential neighborhood to the South with a large green space as a buffer. To the West is an industrial building and to the East is a Retail center. The only access and dominant visual presence is to the North. Any other orientation of the Entry and associated parking would detract from the visual quality of the Facility.

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

The purpose of this Variation is to provide better access for Visitors to the Residents of this Facility. This does not increase the revenue from the property but increases the likelihood of Visitors and in turn the quality of life of the Residents.

VARIATION STANDARDS (Continued)

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

The difficulty has not been created by any person having an interest in the property. We have been working with the Village to provide the proper Siting of this building. The orientation of the building to the North dictates the need for a portion of the parking to be there as well. This creates the hardship.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The granting of the Variation should have no effect on any of the neighboring properties or be detrimental to public welfare.

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

We are only requesting a portion of our required parking to be provided in the Front Yard. The majority of the parking, that for Residents and Staff, will be located in the Side yard abutting the Industrial building, to the South adjacent to the landscape buffer, and in interior garages.

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

This Variation will have no effect to the supply of light or air to adjacent properties or endanger public safety. In contrast, it will provide a more safe environment for Visitors to access the building. This Variation should have no effect on property values within the neighborhood.

VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

SIGN VARIATION STANDARDS

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

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

N/A

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

N/A

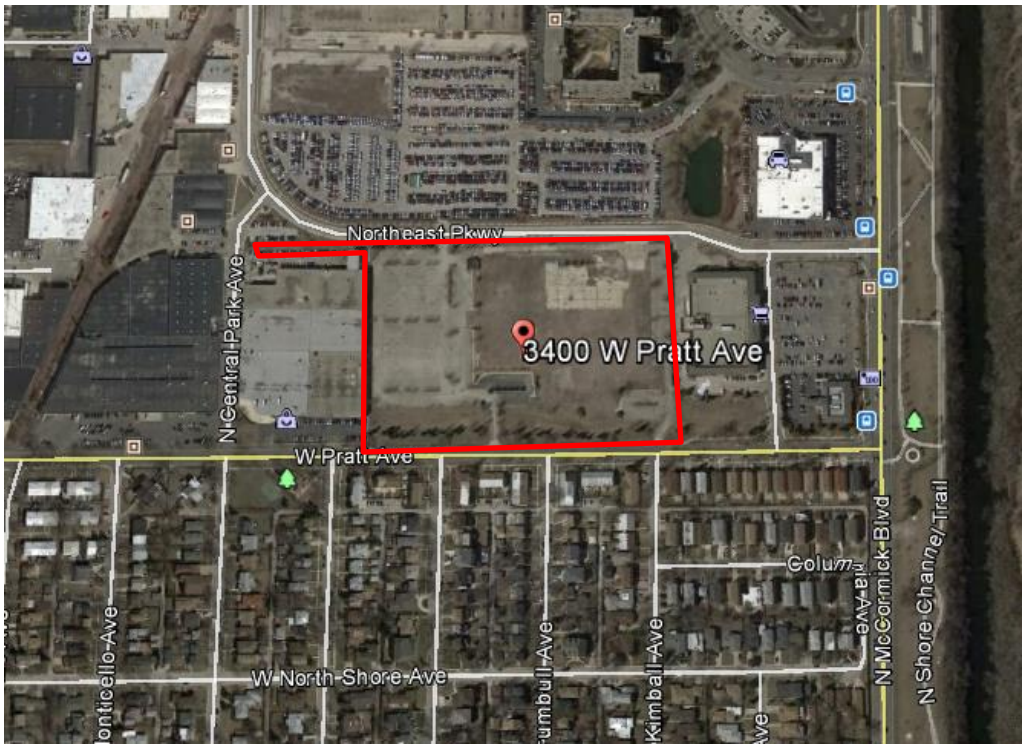
11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

N/A

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

N/A

3400 W. Pratt Avenue
Site Images

















Applied Real Estate Analysis, Inc.

914 S. Wabash Avenue
Chicago, IL 60605

mainoffice@areainc.net
www.areainc.net

Telephone 312.461.9332
Fax 312.461.0015

July 29, 2015

Mr. Adam Arnold
South Bay Partners
5307 Mockingbird Lane #1010
Dallas, Texas 75206

Dear Mr. Arnold:

Per your request, Applied Real Estate Analysis (AREA), Inc., has prepared the following estimate of the potential impact that the development of a 385-unit retirement community at 3400 West Pratt Avenue would have on the Village of Lincolnwood. Applied Real Estate Analysis is a Chicago-based real estate and public policy consulting firm that has been assisting public agencies, not-for-profit organizations and private developers with issues related to real estate and economic development.

Description of Proposed Development Plan

The proposed development site and its surroundings are predominately commercial and industrial land uses on adjacent parcels, set amidst residential neighborhoods. There is an existing age-restricted development just north of the site.

The proposed site is 13.5 acres with the building covering 28 percent or 168,128 square feet. The site plan shows 145 garage parking space and 159 surface parking spaces. Providing parking for 304 automobiles. The unit mix for the housing development is 251 independent living units, 90 assisted living units, and 44 units for memory care residents.

Potential Positive Impacts

Taxes. The most direct impact associated with any new development is the taxes it will generate. Because the development site is currently vacant, the proposed development will dramatically increase the amount of taxes that the Village will receive from the site. AREA has reviewed assessed value and tax records for several large scale residential complexes for seniors in Lincolnwood and adjacent communities. Lincolnwood Place, located just north of the proposed development site is probably the most comparable property analyzed. For 2014 the assessed valuation on Lincolnwood Place was $2,767,363. With the Village's equalization factor of 2.7253, the equalized assessed valuation (EAV) was $7,541,894. Taxes were $602,402, an effective tax rate of $7.987

per $100 of EAV as opposed to the Village's composite tax rate of 9.853.The lower taxes resulted from the application of two exemptions secured through the Cook County Assessor's office. This valuation and tax level was similar to those seen on other housing complexes for seniors in Lincolnwood, Glenview and Morton Grove.

The "market" value assigned to senior housing complexes by the Assessor's office tends to be considerably below what one would anticipate based on the size and rents levels for the developments. We have thus used the assessed value of existing properties to estimate the potential taxes on the proposed development. New properties tend to have a higher value than older properties with similar characteristics. Therefore, we assigned a higher value to the proposed development than the assessor has placed on Lincolnwood Place. The he resulting taxes to the Village and locatable below shows taxes to the Village of Lincolnwood and local school districts based on an assumed value of $30,000,000 to $35,0000,000. Most local property taxes go to the schools but the Village of Lincolnwood could receive a potential increase in taxes of $75,000 to $90,000.

Potential Taxes and Tax Revenues for New Lincolnwood Retirement Community

"Market" Value	$ 30,000,000	$ 35,000,000
Assessed Value	$ 3,000,000	$ 3,500,000
Equalized Assessed Value	$ 8,175,900	$ 9,538,550
Taxes	$ 805,571	$ 939,833
Composite Tax Rate	9.853	9.853
District74	$ 279,698	$ 326,314
HS	$ 298,420	$ 348,157
Village of Lincolnwood	$ 78,734	$ 91,856

There are a variety of other potential benefits to the Village of Lincolnwood that will result from the new development. However, these benefits are less direct and will also benefit adjacent communities.

Employment. There will be 80 to 100 permanent jobs created by the new facility. While many of these jobs are likely to go to Lincolnwood residents, but they could also be taken by residents of neighboring communities. The wages paid to these individuals will then recycle through the local economy. Many of the new employees will shop in local stores, even if they do not live in the village. This will result in additional sales taxes for the Village.

Other Expenditures. The proposed development will have an annual operating budget of $10 million to $12 million dollars. While a major portion of this budget will be for salaries, it will also be used to purchase cleaning and maintenance supplies, food for the community's dining facility, and services provided by outside vendors. While not all of these expenditures will go to local firms, some will. Various input-output models have been developed to assess the impact these types of expenditures on local economies. AREA uses the IMPLAN model. Because the economies of local communities are so intertwined, the economic impact of these expenditures is spread throughout Cook

County. Many details for the proposed development are still in the planning stages so we can only estimate the potential impact at a very general level. Typically, dollars from this type of project recirculate through the local economy about 1.5 times. Therefore, the total economic impact will be between $15,000,000 and $18,000,000 each year. Although this impact will be spread throughout the county, it will be concentrated in Lincolnwood and the surrounding communities.

Cost Impacts

In addition to the benefits that emanate to the community from a new development, there are also costs associated with suppling services to the development. For new subdivisions, additional cost include additional infrastructure to maintain, education services, and possibly additional recreation services. Some developments may be large enough to add to the cost of providing fire and police services. Fortunately, senior housing requires very few services. For an infill site the infrastructure and service cost are minimal and mostly covered through development and user fees. There is no added burden on the schools and there will be less new traffic generated than for a similar sized conventional apartment complex. The main potential impact could be the need for increased ambulance service.

Village Ambulance Services. Over the past 15 years, 11.4 percent of all ambulance calls in the village were to Lincolnwood Place. Last year, almost one in five calls were to Lincolnwood Place. Based on the experience at Lincolnwood Place, it is probable that the proposed development will generate between 250 and 350 ambulance runs per year. However, the cost of this service will not be felt directly by the Village of Lincolnwood. The Village contracts for its fire protection and Emergency medical services through Paramedic Services of Illinois. The $2,725,000 annual contract covers the salaries of all fire and emergency service personnel and all operating costs for the fire department and its ambulance service. Although much of the cost of actually operating the ambulance service is charged users of the service, some cost may not be fully recouped. Because the Village has a fixed-fee contract with the service provider, any additional operating costs associated with increased service are not paid by the Village. However, the Village does own the fire trucks and ambulances that are operated by Paramedic Services of Illinois.

During the initial discussions between the developer and the potential for including space for an ambulance at the facility has been discussed. Adding space for an ambulance on site could result in the purchase of a new ambulance. A new ambulance could cost between $80,000 and $100,000.

Cost Versus Benefits

The only significant direct cost to the Village that AREA was able to identify was the potential need to purchase a new ambulance. The approximately $80,000 to $100,000 cost would be offset by one to two years of increased tax revenues. After that, the additional tax revenues would more than cover any minor indirect cost that might be

associated with the new development. Other indirect benefits to the Village of Lincolnwood will include increases in sales taxes resulting from increased expenditures

by employees of the facility. Overall, the potential benefits from this development are greater than the potential costs.

Sincerely,

APPLIED REAL ESTATE ANALYSIS, INC.



Robert E. Miller, CRE®
Senior Vice President

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Adam Arnold
South Bay Partners, Ltd.

FROM: Brendan May
Consultant

Michael A Werthmann, PE, PTOE
Principal

DATE: July 31, 2015

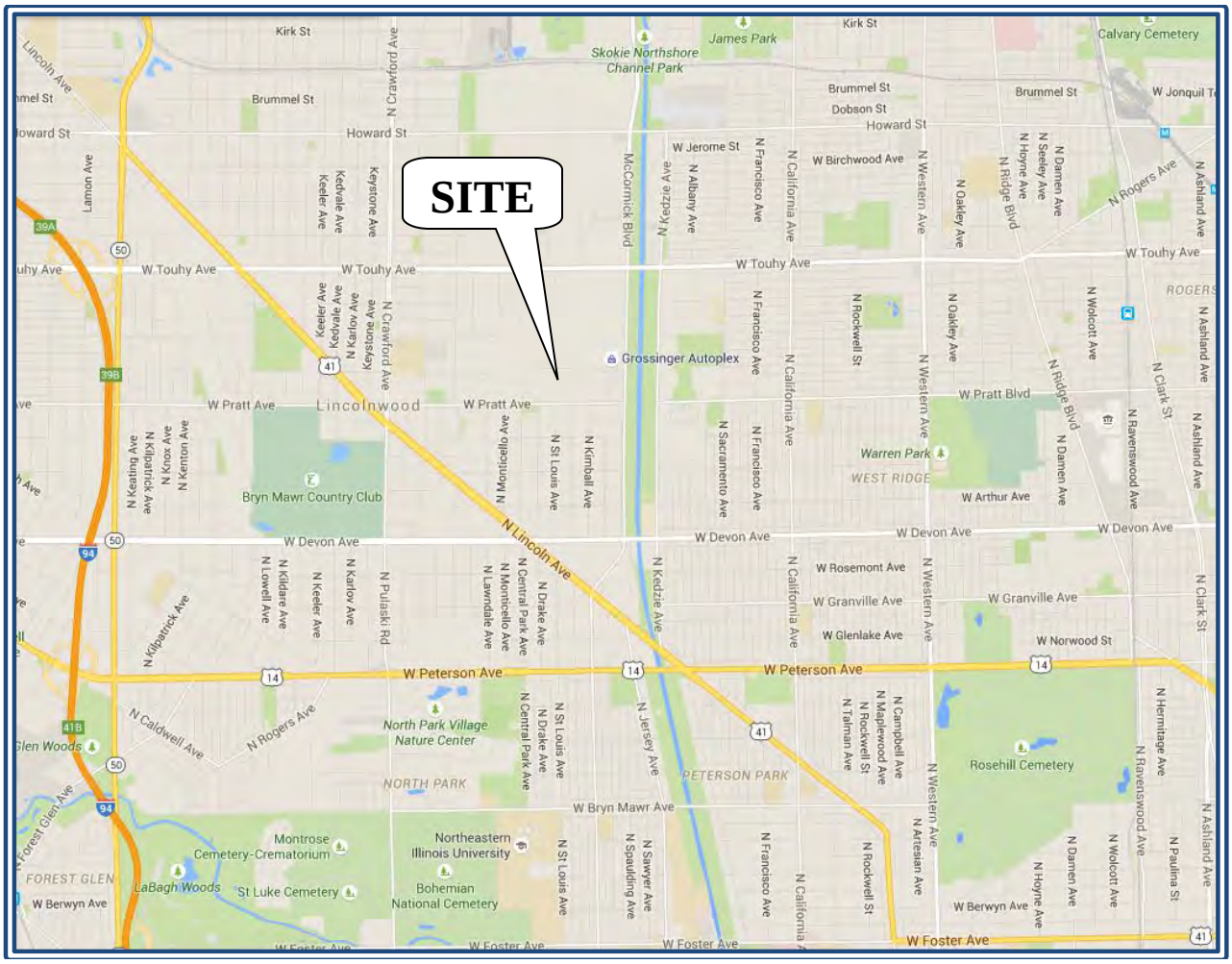
SUBJECT: Traffic Impact Study
Proposed Senior Housing Development
Lincolnwood, Illinois

This memorandum summarizes the results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed senior housing development to be located in Lincolnwood, Illinois. The site, which contains a parking lot, is bounded by Northeast Parkway on the north and Pratt Avenue on the south and located approximately 1,000 feet west of McCormick Avenue. As proposed, the site will be developed with a senior living development consisting of 249 independent living units, 90 assisted living units and 44 memory care units. Primary access to the development will be provided via three access drives on Northeast Parkway and secondary access will be provided via one access drive on Pratt Avenue aligned opposite Kimball Avenue. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this traffic study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The following sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of development-generated traffic
- Vehicle trip generation for the proposed development
- Traffic analyses for the weekday morning, weekday evening and Saturday midday peak hours for both existing and future conditions
- Recommendations with respect to site access for the future condition


SITE
Kirk St
Skokie Northshore Channel Park
James Park
Calvary Cemetery
Brummel St
Howard St
Dobson St
W Jonquil Terrace
W Jerome St
W Birchwood Ave
McCormick Blvd
N Kedzie Ave
N Albany Ave
N Francisco Ave
N California Ave
N Western Ave
N Oakley Ave
N Ridge Blvd
N Hoyne Ave
N Seeley Ave
N Damen Ave
N Rogers Ave
N Ashland Ave
W Touhy Ave
ROGERS
N Wolcott Ave
N Clark St
Grossinger Autoplex
W Pratt Ave
Lincolnwood
W Pratt Blvd
Warren Park
WEST RIDGE
N Ravenswood Ave
W Arthur Ave
Bryn Mawr Country Club
W Devon Ave
N Lincoln Ave
N Rosemont Ave
W Granville Ave
W Glenlake Ave
W Norwood St
N Clark St
W Peterson Ave
N Caldwell Ave
N Rogers Ave
North Park Village Nature Center
NORTH PARK
PETERSON PARK
Rosehill Cemetery
N Hermitage Ave
W Bryn Mawr Ave
Montrose Cemetery-Crematorium
Northeastern Illinois University
FOREST GLEN
LaBagh Woods
St Luke Cemetery
Bohemian National Cemetery
W Berwyn Ave
W Foster Ave
N Ashland Ave
N Paulina St
N Lawndale Ave
N Central Park Ave
N Drake Ave
N St Louis Ave
N Kimball Ave
N Kilpatrick Ave
N Keeler Ave
N Karlov Ave
N Pulaski Rd
N Crawford Ave
N Keystone Ave
N Kedvale Ave
N Keeler Ave
N Lemon Ave
N Kenton Ave
N Kostner Ave
N Keating Ave
N Monticello Ave
N Lowell Ave
N Kildare Ave
N Jersey Ave
N Spaulding Ave
N Sawyer Ave
N Artesian Ave
N Campbell Ave
N Maplewood Ave
N Talman Ave
N Rockwell St
N Sacramento Ave
N Wolcott Ave
N Damen Ave
N Ravenswood Ave
N Hoyne Ave
N Ridge Blvd
N Western Ave
N Oakley Ave
N Rockwell St
N Francisco Ave
N California Ave
N Albany Ave
N Kedzie Ave
N Jersey Ave
N Spaulding Ave
N Sawyer Ave
N Artesian Ave
N Campbell Ave
N Maplewood Ave
N Talman Ave
N Rockwell St
N Sacramento Ave
N Francisco Ave
N California Ave
N Western Ave
N Oakley Ave
N Rockwell St
N Francisco Ave
N California Ave
N Western Ave
N Ridge Blvd
N Damen Ave
N Ravenswood Ave
N Hoyne Ave
N Wolcott Ave
N Damen Ave
N Ashland Ave
N Paulina St
N Hermitage Ave
N Ashland Ave
N Clark St
N Clark St
W Touhy Ave
W Touhy Ave
W Touhy Ave
W Pratt Ave
W Pratt Blvd
W Devon Ave
W Devon Ave
W Devon Ave
W Rosemont Ave
W Granville Ave
W Granville Ave
W Glenlake Ave
W Norwood St
W Peterson Ave
W Peterson Ave
W Bryn Mawr Ave
W Berwyn Ave
W Berwyn Ave
W Foster Ave
W Foster Ave
W Foster Ave
W Arthur Ave
W Devon Ave
W Devon Ave
W Pratt Ave
W Pratt Ave
W Touhy Ave
W Touhy Ave
W Touhy Ave
W Jerome St
W Birchwood Ave
Howard St
Howard St
Brummel St
Brummel St
Brummel St
Kirk St
Kirk St
Howard St
Howard St
Howard



Aerial View of Site **Figure 2**

Existing Conditions

In order to project future traffic conditions in the site area, three general components of existing conditions were considered: (1) the geographical location of the site and land uses in the area, (2) the characteristics of the roadways in the site vicinity and (3) traffic volumes on these roads.

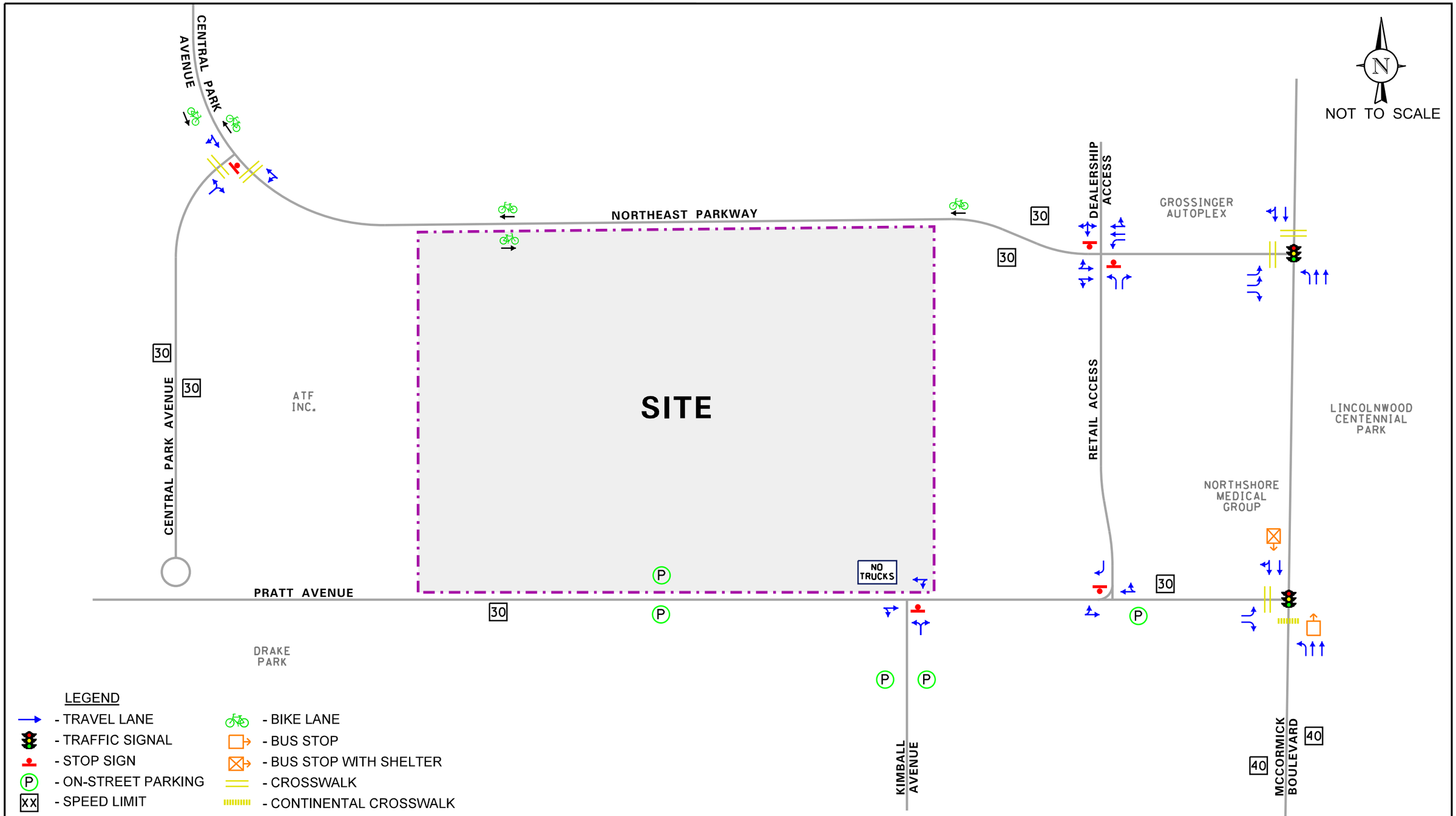
Site Location

The proposed site is bounded by Northeast Parkway on the north and Pratt Avenue on the south and located approximately 1,000 feet west of McCormick Boulevard. Land uses in the vicinity of the site include Lincolnwood Town Center to the north, Lincolnwood Centennial Park, Grossinger Autoplex, a vacant Dominick's grocery store and Northshore Medical Group to the east, residential land uses to the south and commercial developments, including ATF, Inc., to the west.

Existing Roadway System

The characteristics of the existing roadways within the study area are described below and are illustrated in **Figure 3**.

McCormick Boulevard is a north-south roadway that has two through lanes in each direction. At its signalized intersection with Pratt Avenue, McCormick Boulevard provides an exclusive left-turn lane and two through lanes on the northbound approach and an exclusive through lane and a shared through/right-turn lane on the southbound approach. The northbound approach provides a high visibility crosswalk with pedestrian countdown signals. At its signalized intersection with Northeast Parkway, McCormick Boulevard provides an exclusive left-turn lane and two through lanes on the northbound approach and an exclusive through lane and shared through/right-turn lane on the southbound approach. The southbound approach provides a standard style crosswalk with pedestrian countdown signals. CTA Bus Routes 82 and 96 run along McCormick Boulevard with Route 86 operating seven days a week and Route 96 only operating Monday through Friday. McCormick Boulevard is under the jurisdiction of the Illinois Department of Transportation, is designated as a Strategic Regional Arterial (SRA) route, carries an average daily traffic (ADT) volume of approximately 34,000 vehicles per day and has a posted speed limit of 40 miles per hour.



PROJECT:
Proposed Senior Housing
Development
Lincolnwood, Illinois

TITLE:
EXISTING ROADWAY CHARACTERISTICS

KLOA
Job No: 15-151

Figure: 3

Northeast Parkway is an east-west roadway that extends from McCormick Boulevard to Central Park Avenue and has one through lane in each direction. East of the site, Northeast Parkway widens to provide two through lanes in each direction. At its signalized intersection with McCormick Boulevard, Northeast Parkway provides dual left-turn lanes, an exclusive right-turn lane and a standard crosswalk with pedestrian countdown signals. At its unsignalized intersection with the Grossinger access drive and the Dominick's retail center access drive, Northeast Parkway provides a shared left-turn/through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane, an exclusive through lane and a shared through/right-turn lane on the westbound approach. At its unsignalized intersection with Central Park Avenue, Northeast Parkway provides a shared left-turn/through lane and a crosswalk on the westbound approach. Bike lanes are provided in each direction of Northeast Parkway along the two-lane section of the roadway. Northeast Parkway is under the jurisdiction of the Village of Lincolnwood and has a posted speed limit of 30 miles per hour.

Pratt Avenue is an east-west roadway that extends from McCormick Boulevard to Central Avenue and has one lane in each direction. At its signalized intersection with McCormick Boulevard, Pratt Avenue provides a shared through/right-turn lane and a crosswalk with pedestrian countdown signals. At its unsignalized intersection with Kimball Avenue, Pratt Avenue provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane and a crosswalk on the westbound approach. Parking is permitted on both sides of the roadway and trucks are prohibited on Pratt Avenue west of Kimball Avenue. Pratt Avenue is under the jurisdiction of the Village of Lincolnwood and has a posted speed limit of 30 miles per hour.

Central Park Avenue is generally a north-south roadway that extends from Lawndale Avenue/Lunt Avenue to its terminus approximately 70 feet north of Pratt Avenue. It has one lane in each direction and with bike lanes provided on both sides of the roadway. At its unsignalized intersection with Northeast Parkway, Central Park Avenue provides a shared left/right-turn lane that is under stop sign control on the northbound approach and a shared through/right-turn lane on the southbound approach. The northbound approach provides a standard style crosswalk. Central Park Avenue is under the jurisdiction of the Village of Lincolnwood and has a posted speed limit of 30 miles per hour.

Kimball Avenue is a north-south roadway that provides one lane in each direction and extends from Pratt Avenue south to Devon Avenue. At its unsignalized intersection with Pratt Avenue, Kimball Avenue provides a shared left/right-turn lane that is under stop sign control. Parking is permitted on both sides of the roadway. Kimball Avenue is under the jurisdiction of the Village of Lincolnwood and has a posted speed limit of 20 miles per hour.

Existing Peak Hour Traffic Volumes

Manual vehicle traffic counts were conducted on Thursday, July 16, 2015 during the weekday morning (7:00 to 9:00 A.M.), weekday evening (4:00 to 6:00 P.M.) and Saturday midday (12:00 to 2:00 P.M.) peak periods at the following intersections:

- McCormick Boulevard with Northeast Parkway
- McCormick Boulevard with Pratt Avenue
- Northeast Parkway with Grossinger Autoplex Access Drive/Dominick's Retail Center Access Drive
- Northeast Parkway with Central Park Avenue
- Pratt Avenue with Dominick's Retail Center Access Drive

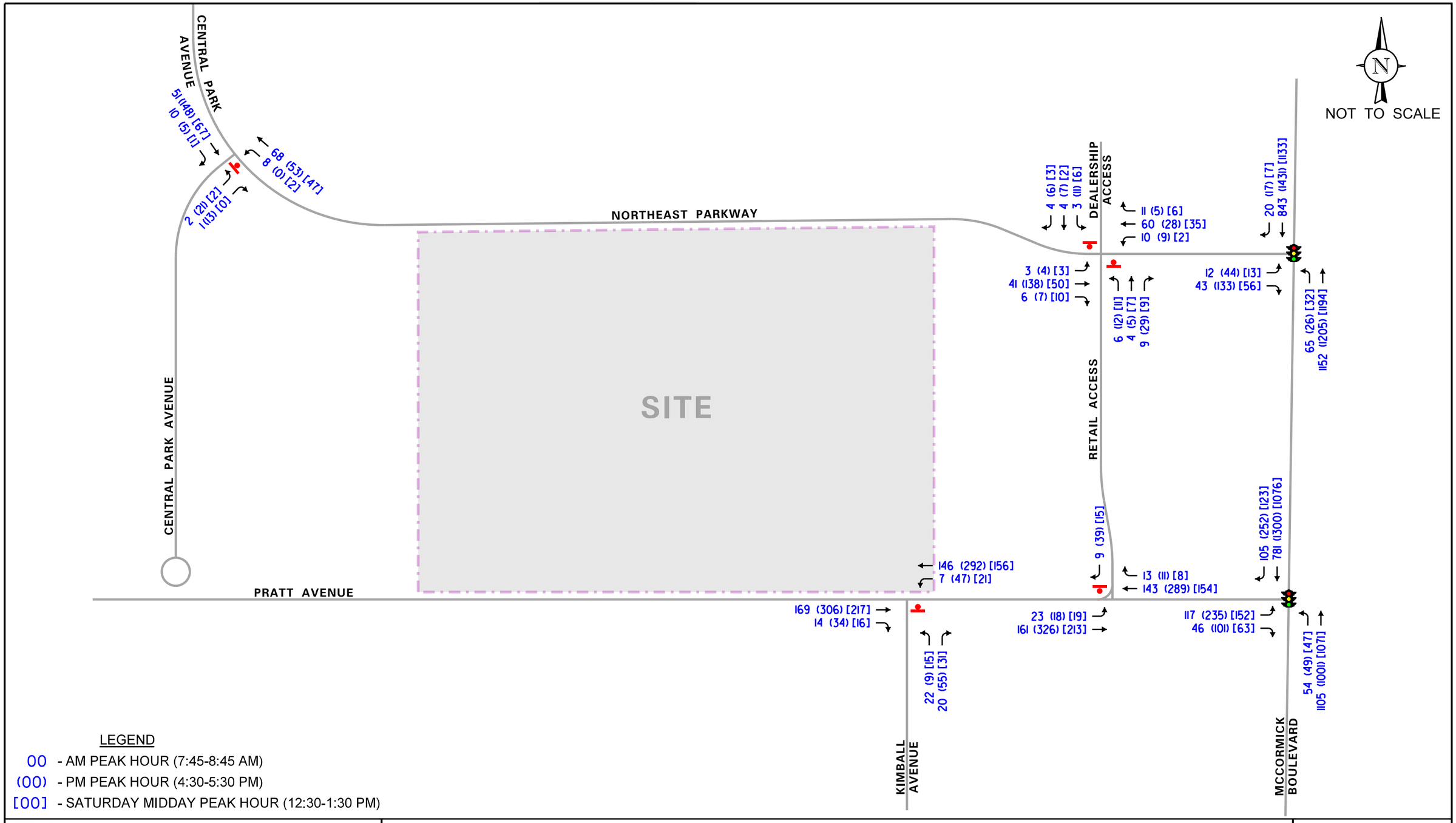
Summaries of the traffic counts indicate that the weekday morning peak hour occurs from 7:45 to 8:45 A.M., the evening peak hour occurs from 4:30 to 5:30 P.M. and the Saturday midday peak hour occurs from 12:30 to 1:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.

Development Traffic Characteristics

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

The plans call for developing the site with a four-story senior housing development that will consist of 249 independent living units, 90 assisted living units and 44 memory care units. In addition, a two-story common area will be provided that will include dining rooms, a covered pool, exercise facilities and activity rooms. A total of 302 parking spaces will be provided including a 145-space enclosed parking garage.



LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:30-1:30 PM)

PROJECT:	TITLE:	
Proposed Senior Housing Development Lincolnwood, Illinois	EXISTING TRAFFIC VOLUMES	KLOA Job No: 15-151 Figure: 4

Proposed Development Access

Primary access to the development is proposed to be provided via three full movement access drives on Northeast Parkway as described below:

- The easterly access drive will be located near the eastern site boundary and will provide primary access to the parking spaces and pick-up/drop-off circle for the memory care portion of the development.

- The westerly access drive will be located along the western site boundary and will provide primary access to the parking spaces and pick-up/drop-off circle for the independent living portion of the development.

- The middle access drive is to be located approximately 230 feet east of the western property line and will provide access to the independent living drop-off/pick-up circle. Since the access drive will primarily be providing inbound access to the drop-off/pick-up circle, consideration should be given to restricting the access drive to inbound movements only.

All three access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

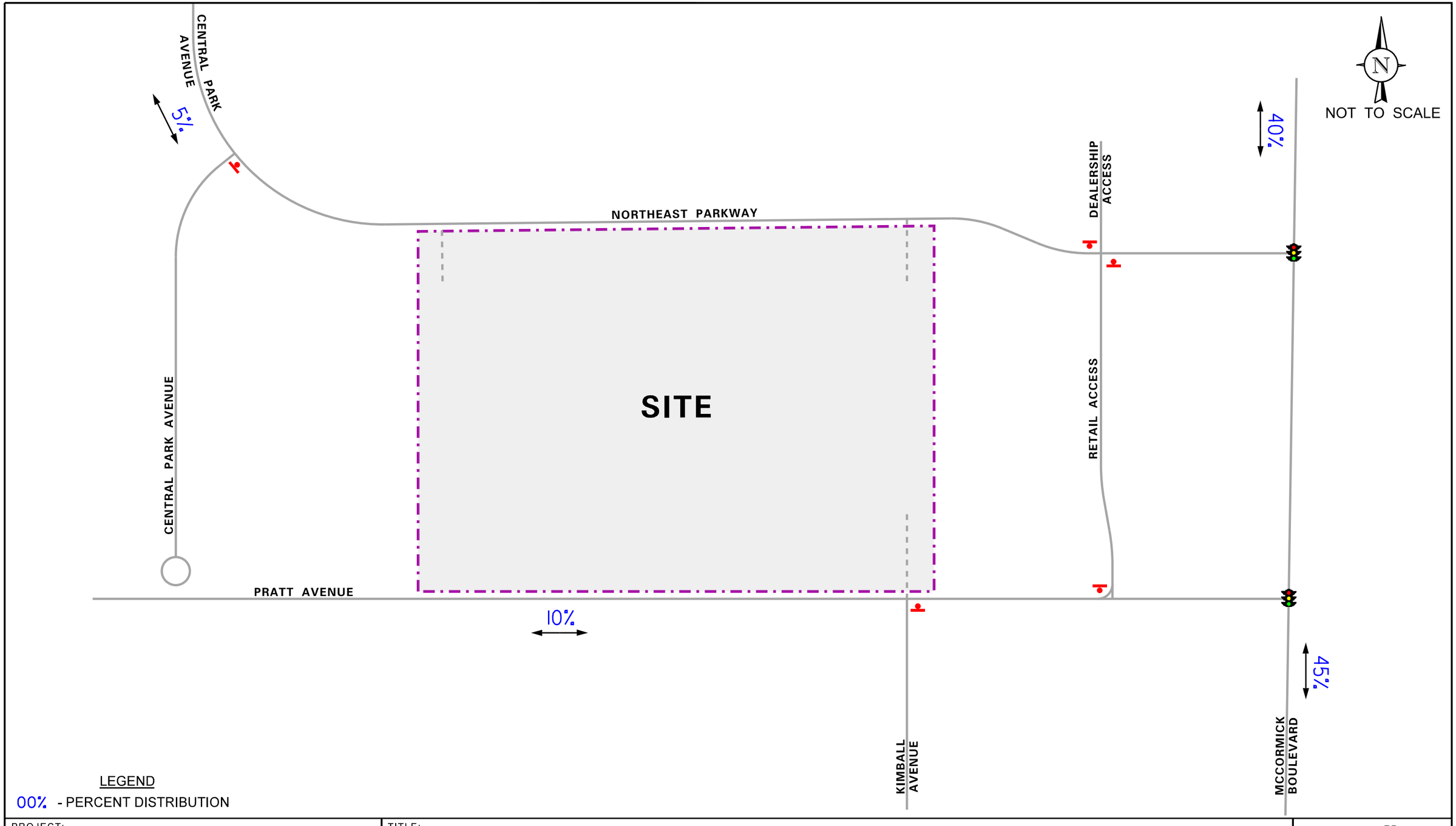
Secondary access to the development will be provided on Pratt Avenue aligned opposite Kimball Avenue. This access drive will provide access to the rear of the development and will be primarily used by employees of the development and as an emergency access. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Pedestrian Facilities

Sidewalks will be provided along the site frontages along both Pratt Avenue and Northeast Parkway connecting to the existing sidewalk system. The Pratt Avenue sidewalk will allow pedestrians to access the Dominick's retail center east of the site and the sidewalks along McCormick Boulevard.

Directional Distribution of Site Traffic

The directional distribution was estimated based on existing travel patterns as determined from the traffic counts and previous studies conducted in the area. **Figure 5** illustrates the estimated directional distribution of traffic generated by the proposed development.



PROJECT:	TITLE:	
Proposed Senior Housing Development Lincolnwood, Illinois	ESTIMATED DIRECTIONAL DISTRIBUTION	KLOA Job No: 15-151 Figure: 5

Estimated Site Traffic Generation

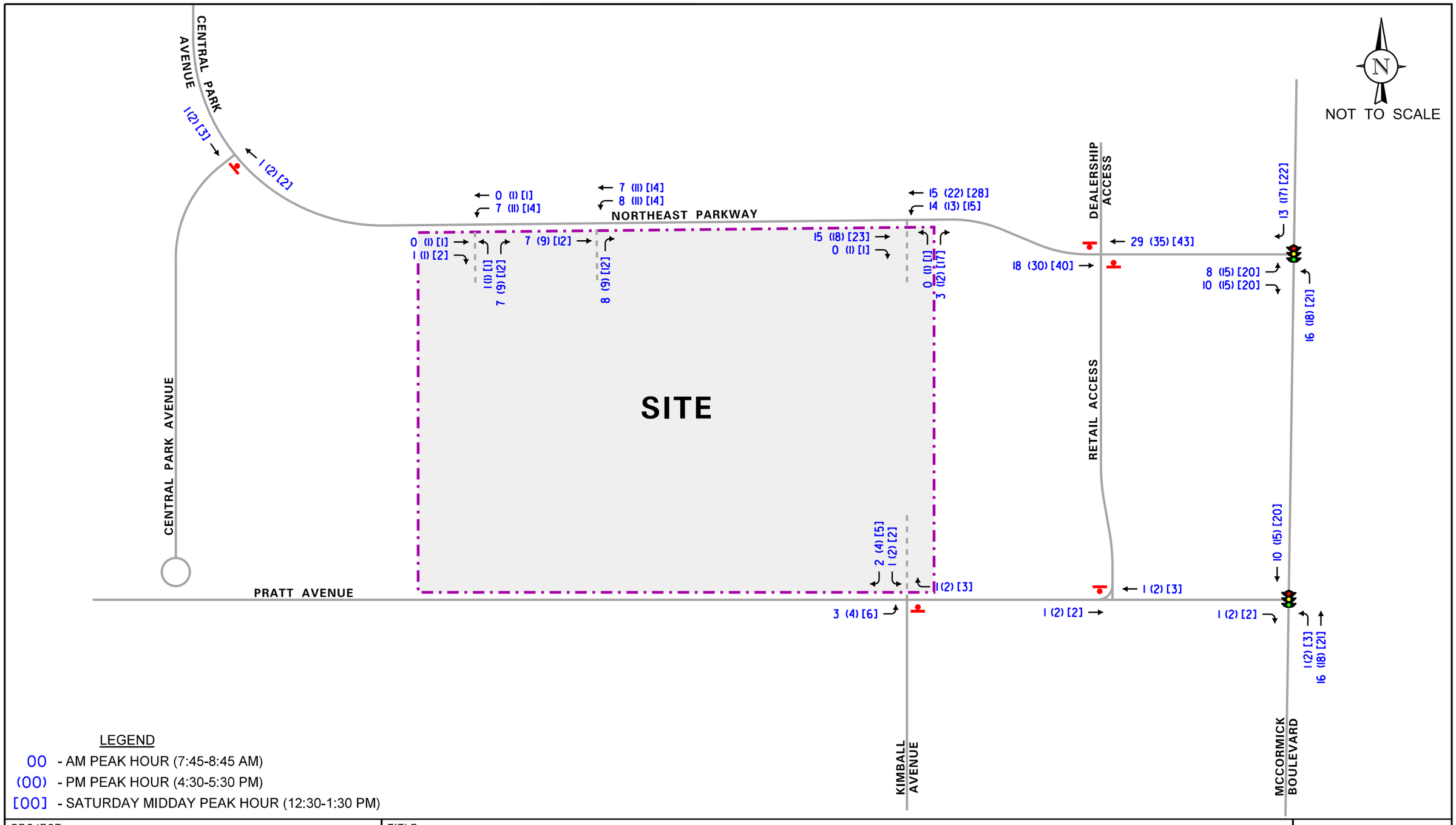
The number of new peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). Since the ITE *Trip Generation Manual* does not provide rates for memory care units, the Assisted Living (Land-Use Code 254) rates were used to estimate the trips to be generated by the memory care units as well as the assisted living units. It should be noted that this provides a worst case analysis as none of the residents in the memory care units own a vehicle and drive. In addition, the Congregate Care Facility (Land-Use Code 253) rates were generally used to estimate the trips to be generated by the independent living units. **Table 1** shows the estimated number of new peak hour trips to be generated by the proposed development.

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

		Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
Land-Use	Units	In	Out	Total	In	Out	Total	In	Out	Total
Independent Living	249	18	14	32	24	19	43	31	25	56
Assisted Living	134	16	8	24	19	19	38	24	24	48
Total New Trips		34	22	56	43	38	81	55	49	104

Development Traffic Assignment

The estimated weekday morning, weekday evening and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.



LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:30-1:30 PM)

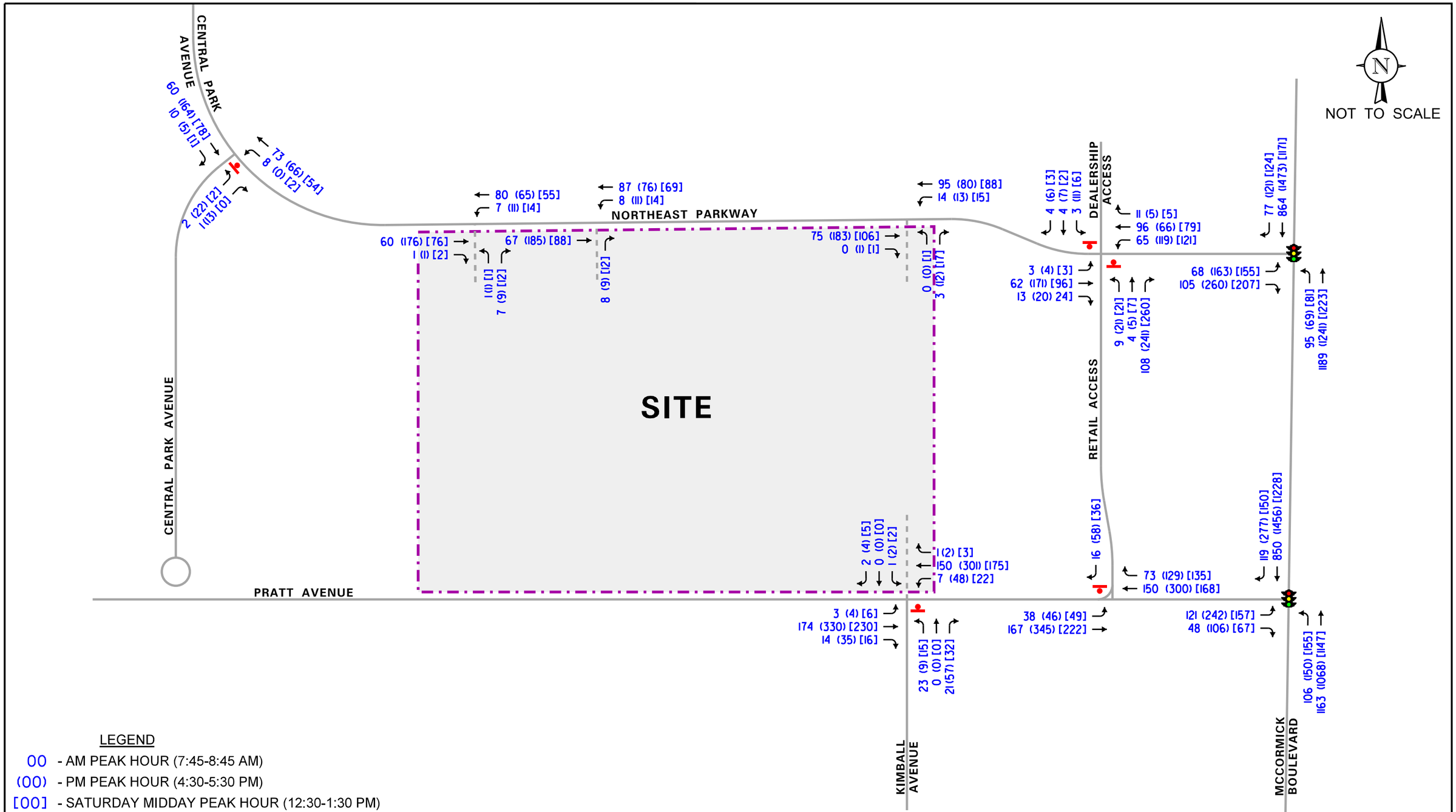
PROJECT:	TITLE:	
Proposed Senior Housing Development Lincolnwood, Illinois	ESTIMATED SITE TRAFFIC ASSIGNMENT	KLOA Job No: 15-151 Figure: 6

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning's (CMAP) *2040 Forecast of Population, Households and Employment* the existing traffic volumes were increased by half a percent per year for six years to project Year 2021 conditions. Furthermore, the projected Year 2021 traffic volumes also includes the traffic estimated to be generated by the redevelopment of the vacant Dominick's store which is proposed to contain a Planet Fitness, a grocery store and a retail space, as well as an additional outlot building.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development (Figure 6) and the traffic estimated to be generated by other area developments to determine the projected Year 2021 traffic volumes that are shown in **Figure 7**.



LEGEND

00 - AM PEAK HOUR (7:45-8:45 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (12:30-1:30 PM)

PROJECT:	TITLE:	
Proposed Senior Housing Development Lincolnwood, Illinois	YEAR 2021 TOTAL PROJECTED TRAFFIC VOLUMES	KLOA Job No: 15-151 Figure: 7

Traffic Evaluation

The following provides an evaluation conducted for the weekday morning, weekday evening and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Capacity analyses were performed for the key intersections included in the study area to determine the ability of the existing street system to accommodate existing and future traffic demands. Analyses were performed for the existing and total projected peak hour traffic conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and using Synchro/SimTraffic 8 software. The analysis for the traffic signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2021 total projected conditions are presented in **Table 2** and **Table 3**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
Intersection	LOS	Delay	LOS	Delay	LOS	Delay
McCormick Boulevard with Northeast Parkway[1]						
• Overall	A	3.4	A	6.2	A	3.7
• Northbound Approach	A	1.5	A	2.8	A	1.7
• Southbound Approach	A	4.5	A	6.2	A	4.5
• Eastbound Approach	C	29.4	C	29.6	C	27.4
McCormick Boulevard with Pratt Avenue[1]						
• Overall	A	8.8	B	14.9	B	10.5
• Northbound Approach	A	4.9	A	7.0	A	5.7
• Southbound Approach	A	5.4	B	10.3	A	6.8
• Eastbound Approach	E	55.2	E	60.8	E	55.8
Northeast Parkway with Grossinger/Site Access Driveway[2]						
• Northbound Approach	A	9.1	A	9.6	A	9.2
• Southbound Approach	A	9.4	B	10.1	A	9.2
• Eastbound Lefts	A	0.9	A	0.4	A	0.7
• Westbound Lefts	A	7.3	A	7.6	A	7.9
Pratt Avenue with Site Access Driveway[2]						
• Southbound Approach	A	9.1	B	10.4	A	9.2
• Eastbound Lefts	A	1.1	A	0.6	A	0.7
Northeast Parkway with Central Park Avenue[2]						
• Northbound Approach	A	9.6	B	10.4	A	9.2
• Westbound Lefts	A	0.8	--	--	A	0.3
Pratt Avenue with Kimball Avenue[2]						
• Northbound Approach	B	10.5	B	12.0	B	10.9
• Westbound Lefts	A	0.4	A	1.5	A	1.1

LOS = Level of Service
Delay is measured in seconds.
1 - Signalized Intersection
2 - Unsignalized Intersection

Table 3
CAPACITY ANALYSES RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour LOS	Weekday Morning Peak Hour Delay	Weekday Evening Peak Hour LOS	Weekday Evening Peak Hour Delay	Saturday Midday Peak Hour LOS	Saturday Midday Peak Hour Delay
McCormick Boulevard with Northeast Parkway[1]						
• Overall	A	5.8	B	15.5	A	9.6
• Northbound Approach	A	2.0	A	3.7	A	2.6
• Southbound Approach	A	5.8	A	9.2	A	7.6
• Eastbound Approach	C	34.5	E	76.0	D	42.2
McCormick Boulevard with Pratt Avenue[1]						
• Overall	A	9.2	B	18.7	B	11.8
• Northbound Approach	A	5.2	B	13.0	A	7.3
• Southbound Approach	A	6.2	B	14.2	A	8.9
• Eastbound Approach	E	55.5	E	61.0	E	55.6
Northeast Parkway with Grossinger/Retail Access Driveway[2]						
• Northbound Approach	A	9.2	B	10.7	B	10.5
• Southbound Approach	B	10.9	C	16.4	C	16.6
• Eastbound Lefts	A	0.7	A	0.3	A	0.4
• Westbound Lefts	A	7.5	A	7.9	A	8.5
Pratt Avenue with Retail Access Driveway[2]						
• Southbound Approach	A	9.4	B	11.2	A	9.7
• Eastbound Lefts	A	1.7	A	1.5	A	1.8
Northeast Parkway with Central Park Avenue[2]						
• Northbound Approach	A	9.7	B	10.7	A	9.3
• Westbound Lefts	A	0.8	--	--	A	0.3
Pratt Avenue with Kimball Avenue/Site Access Drive[2]						
• Northbound Approach	B	10.6	B	12.4	B	11.2
• Southbound Approach	A	9.9	B	13.7	B	10.6
• Eastbound Lefts	A	0.1	A	0.1	A	0.2
• Westbound Lefts	A	0.4	A	1.5	A	1.0
Northeast Parkway with Westerly Access Drive[2]						
• Northbound Approach	A	8.7	A	9.3	A	8.8
• Westbound Lefts	A	0.6	A	1.2	A	1.6
Northeast Parkway with Middle Access Drive[2]						
• Northbound Approach	A	8.6	A	9.3	A	8.8
• Westbound Lefts	A	0.7	A	1.0	A	1.3
Northeast Parkway with Easterly Access Drive[2]						
• Northbound Approach	A	8.7	A	9.4	A	8.9
• Westbound Approach	A	1.0	A	1.1	A	1.2

LOS = Level of Service
Delay is measured in seconds.
1 - Signalized Intersection
2 - Unsignalized Intersection

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements to accommodate the development traffic.

McCormick Boulevard with Northeast Parkway

The results of the capacity analysis indicate that this intersection currently operates at an acceptable Level of Service (LOS) A during the weekday morning, weekday evening and Saturday midday peak hours. Under projected conditions, the intersection is projected to continue operating at an acceptable LOS B or better with increases in delay of approximately ten seconds or less. Furthermore, 95th percentile queues for the northbound-to-westbound left-turn movement are projected to be contained within the provided storage. It should be noted that during the evening peak hour the Northeast Parkway approach is projected to operate at a LOS E. However, a review of the traffic simulation indicates that queueing of eastbound traffic will not be significant and that the majority of traffic will clear the intersection every cycle.

McCormick Boulevard with Pratt Avenue

The results of the capacity analysis indicate that this intersection currently operates and is projected to continue operating at a LOS A during the weekday morning peak hour and at a LOS B during the weekday evening and Saturday midday peak hours with increases in delay of less than four seconds during the peak hours. Furthermore, 95th percentile queues for the northbound-to-westbound left-turn movement are projected to be contained within the provided storage. It should be noted that the Pratt Avenue approach currently operates at LOS E and is projected to continue operating at a LOS E with minimal increases in delay. Given that the proposed development is projected to generate a very limited volume of eastbound traffic on Pratt Avenue as only the secondary access drive is proposed to be located on Pratt Avenue, the proposed development is projected to have a limited impact on Pratt Avenue and its approach with McCormick Boulevard. As such, no roadway improvements or signal modifications are required at this intersection.

Northeast Parkway with Grossinger/Former Dominick's Access Drives

The results of the capacity analysis indicate that the access drives at this intersection currently operate at a LOS B or better during the weekday morning, weekday evening and Saturday midday peak hours. Under projected conditions, these access drives are projected to operate at an acceptable LOS C or better during the peak hours with maximum increases in delay of approximately seven seconds. Furthermore, eastbound and westbound left-turn movements into the access drives are projected to maintain a LOS A with 95th percentile queues of one vehicle. As such, no roadway or traffic control improvements are required at this intersection.

Pratt Avenue with Retail Center Access Drive

The results of the capacity analysis indicate that this access drive currently operates at a LOS B or better during the weekday morning, weekday evening and Saturday midday peak hours. Under future conditions, this access drive is projected to continue operating at a LOS B with increases in delay of less than one second and 95th percentile queues of one vehicle. Furthermore, eastbound left-turn movements into the access drive are projected to maintain a LOS A during the peak hours with 95th percentile queues of one vehicle. As such, no roadway or traffic control improvements are required at this intersection.

Northeast Parkway with Central Park Avenue

The results of the capacity analysis indicate that the northbound approach at this intersection is currently operating at a LOS B or better during the peak hours. Under future conditions, this intersection is projected to continue to operate at a LOS B or better with increases in delay of less than one second. Furthermore, 95th percentile queue lengths for the westbound-to-southbound left-turn movement onto Central Park Avenue are projected to be one vehicle. As such, no roadway or traffic control improvements are required at this intersection.

Northeast Parkway with Site Access Drives

Primary access to the development is proposed to be provided via three full movement access drives on Northeast Parkway as described below:

- The easterly access drive will be located near the eastern site boundary and will provide primary access to the parking spaces and pick-up/drop-off circle for the memory care portion of the development.

- The westerly access drive will be located along the western site boundary and will provide primary access to the parking spaces and pick-up/drop-off circle for the independent living portion of the development.

- The middle access drive is to be located approximately 230 feet east of the western property line and will provide access to the independent living drop-off/pick-up circle. Since the access drive will primarily be providing inbound access to the drop-off/pick-up circle, consideration should be given to restricting the access drive to inbound movements only.

All three access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Given the limited traffic projected to use the access drives, separate right-turn or left-turn lanes are not required on Northeast Parkway serving any of the access drives.

The results of the capacity analysis indicate that the proposed access drives on Northeast Parkway are projected to operate at a LOS A during the weekday morning, weekday evening and Saturday midday peak hours. Furthermore, 95th percentile queues for the westbound left-turn movement to the access drives are projected to be one vehicle. As such, the proposed access drives will be adequate to accommodate the projected development-generated traffic and will have minimal impact on the operation of Northeast Parkway.

Pratt Avenue with Kimball Avenue/Site Access Drive

Secondary access to the development will be provided on Pratt Avenue aligned opposite Kimball Avenue. This access drive will provide access to the rear of the development and will be primarily used by employees of the development and as an emergency access. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Given the limited traffic projected to use this access drive, separate right-turn or left-turn lanes are not required on Pratt Avenue serving the proposed access drive or Kimball Avenue.

The results of the capacity analysis indicate that the Kimball Avenue approach at this intersection is currently operating at a LOS B during the weekday morning, weekday evening and Saturday midday peak hours. Under future conditions, the Kimball Avenue approach is projected to continue to operate at a LOS B and the proposed access drive is projected to operate at a LOS A during the morning peak hour and at a LOS B during the weekday evening and Saturday midday peak hours. Furthermore, the westbound left-turn movement to Kimball Avenue is projected to maintain a LOS A and the eastbound left-turn movement to the access drive is projected to operate at a LOS A with 95th percentile queues of one vehicle for both movements. As such, the proposed access drive will have a limited impact on the operation of this intersection and no roadway or traffic control improvements will be necessary.

Internal Circulation

Given the proximity of the east-west circulation road to Northeast Parkway, the following signage and striping improvements are recommended within the site to ensure efficient and orderly access to, from and through the development.

- *Westerly Access Drive with Circulation Roadway.* A Do Not Block Intersection sign should be provided for northbound traffic just south of the intersection so that outbound traffic does not block inbound access to the circulation roadway east of the internal intersection.

- *Middle Access Drive with Circulation Roadway.* Both approaches of the circulation road should be under stop sign control with painted stop bars so as to provide the inbound access drive with the right-of-way at the internal intersection.

- *Easterly Access Drive with Circulation Roadway.* A Do Not Block Intersection sign should be located on the circulation approach at this intersection so that outbound traffic does not block access for inbound traffic to the circulation roadway south of the internal intersection.

Conclusion

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made:

- The volume of new traffic to be generated by the proposed development can be accommodated by the existing roadway system.

- The proposed development traffic will have a limited impact on the operation of the study area intersections as the intersections have sufficient reserve capacity to accommodate the development-generated traffic.

- Primary access to the development will be provided via three access drives on Northeast Parkway. Only secondary access will be provided on Pratt Avenue. As such, the majority of the development traffic is projected to traverse Northeast Parkway as opposed to Pratt Avenue.

- The proposed access system will be adequate in accommodating site traffic and will provide efficient and flexible access to the development. Since the middle access drive will primarily be providing inbound access to the independent living drop-off/pick-up circle, consideration should be given to restricting the access drive to inbound movements only.

- Several signage and striping improvements have been recommended within the site to ensure efficient and orderly access to, from and through the development.

Appendix

Traffic Count Summary Sheets

to VB Agenda

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: McCormick Boulevard with Northeast Parkway
Site Code:
Start Date: 07/16/2015

Turning Movement Data

Start Time	Northeast Pkwy Eastbound					McCormick Blvd Northbound					McCormick Blvd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	2	10	0	12	0	13	225	0	238	0	166	4	0	170	420
7:15 AM	0	0	8	0	8	0	15	295	0	310	0	138	3	0	141	459
7:30 AM	0	0	3	1	3	0	16	306	0	322	0	163	2	0	165	490
7:45 AM	0	2	6	1	8	0	18	315	0	333	0	223	3	0	226	567
Hourly Total	0	4	27	2	31	0	62	1141	0	1203	0	690	12	0	702	1936
8:00 AM	0	4	16	2	20	0	19	268	0	287	0	188	2	0	190	497
8:15 AM	0	3	7	0	10	0	15	273	0	288	0	187	6	1	193	491
8:30 AM	0	3	14	1	17	0	13	296	0	309	0	245	9	1	254	580
8:45 AM	0	5	11	0	16	0	16	277	1	293	0	226	11	2	237	546
Hourly Total	0	15	48	3	63	0	63	1114	1	1177	0	846	28	4	874	2114
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	16	41	1	57	0	8	257	0	265	0	352	11	2	363	685
4:15 PM	0	2	11	3	13	0	8	295	0	303	0	362	3	0	365	681
4:30 PM	0	9	49	1	58	0	5	272	0	277	0	392	5	0	397	732
4:45 PM	0	10	17	0	27	0	3	324	0	327	0	328	4	0	332	686
Hourly Total	0	37	118	5	155	0	24	1148	0	1172	0	1434	23	2	1457	2784
5:00 PM	0	6	35	0	41	0	10	295	0	305	0	374	4	0	378	724
5:15 PM	0	19	32	0	51	0	8	314	0	322	0	337	4	0	341	714
5:30 PM	0	10	27	3	37	0	11	308	0	319	0	342	6	0	348	704
5:45 PM	0	20	24	0	44	0	7	291	0	298	0	329	4	0	333	675
Hourly Total	0	55	118	3	173	0	36	1208	0	1244	0	1382	18	0	1400	2817
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	4	27	2	31	0	10	257	0	267	0	252	5	2	257	555
12:15 PM	0	7	9	3	16	0	10	244	0	254	0	295	4	1	299	569
12:30 PM	0	3	10	3	13	0	14	296	0	310	1	279	2	5	282	605
12:45 PM	0	4	16	0	20	1	11	280	0	292	1	291	2	0	294	606
Hourly Total	0	18	62	8	80	1	45	1077	0	1123	2	1117	13	8	1132	2335
1:00 PM	0	5	15	2	20	0	3	286	0	289	0	264	2	1	266	575
1:15 PM	0	1	15	2	16	0	4	332	0	336	0	299	1	0	300	652
1:30 PM	0	8	16	0	24	0	7	255	0	262	0	244	4	0	248	534
1:45 PM	0	4	16	0	20	0	5	299	0	304	0	303	6	0	309	633
Hourly Total	0	18	62	4	80	0	19	1172	0	1191	0	1110	13	1	1123	2394
Grand Total	0	147	435	25	582	1	249	6860	1	7110	2	6579	107	15	6688	14380
Approach %	0.0	25.3	74.7	-	-	0.0	3.5	96.5	-	-	0.0	98.4	1.6	-	-	-
Total %	0.0	1.0	3.0	-	4.0	0.0	1.7	47.7	-	49.4	0.0	45.8	0.7	-	46.5	-
Lights	0	145	429	-	574	1	242	6727	-	6970	2	6422	102	-	6526	14070
% Lights	-	98.6	98.6	-	98.6	100.0	97.2	98.1	-	98.0	100.0	97.6	95.3	-	97.6	97.8
Buses	0	1	0	-	1	0	0	62	-	62	0	66	2	-	68	131

% Buses	-	0.7	0.0	-	0.2	0.0	0.0	0.9	-	0.9	0.0	1.0	1.9	-	1.0	0.9
Single-Unit Trucks	0	1	3	-	4	0	6	60	-	66	0	83	2	-	85	155
% Single-Unit Trucks	-	0.7	0.7	-	0.7	0.0	2.4	0.9	-	0.9	0.0	1.3	1.9	-	1.3	1.1
Articulated Trucks	0	0	3	-	3	0	1	10	-	11	0	8	1	-	9	23
% Articulated Trucks	-	0.0	0.7	-	0.5	0.0	0.4	0.1	-	0.2	0.0	0.1	0.9	-	0.1	0.2
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	25	-	-	-	-	1	-	-	-	-	15	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

to VB Agenda

to VB Agenda

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: McCormick Boulevard with Pratt Avenue
Site Code:
Start Date: 07/16/2015

Turning Movement Data

Start Time	Pratt Avenue Eastbound					McCormick Blvd Northbound					McCormick Blvd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	21	12	0	33	0	8	214	0	222	0	162	14	0	176	431
7:15 AM	0	20	13	0	33	0	8	283	0	291	0	125	17	0	142	466
7:30 AM	0	28	13	2	41	0	12	287	1	299	0	163	14	0	177	517
7:45 AM	0	35	14	0	49	0	14	306	0	320	0	185	28	0	213	582
Hourly Total	0	104	52	2	156	0	42	1090	1	1132	0	635	73	0	708	1996
8:00 AM	0	14	12	1	26	0	13	269	3	282	0	196	20	0	216	524
8:15 AM	0	38	14	0	52	0	11	250	1	261	0	169	24	0	193	506
8:30 AM	0	30	6	1	36	0	16	280	4	296	0	218	33	0	251	583
8:45 AM	0	48	19	0	67	0	24	248	2	272	0	212	29	0	241	580
Hourly Total	0	130	51	2	181	0	64	1047	10	1111	0	795	106	0	901	2193
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	38	30	0	68	0	14	228	2	242	0	363	48	0	411	721
4:15 PM	0	49	25	0	74	0	13	249	0	262	0	310	55	0	365	701
4:30 PM	0	46	19	0	65	1	7	237	3	245	0	363	81	0	444	754
4:45 PM	0	75	24	1	99	0	6	240	2	246	0	296	55	0	351	696
Hourly Total	0	208	98	1	306	1	40	954	7	995	0	1332	239	0	1571	2872
5:00 PM	0	65	33	2	98	0	20	257	0	277	0	319	68	0	387	762
5:15 PM	0	49	25	0	74	0	16	267	0	283	0	322	48	0	370	727
5:30 PM	0	71	30	3	101	0	10	239	2	249	0	314	50	0	364	714
5:45 PM	0	77	33	0	110	0	14	233	2	247	0	290	65	3	355	712
Hourly Total	0	262	121	5	383	0	60	996	4	1056	0	1245	231	3	1476	2915
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	30	21	2	51	0	5	239	7	244	0	280	27	0	307	602
12:15 PM	0	29	16	0	45	0	7	214	0	221	0	241	30	0	271	537
12:30 PM	0	44	18	2	62	0	11	274	1	285	0	282	37	0	319	666
12:45 PM	0	28	10	0	38	0	17	256	1	273	0	242	35	0	277	588
Hourly Total	0	131	65	4	196	0	40	983	9	1023	0	1045	129	0	1174	2393
1:00 PM	0	34	20	0	54	0	4	266	2	270	0	279	21	0	300	624
1:15 PM	0	46	15	0	61	0	15	275	2	290	0	273	30	0	303	654
1:30 PM	0	22	7	0	29	0	15	253	1	268	0	251	31	0	282	579
1:45 PM	0	43	15	0	58	0	8	238	0	246	0	254	40	0	294	598
Hourly Total	0	145	57	0	202	0	42	1032	5	1074	0	1057	122	0	1179	2455
Grand Total	0	980	444	14	1424	1	288	6102	36	6391	0	6109	900	3	7009	14824
Approach %	0.0	68.8	31.2	-	-	0.0	4.5	95.5	-	-	0.0	87.2	12.8	-	-	-
Total %	0.0	6.6	3.0	-	9.6	0.0	1.9	41.2	-	43.1	0.0	41.2	6.1	-	47.3	-
Lights	0	976	443	-	1419	1	285	5961	-	6247	0	5949	886	-	6835	14501
% Lights	-	99.6	99.8	-	99.6	100.0	99.0	97.7	-	97.7	-	97.4	98.4	-	97.5	97.8
Buses	0	2	0	-	2	0	0	59	-	59	0	63	5	-	68	129

% Buses	-	0.2	0.0	-	0.1	0.0	0.0	1.0	-	0.9	-	1.0	0.6	-	1.0	0.9
Single-Unit Trucks	0	1	0	-	1	0	2	66	-	68	0	87	9	-	96	165
% Single-Unit Trucks	-	0.1	0.0	-	0.1	0.0	0.7	1.1	-	1.1	-	1.4	1.0	-	1.4	1.1
Articulated Trucks	0	1	0	-	1	0	0	15	-	15	0	10	0	-	10	26
% Articulated Trucks	-	0.1	0.0	-	0.1	0.0	0.0	0.2	-	0.2	-	0.2	0.0	-	0.1	0.2
Bicycles on Road	0	0	1	-	1	0	1	1	-	2	0	0	0	-	0	3
% Bicycles on Road	-	0.0	0.2	-	0.1	0.0	0.3	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	14	-	-	-	-	36	-	-	-	-	3	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

to VB Agenda

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Northeast Parkway with Dealership Access
Site Code:
Start Date: 07/16/2015

Turning Movement Data

Start Time	Northeast Pkwy Eastbound						Northeast Pkwy Westbound						Dominicks Access Northbound						Dealership Access Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	7	1	0	8	1	5	12	3	5	21	0	1	1	1	0	3	0	0	1	0	3	1	33
7:15 AM	0	0	10	0	0	10	0	1	11	4	1	16	0	0	0	0	0	0	0	0	1	0	1	1	27
7:30 AM	0	0	2	0	1	2	1	2	15	1	0	19	0	2	0	1	1	3	0	0	0	0	0	0	24
7:45 AM	0	0	6	1	0	7	0	1	19	0	1	20	0	2	1	2	0	5	0	0	2	0	0	2	34
Hourly Total	0	0	25	2	1	27	2	9	57	8	7	76	0	5	2	4	1	11	0	0	4	0	4	4	118
8:00 AM	0	1	15	3	0	19	0	2	18	2	4	22	0	0	2	3	0	5	0	0	1	1	0	2	48
8:15 AM	0	1	7	0	0	8	0	3	16	3	2	22	0	3	1	3	0	7	0	1	0	1	1	2	39
8:30 AM	0	1	13	2	0	16	0	4	7	6	1	17	0	1	0	1	0	2	0	2	1	2	6	5	40
8:45 AM	0	2	10	2	0	14	0	7	19	3	7	29	1	0	1	4	1	6	0	3	0	1	12	4	53
Hourly Total	0	5	45	7	0	57	0	16	60	14	14	90	1	4	4	11	1	20	0	6	2	5	19	13	180
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	4	48	7	0	59	1	7	12	2	6	22	0	8	1	5	0	14	0	3	1	4	3	8	103
4:15 PM	0	1	11	6	2	18	0	2	10	0	3	12	0	4	1	2	0	7	0	0	5	3	0	8	45
4:30 PM	1	2	48	4	0	55	0	3	6	0	6	9	0	3	2	8	0	13	0	4	2	3	0	9	86
4:45 PM	0	0	18	3	0	21	1	1	6	1	1	9	0	1	1	5	1	7	0	3	0	1	0	4	41
Hourly Total	1	7	125	20	2	153	2	13	34	3	16	52	0	16	5	20	1	41	0	10	8	11	3	29	275
5:00 PM	0	0	30	0	0	30	0	3	8	3	12	14	0	6	2	10	0	18	0	1	5	2	0	8	70
5:15 PM	0	1	42	0	0	43	0	1	8	1	0	10	0	2	0	6	0	8	0	3	0	0	0	3	64
5:30 PM	0	2	25	4	0	31	0	3	10	6	0	19	0	4	1	6	0	11	0	3	1	3	1	7	68
5:45 PM	0	1	35	4	0	40	0	1	8	2	1	11	0	5	0	4	0	9	0	3	2	1	1	6	66
Hourly Total	0	4	132	8	0	144	0	8	34	12	13	54	0	17	3	26	0	46	0	10	8	6	2	24	268
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	3	27	5	1	35	0	2	10	3	1	15	0	1	1	3	0	5	0	2	0	1	0	3	58
12:15 PM	0	1	9	1	1	11	0	1	9	4	0	14	0	3	0	6	0	9	0	3	2	2	1	7	41
12:30 PM	0	1	9	2	0	12	0	1	14	2	0	17	0	4	1	3	0	8	0	1	1	1	0	3	40
12:45 PM	0	1	16	2	0	19	0	1	11	3	0	15	0	3	2	2	0	7	0	1	0	2	0	3	44
Hourly Total	0	6	61	10	2	77	0	5	44	12	1	61	0	11	4	14	0	29	0	7	3	6	1	16	183
1:00 PM	0	0	12	4	1	16	0	0	6	0	0	6	0	1	3	4	0	8	0	2	1	0	4	3	33
1:15 PM	0	1	13	2	0	16	0	0	4	1	0	5	0	3	1	0	0	4	0	2	0	0	0	2	27
1:30 PM	0	1	13	3	0	17	1	0	7	3	0	11	0	0	3	4	0	7	0	3	3	1	2	7	42
1:45 PM	1	0	16	3	0	20	0	1	9	0	2	10	0	1	3	3	0	7	0	2	0	0	2	2	39
Hourly Total	1	2	54	12	1	69	1	1	26	4	2	32	0	5	10	11	0	26	0	9	4	1	8	14	141
Grand Total	2	24	442	59	6	527	5	52	255	53	53	365	1	58	28	86	3	173	0	42	29	29	37	100	1165
Approach %	0.4	4.6	83.9	11.2	-	-	1.4	14.2	69.9	14.5	-	-	0.6	33.5	16.2	49.7	-	-	0.0	42.0	29.0	29.0	-	-	-
Total %	0.2	2.1	37.9	5.1	-	45.2	0.4	4.5	21.9	4.5	-	31.3	0.1	5.0	2.4	7.4	-	14.8	0.0	3.6	2.5	2.5	-	8.6	-
Lights	2	23	429	59	-	513	4	51	242	52	-	349	1	57	28	84	-	170	0	42	29	29	-	100	1132
% Lights	100.0	95.8	97.1	100.0	-	97.3	80.0	98.1	94.9	98.1	-	95.6	100.0	98.3	100.0	97.7	-	98.3	-	100.0	100.0	100.0	-	100.0	97.2

Buses	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Buses	0.0	0.0	0.2	0.0	-	0.2	0.0	0.0	0.4	0.0	-	0.3	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	1	5	0	-	6	0	0	8	0	-	8	0	0	0	1	-	1	0	0	0	0	-	0	15
% Single-Unit Trucks	0.0	4.2	1.1	0.0	-	1.1	0.0	0.0	3.1	0.0	-	2.2	0.0	0.0	0.0	1.2	-	0.6	-	0.0	0.0	0.0	-	0.0	1.3
Articulated Trucks	0	0	2	0	-	2	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	3
% Articulated Trucks	0.0	0.0	0.5	0.0	-	0.4	0.0	0.0	0.4	0.0	-	0.3	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	5	0	-	5	1	1	3	1	-	6	0	1	0	1	-	2	0	0	0	0	-	0	13
% Bicycles on Road	0.0	0.0	1.1	0.0	-	0.9	20.0	1.9	1.2	1.9	-	1.6	0.0	1.7	0.0	1.2	-	1.2	-	0.0	0.0	0.0	-	0.0	1.1
Pedestrians	-	-	-	-	6	-	-	-	-	-	53	-	-	-	-	-	3	-	-	-	-	-	37	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Lincolnwood, IL Weather: Warm and PM Rain 07/20/15
Pratt Ave and Access Drive West of McCormick 09:38:12
Thursday July 16, 2015

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 1 pratt/acc/thurs

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
700	0	0	0	0	14	0	0	0	0	0	22	4	40
715	2	0	0	1	24	0	0	0	0	0	35	4	66
730	0	0	0	6	22	0	0	0	0	0	40	3	71
745	1	0	0	4	39	0	0	0	0	0	46	10	100
800	5	0	0	3	28	0	0	0	0	0	36	3	75
815	2	0	1	4	29	0	0	0	0	0	50	6	92
830	1	0	0	2	47	0	0	0	0	0	29	4	83
845	3	0	0	3	53	0	0	0	0	0	58	8	125
1600	12	0	0	5	63	0	0	0	0	0	75	3	158
1615	8	0	0	7	72	0	0	0	0	0	83	3	173
1630	14	0	0	2	82	0	0	0	0	0	66	6	170
1645	6	0	0	4	73	0	0	0	0	0	89	3	175
1700	13	0	0	5	71	0	0	0	0	0	100	5	194
1715	6	0	0	0	72	0	0	0	0	0	71	4	153
1730	4	0	0	3	55	0	0	0	0	0	94	8	164
1745	10	0	0	1	80	0	0	0	0	0	103	5	199
Total	87	0	1	50	824	0	0	0	0	0	997	79	2038

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 1 pratt/acc/thurs

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
700	0	14	0	26	4	22	0	14	40
715	2	25	0	39	5	35	0	26	66
730	0	28	0	43	9	40	0	22	71
745	1	43	0	56	14	46	0	40	100
800	5	31	0	39	6	36	0	33	75
815	3	33	0	56	10	51	0	31	92
830	1	49	0	33	6	29	0	48	83
845	3	56	0	66	11	58	0	56	125
1600	12	68	0	78	8	75	0	75	158
1615	8	79	0	86	10	83	0	80	173
1630	14	84	0	72	8	66	0	96	170
1645	6	77	0	92	7	89	0	79	175
1700	13	76	0	105	10	100	0	84	194
1715	6	72	0	75	4	71	0	78	153
1730	4	58	0	102	11	94	0	59	164
1745	10	81	0	108	6	103	0	90	199
Total	88	874	0	1076	129	998	0	911	2038

Lincolnwood, IL Weather: Warm and PM Rain 07/20/15
Pratt Ave and Access Drive West of McCormick 09:38:12
Thursday July 16, 2015

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 1 pratt/acc/thurs

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
700	0	0	0	0	56	0	0	0	0	0	88	16	160
715	8	0	0	4	96	0	0	0	0	0	140	16	264
730	0	0	0	24	88	0	0	0	0	0	160	12	284
745	4	0	0	16	156	0	0	0	0	0	184	40	400
800	20	0	0	12	112	0	0	0	0	0	144	12	300
815	8	0	4	16	116	0	0	0	0	0	200	24	368
830	4	0	0	8	188	0	0	0	0	0	116	16	332
845	12	0	0	12	212	0	0	0	0	0	232	32	500
1600	48	0	0	20	252	0	0	0	0	0	300	12	632
1615	32	0	0	28	288	0	0	0	0	0	332	12	692
1630	56	0	0	8	328	0	0	0	0	0	264	24	680
1645	24	0	0	16	292	0	0	0	0	0	356	12	700
1700	52	0	0	20	284	0	0	0	0	0	400	20	776
1715	24	0	0	0	288	0	0	0	0	0	284	16	612
1730	16	0	0	12	220	0	0	0	0	0	376	32	656
1745	40	0	0	4	320	0	0	0	0	0	412	20	796

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 1 pratt/acc/thurs

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
700	0	56	0	104	16	88	0	56	160
715	8	100	0	156	20	140	0	104	264
730	0	112	0	172	36	160	0	88	284
745	4	172	0	224	56	184	0	160	400
800	20	124	0	156	24	144	0	132	300
815	12	132	0	224	40	204	0	124	368
830	4	196	0	132	24	116	0	192	332
845	12	224	0	264	44	232	0	224	500
1600	48	272	0	312	32	300	0	300	632
1615	32	316	0	344	40	332	0	320	692
1630	56	336	0	288	32	264	0	384	680
1645	24	308	0	368	28	356	0	316	700
1700	52	304	0	420	40	400	0	336	776
1715	24	288	0	300	16	284	0	312	612
1730	16	232	0	408	44	376	0	236	656
1745	40	324	0	432	24	412	0	360	796

Lincolnwood, IL Weather: Warm and PM Rain 07/20/15
Pratt Ave and Access Drive West of McCormick 09:38:12
Thursday July 16, 2015

TURNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 1 pratt/acc/thurs

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
700	3	0	0	11	99	0	0	0	0	0	143	21	277
715	8	0	0	14	113	0	0	0	0	0	157	20	312
730	8	0	1	17	118	0	0	0	0	0	172	22	338
745	9	0	1	13	143	0	0	0	0	0	161	23	350
800	11	0	1	12	157	0	0	0	0	0	173	21	375
815	6	0	1	9	129	0	0	0	0	0	137	18	300*
830	4	0	0	5	100	0	0	0	0	0	87	12	208*
845	3	0	0	3	53	0	0	0	0	0	58	8	125*
1600	40	0	0	18	290	0	0	0	0	0	313	15	676
1615	41	0	0	18	298	0	0	0	0	0	338	17	712
1630	39	0	0	11	298	0	0	0	0	0	326	18	692
1645	29	0	0	12	271	0	0	0	0	0	354	20	686
1700	33	0	0	9	278	0	0	0	0	0	368	22	710
1715	20	0	0	4	207	0	0	0	0	0	268	17	516*
1730	14	0	0	4	135	0	0	0	0	0	197	13	363*
1745	10	0	0	1	80	0	0	0	0	0	103	5	199*

TURNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

Intersection # 1 pratt/acc/thurs

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
700	3	110	0	164	32	143	0	102	277
715	8	127	0	177	34	157	0	121	312
730	9	135	0	194	39	173	0	126	338
745	10	156	0	184	36	162	0	152	350
800	12	169	0	194	33	174	0	168	375
815	7	138	0	155	27	138	0	135	300*
830	4	105	0	99	17	87	0	104	208*
845	3	56	0	66	11	58	0	56	125*
1600	40	308	0	328	33	313	0	330	676
1615	41	316	0	355	35	338	0	339	712
1630	39	309	0	344	29	326	0	337	692
1645	29	283	0	374	32	354	0	300	686
1700	33	287	0	390	31	368	0	311	710
1715	20	211	0	285	21	268	0	227	516*
1730	14	139	0	210	17	197	0	149	363*
1745	10	81	0	108	6	103	0	90	199*

Lincolnwood, IL Weather: Hot and Dry 07/20/15
Pratt Ave and Access Drive West of McCormick 09:41:35
Saturday July 18, 2015

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - by Mvmt

Intersection # 2 pratt/acc/sat

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	3	0	0	2	39	0	0	0	0	0	45	3	92
1215	4	0	1	3	43	0	0	0	0	0	44	1	96
1230	3	0	0	4	40	0	0	0	0	0	55	4	106
1245	3	0	0	2	44	0	0	0	0	0	41	6	96
1300	7	0	0	1	33	0	0	0	0	0	60	5	106
1315	2	0	0	1	37	0	0	0	0	0	57	4	101
1330	7	0	0	1	39	0	0	0	0	0	33	3	83
1345	3	0	0	1	47	0	0	0	0	0	51	4	106
Total	32	0	1	15	322	0	0	0	0	0	386	30	786

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Counts: All Vehicles - Totals

Intersection # 2 pratt/acc/sat

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1200	3	41	0	48	5	45	0	42	92
1215	5	46	0	45	4	45	0	47	96
1230	3	44	0	59	8	55	0	43	106
1245	3	46	0	47	8	41	0	47	96
1300	7	34	0	65	6	60	0	40	106
1315	2	38	0	61	5	57	0	39	101
1330	7	40	0	36	4	33	0	46	83
1345	3	48	0	55	5	51	0	50	106
Total	33	337	0	416	45	387	0	354	786

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: by Movement

Intersection # 2 pratt/acc/sat

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	12	0	0	8	156	0	0	0	0	0	180	12	368
1215	16	0	4	12	172	0	0	0	0	0	176	4	384
1230	12	0	0	16	160	0	0	0	0	0	220	16	424
1245	12	0	0	8	176	0	0	0	0	0	164	24	384
1300	28	0	0	4	132	0	0	0	0	0	240	20	424
1315	8	0	0	4	148	0	0	0	0	0	228	16	404
1330	28	0	0	4	156	0	0	0	0	0	132	12	332
1345	12	0	0	4	188	0	0	0	0	0	204	16	424

Lincolnwood, IL Weather: Hot and Dry 07/20/15
Pratt Ave and Access Drive West of McCormick 09:41:35
Saturday July 18, 2015

TURNS/TEAPAC[Ver 3.61.12] - 15-Minute Flow Rates: Appr/Exit Totals

Intersection # 2 pratt/acc/sat

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	12	164	0	192	20	180	0	168	368
1215	20	184	0	180	16	180	0	188	384
1230	12	176	0	236	32	220	0	172	424
1245	12	184	0	188	32	164	0	188	384
1300	28	136	0	260	24	240	0	160	424
1315	8	152	0	244	20	228	0	156	404
1330	28	160	0	144	16	132	0	184	332
1345	12	192	0	220	20	204	0	200	424

TURNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: by Movement

Intersection # 2 pratt/acc/sat

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1200	13	0	1	11	166	0	0	0	0	0	185	14	390
1215	17	0	1	10	160	0	0	0	0	0	200	16	404
1230	15	0	0	8	154	0	0	0	0	0	213	19	409
1245	19	0	0	5	153	0	0	0	0	0	191	18	386
1300	19	0	0	4	156	0	0	0	0	0	201	16	396
1315	12	0	0	3	123	0	0	0	0	0	141	11	290*
1330	10	0	0	2	86	0	0	0	0	0	84	7	189*
1345	3	0	0	1	47	0	0	0	0	0	51	4	106*

TURNS/TEAPAC[Ver 3.61.12] - 60-Minute Volumes: Appr/Exit Totals

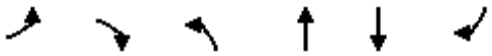
Intersection # 2 pratt/acc/sat

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	14	177	0	199	25	186	0	179	390
1215	18	170	0	216	26	201	0	177	404
1230	15	162	0	232	27	213	0	169	409
1245	19	158	0	209	23	191	0	172	386
1300	19	160	0	217	20	201	0	175	396
1315	12	126	0	152	14	141	0	135	290*
1330	10	88	0	91	9	84	0	96	189*
1345	3	48	0	55	5	51	0	50	106*

Capacity Analyses Summary Sheets

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

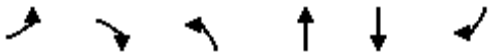
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	12	43	65	1157	843	20
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.996	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1538	1805	3689	3397	0
Flt Permitted	0.950		0.284			
Satd. Flow (perm)	3502	1538	540	3689	3397	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		47			5	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	5%	0%	3%	6%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	13	47	71	1258	938	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	8.5	8.5	115.3	113.5	106.1	
Actuated g/C Ratio	0.07	0.07	0.89	0.87	0.82	
v/c Ratio	0.06	0.33	0.13	0.39	0.34	
Control Delay	57.1	21.8	1.5	1.4	4.5	
Queue Delay	0.0	0.0	0.0	0.1	0.0	
Total Delay	57.1	21.8	1.5	1.5	4.5	
LOS	E	C	A	A	A	
Approach Delay	29.4			1.5	4.5	
Approach LOS	C			A	A	
Queue Length 50th (ft)	5	0	6	56	108	
Queue Length 95th (ft)	16	39	10	63	151	
Internal Link Dist (ft)	258			529	691	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

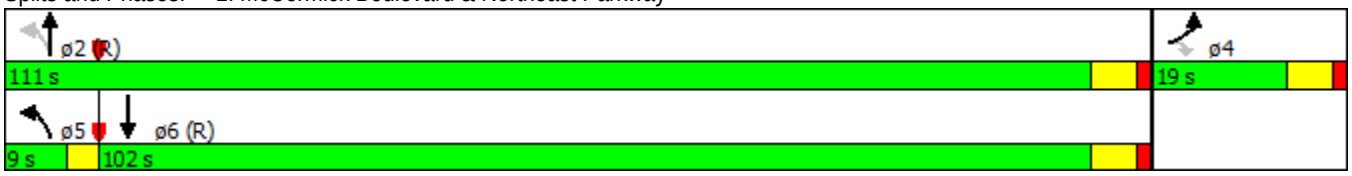
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	196	539	3221	2772	
Starvation Cap Reductn	0	0	0	455	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.04	0.24	0.13	0.45	0.34	

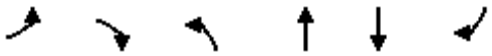
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.39			
Intersection Signal Delay: 3.4		Intersection LOS: A	
Intersection Capacity Utilization 47.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

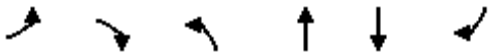
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	117	46	54	1105	781	105
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.982	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1736	3623	3264	0
Flt Permitted	0.950		0.271			
Satd. Flow (perm)	1805	1615	495	3623	3264	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		27			23	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	4%	3%	7%	4%
Bus Blockages (#/hr)	0	0	0	9	9	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	124	49	57	1176	943	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	15.2	15.2	105.8	102.8	95.2	
Actuated g/C Ratio	0.12	0.12	0.81	0.79	0.73	
v/c Ratio	0.59	0.23	0.12	0.41	0.39	
Control Delay	65.3	29.8	3.4	5.0	5.3	
Queue Delay	0.0	0.0	0.0	0.0	0.1	
Total Delay	65.3	29.8	3.4	5.0	5.4	
LOS	E	C	A	A	A	
Approach Delay	55.2			4.9	5.4	
Approach LOS	E			A	A	
Queue Length 50th (ft)	101	17	7	134	76	
Queue Length 95th (ft)	160	54	19	202	98	

Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

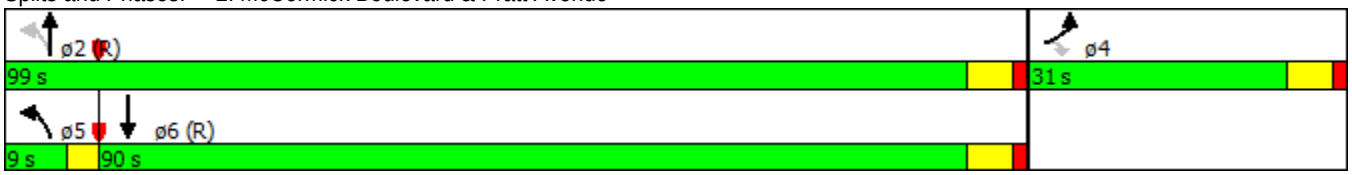
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	347	332	464	2866	2395	
Starvation Cap Reductn	0	0	0	0	314	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.36	0.15	0.12	0.41	0.45	

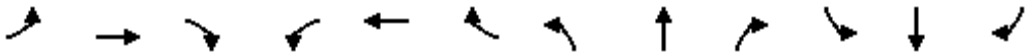
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 8.8		Intersection LOS: A	
Intersection Capacity Utilization 48.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/28/2015



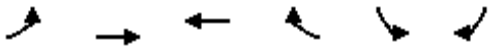
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	43	6	10	64	11	6	4	9	3	4	4
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	4	51	7	12	76	13	7	5	11	4	5	5
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	89			58			131	175	29	152	172	45
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	89			58			131	175	29	152	172	45
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			99			99	99	99	100	99	100
cM capacity (veh/h)	1519			1559			820	715	1045	787	718	1022

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	29	33	12	51	38	7	15	13
Volume Left	4	0	12	0	0	7	0	4
Volume Right	0	7	0	0	13	0	11	5
cSH	1519	1700	1559	1700	1700	820	915	827
Volume to Capacity	0.00	0.02	0.01	0.03	0.02	0.01	0.02	0.02
Queue Length 95th (ft)	0	0	1	0	0	1	1	1
Control Delay (s)	0.9	0.0	7.3	0.0	0.0	9.4	9.0	9.4
Lane LOS	A		A			A	A	A
Approach Delay (s)	0.4		0.9			9.1		9.4
Approach LOS						A		A

Intersection Summary				
Average Delay	2.2			
Intersection Capacity Utilization	17.2%	ICU Level of Service		A
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/28/2015



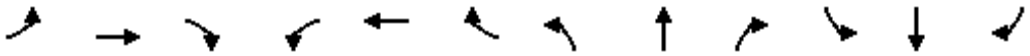
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	23	161	143	13	0	9
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Hourly flow rate (vph)	26	183	162	15	0	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	177				405	170
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	177				405	170
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				100	99
cM capacity (veh/h)	1411				594	879

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	209	177	10
Volume Left	26	0	0
Volume Right	0	15	10
cSH	1411	1700	879
Volume to Capacity	0.02	0.10	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	1.1	0.0	9.1
Lane LOS	A		A
Approach Delay (s)	1.1	0.0	9.1
Approach LOS			A

Intersection Summary			
Average Delay	0.8		
Intersection Capacity Utilization	24.7%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/28/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	169	14	7	146	0	22	0	20	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	0	176	15	7	152	0	23	0	21	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					669							
pX, platoon unblocked												
vC, conflicting volume	152			191			350	350	183	371	357	152
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	152			191			350	350	183	371	357	152
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			99			96	100	98	100	100	100
cM capacity (veh/h)	1441			1395			597	574	864	573	569	899

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	191	159	44	0
Volume Left	0	7	23	0
Volume Right	15	0	21	0
cSH	1441	1395	700	1700
Volume to Capacity	0.00	0.01	0.06	0.00
Queue Length 95th (ft)	0	0	5	0
Control Delay (s)	0.0	0.4	10.5	0.0
Lane LOS		A	B	A
Approach Delay (s)	0.0	0.4	10.5	0.0
Approach LOS			B	A

Intersection Summary				
Average Delay	1.3			
Intersection Capacity Utilization	23.4%	ICU Level of Service	A	
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/28/2015



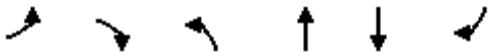
Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	51	10	8	66	2	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	71	14	11	92	3	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			85		192	78
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			85		192	78
tC, single (s)			4.1		6.4	7.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	4.2
p0 queue free %			99		100	100
cM capacity (veh/h)			1525		796	767

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	85	103	4
Volume Left	0	11	3
Volume Right	14	0	1
cSH	1700	1525	786
Volume to Capacity	0.05	0.01	0.01
Queue Length 95th (ft)	0	1	0
Control Delay (s)	0.0	0.8	9.6
Lane LOS		A	A
Approach Delay (s)	0.0	0.8	9.6
Approach LOS			A

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization		20.2%	ICU Level of Service A
Analysis Period (min)		15	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	45	133	26	1210	1431	17
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.998	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1615	1805	3689	3533	0
Flt Permitted	0.950		0.141			
Satd. Flow (perm)	3502	1615	268	3689	3533	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		134			2	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	0%	0%	3%	2%	1%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	47	139	27	1260	1509	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	9.4	9.4	111.6	108.6	103.3	
Actuated g/C Ratio	0.07	0.07	0.86	0.84	0.79	
v/c Ratio	0.19	0.58	0.09	0.41	0.54	
Control Delay	57.6	20.1	2.1	2.7	6.2	
Queue Delay	0.0	0.0	0.0	0.1	0.0	
Total Delay	57.6	20.2	2.1	2.8	6.2	
LOS	E	C	A	A	A	
Approach Delay	29.6			2.8	6.2	
Approach LOS	C			A	A	
Queue Length 50th (ft)	19	4	3	108	219	
Queue Length 95th (ft)	38	68	m6	121	320	
Internal Link Dist (ft)	258			529	691	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

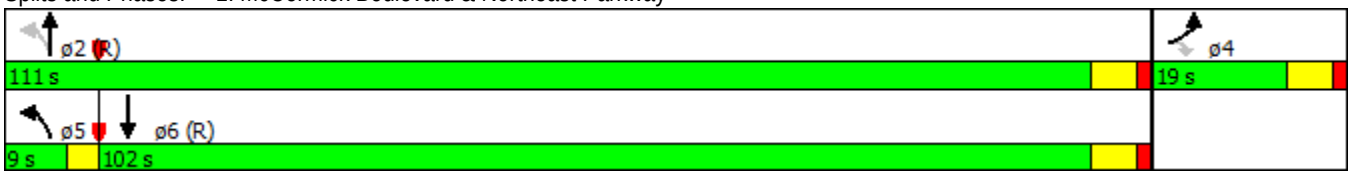
7/28/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	282	300	3082	2808	
Starvation Cap Reductn	0	0	0	504	0	
Spillback Cap Reductn	0	1	0	0	48	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.13	0.49	0.09	0.49	0.55	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.58			
Intersection Signal Delay: 6.2		Intersection LOS: A	
Intersection Capacity Utilization 58.3%		ICU Level of Service B	
Analysis Period (min) 15			

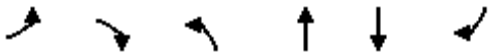
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	235	101	49	1001	1312	252
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.976	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1599	1736	3623	3396	0
Flt Permitted	0.950		0.099			
Satd. Flow (perm)	1770	1599	181	3623	3396	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		29			34	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	2%	1%	4%	3%	2%	0%
Bus Blockages (#/hr)	0	0	0	9	10	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	240	103	50	1021	1596	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	22.1	22.1	98.9	95.9	88.6	
Actuated g/C Ratio	0.17	0.17	0.76	0.74	0.68	
v/c Ratio	0.80	0.35	0.24	0.38	0.69	
Control Delay	71.2	36.4	7.1	7.0	10.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	71.2	36.4	7.1	7.0	10.3	
LOS	E	D	A	A	B	
Approach Delay	60.8			7.0	10.3	
Approach LOS	E			A	B	
Queue Length 50th (ft)	193	54	10	154	422	
Queue Length 95th (ft)	286	109	21	195	171	

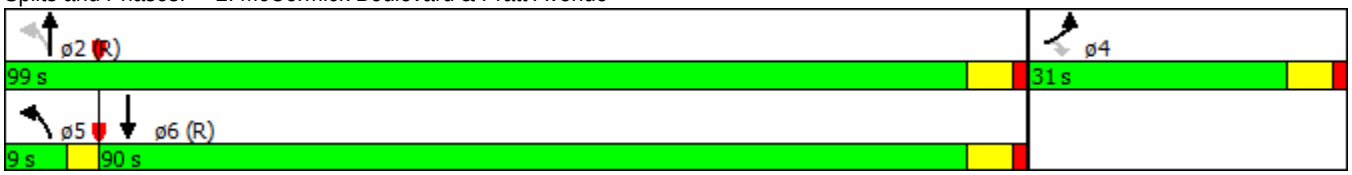
Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

7/28/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	340	330	210	2672	2325	
Starvation Cap Reductn	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.71	0.31	0.24	0.38	0.69	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 14.9		Intersection LOS: B	
Intersection Capacity Utilization 67.3%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/28/2015

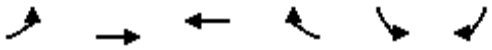
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	4	138	7	9	29	5	12	5	29	11	7	6
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Hourly flow rate (vph)	5	182	9	12	38	7	16	7	38	14	9	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	45			191			252	265	95	208	266	22
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	45			191			252	265	95	208	266	22
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			99			98	99	96	98	99	99
cM capacity (veh/h)	1576			1395			667	636	949	695	635	1056

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	96	100	12	25	19	16	45	32
Volume Left	5	0	12	0	0	16	0	14
Volume Right	0	9	0	0	7	0	38	8
cSH	1576	1700	1395	1700	1700	667	885	738
Volume to Capacity	0.00	0.06	0.01	0.01	0.01	0.02	0.05	0.04
Queue Length 95th (ft)	0	0	1	0	0	2	4	3
Control Delay (s)	0.4	0.0	7.6	0.0	0.0	10.5	9.3	10.1
Lane LOS	A		A			B	A	B
Approach Delay (s)	0.2		1.6			9.6		10.1
Approach LOS						A		B

Intersection Summary				
Average Delay	3.0			
Intersection Capacity Utilization	22.2%	ICU Level of Service		A
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/28/2015



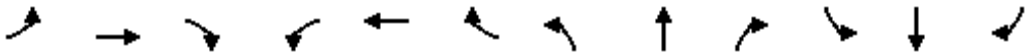
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	18	333	289	11	0	39
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	20	374	325	12	0	44
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	337				746	331
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	337				746	331
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				100	94
cM capacity (veh/h)	1233				378	715

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	394	337	44
Volume Left	20	0	0
Volume Right	0	12	44
cSH	1233	1700	715
Volume to Capacity	0.02	0.20	0.06
Queue Length 95th (ft)	1	0	5
Control Delay (s)	0.6	0.0	10.4
Lane LOS	A		B
Approach Delay (s)	0.6	0.0	10.4
Approach LOS			B

Intersection Summary			
Average Delay	0.9		
Intersection Capacity Utilization	35.5%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/28/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	306	34	47	292	0	9	0	55	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	0	336	37	52	321	0	10	0	60	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					679							
pX, platoon unblocked												
vC, conflicting volume	321			374			779	779	355	840	798	321
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	321			374			779	779	355	840	798	321
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			96			97	100	91	100	100	100
cM capacity (veh/h)	1250			1196			305	315	689	253	307	725

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	374	373	70	0
Volume Left	0	52	10	0
Volume Right	37	0	60	0
cSH	1250	1196	585	1700
Volume to Capacity	0.00	0.04	0.12	0.00
Queue Length 95th (ft)	0	3	10	0
Control Delay (s)	0.0	1.5	12.0	0.0
Lane LOS		A	B	A
Approach Delay (s)	0.0	1.5	12.0	0.0
Approach LOS			B	A

Intersection Summary			
Average Delay	1.7		
Intersection Capacity Utilization	50.0%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/28/2015



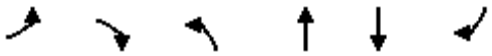
Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	148	5	0	53	21	13
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.73	0.73	0.73	0.73	0.73	0.73
Hourly flow rate (vph)	203	7	0	73	29	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			210		279	206
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			210		279	206
tC, single (s)			4.1		6.6	6.4
tC, 2 stage (s)						
tF (s)			2.2		3.7	3.4
p0 queue free %			100		96	98
cM capacity (veh/h)			1373		667	800

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	210	73	47
Volume Left	0	0	29
Volume Right	7	0	18
cSH	1700	1373	712
Volume to Capacity	0.12	0.00	0.07
Queue Length 95th (ft)	0	0	5
Control Delay (s)	0.0	0.0	10.4
Lane LOS			B
Approach Delay (s)	0.0	0.0	10.4
Approach LOS			B

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	18.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	13	56	33	1194	1143	9
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.999	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1615	1805	3725	3536	0
Flt Permitted	0.950		0.208			
Satd. Flow (perm)	3502	1615	395	3725	3536	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		59			2	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	2%	2%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	59	35	1257	1212	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	8.6	8.6	115.2	113.4	108.0	
Actuated g/C Ratio	0.07	0.07	0.89	0.87	0.83	
v/c Ratio	0.06	0.37	0.08	0.39	0.41	
Control Delay	56.9	20.4	1.6	1.6	4.5	
Queue Delay	0.0	0.0	0.0	0.1	0.0	
Total Delay	56.9	20.4	1.6	1.7	4.5	
LOS	E	C	A	A	A	
Approach Delay	27.4			1.7	4.5	
Approach LOS	C			A	A	
Queue Length 50th (ft)	5	0	3	72	153	
Queue Length 95th (ft)	17	44	m6	79	210	
Internal Link Dist (ft)	258			529	691	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

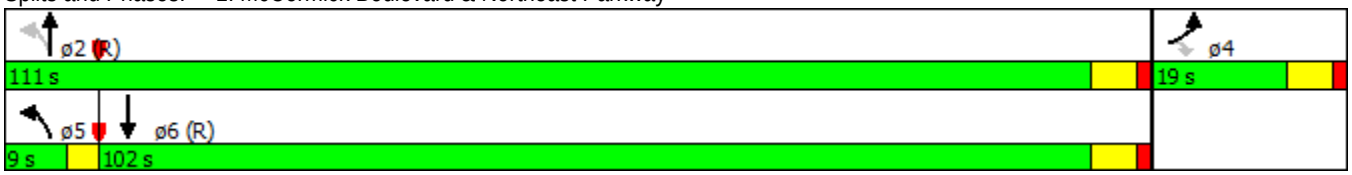
7/28/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	214	415	3249	2938	
Starvation Cap Reductn	0	0	0	465	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.04	0.28	0.08	0.45	0.41	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.41			
Intersection Signal Delay: 3.7		Intersection LOS: A	
Intersection Capacity Utilization 48.5%		ICU Level of Service A	
Analysis Period (min) 15			

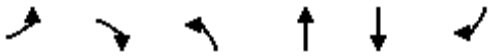
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

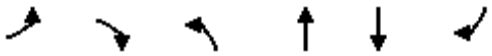
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	152	63	47	1075	1076	123
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.985	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1703	3725	3458	0
Flt Permitted	0.950		0.173			
Satd. Flow (perm)	1805	1615	310	3725	3458	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		28			19	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	6%	1%	2%	0%
Bus Blockages (#/hr)	0	0	0	5	5	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	162	67	50	1144	1276	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	17.8	17.8	103.2	100.2	92.6	
Actuated g/C Ratio	0.14	0.14	0.79	0.77	0.71	
v/c Ratio	0.66	0.27	0.16	0.40	0.52	
Control Delay	65.3	32.8	4.6	5.8	6.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	65.3	32.8	4.6	5.8	6.8	
LOS	E	C	A	A	A	
Approach Delay	55.8			5.7	6.8	
Approach LOS	E			A	A	
Queue Length 50th (ft)	131	30	8	144	107	
Queue Length 95th (ft)	197	71	20	215	131	

Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

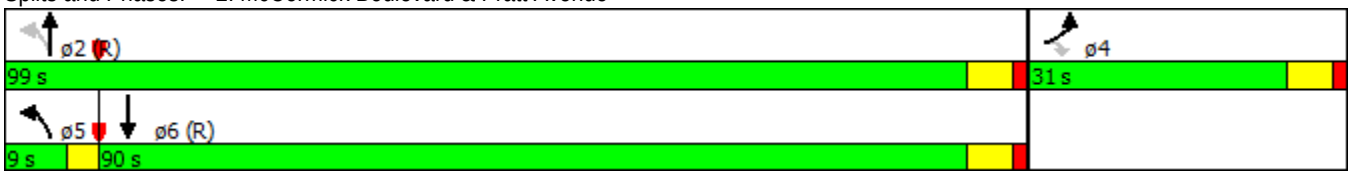
7/28/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	347	333	314	2870	2467	
Starvation Cap Reductn	0	0	0	0	99	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.47	0.20	0.16	0.40	0.54	

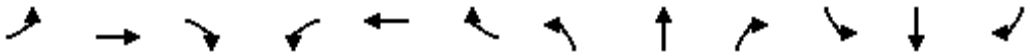
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 10.5		Intersection LOS: B	
Intersection Capacity Utilization 57.5%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/28/2015



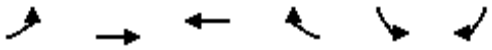
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	54	10	1	35	6	11	7	9	6	2	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	4	66	12	1	43	7	13	9	11	7	2	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	50			78			108	132	39	104	134	25
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	50			78			108	132	39	104	134	25
tC, single (s)	4.1			5.1			7.7	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.7			3.6	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			100			98	99	99	99	100	100
cM capacity (veh/h)	1570			1229			830	760	1031	852	758	1052

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	37	45	1	28	22	13	20	13
Volume Left	4	0	1	0	0	13	0	7
Volume Right	0	12	0	0	7	0	11	4
cSH	1570	1700	1229	1700	1700	830	892	877
Volume to Capacity	0.00	0.03	0.00	0.02	0.01	0.02	0.02	0.02
Queue Length 95th (ft)	0	0	0	0	0	1	2	1
Control Delay (s)	0.7	0.0	7.9	0.0	0.0	9.4	9.1	9.2
Lane LOS	A		A			A	A	A
Approach Delay (s)	0.3		0.2			9.2		9.2
Approach LOS						A		A

Intersection Summary				
Average Delay	2.6			
Intersection Capacity Utilization	16.6%	ICU Level of Service		A
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/28/2015



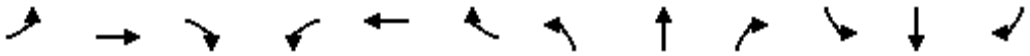
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	19	213	160	8	0	15
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	222	167	8	0	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	175				432	171
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	175				432	171
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	98
cM capacity (veh/h)	1414				576	878

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	242	175	16
Volume Left	20	0	0
Volume Right	0	8	16
cSH	1414	1700	878
Volume to Capacity	0.01	0.10	0.02
Queue Length 95th (ft)	1	0	1
Control Delay (s)	0.7	0.0	9.2
Lane LOS	A		A
Approach Delay (s)	0.7	0.0	9.2
Approach LOS			A

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization		27.8%	ICU Level of Service
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/28/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	217	16	21	156	0	15	0	31	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	1.00
Hourly flow rate (vph)	0	238	18	23	171	0	16	0	34	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					675							
pX, platoon unblocked												
vC, conflicting volume	171			256			465	465	247	499	474	171
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	171			256			465	465	247	499	474	171
tC, single (s)	4.1			4.1			7.1	6.5	6.3	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.4	3.5	4.0	3.3
p0 queue free %	100			98			97	100	96	100	100	100
cM capacity (veh/h)	1418			1292			504	489	782	458	483	877

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	256	195	51	0
Volume Left	0	23	16	0
Volume Right	18	0	34	0
cSH	1418	1292	663	1700
Volume to Capacity	0.00	0.02	0.08	0.00
Queue Length 95th (ft)	0	1	6	0
Control Delay (s)	0.0	1.1	10.9	0.0
Lane LOS		A	B	A
Approach Delay (s)	0.0	1.1	10.9	0.0
Approach LOS			B	A

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	35.1%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/28/2015



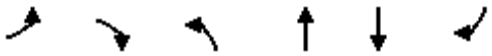
Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	67	1	2	47	2	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	80	1	2	56	2	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			81		141	80
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			81		141	80
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1529		855	985

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	81	58	2
Volume Left	0	2	2
Volume Right	1	0	0
cSH	1700	1529	855
Volume to Capacity	0.05	0.00	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.3	9.2
Lane LOS		A	A
Approach Delay (s)	0.0	0.3	9.2
Approach LOS			A

Intersection Summary			
Average Delay		0.3	
Intersection Capacity Utilization		14.1%	ICU Level of Service A
Analysis Period (min)		15	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	68	105	95	1189	864	77
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.988	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1538	1805	3689	3381	0
Flt Permitted	0.950		0.252			
Satd. Flow (perm)	3502	1538	479	3689	3381	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		114			20	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	5%	0%	3%	6%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	74	114	103	1292	1023	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	9.6	9.6	111.4	108.4	99.0	
Actuated g/C Ratio	0.07	0.07	0.86	0.83	0.76	
v/c Ratio	0.29	0.52	0.22	0.42	0.40	
Control Delay	59.2	18.5	2.2	1.9	5.8	
Queue Delay	0.0	0.0	0.0	0.1	0.0	
Total Delay	59.2	18.5	2.2	2.0	5.8	
LOS	E	B	A	A	A	
Approach Delay	34.5			2.0	5.8	
Approach LOS	C			A	A	
Queue Length 50th (ft)	30	0	9	58	128	
Queue Length 95th (ft)	55	57	14	65	179	
Internal Link Dist (ft)	258			529	691	

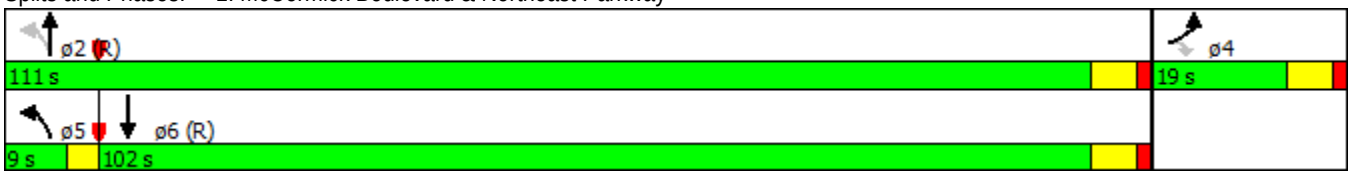
Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

7/29/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	256	475	3074	2580	
Starvation Cap Reductn	0	0	0	398	0	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.21	0.45	0.22	0.48	0.40	

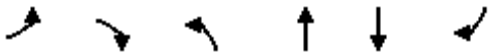
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay: 5.8		Intersection LOS: A	
Intersection Capacity Utilization 51.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

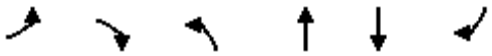
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	121	48	106	1163	850	119
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.982	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1736	3623	3265	0
Flt Permitted	0.950		0.239			
Satd. Flow (perm)	1805	1615	437	3623	3265	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		27			24	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	4%	3%	7%	4%
Bus Blockages (#/hr)	0	0	0	9	9	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	129	51	113	1237	1031	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	15.5	15.5	105.5	102.5	92.2	
Actuated g/C Ratio	0.12	0.12	0.81	0.79	0.71	
v/c Ratio	0.60	0.24	0.26	0.43	0.44	
Control Delay	65.4	30.3	4.4	5.3	6.2	
Queue Delay	0.0	0.0	0.0	0.0	0.1	
Total Delay	65.4	30.3	4.4	5.3	6.2	
LOS	E	C	A	A	A	
Approach Delay	55.5			5.2	6.2	
Approach LOS	E			A	A	
Queue Length 50th (ft)	105	18	16	147	89	
Queue Length 95th (ft)	165	56	34	221	121	

Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

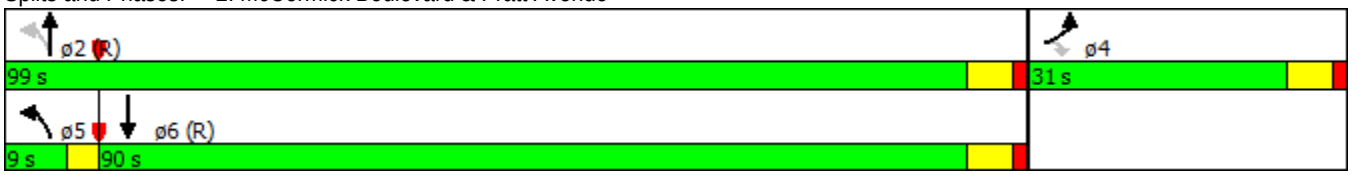
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	347	332	427	2856	2322	
Starvation Cap Reductn	0	0	0	0	247	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.37	0.15	0.26	0.43	0.50	

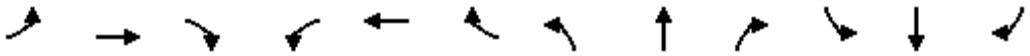
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.60			
Intersection Signal Delay: 9.2		Intersection LOS: A	
Intersection Capacity Utilization 53.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/30/2015



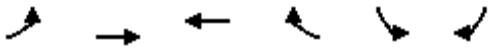
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	62	13	65	96	11	9	4	108	3	4	4
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	65	14	68	101	12	9	4	114	3	4	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	113			79			272	328	39	398	329	56
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	113			79			272	328	39	398	329	56
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			96			99	99	89	99	99	100
cM capacity (veh/h)	1489			1532			634	566	1030	461	566	1005

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	36	46	68	67	45	9	118	12
Volume Left	3	0	68	0	0	9	0	3
Volume Right	0	14	0	0	12	0	114	4
cSH	1489	1700	1532	1700	1700	634	1001	627
Volume to Capacity	0.00	0.03	0.04	0.04	0.03	0.01	0.12	0.02
Queue Length 95th (ft)	0	0	4	0	0	1	10	1
Control Delay (s)	0.7	0.0	7.5	0.0	0.0	10.8	9.1	10.9
Lane LOS	A		A			B	A	B
Approach Delay (s)	0.3		2.8			9.2		10.9
Approach LOS						A		B

Intersection Summary				
Average Delay	4.6			
Intersection Capacity Utilization	23.8%	ICU Level of Service		A
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/30/2015



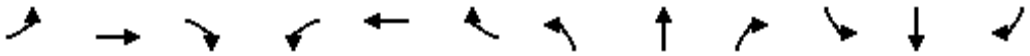
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	38	167	150	73	0	16
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Hourly flow rate (vph)	43	190	170	83	0	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	253				488	212
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	253				488	212
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				100	98
cM capacity (veh/h)	1324				525	833

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	233	253	18
Volume Left	43	0	0
Volume Right	0	83	18
cSH	1324	1700	833
Volume to Capacity	0.03	0.15	0.02
Queue Length 95th (ft)	3	0	2
Control Delay (s)	1.7	0.0	9.4
Lane LOS	A		A
Approach Delay (s)	1.7	0.0	9.4
Approach LOS			A

Intersection Summary			
Average Delay	1.1		
Intersection Capacity Utilization	29.9%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/30/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	174	14	7	150	1	23	0	21	1	0	2
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	3	181	15	7	156	1	24	0	22	1	0	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					669							
pX, platoon unblocked												
vC, conflicting volume	157			196			368	367	189	388	373	157
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	157			196			368	367	189	388	373	157
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			99			96	100	97	100	100	100
cM capacity (veh/h)	1435			1389			578	561	859	557	556	894

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	199	165	46	3
Volume Left	3	7	24	1
Volume Right	15	1	22	2
cSH	1435	1389	685	744
Volume to Capacity	0.00	0.01	0.07	0.00
Queue Length 95th (ft)	0	0	5	0
Control Delay (s)	0.1	0.4	10.6	9.9
Lane LOS	A	A	B	A
Approach Delay (s)	0.1	0.4	10.6	9.9
Approach LOS			B	A

Intersection Summary				
Average Delay	1.5			
Intersection Capacity Utilization	22.7%	ICU Level of Service	A	
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/30/2015



Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	60	10	8	73	2	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	83	14	11	101	3	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			97		214	90
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			97		214	90
tC, single (s)			4.1		6.4	7.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	4.2
p0 queue free %			99		100	100
cM capacity (veh/h)			1509		773	754

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	97	112	4
Volume Left	0	11	3
Volume Right	14	0	1
cSH	1700	1509	767
Volume to Capacity	0.06	0.01	0.01
Queue Length 95th (ft)	0	1	0
Control Delay (s)	0.0	0.8	9.7
Lane LOS		A	A
Approach Delay (s)	0.0	0.8	9.7
Approach LOS			A

Intersection Summary			
Average Delay		0.6	
Intersection Capacity Utilization		20.5%	ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
7: Westerly Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	60	1	7	80	1	7
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	63	1	7	84	1	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			64		163	64
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			64		163	64
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	99
cM capacity (veh/h)			1551		829	1006

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	64	92	8
Volume Left	0	7	1
Volume Right	1	0	7
cSH	1700	1551	980
Volume to Capacity	0.04	0.00	0.01
Queue Length 95th (ft)	0	0	1
Control Delay (s)	0.0	0.6	8.7
Lane LOS		A	A
Approach Delay (s)	0.0	0.6	8.7
Approach LOS			A

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization	20.0%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
8: Middle Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	67	0	8	87	0	8
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	71	0	8	92	0	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			71		179	71
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			71		179	71
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1543		811	998

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	71	100	8
Volume Left	0	8	0
Volume Right	0	0	8
cSH	1700	1543	998
Volume to Capacity	0.04	0.01	0.01
Queue Length 95th (ft)	0	0	1
Control Delay (s)	0.0	0.7	8.6
Lane LOS		A	A
Approach Delay (s)	0.0	0.7	8.6
Approach LOS			A

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization		21.2%	ICU Level of Service
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
9: Easterly Access Drive & Northeast Parkway

7/30/2015



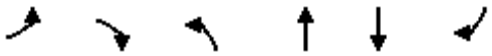
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	75	0	14	95	0	3
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	79	0	15	100	0	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)				706		
pX, platoon unblocked						
vC, conflicting volume			79		208	79
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			79		208	79
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	100
cM capacity (veh/h)			1532		777	987

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	79	115	3
Volume Left	0	15	0
Volume Right	0	0	3
cSH	1700	1532	987
Volume to Capacity	0.05	0.01	0.00
Queue Length 95th (ft)	0	1	0
Control Delay (s)	0.0	1.0	8.7
Lane LOS		A	A
Approach Delay (s)	0.0	1.0	8.7
Approach LOS			A

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization		22.4%	ICU Level of Service A
Analysis Period (min)		15	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	163	260	69	1241	1473	121
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.989	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1615	1805	3689	3503	0
Flt Permitted	0.950		0.106			
Satd. Flow (perm)	3502	1615	201	3689	3503	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		128			18	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	0%	0%	3%	2%	1%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	170	271	72	1293	1660	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	13.0	13.0	108.0	105.0	97.8	
Actuated g/C Ratio	0.10	0.10	0.83	0.81	0.75	
v/c Ratio	0.49	0.98	0.30	0.43	0.63	
Control Delay	60.5	80.5	5.8	3.5	9.1	
Queue Delay	0.0	5.3	0.0	0.1	0.1	
Total Delay	60.5	85.8	5.8	3.6	9.2	
LOS	E	F	A	A	A	
Approach Delay	76.0			3.7	9.2	
Approach LOS	E			A	A	
Queue Length 50th (ft)	71	126	10	113	318	
Queue Length 95th (ft)	109	#309	m13	121	380	
Internal Link Dist (ft)	258			529	691	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

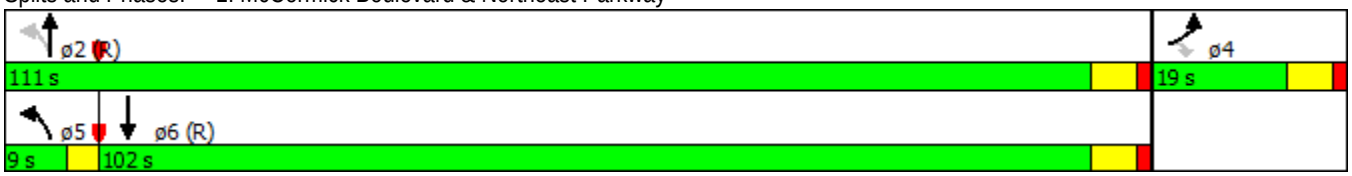
7/29/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	276	241	2979	2639	
Starvation Cap Reductn	0	0	0	430	0	
Spillback Cap Reductn	0	6	0	0	184	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.49	1.00	0.30	0.51	0.68	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.98			
Intersection Signal Delay: 15.5		Intersection LOS: B	
Intersection Capacity Utilization 70.7%		ICU Level of Service C	
Analysis Period (min) 15			

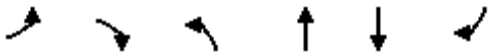
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	242	106	150	1068	1456	277
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.976	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1599	1736	3623	3396	0
Flt Permitted	0.950		0.063			
Satd. Flow (perm)	1770	1599	115	3623	3396	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		30			34	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	2%	1%	4%	3%	2%	0%
Bus Blockages (#/hr)	0	0	0	9	10	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	247	108	153	1090	1769	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	22.5	22.5	98.5	95.5	84.5	
Actuated g/C Ratio	0.17	0.17	0.76	0.73	0.65	
v/c Ratio	0.81	0.36	0.82	0.41	0.80	
Control Delay	71.7	36.7	53.7	7.3	14.1	
Queue Delay	0.0	0.0	0.0	0.0	0.1	
Total Delay	71.7	36.7	53.7	7.3	14.2	
LOS	E	D	D	A	B	
Approach Delay	61.0			13.0	14.2	
Approach LOS	E			B	B	
Queue Length 50th (ft)	199	57	58	172	533	
Queue Length 95th (ft)	#300	113	#128	213	m471	

Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

7/29/2015

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	340	331	186	2661	2220	
Starvation Cap Reductn	0	0	0	0	32	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.73	0.33	0.82	0.41	0.81	

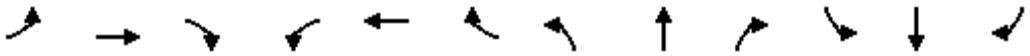
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 18.7		Intersection LOS: B	
Intersection Capacity Utilization 84.1%		ICU Level of Service E	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/30/2015



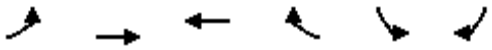
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	4	171	20	119	66	5	21	5	241	11	7	6
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	180	21	125	69	5	22	5	254	12	7	6
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	75			201			494	524	101	677	532	37
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	75			201			494	524	101	677	532	37
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			91			95	99	73	95	98	99
cM capacity (veh/h)	1537			1383			421	418	942	230	414	1033

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	94	111	125	46	28	22	259	25
Volume Left	4	0	125	0	0	22	0	12
Volume Right	0	21	0	0	5	0	254	6
cSH	1537	1700	1383	1700	1700	421	918	340
Volume to Capacity	0.00	0.07	0.09	0.03	0.02	0.05	0.28	0.07
Queue Length 95th (ft)	0	0	7	0	0	4	29	6
Control Delay (s)	0.3	0.0	7.9	0.0	0.0	14.0	10.5	16.4
Lane LOS	A		A			B	B	C
Approach Delay (s)	0.2		4.9			10.7		16.4
Approach LOS						B		C

Intersection Summary				
Average Delay	6.3			
Intersection Capacity Utilization	37.3%	ICU Level of Service		A
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/30/2015



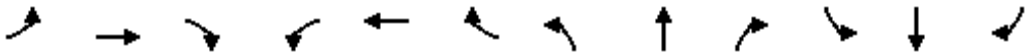
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	46	345	300	129	0	58
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	52	388	337	145	0	65
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	482				901	410
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	482				901	410
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	95				100	90
cM capacity (veh/h)	1091				297	646

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	439	482	65
Volume Left	52	0	0
Volume Right	0	145	65
cSH	1091	1700	646
Volume to Capacity	0.05	0.28	0.10
Queue Length 95th (ft)	4	0	8
Control Delay (s)	1.5	0.0	11.2
Lane LOS	A		B
Approach Delay (s)	1.5	0.0	11.2
Approach LOS			B

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	51.0%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/30/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	4	330	35	48	301	2	9	0	57	2	0	4
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	4	363	38	53	331	2	10	0	63	2	0	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					679							
pX, platoon unblocked												
vC, conflicting volume	333			401			832	829	382	891	847	332
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	333			401			832	829	382	891	847	332
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			95			96	100	91	99	100	99
cM capacity (veh/h)	1238			1169			278	293	665	232	286	714

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	405	386	73	7
Volume Left	4	53	10	2
Volume Right	38	2	63	4
cSH	1238	1169	559	421
Volume to Capacity	0.00	0.05	0.13	0.02
Queue Length 95th (ft)	0	4	11	1
Control Delay (s)	0.1	1.5	12.4	13.7
Lane LOS	A	A	B	B
Approach Delay (s)	0.1	1.5	12.4	13.7
Approach LOS			B	B

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	52.7%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/30/2015



Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	164	5	0	66	22	13
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.73	0.73	0.73	0.73	0.73	0.73
Hourly flow rate (vph)	225	7	0	90	30	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			232		318	228
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			232		318	228
tC, single (s)			4.1		6.6	6.4
tC, 2 stage (s)						
tF (s)			2.2		3.7	3.4
p0 queue free %			100		95	98
cM capacity (veh/h)			1348		632	778

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	232	90	48
Volume Left	0	0	30
Volume Right	7	0	18
cSH	1700	1348	679
Volume to Capacity	0.14	0.00	0.07
Queue Length 95th (ft)	0	0	6
Control Delay (s)	0.0	0.0	10.7
Lane LOS			B
Approach Delay (s)	0.0	0.0	10.7
Approach LOS			B

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	18.9%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
7: Westerly Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	176	1	11	65	1	9
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	185	1	12	68	1	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			186		277	186
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			186		277	186
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1400		711	862

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	186	80	11
Volume Left	0	12	1
Volume Right	1	0	9
cSH	1700	1400	844
Volume to Capacity	0.11	0.01	0.01
Queue Length 95th (ft)	0	1	1
Control Delay (s)	0.0	1.2	9.3
Lane LOS		A	A
Approach Delay (s)	0.0	1.2	9.3
Approach LOS			A

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization		22.8%	ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
8: Middle Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	185	0	11	76	0	9
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	195	0	12	80	0	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			195		298	195
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			195		298	195
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1390		692	852

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	195	92	9
Volume Left	0	12	0
Volume Right	0	0	9
cSH	1700	1390	852
Volume to Capacity	0.11	0.01	0.01
Queue Length 95th (ft)	0	1	1
Control Delay (s)	0.0	1.0	9.3
Lane LOS		A	A
Approach Delay (s)	0.0	1.0	9.3
Approach LOS			A

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	23.3%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
9: Easterly Access Drive & Northeast Parkway

7/30/2015



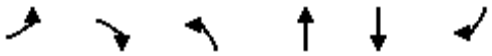
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	183	1	13	80	1	12
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	193	1	14	84	1	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)				696		
pX, platoon unblocked						
vC, conflicting volume			194		305	193
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			194		305	193
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1392		685	853

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	194	98	14
Volume Left	0	14	1
Volume Right	1	0	13
cSH	1700	1392	838
Volume to Capacity	0.11	0.01	0.02
Queue Length 95th (ft)	0	1	1
Control Delay (s)	0.0	1.1	9.4
Lane LOS		A	A
Approach Delay (s)	0.0	1.1	9.4
Approach LOS			A

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization		25.2%	ICU Level of Service
Analysis Period (min)		15	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

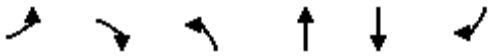
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	155	207	81	1223	1171	124
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	100	0	300			0
Storage Lanes	1	1	1			0
Taper Length (ft)	80		155			
Lane Util. Factor	0.97	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.986	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	3502	1615	1805	3725	3496	0
Flt Permitted	0.950		0.162			
Satd. Flow (perm)	3502	1615	308	3725	3496	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		177			24	
Link Speed (mph)	30			40	40	
Link Distance (ft)	338			609	771	
Travel Time (s)	7.7			10.4	13.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	2%	2%	0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	163	218	85	1287	1364	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	19.0	19.0	9.0	110.0	101.0	
Total Split (s)	19.0	19.0	9.0	111.0	102.0	
Total Split (%)	14.6%	14.6%	6.9%	85.4%	78.5%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	11.7	11.7	109.3	106.3	97.2	
Actuated g/C Ratio	0.09	0.09	0.84	0.82	0.75	
v/c Ratio	0.52	0.71	0.26	0.42	0.52	
Control Delay	62.3	27.0	3.5	2.5	7.6	
Queue Delay	0.0	0.1	0.0	0.1	0.0	
Total Delay	62.3	27.1	3.5	2.6	7.6	
LOS	E	C	A	A	A	
Approach Delay	42.2			2.6	7.6	
Approach LOS	D			A	A	
Queue Length 50th (ft)	68	33	9	74	222	
Queue Length 95th (ft)	105	119	14	80	269	
Internal Link Dist (ft)	258			529	691	

Lanes, Volumes, Timings
1: McCormick Boulevard & Northeast Parkway

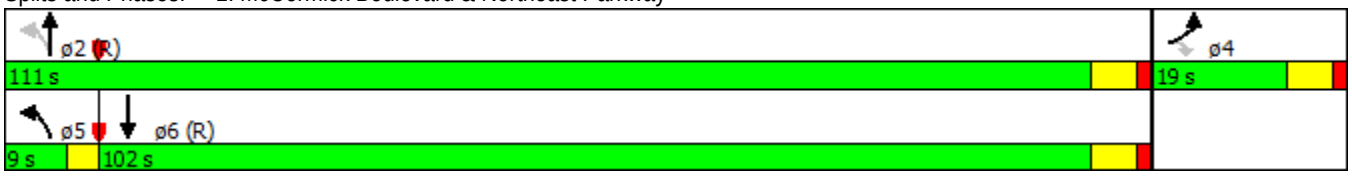
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Turn Bay Length (ft)	100		300			
Base Capacity (vph)	350	320	329	3045	2620	
Starvation Cap Reductn	0	0	0	395	0	
Spillback Cap Reductn	0	2	0	0	40	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.47	0.69	0.26	0.49	0.53	

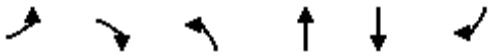
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.71			
Intersection Signal Delay: 9.6		Intersection LOS: A	
Intersection Capacity Utilization 60.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: McCormick Boulevard & Northeast Parkway



Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

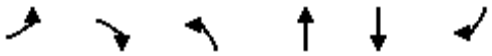
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	157	67	155	1147	1228	150
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Storage Length (ft)	0	25	150			0
Storage Lanes	1	1	1			0
Taper Length (ft)	25		140			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.850			0.984	
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1703	3725	3455	0
Flt Permitted	0.950		0.124			
Satd. Flow (perm)	1805	1615	222	3725	3455	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		29			20	
Link Speed (mph)	30			40	40	
Link Distance (ft)	307			646	609	
Travel Time (s)	7.0			11.0	10.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	6%	1%	2%	0%
Bus Blockages (#/hr)	0	0	0	5	5	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	167	71	165	1220	1466	0
Turn Type	Prot	Perm	pm+pt	NA	NA	
Protected Phases	4		5	2	6	
Permitted Phases		4	2			
Detector Phase	4	4	5	2	6	
Switch Phase						
Minimum Initial (s)	8.0	8.0	3.0	15.0	15.0	
Minimum Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (s)	31.0	31.0	9.0	99.0	90.0	
Total Split (%)	23.8%	23.8%	6.9%	76.2%	69.2%	
Yellow Time (s)	4.5	4.5	3.0	4.5	4.5	
All-Red Time (s)	1.5	1.5	0.0	1.5	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	3.0	6.0	6.0	
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Recall Mode	None	None	None	C-Max	C-Max	
Act Effct Green (s)	18.2	18.2	102.8	99.8	88.6	
Actuated g/C Ratio	0.14	0.14	0.79	0.77	0.68	
v/c Ratio	0.66	0.28	0.61	0.43	0.62	
Control Delay	65.2	32.9	15.7	6.1	8.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	65.2	32.9	15.7	6.1	8.9	
LOS	E	C	B	A	A	
Approach Delay	55.6			7.3	8.9	
Approach LOS	E			A	A	
Queue Length 50th (ft)	135	32	27	160	153	
Queue Length 95th (ft)	202	75	#83	239	191	

Lanes, Volumes, Timings
2: McCormick Boulevard & Pratt Avenue

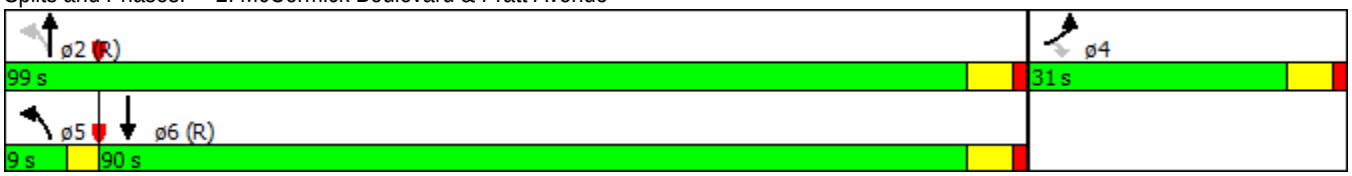
7/29/2015



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Internal Link Dist (ft)	227			566	529	
Turn Bay Length (ft)		25	150			
Base Capacity (vph)	347	334	269	2860	2360	
Starvation Cap Reductn	0	0	0	0	39	
Spillback Cap Reductn	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	
Reduced v/c Ratio	0.48	0.21	0.61	0.43	0.63	

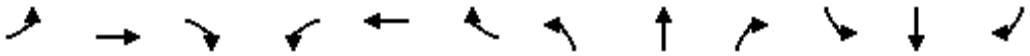
Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 11.8		Intersection LOS: B	
Intersection Capacity Utilization 69.3%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: McCormick Boulevard & Pratt Avenue



HCM Unsignalized Intersection Capacity Analysis
3: Retail Access Drive/Grossinger Access Drive & Northeast Parkway

7/30/2015



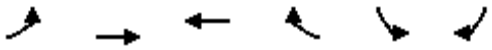
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	96	24	121	79	5	21	7	260	6	2	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	101	25	127	83	5	22	7	274	6	2	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					338							
pX, platoon unblocked												
vC, conflicting volume	88			126			421	463	63	675	473	44
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	88			126			421	463	63	675	473	44
tC, single (s)	4.1			5.1			7.7	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.7			3.6	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			89			95	98	72	97	100	100
cM capacity (veh/h)	1520			1169			453	444	995	225	438	1023

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1
Volume Total	54	76	127	55	33	22	281	12
Volume Left	3	0	127	0	0	22	0	6
Volume Right	0	25	0	0	5	0	274	3
cSH	1520	1700	1169	1700	1700	453	963	322
Volume to Capacity	0.00	0.04	0.11	0.03	0.02	0.05	0.29	0.04
Queue Length 95th (ft)	0	0	9	0	0	4	30	3
Control Delay (s)	0.4	0.0	8.5	0.0	0.0	13.4	10.3	16.6
Lane LOS	A		A			B	B	C
Approach Delay (s)	0.2		5.0			10.5		16.6
Approach LOS						B		C

Intersection Summary				
Average Delay	6.8			
Intersection Capacity Utilization	36.5%	ICU Level of Service	A	
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
4: Pratt Avenue & Retail Access Drive

7/30/2015



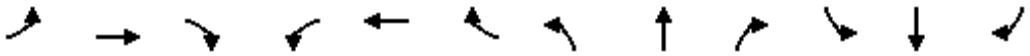
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	49	222	168	135	0	36
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	51	231	175	141	0	38
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)			307			
pX, platoon unblocked						
vC, conflicting volume	316				579	245
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	316				579	245
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	96				100	95
cM capacity (veh/h)	1256				461	798

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	282	316	38
Volume Left	51	0	0
Volume Right	0	141	38
cSH	1256	1700	798
Volume to Capacity	0.04	0.19	0.05
Queue Length 95th (ft)	3	0	4
Control Delay (s)	1.8	0.0	9.7
Lane LOS	A		A
Approach Delay (s)	1.8	0.0	9.7
Approach LOS			A

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	38.1%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
5: Kimball Avenue/Access Drive & Pratt Avenue

7/30/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	6	230	16	22	175	3	15	0	32	2	0	5
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	1.00
Hourly flow rate (vph)	7	253	18	24	192	3	16	0	35	2	0	5
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)					675							
pX, platoon unblocked												
vC, conflicting volume	196			270			522	519	262	552	526	194
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	196			270			522	519	262	552	526	194
tC, single (s)	4.1			4.1			7.1	6.5	6.3	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.4	3.5	4.0	3.3
p0 queue free %	100			98			96	100	95	99	100	99
cM capacity (veh/h)	1389			1276			457	453	767	419	449	853

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	277	220	52	7
Volume Left	7	24	16	2
Volume Right	18	3	35	5
cSH	1389	1276	631	648
Volume to Capacity	0.00	0.02	0.08	0.01
Queue Length 95th (ft)	0	1	7	1
Control Delay (s)	0.2	1.0	11.2	10.6
Lane LOS	A	A	B	B
Approach Delay (s)	0.2	1.0	11.2	10.6
Approach LOS			B	B

Intersection Summary				
Average Delay	1.7			
Intersection Capacity Utilization	31.2%	ICU Level of Service	A	
Analysis Period (min)	15			

HCM Unsignalized Intersection Capacity Analysis
6: Central Park Avenue & Northeast Parkway

7/30/2015



Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	78	1	2	54	2	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	93	1	2	64	2	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			94		162	93
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			94		162	93
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1513		832	969

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	94	67	2
Volume Left	0	2	2
Volume Right	1	0	0
cSH	1700	1513	832
Volume to Capacity	0.06	0.00	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.3	9.3
Lane LOS		A	A
Approach Delay (s)	0.0	0.3	9.3
Approach LOS			A

Intersection Summary			
Average Delay		0.2	
Intersection Capacity Utilization		14.5%	ICU Level of Service
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
7: Westerly Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	76	2	14	55	1	12
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	80	2	15	58	1	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			82		168	81
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			82		168	81
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1528		819	984

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	82	73	14
Volume Left	0	15	1
Volume Right	2	0	13
cSH	1700	1528	969
Volume to Capacity	0.05	0.01	0.01
Queue Length 95th (ft)	0	1	1
Control Delay (s)	0.0	1.6	8.8
Lane LOS		A	A
Approach Delay (s)	0.0	1.6	8.8
Approach LOS			A

Intersection Summary			
Average Delay		1.4	
Intersection Capacity Utilization		20.3%	ICU Level of Service A
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
8: Middle Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	88	0	14	69	0	12
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	93	0	15	73	0	13
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			93		195	93
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			93		195	93
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	99
cM capacity (veh/h)			1515		791	970

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	93	87	13
Volume Left	0	15	0
Volume Right	0	0	13
cSH	1700	1515	970
Volume to Capacity	0.05	0.01	0.01
Queue Length 95th (ft)	0	1	1
Control Delay (s)	0.0	1.3	8.8
Lane LOS		A	A
Approach Delay (s)	0.0	1.3	8.8
Approach LOS			A

Intersection Summary			
Average Delay		1.2	
Intersection Capacity Utilization		21.1%	ICU Level of Service
Analysis Period (min)		15	

HCM Unsignalized Intersection Capacity Analysis
9: Easterly Access Drive & Northeast Parkway

7/30/2015



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	106	1	15	88	1	17
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	112	1	16	93	1	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)				696		
pX, platoon unblocked						
vC, conflicting volume			113		236	112
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			113		236	112
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	98
cM capacity (veh/h)			1489		748	946

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	113	108	19
Volume Left	0	16	1
Volume Right	1	0	18
cSH	1700	1489	933
Volume to Capacity	0.07	0.01	0.02
Queue Length 95th (ft)	0	1	2
Control Delay (s)	0.0	1.2	8.9
Lane LOS		A	A
Approach Delay (s)	0.0	1.2	8.9
Approach LOS			A

Intersection Summary			
Average Delay		1.2	
Intersection Capacity Utilization		22.1%	ICU Level of Service A
Analysis Period (min)		15	

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

PLAT of SURVEY

JAMES, SCHAEFFER & SCHIMMING, INC.
Land Surveyors
2300 N. Barrington Road - Suite 140 - Hoffman Estates, Illinois 60195-2033 - Phone (847) 885-3322

NORTH

Parcel 1:

of parcel of land in the Northeast ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of a line 40.00 feet North of (and parallel with) the South line of the Northeast ¼ of said Section 35 and the West line of the East 660.00 feet of the North-East ¼ of said Section 35; thence South 88°07'30" West along said line 40.00 feet North of and parallel with the South line of the Northeast ¼ of said Section 35 a distance of 1553.97 feet to a point 400.00 feet East (as measured along said parallel line) of the West line of the North-East ¼ of said Section 35; thence North 01°52'30" West a distance of 617.79 feet; thence North 88°10'45" East along the South line of the North ½ of the South ½ of the Northeast ¼ of said Section 35 a distance of 1553.48 feet to a point on the West line of the East 660.00 feet of the Northeast ¼ of said Section 35; thence South 00°09'41" East along the West line of the East 660.00 feet of the Northeast ¼ of said Section 35 a distance of 616.69 feet to the point of beginning, in Cook County, Illinois. Except therefrom the following described parcel of land: (CONTINUED)

EXCEPTION TO PARCEL 1 (CONTINUED):

that part of the Northeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of said Northeast quarter; thence Westerly on an assumed bearing of South 88 degrees 40 minutes 43 seconds West on the South line of said Northeast quarter 660.83 feet to the West line of the East 660.00 feet of said Northeast quarter; thence North 00 degrees 28 minutes 33 seconds East on said West line 40.04 feet to the North line of the South 40.00 feet of said Northeast quarter and to the point of beginning; thence continuing North 00 degrees 28 minutes 33 seconds East on said West line 25.00 feet to a 78 inch iron with an Allied cap stamped "State of Illinois Division of Highways ROW Corner ELS 2377"; thence South 44 degrees 24 minutes 28 seconds West 28.74 feet to 78 inch iron with an Allied cap stamped "State of Illinois Division of Highways ROW Corner ELS 2377" and to a point on the North line of the South 40.00 feet of said Northeast quarter that is 20.00 feet West of said point of beginning, as measured on said North line; thence North 88 degrees 40 minutes 43 seconds East on said North line 20.00 feet to the point of beginning.

PARCEL 2

A TRACT OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4; RENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 617.79 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.00 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 405.96 FEET, A DISTANCE OF 63.71 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 28.87 FEET, TO ITS INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4, THROUGH A POINT ON SAID SOUTH LINE 33.00 FEET EAST OF THE NORTHEAST 1/4; THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 76.73 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, PARALLEL WITH AND 18 FEET NORTHEASTERLY OF THE CENTER LINE OF THE MAIN TRACK OF THE RAILROAD, A DISTANCE OF 1,000.00 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND CONCENTRIC WITH THE LAST DESCRIBED CURVED LINE, HAVING A RADIUS OF 438.96 FEET, A DISTANCE OF 131.67 FEET (SAID 18 FEET MEASURED ON THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4); THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT LAND FALLING IN PARCEL 1, IN BOW COUNTY, ILLINOIS, AS CREATED BY DEED FROM UNITED INCORPORATED, TO THE PROGRESSIVE INSURANCE COMPANY OF AMERICA, DATED SEPTEMBER 13, 1956 AND RECORDED SEPTEMBER 14, 1956 AS DOCUMENT 16986145, IN COOK COUNTY, ILLINOIS.

PARCEL 3

EASEMENT IN PERPETUITY TO LAY, OPERATE AND MAINTAIN TWO RAILROAD SWITCH TRACKS FOR THE BENEFIT OF A PORTION OF PARCEL 1, ACROSS AND UPON THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 33 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 33 FEET THEREOF AND EXCEPTING THEREFROM THE SOUTH 40 FEET OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 38.15 ACRES OF THE NORTHWEST 1/4 OF SAID SECTION 35, EXCEPT THE SOUTH 40 FEET THEREOF TAKEN FOR PRATT AVENUE, IN COOK COUNTY, ILLINOIS. ALSO A TRACT OF LAND BEING PART OF AND ADJOINING THE NORTH 38.15 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, LYING EAST OF THE EAST OF WAY OF THE JUNCTION RAILROAD, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY A TRUST AGREEMENT DATED NOVEMBER 18, 1958 AND KNOWN AS TRUST NUMBER 17322, TO WILLIAM J. DELBERT DATED JULY 3, 1959 AND RECORDED JULY 7, 1959 AS DOCUMENT NUMBER 17878334, IN COOK COUNTY, ILLINOIS.

PARCEL 4

EASEMENT AND RIGHT OF WAY A PERPETUITY FOR THE MAINTENANCE AND OPERATION OF RAILROAD SIDING TRACKS FOR THE BENEFIT OF A PORTION OF PARCEL 1, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND BEING PART OF THE 18.08 ACRES SOUTH AND ADJOINING THE NORTH 38.15 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35 AND PART OF LOT 1 IN THE SUPERIOR COURT PARTITION OF WE SOUTH 38.15 ACRES OF SAID NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 35 AND SAID POINT BEING 1337 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX SOUTHEASTERLY AND SAID WEST LINE OF NORTH CENTRAL PARK AVENUE, A DISTANCE OF 31.51 FEET; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH AND 18 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 1068.87 FEET; THENCE SOUTHWESTERLY IN A CURVED LINE, CONVEX NORTHWESTERLY, TANGENT TO SAID PARALLEL LINE AND HAVING A RADIUS OF 374.67 FEET, A DISTANCE OF 332.53 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHWESTERLY AND SAID RIGHT OF WAY LINE A DISTANCE OF 54.45 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHWESTERLY AND TANGENT TO THE LAST DESCRIBED CURVED LINE, HAVING A RADIUS OF 393.67 FEET, A DISTANCE OF 350.42 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 152.53 FEET TO THE POINT OF BEGINNING, AS CREATED IN DEED FROM THE TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1945, AND KNOWN AS TRUST NUMBER 20000, TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AND RECORDED JUNE 7, 1946, AS DOCUMENT NUMBER 13810525, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO BELL & HOWELL COMPANY;
BELL & HOWELL DOCUMENT MANAGEMENT PRODUCTS COMPANY
SSC LINCOLNWOOD CENTER, L.L.C.
MORGAN STANLEY DEAN WITTER
ADVISORS TRUST COMPANY
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1,4,7a,7b,8,9,10,11a,11b and 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and NSPS) and in effect on the date of this certification) of an "Urban" Survey.

I also certify that the property described hereon is located in Zone "X" (Unshaded) as said property is scaled and delineated on the federal Flood Insurance Program's Flood Insurance Rate Map Community-Panel No. 170074 0020 B, Effective Date of June 1, 1981.

HOFFMAN ESTATES March 19, A.D. 1998

Douglas E. Rood, Illinois Professional Land Surveyor No. 1920

DOUGLAS E. ROOD 1920 PROFESSIONAL LAND SURVEYOR

Note!

Commitment for Title Insurance provided by Chicago Title Insurance Company under Order No. 1401 007699944 and dated December 3, 1997.

Total number of parking stalls, as painted, total 592 of which 10 are physically challenged parking stalls.

Iron pipes at all property corners

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BASE SCALE: 1 inch = 40 feet
Distances are marked in feet and decimal parts thereof.

ORDERED BY: Mr. Gary Solit
ORDERED FOR: BELL & HOWELL COMPANY
CHECKED BY: D.M.
SURVEYED BY: T.J., T.R. & D.R.
Douglas E. Rood, Illinois Professional Land Surveyor No. 1920

DOUGLAS E. ROOD 1920 PROFESSIONAL LAND SURVEYOR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

ORDER No. 98-1823 "S"

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The S. line of the N. 26.11 acres per Doc. No. 89025194

Chicago & Northwestern Railroad

POINT OF BEGINNING PARCEL 4

Point of Easement to the Village of Lincolnwood for Sewer Main's Doc. No. 95055460 and Doc. No. 95055461 and Document No. 95653456

PARCEL 4
Easement for switch track as granted in deed under Doc. No. 13810525

PART OF PARCEL 3

PARCEL 2

POINT OF BEGINNING PARCEL 2

PARCEL 1

SEE DETAIL OF EASEMENTS BELOW

SUB-STATION (NOT INCLUDED)

1 Story Brick Addition

1 Story Brick Industrial Building

1 Story Brick Building

2 Story Brick Addition

2 Story Brick Building

2 Story Brick Addition

2 Story Brick Building

Asphalt Paved Parking Area

Parcel 1
AREA = 952,352 SQ. FT. OR 21.863 ACRES

Except

Exception

N. 88°10'45" E.
1553.48

S. 88°07'30" W.
1553.97

1936.09

S. 00°09'41" E.
616.69

N. 01°52'30" W.
617.79

N. 88°10'45" E.
1553.48

S. 88°07'30" W.
1513.97

North line of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 35-41-13

South line of the North ½ of the South ½ of the Northeast ¼ of Section 35-41-13

South line of the North ½ of the South ½ of the East ½ of the Northeast ¼ (except the East 660.00 feet) of Section 35-41-13

North line of the South 40 Ft. of the Northeast 1/4 of Section 35-41-13

North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 35-41-13

West line of the South ½ of the South ½ of the Northeast ¼ of Section 35-41-13

East line of the West 33 Ft. of the Northeast 1/4 of Section 35-41-13

NORTH CENTRAL PARK AVENUE

PRATT AVENUE

DRAKE AVE.

ST. LOUIS AVE.

TRUMBULL AVE.

KIMBALL AVE.

McCORMICK ROAD

McCORMICK AVENUE

Chicago & N.W.R.R.

Asphalt Paved Parking Area

Concrete Paved Parking Area

Gravel Parking Area

Asphalt Paved Driveway

Concrete Paved Driveway

Gravel Driveway

Asphalt Paved Walk

Concrete Paved Walk

Concrete Paved Steps

Concrete Paved Ramp

Concrete Paved Loading Dock

Metal-Covered Loading Dock

Overhang Canopy

Concrete Curb

Concrete Curb & Gutter

Concrete Paved Gutter

Asphalt Paved Gutter

Asphalt Paved Curb & Gutter

Concrete Paved Curb & Gutter

Concrete Paved Median

Asphalt Paved Median

Concrete Paved Island

Asphalt Paved Island

Concrete Paved Apron

Asphalt Paved Apron

Concrete Paved Sidewalk

Asphalt Paved Sidewalk

Concrete Paved Pedestrian Island

Asphalt Paved Pedestrian Island

Concrete Paved Pedestrian Crossing

Asphalt Paved Pedestrian Crossing

Concrete Paved Bus Stop

Asphalt Paved Bus Stop

Concrete Paved Bus Pad

Asphalt Paved Bus Pad

Concrete Paved Bus Turnout

Asphalt Paved Bus Turnout

Concrete Paved Bus Shelter

Asphalt Paved Bus Shelter

Concrete Paved Bus Bench

Asphalt Paved Bus Bench

Concrete Paved Bus Sign

Asphalt Paved Bus Sign

PLAT OF SURVEY

JAMES, SCHAEFFER & SCHIMMING, INC.
Land Surveyors
2300 N. Barrington Road- Suite 140- Hoffman Estates, Illinois 60195-2033- Phone (847) 885-3322

Parcel 1:

of parcel of land in the Northeast ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of a line 40.09 feet North of and parallel with the South line of the Northeast ¼ of said Section 35 and the West line of the East 660.00 feet of the Northeast ¼ of said Section 35; thence South 89°07'50" West along said line, 40.09 feet North of and parallel with the South line of the Northeast ¼ of said Section 35, a distance of 1936.97 feet to a point 40.09 feet East of as measured along said parallel line, the 33rd Street East of the West line of the Northeast ¼ of said Section 35; thence North 01°02'50" West a distance of 617.79 feet; thence North 89°07'50" East along the South line of the North ½ of the Northeast ¼ of said Section 35, a distance of 1553.48 feet to a point on the West line of the East 660.00 feet of the Northeast ¼ of said Section 35; thence South 00°09'41" East along the West line of the East 660.00 feet of the Northeast ¼ of said Section 35 a distance of 616.81 feet to the point of beginning, in Cook County, Illinois. (CONTINUED)

EXCEPTION TO PARCEL 1 (CONTINUED):

that part of the Northeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of said Northeast quarter; thence Westerly on an assumed bearing of South 88 degrees 40 minutes 43 seconds West on the South line of said Northeast quarter 660.00 feet to the West line of the East 660.00 feet of said Northeast quarter; thence North 00 degrees 28 minutes 33 seconds East on said West line 40.09 feet to the North line of the South 40.00 feet of said Northeast quarter and to the point of beginning; thence North 00 degrees 28 minutes 33 seconds East on said West line 23.90 feet to a 78 meter with an Allied cap stamped "State of Illinois Division of Highways R.O.W. Corner RLS 2377"; thence South 44 degrees 54 minutes 38 seconds West 28.72 feet to 78 meter with an Allied cap stamped "State of Illinois Division of Highways R.O.W. Corner RLS 2377" and to a point on the North line of the South 40.09 feet of said Northeast quarter that is 20.00 feet West of said point of beginning; thence North 88 degrees 40 minutes 43 seconds East on said North line 20.00 feet to the point of beginning.

PARCEL 2

A PART OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND A LINE DRAWN 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID PARALLEL LINE, 18 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 539.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 1,482.39 FEET AND AN ARC DISTANCE OF 78.48 FEET (CHRD); THENCE CONTINUING SOUTHEASTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 28.87 FEET, TO ITS INTERSECTION WITH A LINE DRAWN 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE, 169.27 FEET TO A POINT 40 FEET EAST OF THE SOUTHWESTERLY CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 19.71 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, PARALLEL WITH AND 18 FEET DISTANT FROM THE LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 24.77 FEET; THENCE NORTHERLY ALONG A CURVE CONVEX EASTERLY HAVING A RADIUS OF 1,464.39 FEET, CONCENTRIC WITH THE LAST DESCRIBED CURVED LINE, HAVING A RADIUS OF 1,428.39 FEET, A DISTANCE OF 73.67 FEET (CHRD) TO A POINT ON THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 594.79 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LAND FALLING IN PARCEL 1) IN BOOK COUNTY, ILLINOIS, AS CREATED BY DEED FROM OTTO ENGINEERING, INC. TO THE PRESIDENT AND TRUSTEES OF THE SANITARY DISTRICT OF CHICAGO, DATED SEPTEMBER 13, 1956, AND RECORDED SEPTEMBER 12, 1956 AS DOCUMENT 16996140, IN COOK COUNTY, ILLINOIS.

PARCEL 3

EASEMENT IN PERPETUITY TO USE, OPERATE AND MAINTAIN TWO RAILROAD SWITCH TRACKS FOR THE BENEFIT OF A PORTION OF PARCEL 1, ACROSS AND UPON THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 33 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 40 FEET THEREOF TAKEN FOR PRATT AVENUE, ALSO THE EAST 33 FEET OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 38.10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN FOR PRATT AVENUE, AND ALSO EXCEPTING THE NORTH 26.51 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, LYING EAST OF THE RIGHT OF WAY OF THE JUNCTION RAILROAD, IN COOK COUNTY, ILLINOIS, AS RECORDED IN DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 17332, TO WILLIAM J. HUBERT DATED JULY 3, 1928 AND RECORDED JULY 3, 1928 AS DOCUMENT NUMBER 10078506, IN COOK COUNTY, ILLINOIS.

PARCEL 4

EASEMENT AND RIGHT OF WAY IN PERPETUITY FOR THE MAINTENANCE AND OPERATION OF AN INDUSTRIAL SWITCH TRACK ON THE SOUTHERLY 24' ± PORTION OF PARCEL 1, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND BEING PART OF THE 19.08 ACRES SOUTH AND ADJOINING THE NORTH 26.51 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, AND PART OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 38.10 ACRES OF SAID NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF NORTH CENTRAL PARK AVENUE, SAID WEST LINE BEING 33 FEET WEST OF (MEASURED) AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 35, SAID POINT BEING 33 FEET NORTH OF (MEASURED) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 35 AND RUNNING; THENCE SOUTH ALONG SAID WEST LINE OF NORTH CENTRAL PARK AVENUE, A DISTANCE OF 24.37 FEET; THENCE WEST ALONG A LINE DRAWN 24 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 108.57 FEET; THENCE SOUTHWESTERLY ON A CURVED LINE, CONVEX NORTHWESTERLY, TANGENT TO SAID PARALLEL LINE AND HAVING A RADIUS OF 274.61 FEET, A DISTANCE OF 133.53 FEET TO THE INTERSECTION WITH A LINE DRAWN 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTHWEST 1/4 AFORESAID; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 54.45 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHWESTERLY, CONCENTRIC WITH THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 220.61 FEET, A DISTANCE OF 107.23 FEET TO A POINT OF TANGENCY WITH A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 150.33 FEET TO THE POINT OF BEGINNING, AS GRANTED IN DEED FROM THE TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1944 AND KNOWN AS TRUST NUMBER 41782, TO SOTTO, INC., DATED MAY 27, 1946, AND RECORDED JUNE 7, 1946, AS DOCUMENT NUMBER 13815220, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }
SS
COUNTY OF COOK }

TO BELL & HOWELL COMPANY,
BELL & HOWELL DOCUMENT MANAGEMENT PRODUCTS COMPANY,
TECHNIVISION CORP., L.L.C.,
LASALLE NATIONAL BANK,
NORTHERN TRUST COMPANY,
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based was made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1,4,7a,7b,8,9,10,11b, and 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

I also certify that the property described hereon is located in Zone "C" Zone "C" being an area of minimal flooding as delineated in the National Flood Insurance Program's Flood Insurance Rate Map Community-Panel No. 170074 0020 B, Effective Date of June 1, 1981.

HOFFMAN ESTATES, March 19, *A.D. 1998*

Douglas C. Reed, Illinois Professional Land Surveyor No. 1920

DOUGLAS C. REED — 1920 — STATE OF ILLINOIS — PROFESSIONAL LAND SURVEYOR

Note!

Commitment for Title Insurance provided by Chicago Title Insurance Company under Order No. 1401 0076599944 and dated December 3, 1981

Total number of parking stalls, as painted, total 592 of which 10 are physically challenged parking stalls.

Iron pipes at all property corners

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BASE SCALE: 1 inch = 40 feet.
Distances are marked to feet and decimal parts thereof.

ORDERED BY: Mr. Gary Salit
ORDERED FOR: BELL & HOWELL COMPANY
CHECKED BY: S.M.
SURVEYED BY: T.K. T.R. & D.R. *Douglas C. Reed, Illinois Professional Land Surveyor No. 1920*

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

ORDER No. 98-1823 "S"

© JAMES, SCHAEFFER & SCHIMMING, INC. 1997 "ALL RIGHTS RESERVED"

The S. line of the N. 26.11 acres per Doc. No. 89025194

Chicago & Northwestern Railroad

PART OF PARCEL 3

POINT OF BEGINNING PARCEL 4

Grant of Easement to the Village of Lincolnwood for 84" Sewer Main Recorded 5/7/54 as Document No. 15901348 and Document No. 15901349

PARCEL 4

Easement for switch track as granted in deed under Doc. No. 13815220

N. CENTRAL PARK AVENUE

PRATT AVENUE

DRAKE AVE.

ST. LOUIS AVE.

TRUMBULL AVE.

KIMBALL AVE.

McCORMICK ROAD

SEE DETAIL OF EASEMENTS BELOW

SUB-STATION (NOT INCLUDED)

1 Story Brick Addition

1 Story Brick Industrial Building

1 Story Brick Building

2 Story Brick Addition

2 Story Brick Building

Parcel 1
AREA = 952,352 SQ. FT. OR 21.863 ACRES

Asphalt Paved Parking Area

Concrete Paved Parking Area

Exception

POINT OF BEGINNING PARCEL 2

PARCEL 2

SUB-STATION

Grant to Comm. Edison Co. and Ill. Bell Tele. Co. Rec. under Doc. No. 19195140, Rec. July 9, 1956

Grant to Comm. Edison Co. and Ill. Bell Tele. Co. Rec. under Doc. No. 19195140; Rec. July 9, 1956 and Doc. No. 50957, page 222-225, for Electric and Telephone Facilities

DETAIL OF EASEMENTS

Legend:

- Sewer Manhole
- C.B. Catch Basin
- D or D Drain
- Water Valve MH.
- Hyd. Hydrant
- W.V./M. Water Valve with Meter
- W.V. Water Valve
- G.V. Gas Valve
- Comm. Edison Co. M.H.
- Elect. Vault Electric Vault MH.
- S.D.D. MH. Sanitary District Electric MH.
- T.S.L. Traffic Signal Light
- T.S. MH. Traffic Signal MH.
- Light Pole
- Y.L. Yard Light
- F.L. Flood Light
- Manhole of unknown type or use
- W.S.P. Wood Service Pole
- D.M. Deadman

616-98 Additions and Revisions for BELL & HOWELL COMPANIES
3-13-98- Survey updated and recertified for BELL & HOWELL COMPANIES
Survey Updated February 1, 1996

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

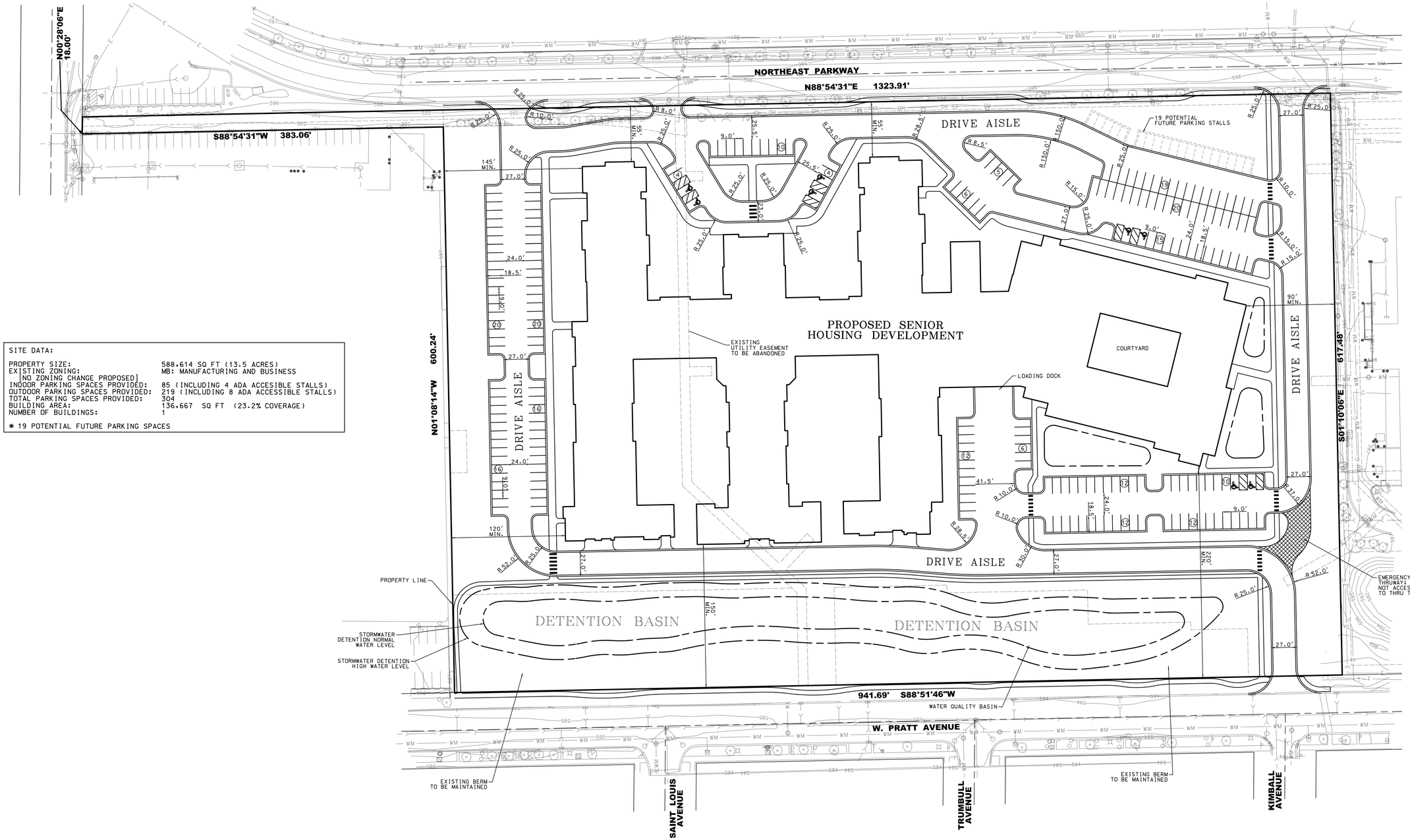
JAMES, SCHAEFFER, & SCHIMMING, INC., hereby certifies that a survey has been made, plant under its direction, of the property described above, and that the plat hereon drawn is a correct representation of said survey.

CHICAGO June 4 A.D. 1986

JAMES, SCHAEFFER & SCHIMMING, INC.

By: [signature] President

SEAL — CORPORATE — ILLINOIS



SITE DATA:

PROPERTY SIZE:	588,614 SQ FT (13.5 ACRES)
EXISTING ZONING:	MB: MANUFACTURING AND BUSINESS
[NO ZONING CHANGE PROPOSED]	
INDOOR PARKING SPACES PROVIDED:	85 (INCLUDING 4 ADA ACCESIBLE STALLS)
OUTDOOR PARKING SPACES PROVIDED:	219 (INCLUDING 8 ADA ACCESSIBLE STALLS)
TOTAL PARKING SPACES PROVIDED:	304
BUILDING AREA:	136,667 SQ FT (23.2% COVERAGE)
NUMBER OF BUILDINGS:	1

* 19 POTENTIAL FUTURE PARKING SPACES

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

SOUTH BAY PARTNERS
5307 E MOCKINGBIRD LANE
SUITE 1010
DALLAS, TX 75206

DATE	DESCRIPTION OF REVISION	BY
9-11-15	REVISED PER UPDATED SITE LAYOUT	KEH
7-29-15	REVISED PER UPDATED SITE LAYOUT	KEH
7-28-15	REVISED PER UPDATED SITE LAYOUT	KEH
7-15-15	REVISED PER UPDATED SITE LAYOUT	KEH
7-10-15	REVISED PER UPDATED SITE LAYOUT	KEH

DESIGNED	KEH
DRAWN	KEH
APPROVED	DAS
DATE	6-9-15
SCALE	1" = 50'

CONCEPT SITE PLAN
SENIOR HOUSING DEVELOPMENT
LINCOLNWOOD, ILLINOIS

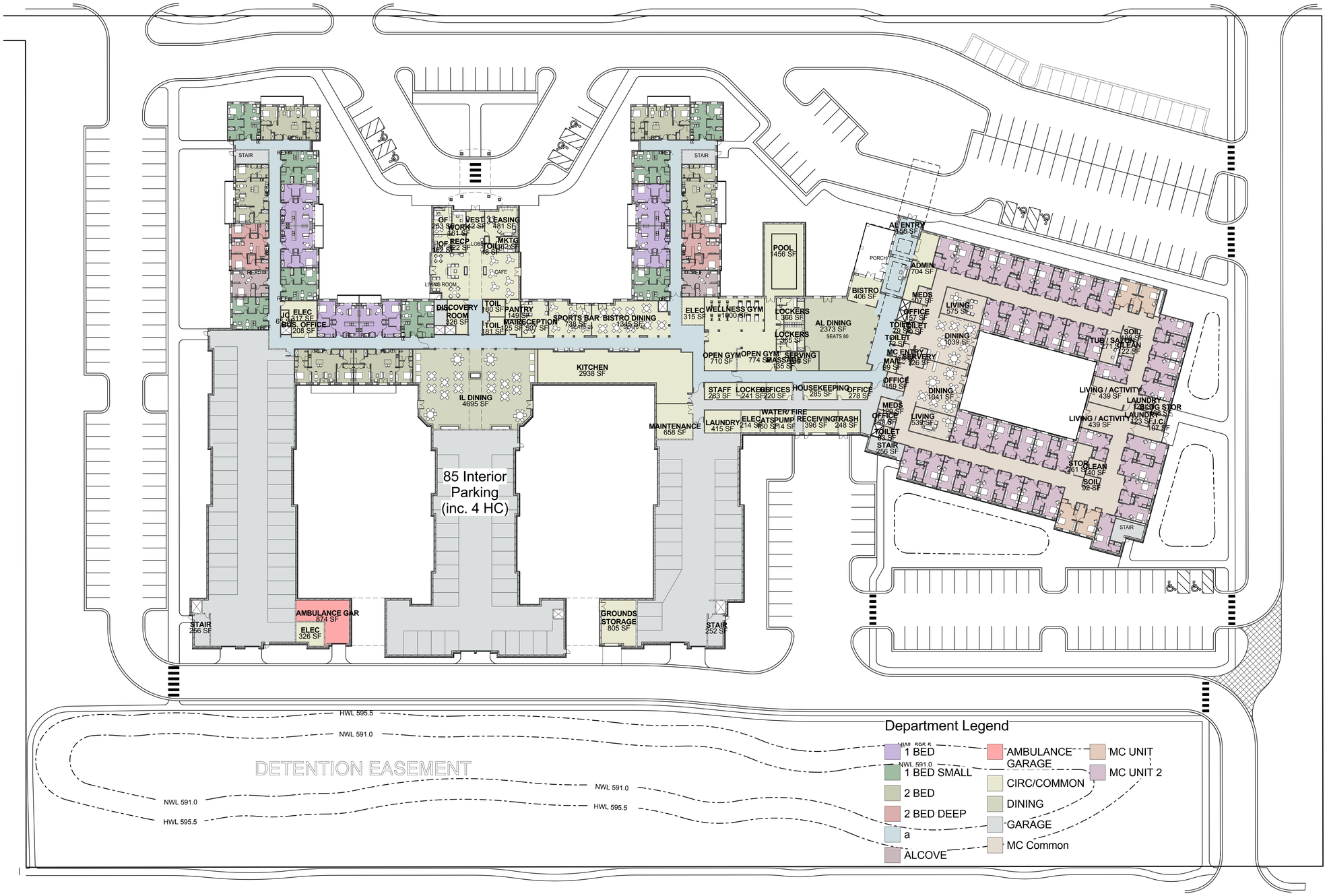
SHEET 1 OF 1

PROJECT NUMBER: 2676

© MACKIE CONSULTANTS LLC, 2015

ILLINOIS FIRM LICENSE 184-002694

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1 FIRST FLOOR PLAN
1" = 30'-0"

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD LTD.

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

358 West Ontario Street
Chicago, Illinois 60654

312.664.7557 Tel
312.664.7558 Fax

Project Status 06/08/15

Revisions:

No.	Date	Description

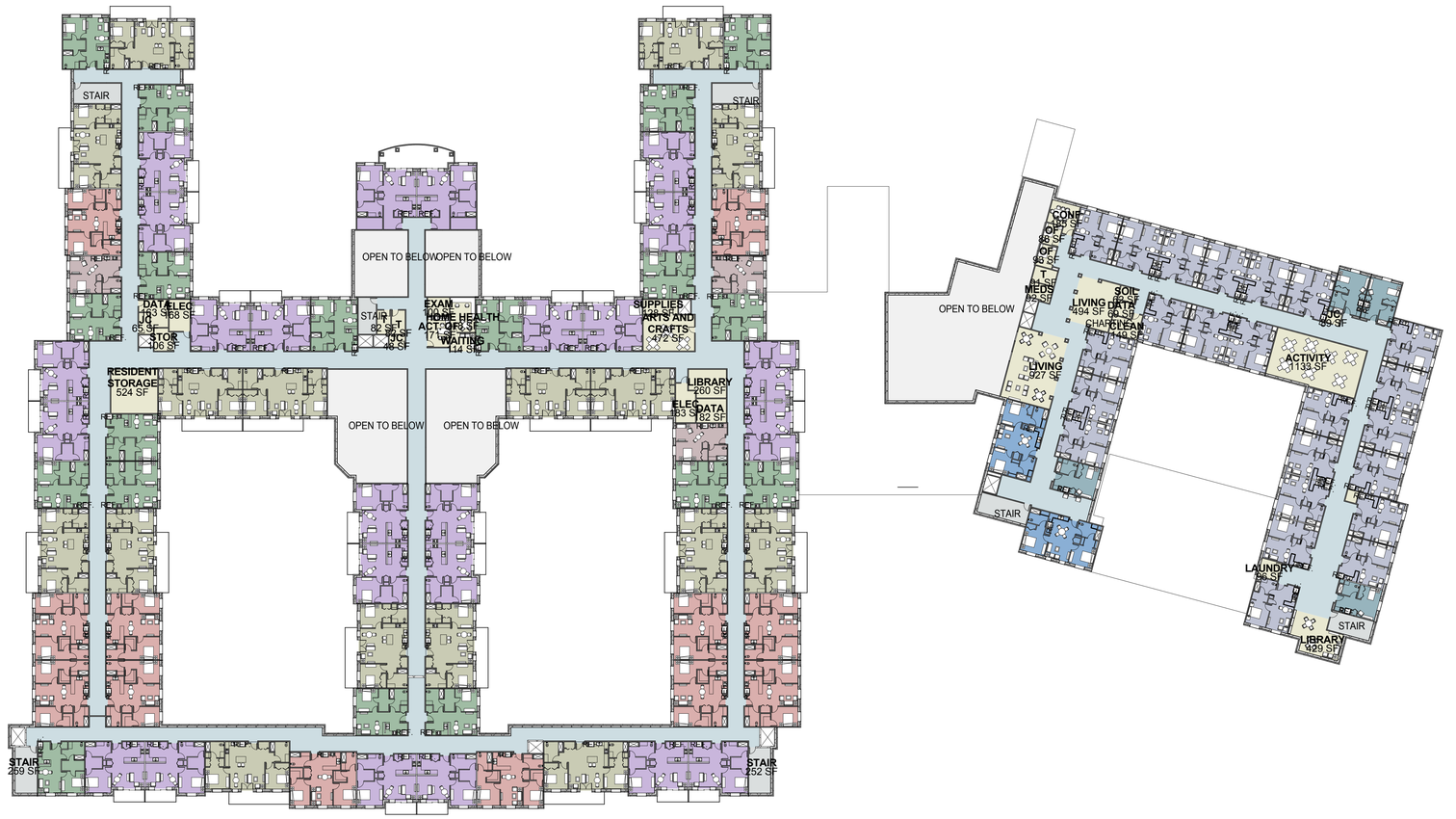
Project
LINCOLNWOOD

3400 W. PRATT AVENUE

SOUTH BAY PARTNERS

Sheet Title
FIRST FLOOR PLAN

Project No.	Project Number	Sheet Number
Date	09.08.2015	A3.01
Drawn by	GDS	
Checked by	GDS	
Approved by	GDS	Sheet of Sheets



Department Legend

- 1 BED
- 1 BED SMALL
- 2 BED
- 2 BED DEEP
- a
- AL 1 BED
- AL 2 Bed
- AL STUDIO
- ALCOVE
- CIRC/COMMON
- GARAGE
- OPEN TO BELOW

1 SECOND FLOOR
1" = 30'-0"

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD LTD.

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

358 West Ontario Street
Chicago, Illinois 60654

312.664.7557 Tel
312.664.7558 Fax

Project Status 06/08/15

Revisions:

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Project
LINCOLNWOOD

3400 W. PRATT AVENUE

SOUTH BAY PARTNERS

Sheet Title
SECOND FLOOR PLAN

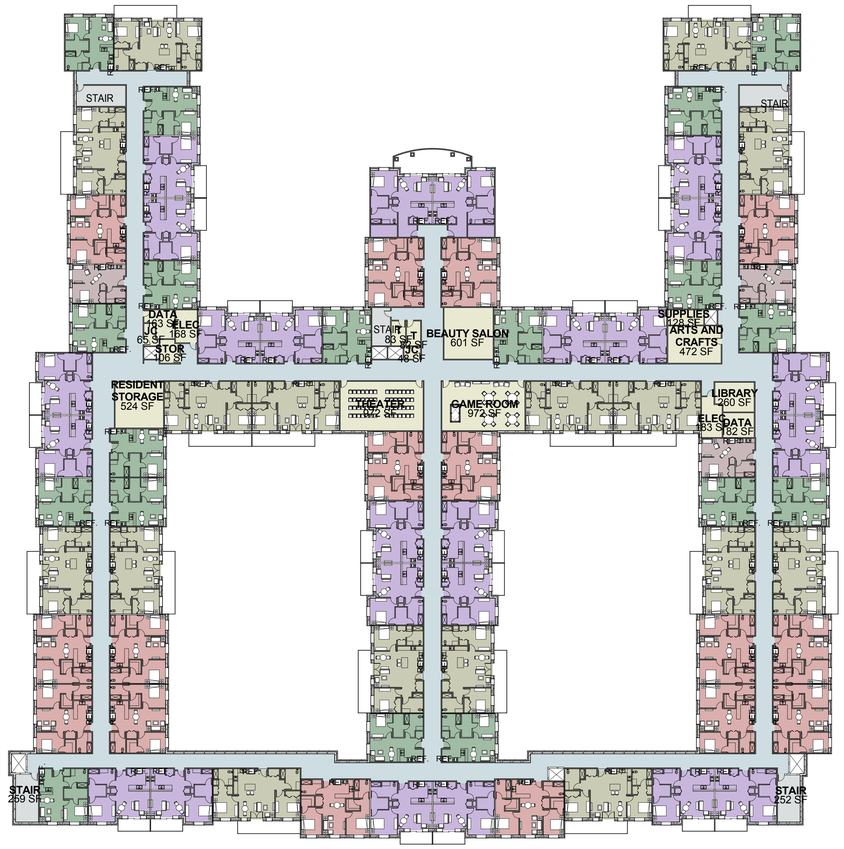
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Checked by GDS
Approved by GDS

Sheet Number
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Department Legend

- 1 BED
- 1 BED SMALL
- 2 BED
- 2 BED DEEP
- a
- AL 1 BED
- AL 2 Bed
- AL STUDIO
- ALCOVE
- CIRC/COMMON
- GARAGE





1 THIRD FLOOR PLAN
1" = 30'-0"

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD LTD.

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

358 West Ontario Street
Chicago, Illinois 60654

312.664.7557 Tel
312.664.7558 Fax

Project Status 06/09/15

Revisions:

No.	Date	Description

Project
LINCOLNWOOD

3400 W. PRATT AVENUE

SOUTH BAY PARTNERS

Sheet Title
THIRD FLOOR PLAN

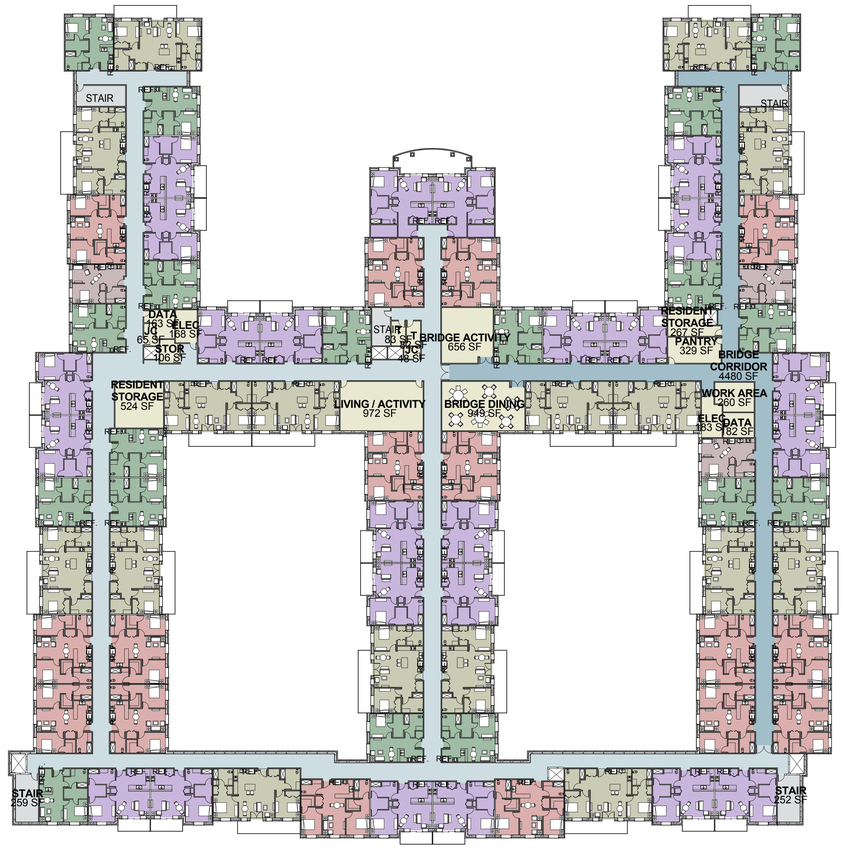
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Date 09.08.2015
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Approved by Approver

Sheet Number
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Agenda 9.8.15

Department Legend

- 1 BED
- 1 BED SMALL
- 2 BED
- 2 BED DEEP
- a
- AL 1 BED
- AL 2 Bed
- AL STUDIO
- ALCOVE
- b
- CIRC/COMMON
- GARAGE





1 FOURTH FLOOR PLAN
1" = 30'-0"

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD LTD.

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

358 West Ontario Street
Chicago, Illinois 60654

312.664.7557 Tel
312.664.7558 Fax

Project Status 06/11/15

Revisions:

No.	Date	Description

Project
LINCOLNWOOD

3400 W. PRATT AVENUE

SOUTH BAY PARTNERS

Sheet Title
FOURTH FLOOR PLAN

Project No. Project Number
Date 09.08.2015
Drawn by Author
Checked by Checker
Approved by Approver

Sheet Number
A3.04
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Item 6B, Agenda 10-19-15



ENTRY RENDERING



VIEW FROM PRATT AVENUE

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD LTD.

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

358 West Ontario Street
Chicago, Illinois 60654

312.664.7557 Tel
312.664.7558 Fax

Project Status 07/20/15

Revisions:

No.	Date	Description

Project
LINCOLNWOOD

3400 W. PRATT AVENUE

SOUTH BAY PARTNERS

Sheet Title
RENDERINGS

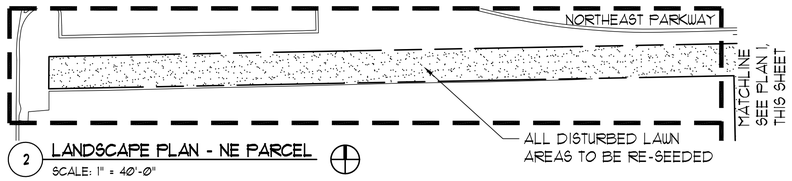
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Approved by	GDS	Sheet of Sheets

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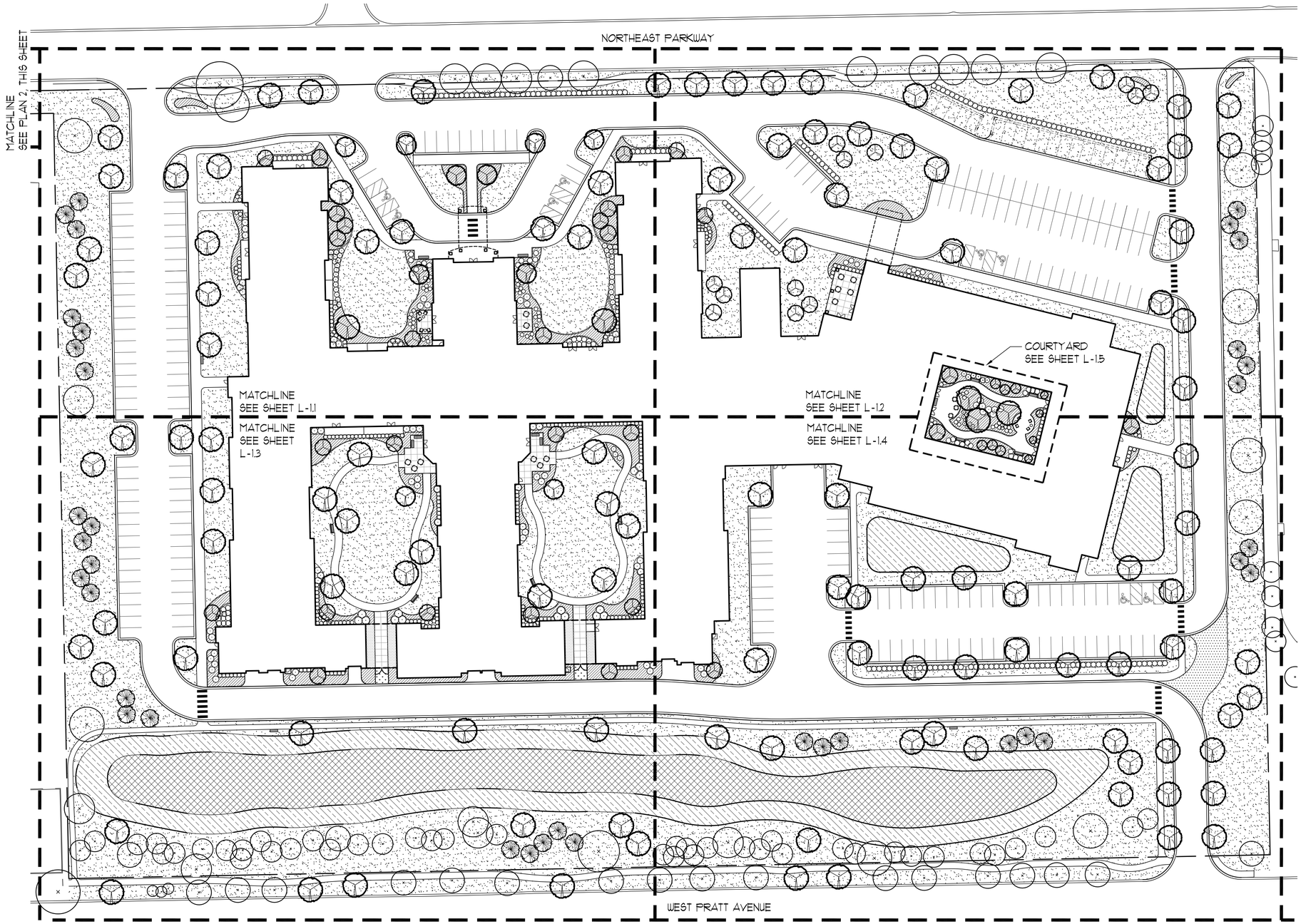
LEGEND

- EXISTING TREES TO REMAIN
- NEW TREES & SHRUBS
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



2 LANDSCAPE PLAN - NE PARCEL
SCALE: 1" = 40'-0"



1 LANDSCAPE KEY PLAN
SCALE: 1" = 40'-0"

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions
8.
7.
6.
5.
4.
3.
2.
1. ISSUED VILLAGE SUBMITTAL 09/11/15

Project
SENIOR HOUSING DEVELOPMENT
3400 W. PRATT AVENUE
LINCOLNWOOD, ILLINOIS

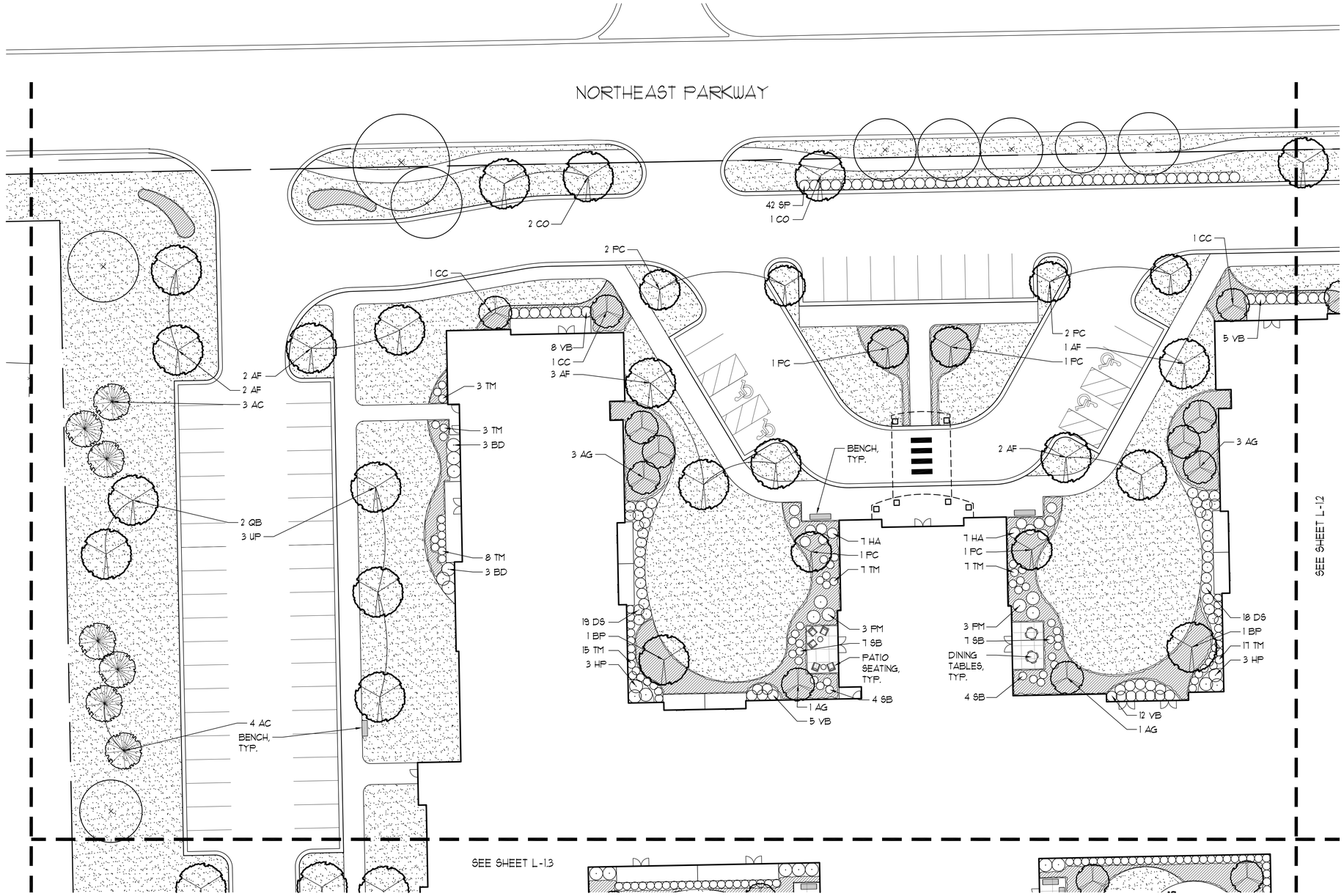
Sheet Title
LANDSCAPE KEY PLAN

Date	Project No.
09/11/15	DWP 15-142
Scale 1" = 40'-0"	Sheet No. L-1.0
Drawn By EB	
Approved WS	

LEGEND

- EXISTING TREES TO REMAIN
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



1 PRELIMINARY LANDSCAPE PLAN - NW
SCALE: 1" = 20'-0"

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
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Revisions

8.
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5.
4.
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2.
1. ISSUED VILLAGE SUBMITTAL 09/11/15

Project

SENIOR HOUSING DEVELOPMENT

3400 W. PRATT AVENUE
LINCOLNWOOD, ILLINOIS

Sheet Title

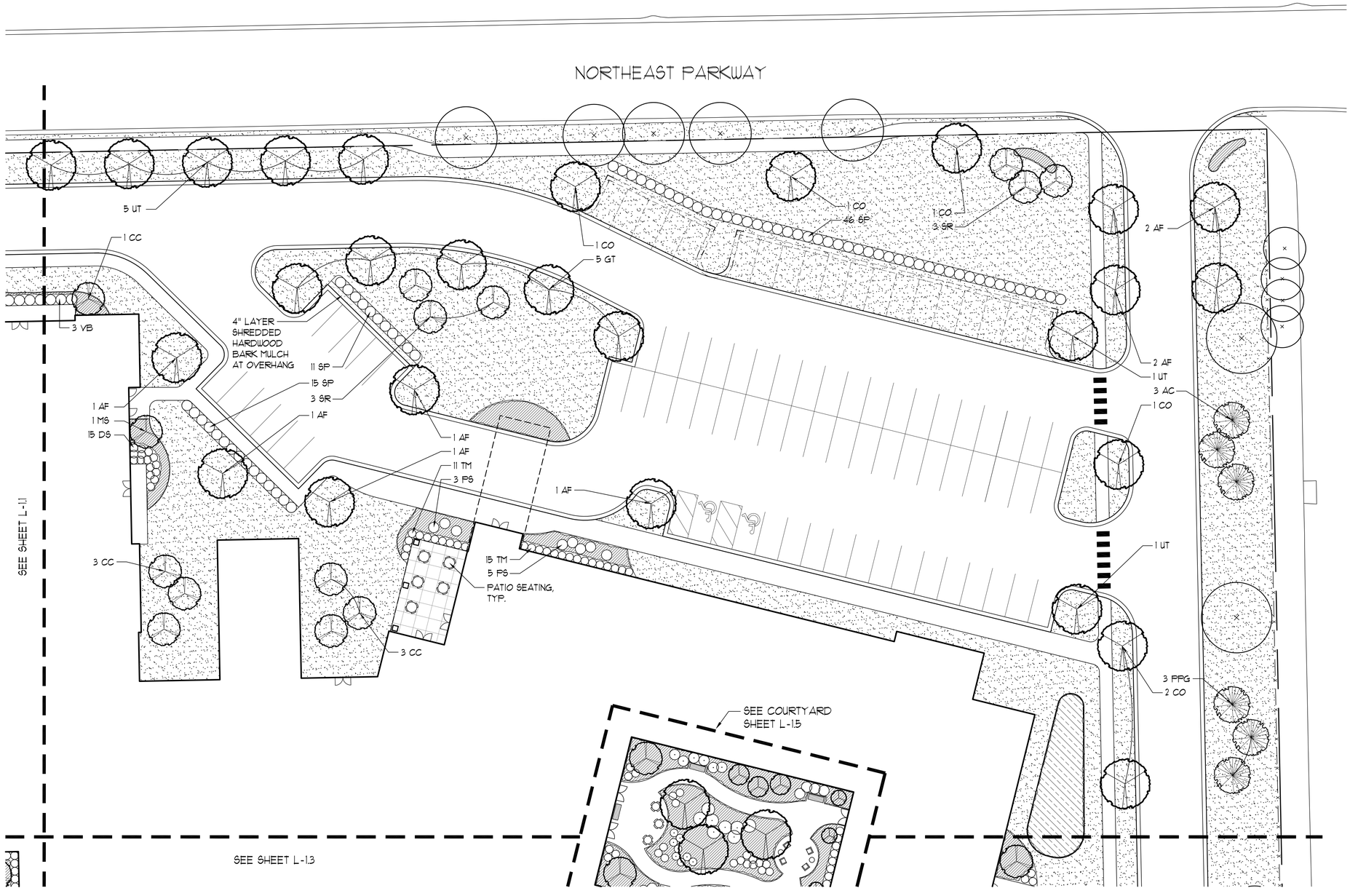
LANDSCAPE PLAN NW

Date	Project No.
09/11/15	DWP 15-142
Scale: 1" = 20'-0"	Sheet No. L-1.1
Drawn By: EB	
Approved: WS	

LEGEND

- EXISTING TREES TO REMAIN
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



1 PRELIMINARY LANDSCAPE PLAN - NE
SCALE: 1" = 20'-0"

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Revisions

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Project

SENIOR HOUSING DEVELOPMENT

3400 W. PRATT AVENUE
LINCOLNWOOD, ILLINOIS

Sheet Title

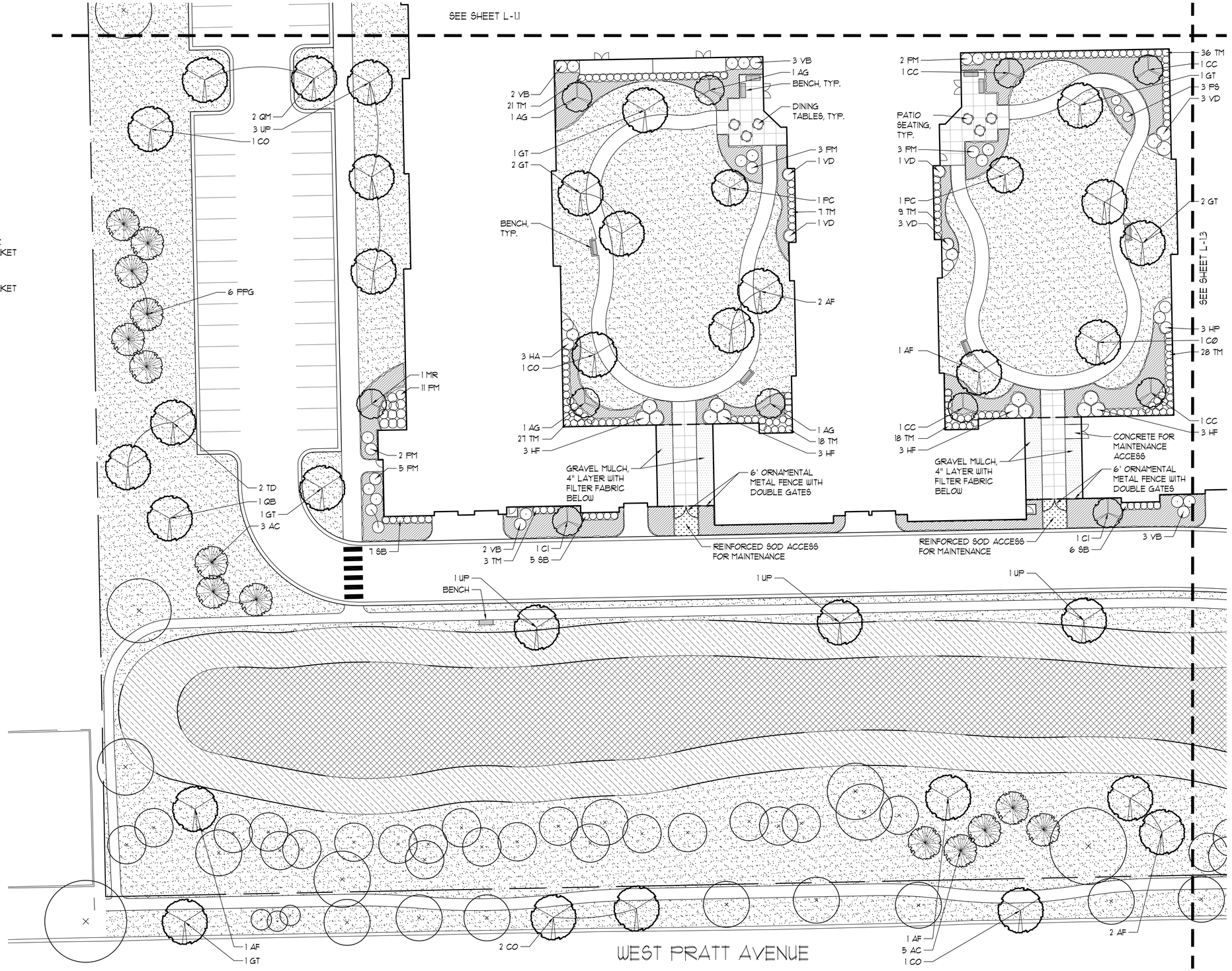
LANDSCAPE PLAN NE

Date	Project No.
09/11/15	DWP 15-142
Scale 1" = 20'-0"	Sheet No. L-1.2
Drawn By EB	
Approved WS	

LEGEND

- EXISTING TREES TO REMAIN
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



1 PRELIMINARY LANDSCAPE PLAN - SW
SCALE: 1" = 20'-0"

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Project

SENIOR HOUSING DEVELOPMENT

3400 W. PRATT AVENUE
LINCOLNWOOD, ILLINOIS

Sheet Title

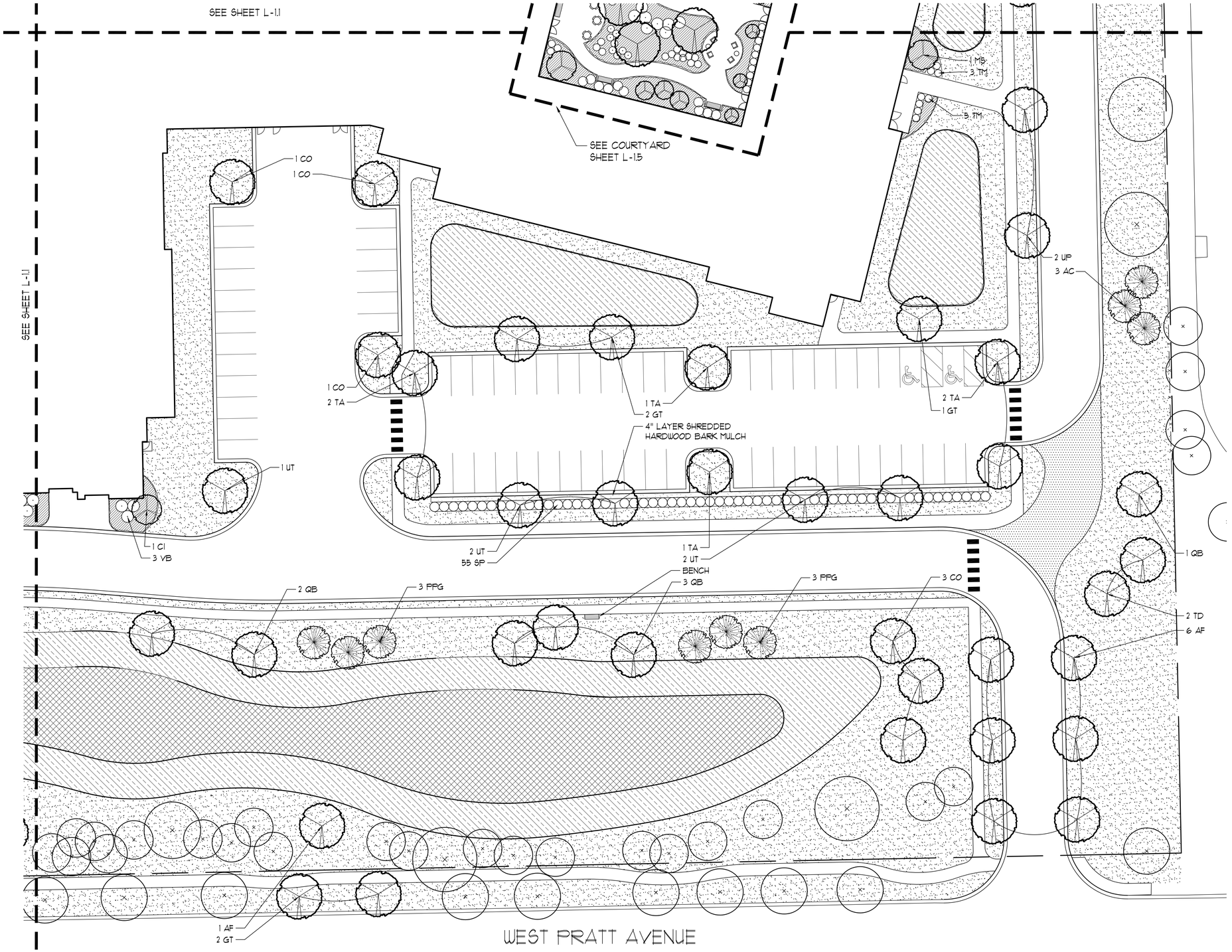
LANDSCAPE PLAN SW

Date	Project No.
09/11/15	DWP 15-142
Scale: 1" = 20'-0"	Sheet No.
Drawn By: EB	L-1.3
Approved: WS	

LEGEND

- EXISTING TREES TO REMAIN
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



1 PRELIMINARY LANDSCAPE PLAN - SE
SCALE: 1" = 20'-0"

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SENIOR HOUSING DEVELOPMENT
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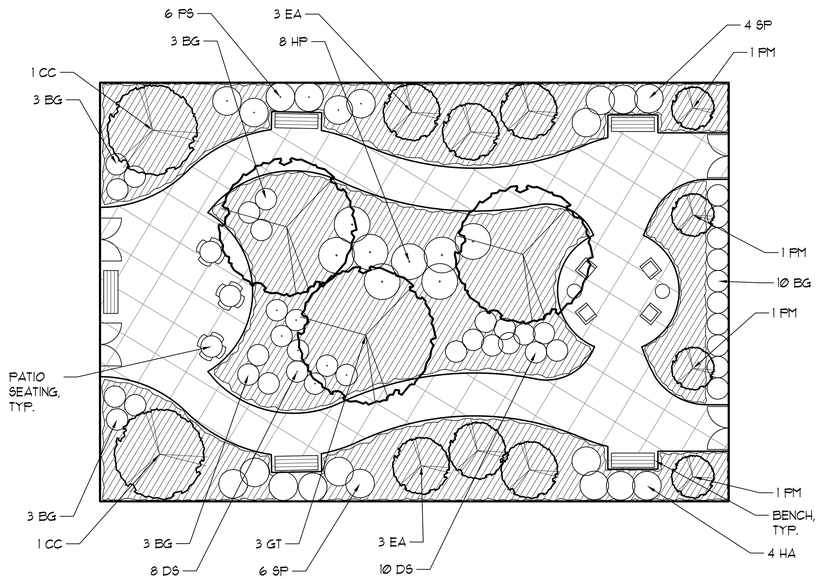
Sheet Title
LANDSCAPE PLAN SE

Date	Project No.
09/11/15	DWP 15-142
Scale: 1" = 20'-0"	Sheet No. L-1.4
Drawn By: EB	
Approved: WS	

LEGEND

- EXISTING TREES TO REMAIN
- NEW PERENNIALS & GROUNDCOVER
- SEEDED LAWN
- DETENTION BOTTOM SEED MIX WITH EROSION CONTROL BLANKET
- DETENTION SLOPE SEED MIX WITH EROSION CONTROL BLANKET
- REINFORCED SOD
- GRASSPAVE FIRELANE

SEE GENERAL NOTES, SHEET L-1.6 FOR ADDITIONAL INFORMATION



1 COURTYARD LANDSCAPE PLAN
SCALE: 1" = 10'-0"

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
	DECIDUOUS TREES - SHADE				
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2" CALIPER	33	BRANCHED UP 6'
CO	CELTIS OCCIDENTAILS	COMMON HACKBERRY	2 1/2" CALIPER	21	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2" CALIPER	21	BRANCHED UP 6'
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2" CALIPER	10	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CALIPER	9	BRANCHED UP 6'
QM	QUERCUS MACROCARPA	BUR OAK	2 1/2" CALIPER	2	BRANCHED UP 6'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" CALIPER	6	BRANCHED UP 6'
TD	TAXODIUM DISTICHUM	COMMON BALDCYPRESS	2 1/2" CALIPER	4	BRANCHED UP 6'
UP	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR OAK	2 1/2" CALIPER	11	BRANCHED UP 6'
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	2 1/2" CALIPER	12	BRANCHED UP 6'
	DECIDUOUS TREES - ORNAMENTAL				
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	6' HT	12	CLUMP FORM
BP	BETULA POPULIFOLIA 'WHITESPIRE SR'	WHITESPIRE SR. GRAY BIRCH	12' HT x 8' W	2	CLUMP FORM, 3 TRUNKS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6' HT	16	CLUMP FORM
CI	CRATEGUS CRUSGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	6' HT	3	CLUMP FORM
MR	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	6' HT	1	CLUMP FORM
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	6' HT	2	CLUMP FORM
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6' HT	6	
	EVERGREEN TREES				
AC	ABIES CONCOLOR	WHITE FIR	5' HT	21	
PPG	PICEA PUNGENS	COLORADO GREEN SPRUCE	5' HT	15	
	DECIDUOUS SHRUBS				
BD	BUDDLEIA DAVIDII 'BLACK KNIGHT'	BLACK KNIGHT BUTTERFLY BUSH	5 GALLON	6	
DS	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	BUTTERFLY BUSH HONEYSUCKLE	5 GALLON	70	
EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	30" HT x 30" W	6	
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GALLON	21	
HF	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	5 GALLON	12	
HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GALLON	11	
PM	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO NINEBARK	36" HT x 30" W	41	
PS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT x 24" W	11	
SB	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	24" HT x 24" W	40	
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT x 24" W	119	
VB	VIBURNUM DETATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	30" HT x 24" W	46	
VD	VIBURNUM DENTATUM 'MORTON'	NORTHERN BURGUNDY VIBURNUM	36" HT x 36" W	9	
	EVERGREEN SHRUBS				
BG	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	15" HT x 15" W	22	
TM	TAXUS x MEDIA 'TAUNTONI'	TAUNTON DENSE YEW	18" HT x 18" W	258	

PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
AB	ASTILBE x ARDENSII 'BEAUTY OF LISSE'	COLOR FLASH LIME ASTILBE	1 GALLON	0	SPACED 18" O.C.
AL	ASTILBE x ARDENSII 'FANAL'	FANAL ASTILBE	1 GALLON	0	SPACED 18" O.C.
BC	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	1 GALLON	0	SPACED 18" O.C.
CH	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GALLON	0	SPACED 18" O.C.
CJ	COREOPSIS VERTICILLATA 'JETHRO TULL'	JETHRO TULL COREOPSIS	1 GALLON	0	SPACED 15" O.C.
CK	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	0	SPACED 24" O.C.
CW	CALAMAGROSTIS ACUT. 'OVERDAM'	WHITE FEATHER REED GRASS	1 GALLON	0	SPACED 24" O.C.
EF	EUONYMUS FORTUNEI COLORATUS	PURPLE LEAF WINTERCREEPER	3" POT	0	SPACED 10" O.C.
EP	ECHINACEA 'CBG CONE 2'	PIXIE MEADOWBRITE CONEFLOWER	1 GALLON	0	SPACED 15" O.C.
GM	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON	0	SPACED 15" O.C.
GS	GERANIUM SANGUINEUM 'STRIATUM'	STRIATUM BLOODY CRANESBILL	1 GALLON	0	SPACED 18" O.C.
HJ	HEMEROCALLIS 'JOYLENE NICOLE'	JOYLENE NICOLE DAYLILY	1 GALLON	0	SPACED 18" O.C.
HN	HEMEROCALLIS 'SUMMER WINE'	SUMMER WINE DAYLILY	1 GALLON	0	SPACED 18" O.C.
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	0	SPACED 18" O.C.
HS	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	1 GALLON	0	SPACED 18" O.C.
HW	HEMEROCALLIS 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	1 GALLON	0	SPACED 15" O.C.
HE	HEUCHERA 'GEORGIA PEACH'	GEORGIA PEACH CORALBELLS	1 GALLON	0	SPACED 15" O.C.
HM	HEUCHERA MICRANTHA 'PURPLE PALACE'	PURPLE PALACE CORAL BELLS	1 GALLON	0	SPACED 18" O.C.
HB	HOSTA 'LIBERTY'	LIBERTY HOSTA	1 GALLON	0	SPACED 18" O.C.
HF	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GALLON	0	SPACED 18" O.C.
HJ	HOSTA 'JUNE'	JUNE HOSTA	1 GALLON	0	SPACED 18" O.C.
HY	HOSTA 'HALCYON'	HALCYON HOSTA	1 GALLON	0	SPACED 12" O.C.
LR	LIRIOPE SPICATA	CREEPING LILYTURF	1 QUART	0	SPACED 18" O.C.
LS	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GALLON	0	SPACED 24" O.C.
MO	MATTEUCICCIA PENSYLVANICA	OSTRICH FERN	1 GALLON	0	SPACED 24" O.C.
MS	MISCANTHUS SINENSIS VAR. PURPURASCENS	PURPLE MAIDEN GRASS	1 GALLON	0	SPACED 24" O.C.
NF	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON	0	SPACED 18" O.C.
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GALLON	0	SPACED 24" O.C.
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	0	SPACED 18" O.C.
PK	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON	0	SPACED 18" O.C.
PT	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	0	SPACED 8" O.C.
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GALLON	0	SPACED 24" O.C.
RF	RUDBECKIA FULGIDA GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	0	SPACED 18" O.C.
SA	SEDUM x 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GALLON	0	SPACED 18" O.C.
SH	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GALLON	0	SPACED 24" O.C.
SN	SALVIA NEMEROSA 'MAINACHT'	MAY KNIGHT SALVIA	1 GALLON	0	SPACED 15" O.C.
VM	VINCA MINOR 'DART'S BLUE'	DART'S BLUE PERIWINKLE	3" POT	0	SPACED 10" O.C.

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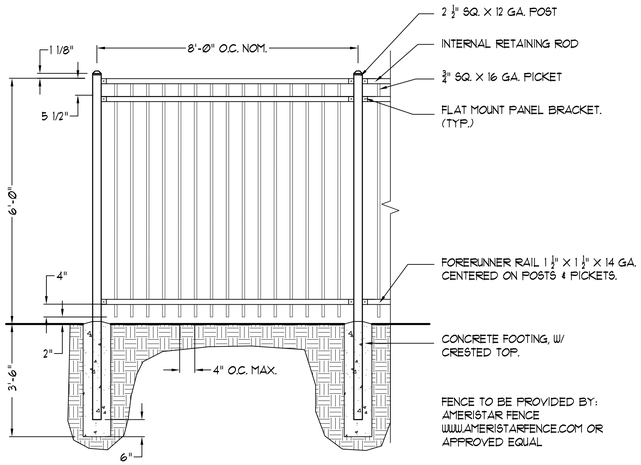
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Project
SENIOR HOUSING DEVELOPMENT
3400 W. PRATT AVENUE
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Sheet Title
DETAIL PLANS & PLANT LISTS

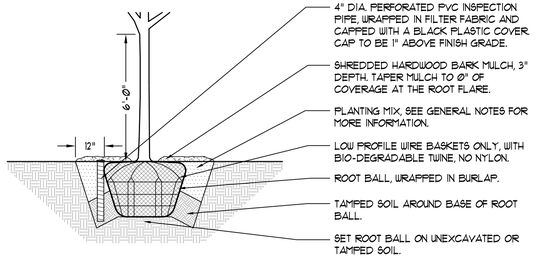
Date 09/11/15	Project No. DWP 15-142
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NOTE: ALL FENCING COMPONENTS TO BE BLACK IN COLOR AS SUPPLIED BY THE MANUFACTURER.



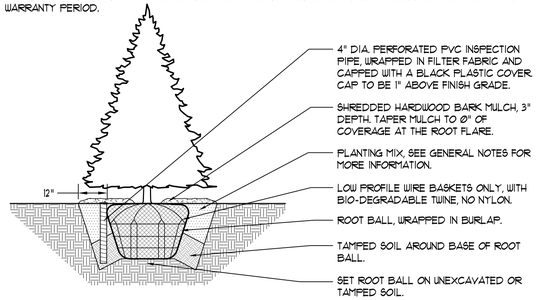
1 **6' HT. ORNAMENTAL METAL FENCE**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



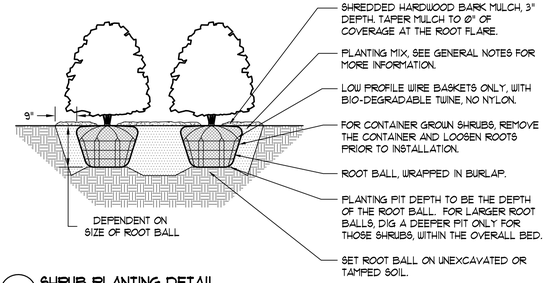
4 **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVED ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



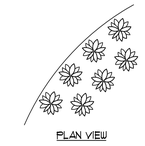
1 **EVERGREEN TREE PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



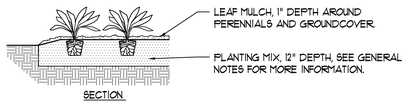
1 **SHRUB PLANTING DETAIL**
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



PLAN VIEW

SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTERS 12" FROM THE EDGE OF BED. GROUNDCOVERS SHALL BE PLACED WITH THEIR CENTERS 6" FROM THE EDGE OF BED. WHEN LAYING OUT PLANTS, ALWAYS START BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED. USE TRIANGULAR (STAGGERED) SPACING WHENEVER POSSIBLE.



SECTION

4 **PERENNIAL AND GROUNDCOVER PLANTING DETAIL**
NOT TO SCALE

GENERAL NOTES

1. LAWN GRASS TO BE A SEEDED TALL FESCUE MIX SIMILAR TO RTF OR BLACK BEAUTY SOD MIX, 250 LBS/ACRE.
2. THE BOTTOM OF THE DETENTION WILL BE SEEDED WITH PRAIRIE MOON NURSERY 'DETENTION BASIN SEED MIX', PH# 866-417-8156, RATE RECOMMENDED BY NURSERY.
3. THE SIDE SLOPES OF THE DETENTION AREAS WILL BE SEEDED WITH PRAIRIE MOON NURSERY 'SHORT SEDGE MEADOW SEED MIX', PH# 866-417-8156, RATE AS RECOMMENDED BY NURSERY.
4. SEE SHEET LT-2.0 FOR TREE PRESERVATION NOTES.
5. AN AUTOMATIC IRRIGATION SYSTEM OF QUICK COUPLERS WILL BE PROVIDED ON THE SITE FOR WATERING THE LAWN AND PLANT BEDS. THE DETENTION AREAS WILL NOT BE IRRIGATED.
6. THE GROUNDCOVER AND PERENNIALS WILL BE SELECTED FROM THE PALETTE PROVIDED ON SHEET L-1.5. THESE PLANTINGS WILL BE DETAILED AT A LATER DATE.

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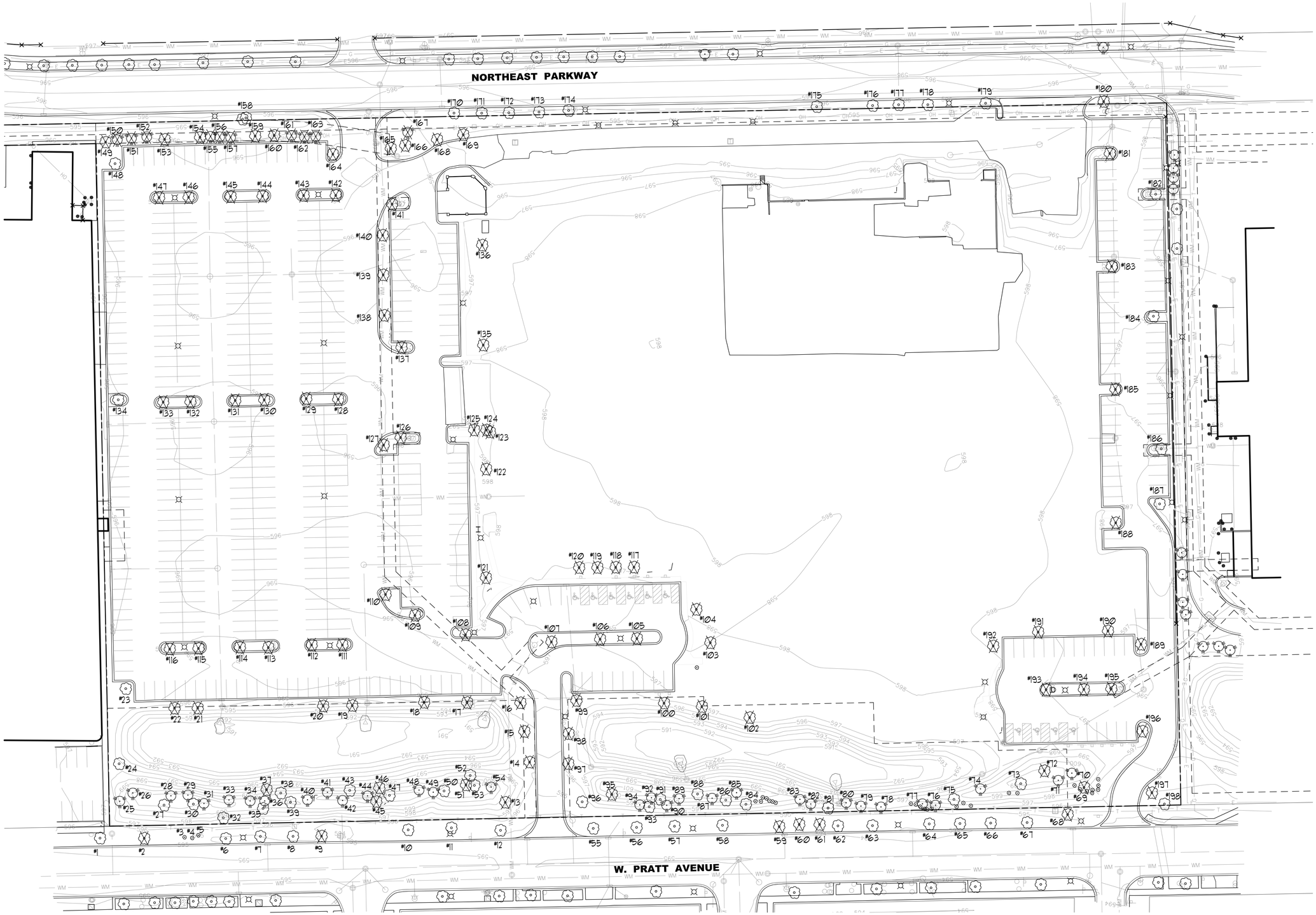
SENIOR HOUSING DEVELOPMENT

3400 W. PRATT AVENUE
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Sheet Title

DETAILS & NOTES

Date	Project No.
09/11/15	DWP 15-142
Scale: NOT TO SCALE	Sheet No. L-2.0
Drawn By: EB	
Approved: WS	



1 TREE SURVEY
SCALE: 1" = 40'-0"

TREES TO BE REMOVED

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TREE SURVEY

Date 09/11/15	Project No. DWP 15-142
Scale 1" = 40'-0"	Sheet No. LT-1.0
Drawn By EB	
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TREE SURVEY

TREE NO.	SPECIES	SIZE	CONDITION
#1	HONEYLOCUST	22 CAL.	GOOD
#2	OAK	2" CAL.	POOR, REMOVE
#3	SERVICEBERRY	7' HT.	GOOD
#4	SERVICEBERRY	7' HT.	GOOD
#5	SERVICEBERRY	7' HT.	GOOD
#6	OAK	4" CAL.	GOOD
#7	OAK	4" CAL.	GOOD
#8	OAK	4" CAL.	GOOD
#9	OAK	4" CAL.	POOR, REMOVE
#10	OAK	4" CAL.	GOOD
#11	OAK	4" CAL.	GOOD
#12	OAK	4" CAL.	FAIR
#13	SERVICEBERRY	14' HT.	POOR, REMOVE
#14	LINDEN	10" CAL.	GOOD, REMOVE
#15	LINDEN	10" CAL.	GOOD, REMOVE
#16	LINDEN	10" CAL.	GOOD, REMOVE
#17	ASH	10" CAL.	GOOD, REMOVE
#18	ASH	10" CAL.	GOOD, REMOVE
#19	MAPLE	6" CAL.	GOOD, REMOVE
#20	MAPLE	6" CAL.	GOOD, REMOVE
#21	MAPLE	6" CAL.	GOOD, REMOVE
#22	MAPLE	6" CAL.	GOOD, REMOVE
#23	HONEYLOCUST	10" CAL.	GOOD
#24	OAK	8" CAL.	GOOD
#25	SPRUCE	12" CAL.	GOOD
#26	SPRUCE	12" CAL.	GOOD
#27	ELM	MULTI, 15' HT.	GOOD
#28	FIR	10" CAL.	GOOD
#29	FIR	10" CAL.	GOOD
#30	CRABAPPLE	8' HT.	GOOD
#31	FIR	10" CAL.	GOOD
#32	ASH	8" CAL.	GOOD, REMOVE
#33	FIR	8" CAL.	GOOD
#34	FIR	8" CAL.	GOOD
#35	HAWTHORN	4" CAL.	GOOD
#36	FIR	8" CAL.	GOOD
#37	ASH	6" CAL.	GOOD, REMOVE
#38	HAWTHORN	4" CAL.	GOOD
#39	HAWTHORN	4" CAL.	GOOD
#40	SPRUCE	14" CAL.	GOOD
#41	SPRUCE	12" CAL.	GOOD
#42	SPRUCE	12" CAL.	GOOD
#43	OAK	4" CAL.	GOOD
#44	SPRUCE	10" CAL.	GOOD
#45	CRABAPPLE	8' HT.	POOR
#46	ASH	4" CAL.	GOOD, REMOVE
#47	CRABAPPLE	8' HT.	GOOD
#48	FIR	8" CAL.	GOOD
#49	FIR	10" CAL.	GOOD
#50	HAWTHORN	4" CAL.	GOOD

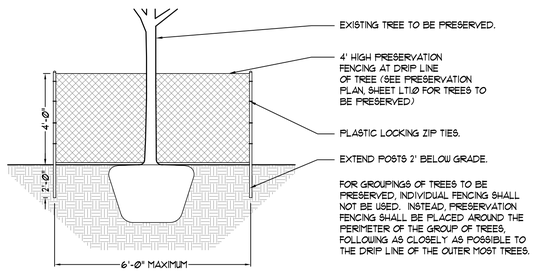
TREE NO.	SPECIES	SIZE	CONDITION
#51	MULBERRY	6" CAL.	REMOVE
#52	MAPLE	8" CAL.	GOOD
#53	BLACK CHERRY	4" CAL.	GOOD
#54	FIR	10" CAL.	GOOD
#55	OAK	2" CAL.	GOOD
#56	LARCH	2" CAL.	GOOD
#57	LARCH	2" CAL.	GOOD
#58	ELM	2" CAL.	GOOD
#59	DEAD	2" CAL.	DEAD, REMOVE
#60	DEAD	2" CAL.	DEAD, REMOVE
#61	DEAD	2" CAL.	DEAD, REMOVE
#62	OAK	2" CAL.	GOOD
#63	OAK	2" CAL.	GOOD
#64	ELM	2" CAL.	GOOD
#65	ELM	2" CAL.	GOOD
#66	COFFEE TREE	2" CAL.	GOOD
#67	OAK	2" CAL.	GOOD
#68	TUPELO	2" CAL.	GOOD, REMOVE
#69	SERVICEBERRY	15' HT.	GOOD, REMOVE
#70	FIR	12" CAL.	GOOD
#71	SPRUCE	12" CAL.	GOOD
#72	ASH	12" CAL.	GOOD, REMOVE
#73	ASH	12" CAL.	GOOD, REMOVE
#74	SPRUCE	12" CAL.	GOOD
#75	HAWTHORN	4" CAL.	GOOD
#76	FIR	8" CAL.	GOOD
#77	FIR	8" CAL.	GOOD
#78	FIR	8" CAL.	GOOD
#79	FIR	8" CAL.	GOOD
#80	FIR	8" CAL.	GOOD
#81	OAK	10" CAL.	GOOD
#82	SPRUCE	10" CAL.	GOOD
#83	SPRUCE	10" CAL.	GOOD
#84	CRABAPPLE	15' HT.	GOOD
#85	SPRUCE	10" CAL.	GOOD
#86	CRABAPPLE	15' HT.	GOOD
#87	SPRUCE	10" CAL.	GOOD
#88	MAPLE	8" CAL.	GOOD
#89	FIR	12" CAL.	GOOD
#90	FIR	12" CAL.	GOOD
#91	HAWTHORN	2" CAL.	GOOD
#92	SPRUCE	10" CAL.	GOOD
#93	HAWTHORN	2" CAL.	GOOD
#94	SPRUCE	10" CAL.	GOOD
#95	ASH	10" CAL.	GOOD, REMOVE
#96	MAPLE	16" CAL.	GOOD
#97	LINDEN	10" CAL.	GOOD, REMOVE
#98	LINDEN	10" CAL.	GOOD, REMOVE
#99	LINDEN	10" CAL.	GOOD, REMOVE
#100	MAPLE	6" CAL.	GOOD, REMOVE

TREE NO.	SPECIES	SIZE	CONDITION
#101	MULBERRY	MULTI, 18' HT.	REMOVE
#102	MIX	OVERGROWN	REMOVE
#103	MAPLE	MULTI, 20' HT.	POOR, REMOVE
#104	MAPLE	MULTI, 20' HT.	POOR, REMOVE
#105	KATSURA	MULTI, 15' HT.	GOOD, REMOVE
#106	KATSURA	MULTI, 15' HT.	GOOD, REMOVE
#107	KATSURA	MULTI, 15' HT.	GOOD, REMOVE
#108	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#109	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#110	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#111	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#112	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#113	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#114	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#115	HONEYLOCUST	4" CAL.	GOOD, REMOVE
#116	HONEYLOCUST	4" CAL.	FAIR, REMOVE
#117	SERVICEBERRY	MULTI, 10' HT.	GOOD, REMOVE
#118	SERVICEBERRY	MULTI, 10' HT.	FAIR, REMOVE
#119	SERVICEBERRY	MULTI, 10' HT.	GOOD, REMOVE
#120	SERVICEBERRY	MULTI, 10' HT.	GOOD, REMOVE
#121	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#122	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#123	SERVICEBERRY	MULTI, 8' HT.	POOR, REMOVE
#124	ELM	6" CAL.	POOR, REMOVE
#125	ELM	4" CAL.	GOOD, REMOVE
#126	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#127	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#128	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#129	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#130	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#131	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#132	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#133	HONEYLOCUST	4" CAL.	DEAD, REMOVE
#134	HONEYLOCUST	6" CAL.	GOOD
#135	HAWTHORN	MULTI, 15' HT.	GOOD, REMOVE
#136	HAWTHORN	MULTI, 15' HT.	GOOD, REMOVE
#137	HONEYLOCUST	8" CAL.	GOOD, REMOVE
#138	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#139	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#140	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#141	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#142	HONEYLOCUST	6" CAL.	DEAD, REMOVE
#143	HONEYLOCUST	6" CAL.	DEAD, REMOVE
#144	HONEYLOCUST	6" CAL.	FAIR, REMOVE
#145	HONEYLOCUST	8" CAL.	GOOD, REMOVE
#146	HONEYLOCUST	10" CAL.	FAIR, REMOVE
#147	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#148	HONEYLOCUST	10" CAL.	GOOD
#149	ASH	10" CAL.	GOOD, REMOVE
#150	SPRUCE	12" CAL.	GOOD, REMOVE

TREE NO.	SPECIES	SIZE	CONDITION
#151	SPRUCE	12" CAL.	GOOD, REMOVE
#152	SPRUCE	12" CAL.	GOOD, REMOVE
#153	MAPLE	6" CAL.	GOOD, REMOVE
#154	MAPLE	5" CAL.	GOOD, REMOVE
#155	SPRUCE	10" CAL.	GOOD, REMOVE
#156	SPRUCE	10" CAL.	GOOD, REMOVE
#157	SPRUCE	8" CAL.	GOOD, REMOVE
#158	COTTONWOOD	20 & 15" CAL.	GOOD
#159	ASH	12" CAL.	GOOD, REMOVE
#160	ASH	6" CAL.	POOR, REMOVE
#161	SPRUCE	12" CAL.	GOOD, REMOVE
#162	SPRUCE	12" CAL.	GOOD, REMOVE
#163	SPRUCE	10" CAL.	GOOD, REMOVE
#164	MAPLE	6" CAL.	FAIR, REMOVE
#165	SERVICEBERRY	MULTI, 10' HT.	GOOD, REMOVE
#166	SERVICEBERRY	MULTI, 10' HT.	GOOD, REMOVE
#167	SPRUCE	6" CAL.	GOOD, REMOVE
#168	ASH	10" CAL.	GOOD, REMOVE
#169	ASH	10" CAL.	GOOD, REMOVE
#170	HACKBERRY	6" CAL.	GOOD
#171	HACKBERRY	6" CAL.	GOOD
#172	HACKBERRY	6" CAL.	GOOD
#173	HACKBERRY	4" CAL.	GOOD
#174	HACKBERRY	6" CAL.	GOOD
#175	HACKBERRY	6" CAL.	GOOD
#176	HACKBERRY	6" CAL.	GOOD
#177	HACKBERRY	6" CAL.	GOOD
#178	HACKBERRY	6" CAL.	GOOD
#179	HACKBERRY	6" CAL.	GOOD
#180	HACKBERRY	6" CAL.	GOOD, REMOVE
#181	HONEYLOCUST	12" CAL.	GOOD, REMOVE
#182	HONEYLOCUST	12" CAL.	GOOD
#183	HONEYLOCUST	12" CAL.	GOOD, REMOVE
#184	HONEYLOCUST	12" CAL.	GOOD
#185	HONEYLOCUST	6" CAL.	GOOD, REMOVE
#186	HONEYLOCUST	14" CAL.	GOOD
#187	HONEYLOCUST	12" CAL.	GOOD
#188	HONEYLOCUST	10" CAL.	GOOD, REMOVE
#189	MAPLE	4" CAL.	FAIR, REMOVE
#190	MULBERRY	MULTI, 12' HT.	REMOVE
#191	MULBERRY	MULTI, 12' HT.	REMOVE
#192	HONEYLOCUST	24" CAL.	POOR, REMOVE
#193	LINDEN	5" CAL.	GOOD, REMOVE
#194	LINDEN	5" CAL.	GOOD, REMOVE
#195	LINDEN	5" CAL.	GOOD, REMOVE
#196	MAPLE	4" CAL.	FAIR, REMOVE
#197	TUPELO	2" CAL.	GOOD, REMOVE
#198	TUPELO	2" CAL.	GOOD

NOTE: TRIM ANY DEAD GROWTH OUT OF EXISTING TREES TO REMAIN.

FENCING SHALL BE LOCATED AS SHOWN ON THE TREE PRESERVATION PLAN (LT1Ø). FENCE SHALL BE PLACED SO THAT THE POSTS FACE THE TREE. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC ACROSS THE POSTS TO PREVENT SAGGING. POSTS SHALL BE PLACED A MAXIMUM OF 6' ON CENTER. SAFETY FENCE FABRIC SHALL BE ORANGE CONTRACTOR'S GRADE SMOOTH TOP DIAMOND PLASTIC FENCE. POSTS SHALL BE 6' LONG HEAVY DUTY GALVANIZED STEEL T-POSTS, SET TO A DEPTH OF 2' BELOW GRADE. POST SHALL NOT BE DRIVEN INTO EXISTING ROOTS. LOCKING TIES SHALL BE 8" PLASTIC LOCKING ZIP TIES, 4 PER POST. ANY ALTERATIONS TO THE FENCING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT.



1 TREE PRESERVATION DETAIL - SNOW MESH FENCING
NOT TO SCALE

TREE PROTECTION NOTES

1. ALL EXISTING TREE LOCATIONS AND SIZES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.
2. ALL TREES TO REMAIN AS NOTED ON THE DRAWINGS ARE TO BE ENCLOSED WITH A TREE PROTECTION FENCE, PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL CONSIST OF 4' TALL ORANGE PLASTIC FENCE WITH METAL POSTS SPACED NO FURTHER THAN 6' APART. THE FENCE IS TO BE LOCATED UNDER THE OUTER EDGES OF THE TREE'S CANOPY, BUT NO CLOSER THAN 5' AWAY FROM THE TREES TRUNK. LANDSCAPE ARCHITECT TO APPROVE FENCE LOCATION.
3. NO MATERIALS OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN TREE PROTECTION FENCING.
4. ALL GRADING, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE TREE PROTECTION FENCING.
5. CRUSHED LIMESTONE OR ANY MATERIALS THAT MAY BE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE TREE PROTECTION FENCING NOR SHALL THEY BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF SAID TREE(S).
6. IF IT IS THE CONTRACTOR'S OPINION THAT ANY OF THE TREES TO BE PRESERVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR IS TO MAINTAIN THE PROTECTION FENCING THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS UNTIL NEW LANDSCAPING BEGINS AND THE LANDSCAPE ARCHITECT APPROVES REMOVAL OF THE FENCING.
8. IF ROOTS OF A TREE TO REMAIN ARE EXPOSED, THE LANDSCAPE ARCHITECT IS TO BE CONTACTED AT ONCE.
9. ALL TREES TO BE PRESERVED SHALL BE PRUNED TO REMOVE EXISTING DEAD WOOD TO COMPENSATE FOR ROOT LOSS DURING CONSTRUCTION BY A QUALIFIED ARBORIST WITH A MINIMUM 5 YEARS EXPERIENCE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
10. IF THE CONTRACTOR DAMAGES A TREE TO BE PROTECTED SO THAT IT DOES NOT SURVIVE HE SHALL BE REPONSIBLE FOR REPLACING THE TREE IN KIND OR REPLACING IT WITH TREES ABOUT THE SAME NUMBER OF CALIPER INCHES (MEASURED 6" ABOVE THE GROUND). THE LANDSCAPE ARCHITECT IS TO APPROVE THE REPLACEMENT TREES.

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

Revisions
8.
7.
6.
5.
4.
3.
2.
1. ISSUED VILLAGE SUBMITTAL 09/11/15

Project
SENIOR HOUSING DEVELOPMENT
3400 W. PRATT AVENUE
LINCOLNWOOD, ILLINOIS

Sheet Title
TREE SURVEY LIST & TREE PROTECTION DETAILS

Date 09/11/15	Project No. DWP 15-142
Scale NOT TO SCALE	Sheet No. LT-2.0
Drawn By EB	
Approved WS	

Request For Board Action

REFERRED TO BOARD: November 3, 2015 **AGENDA ITEM NO: 5**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Recommendation by the Plan Commission in Case #PC-10-15 to Approve an Ordinance Granting Special Use and Variations for the Construction and Operation of a Mixed Use Development at 6733-6735 North Lincoln Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Rebeka Hoxha, property owner of 6733-6735 North Lincoln Avenue, desires to demolish the existing structure and construct a new three-story mixed use commercial/residential building. The new building would include a first floor showroom, an office and residential unit on the second floor, and two residential units on the third floor. The subject property is located within the B-1 Traditional Business District and the Mixed Use Hub Overlay District. Special Use is required for the residential component of the project.

As proposed, the new building would be accessed from Lincoln Avenue and include parking to the front and rear of the proposed building. The proposed building is setback 25 feet from the front lot line and two of the seven proposed off street parking spaces are located between Lincoln Avenue and the proposed building. The rear parking area is accessed via a driveway "pass-through" or "tunnel" through the proposed building. Also located to the rear of the property is a dumpster area within a landscape buffer.

The petitioner seeks the approvals necessary to permit the proposed redevelopment of the property at 6733-6735 North Lincoln Avenue. These approvals include 1) a Special Use Approval to Permit Residential Use, and 2) seven Variations. These seven requested variations, which are detailed in the Commission's motion, relate to parking, drive aisle, and landscape/buffer standards as well as the proposed building's location on the property.

Public Hearing
A public hearing on this matter was held by the Plan Commission on September 2, 2015. Ms. Sue Auerbach, Auerbach Architects, testified on behalf of the property owner Rebeka Hoxha. Ms. Auerbach reviewed the site plan, building elevations, and setbacks of other buildings along Lincoln Avenue. Ms. Auerbach indicated that the business use will be primarily as a showroom displaying tile, cabinets and other interior home design materials. Ms. Hoxha indicated that the proposed use is not a traditional retail use and that it is not anticipated that the business will generate much traffic.

The Petitioners stated that given the small property size that there are significant challenges with complying with the Zoning Code at the subject property. Ms. Auerbach stated that by constructing the building at the required five foot build-to line, the building would be farther forward than nearby buildings. Ms. Auerbach indicated that this may present a hazardous condition blocking views for those driving on Lincoln Avenue. Ms. Auerbach indicated that other properties along Lincoln Avenue have parking to the front of the building and if parking were allowed only to the rear of the building, this would negatively impact the proposed business. Also, Ms. Auerbach noted that the proposed site plan improves on the existing condition regarding front yard parking since the proposed front yard parking spaces are not accessed directly from Lincoln Avenue as is the present case.

The Plan Commission discussed the need for the required screening wall along the rear of the property which would separate the subject property from residentially zoned property. This screening wall is required by Code as a buffer between the B2 District and the property to the rear located in the R3 District. The Commission found that the wall is not necessary given that the residentially zoned property abutting the subject property is used as a parking lot for Great Beijing. Ms. Hoxha agreed to install the wall in the event that this existing parking lot located in the R3 District is developed as a residential use. Ms. Hoxha added that they have attempted to secure a cross access easement/agreement to allow rear access but have been unsuccessful.

The Plan Commission indicated a preference to install some landscape areas at the ends of the parking row at the rear of the property. By reducing/modifying the landscape buffer to the rear of the property, the proposed dumpsters can be relocated. The Plan Commission indicated that the site plan could be modified to shift the parking spaces for the purpose of including a small landscape area at each end.

The Plan Commission did not express any concerns or object to the Special Use request to permit residential above first floor commercial at 6733-6735 North Lincoln Avenue. The Plan Commission reviewed the requested variations and discussed the intent of several of the regulations. The Plan Commission made a specific finding that on the east side of Lincoln Avenue properties are particularly challenging to redevelop including the subject property. The Plan Commission indicated that compliance with the Village's requirements is not feasible at this location and on this property and therefore, the property would be rendered useless and unable to be redeveloped.

Other than testimony by the applicant's team, no one provided comment or testified on this matter at the public hearing.

Plan Commission Recommendation
In considering this matter, the Plan Commission concurred with the findings submitted by the applicant and by a 5-0 vote, recommends approval of:

1. Special Uses to permit residential above first floor commercial
2. Variations:
    a. Approval to permit the new mixed-use building to be set back greater than required five-foot build-to line
    b. Approval to permit a drive aisle functioning as a two-way drive aisle to be less than the minimum width 24 feet
    c. Approval to permit less than the minimum required number of off-street parking (12 spaces required and seven spaces provided)

d. Approval to permit the location of off-street parking to the front of the proposed building
e. Approval to permit less than the required eight-foot perimeter landscape for the parking area
f. Approval to permit less than required interior landscape for the parking area, and
g. Approval to not require a ten-foot landscape setback and screening area or an eight-foot masonry wall within a five-foot landscape setback area.

As part of the motion, the Commission placed conditions on the recommended Special Use and Variation requests as follows:

- No Certificate of Occupancy shall be issued prior to the installation of Knox Boxes;
- No Certificate of Occupancy shall be issued prior to the approval by the Village Chief of Police of a security plan;
- The owner must install and maintain a speed bump in the rear parking area;
- The owner may not install more than two parking spaces in the front parking lot; and
- The owner must comply with the Village's rear landscape area and screening requirements within 30 days after any issuance of a building permit for the residentially zoned property with frontage on Harding Avenue.

Consistent with the unanimous recommendation of the Plan Commission, attached is the proposed Ordinance to approve the requested Special Uses and Variations.

FINANCIAL IMPACT:
None.

DOCUMENTS ATTACHED:

1. Proposed Ordinance Granting Special Use Permit and Variations for the Mixed Use Development
2. September 2, 2015 Plan Commission Minutes
3. Development Team Review Report – August 19, 2015
4. September 2, 2015 Plan Commission Packet/Staff Report
5. Public Hearing Special Use and Variation Applications
6. Photograph of Subject Property
7. Plat of Survey
8. Preliminary Engineering Plan
9. Site Plan
10. Area Parking Distribution
11. Basement and First Floor Plans
12. Second and Third Floor Plans
13. Roof Plan
14. Exterior Elevations
15. Landscape Plans

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission in Case #PC-10-15 and approve an Ordinance Granting Special Use Permits and Variations for the Construction of a Mixed Use Development at 6733-6735 North Lincoln Avenue.

RECOMMENDED MOTION:
Move to concur with the recommendation of the Plan Commission in Case #PC-10-15 and approve an Ordinance Granting Special Use Permits and Variations for the Construction of a Mixed Use Development at 6733-6735 North Lincoln Avenue.

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2015-____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT AND VARIATIONS FOR A MIXED USE STRUCTURE

(6733-6735 North Lincoln Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS _____ DAY OF _____, 2015.

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 _____, 2015

_____
Village Clerk

AN ORDINANCE APPROVING A SPECIAL USE PERMIT AND VARIATIONS FOR A MIXED USE STRUCTURE

(6733-6735 North Lincoln Avenue)

WHEREAS, Rebeka Hoxha (***"Owner"***) is the record title owner of that certain property located in the ***"Mixed Use Hub"*** of the B-1 Traditional Business District (***"B-1 District"***), commonly known as 6733-6735 North Lincoln Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Owner desires to demolish the existing building on the Property and to construct a three-story, mixed-use building with: (i) commercial uses on the ground floor, to include offices and a furniture or appliance store; and (ii) residential uses on the top two floors (collectively, the ***"Proposed Development"***); and

WHEREAS, pursuant to Table 4.01.1 and Section 8.12 of "The Village of Lincolnwood Zoning Ordinance," as amended (***"Zoning Ordinance"***), upper floor residential uses are only allowed in the Mixed Use Hub of the B-1 District upon issuance of a special use permit by the Village Board of Trustees; and

WHEREAS, pursuant to Section 8.12 of the Zoning Ordinance, buildings located within the Mixed Use Hub of the B-1 District are required to have a maximum build-to-line of five feet from the public right-of-way; and

WHEREAS, pursuant to Section 7.06(6) of the Zoning Ordinance, for off-street parking lots improved with parking spaces with 90-degree parking angles, all two-way drive aisles must be at least 24 feet in width; and

WHEREAS, pursuant to Section 7.10 of the Zoning Ordinance, not less than 12 off-street parking spaces must be provided as part of the Proposed Development; and

WHEREAS, pursuant to Section 7.06(5) of the Zoning Ordinance, parking spaces may not be located within the front yard of the Property; and

WHEREAS, pursuant to Section 6.14(1)(b) of the Zoning Ordinance, the minimum perimeter landscape width for off-street parking lots is eight feet; and

WHEREAS, pursuant to Section 6.14(2)(a) of the Zoning Ordinance, a planting island equal in area to a parking space must be located at each end of a parking row within an off-street parking lot; and

WHEREAS, pursuant to Section 6.16(1) of the Zoning Ordinance, properties in the B-1 District located adjacent to property zoned for residential use must be improved with either a ten-foot landscape setback and screening area, or an eight-foot high masonry wall within a five-foot landscape setback area; and

WHEREAS, the Owner desires to construct the Proposed Development with: (i) a build-to-line from the public right-of-way of 25 feet, in violation of Section 8.12 of the Zoning

Ordinance; (ii) a 12-foot-wide two-way drive aisle in the parking lot, in violation of Section 7.06(6) of the Zoning Ordinance; (iii) nine off-street parking spaces, in violation of Section 7.10 of the Zoning Ordinance; (iv) two off-street parking spaces in the front yard of the Property, in violation of Section 7.06(5) of the Zoning Ordinance; (v) no perimeter landscape screening for the off-street parking lots, in violation of Section 6.14(1)(b) of the Zoning Ordinance; (vi) no planting island located at the end of the parking row within the off-street parking lot, in violation of Section 6.14(2)(a) of the Zoning Ordinance; and (vi) no ten-foot landscape setback and screening area, or an eight-foot high masonry wall within a five-foot landscape setback area, in violation of Section 6.16(1) of the Zoning Ordinance; and

WHEREAS, in order to construct and maintain the Proposed Development, the Owner has filed an application for: (i) a special use permit to allow residential uses on the second and third floors of the proposed building on the Property; and (ii) variations from Sections 8.12, 7.06(6), 7.10, 7.06(5), 6.14(1)(b), 6.14(2)(a), and 6.16(1) of the Zoning Ordinance (collectively, ***"Requested Relief"***); and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of the Requested Relief was duly advertised in the *Lincolnwood Review* on August 13, 2015 and held on September 2, 2015; and

WHEREAS, on September 2, 2015, the Plan Commission made findings and recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Relief meets the required standards for special use permits and variations as set forth in Article V of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. APPROVAL OF SPECIAL USE PERMIT. In accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Village President and Board of Trustees hereby grant a special use permit to the Owner to allow the second and third floors of the building to be constructed on the Property to be used for residential uses.

SECTION 3. VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, the Village President and Board of Trustees hereby grant the following variations for the Proposed Development of the

Property, in accordance with, and pursuant to, Article V of the Zoning Ordinance and the home rule powers of the Village:

A. Build-to-Line Variation. A variation from Section 8.12 of the Zoning Ordinance to decrease the maximum build-to-line from the public right-of-way requirement, from five feet to 25 feet from the Lincoln Avenue right-of-way;

B. Drive Aisle Variation. A variation from Section 7.06(6) of the Zoning Ordinance to decrease the minimum two-way drive aisle width for the rear parking lot of the Property, from 24 feet to 12 feet;

C. Parking Space Variation. A variation from Section 7.10 of the Zoning Ordinance to decrease the minimum off-street parking spaces required for the Property for the Proposed Development, from 12 parking spaces to nine parking spaces;

D. Front Yard Parking Variation. A variation from Section 7.06(5) of the Zoning Ordinance to permit two off-street parking spaces to be located in the front yard of the Property;

E. Parking Screening Variation. A variation from Section 6.14(1)(b) of the Zoning Ordinance to eliminate the requirement for perimeter landscape screening for the parking area on the Property;

F. Parking Island Variation. A variation from Section 6.14(2)(a) of the Zoning Ordinance to eliminate the requirement for landscape islands at the end of the parking row in the rear parking lot of the Property; and

G. Residential Screening Variation. A variation from Section 6.16(1) of the Zoning Ordinance to eliminate the requirements to install either a ten-foot landscape setback and screening area, or an eight-foot high masonry wall within a five-foot landscape setback area, which variation is subject to the limitations set forth in Section 4.G of this Ordinance.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, the approval granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Property must comply with

the following plans, copies of which are attached to and, by this reference, made part of this Ordinance as **Exhibit B** (collectively, the **"Plans"**):

1. The Plat of Survey, with a date of February 27, 2013, prepared by Dominick M. Bliznick, consisting of one sheet;

2. The Proposed Preliminary Engineering Plan, with a date of July 6, 2015, prepared by Bono Consulting Inc., consisting of three sheets;

3. The Proposed Site Plan, Floor Plans, Exterior Elevations, and Landscaping Plans, with a date of August 3, 2015, prepared by Auerbach Architects, consisting of eight sheets.

C. Knox Boxes. The Village will have the right to refuse to issue a certificate of occupancy for the Proposed Development prior to the installation by the Applicant of Knox Boxes in a manner, and at specific locations on the Property, approved by the Village Fire Chief in his or her sole discretion.

D. Security Plan. The Village will have the right to refuse to issue a certificate of occupancy for the Proposed Development prior to the approval by the Village Chief of Police of a security plan for Proposed Development, which plan may include the installation of alarms, cameras, lighting, and other devices intended to deter crime and to improve public safety, and which approval may be withheld in the sole and absolute discretion of the Village Chief of Police.

E. Speed Bump in the Parking Lot. The Owner must install and maintain a speed bump in the rear parking lot of the Property.

F. Front Parking Lot. The Owner may not install more than two parking spaces in the front parking lot on the Property.

G. Limitation of Screening Variation. The variation granted pursuant to Section 3.G of this Ordinance will expire, and the Owner must comply with Section 6.16(1) of the Zoning Ordinance, 30 days after the date of issuance of a building permit for the property with frontage on Harding Avenue and designated as of the date of adoption of this Ordinance as P.I.N. 10-35-300-009-0000 and 10-35-300-010-0000, all in Lincolnwood, Illinois.

H. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Owner will be liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

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

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 or 3 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the Mixed Use Hub of the B-1 District, and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

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

SECTION 9. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and

B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of _____, 2015.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this _____ day of _____, 2015.

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

ATTESTED and FILED in my office this
_____ day of _____, 2015

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

#37364747_v3

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 7 AND 8 TOGETHER WITH THE WEST 1/2, THE SOUTHWESTERLY ½ AND THE SOUTH ½ OF THE 16 FOOT VACATED ALLEY LYING EAST, NORTHEAST AND NORTH OF SAID LOTS 7 AND 8 IN BLOCK 1 IN LINCOLN AVENUE GARDENS ADDITION TO ROGERS PARK, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6733-6735 North Lincoln Avenue, Lincolnwood, Illinois

P.I.N.: 10-35-300-013-0000 and 10-35-300-014-0000

EXHIBIT B

PLANS

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Rebeka Hoxha (***"Owner"***) is the record title owner of that certain property located in the ***"Mixed-Use Hub"*** of the B-1 Traditional Business District (***"B-1 District"***), commonly known as 6733-6735 North Lincoln Avenue, in the Village (**"*Property*"**); and

WHEREAS, Ordinance No. Z2015-_____, adopted by the Village President and Board of Trustees on _____, 2015 (***"Ordinance"***), grants a special use permit and variations to the Owner in connection with the construction and operation of a three-story, mixed-use building with: (i) commercial uses on the ground floor to include offices and a furniture or appliance store; and (ii) residential uses on the top two floors; and

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

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

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

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

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the special use permit or variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

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

Dated: _____, 2015

ATTEST: **REBEKA HOXHA**

By: _____ _____

MEETING MINUTES
OF THE
PLAN COMMISSION
SEPTEMBER 2, 2015 – 7:00 P.M.

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

MEMBERS PRESENT:
Acting Chairman Mark Yohanna
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Don Sampen

MEMBERS ABSENT:
Chairman Paul Eisterhold
Anthony Pauletto

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

I. CALL TO ORDER

Acting Chairman Yohanna noted a quorum of four members and called the meeting to order at 7:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to approve the August 5, 2015 Meeting Minutes was made by Commissioner Sampen, and seconded by Commissioner Jakubowski.

Aye: Sampen, Jakubowski, Fishman, Goldfein, and Yohanna
Nay: None
Motion Approved: 5-0

IV. Case #PC-10-15: Public Hearing: 6733-6735 North Lincoln Avenue – Proposed Special Use and Variations for Mixed-Use Development

Acting Chairman Yohanna swore in the Petitioners, Ms. Rebeka Hoxha and Ms. Sue Auerbach.

The property is a one-story, two-tenant commercial building which has parking in the front across the entirety of the property located at 6733-6735 North Lincoln Avenue in the B-1 Business District. Immediately adjacent to the rear of the property is an area that is zoned residential but is being used as a parking lot for the neighboring restaurant. Photographs, site plans, elevations, and project renderings were presented for review and discussion. The proposed building is positioned approximately 25 feet from the front lot line, and there are two proposed off-street parking spaces to the front. There is a pass-through or driveway that runs underneath through the second and third floors to the south of the property which leads to the rear parking lot. Seven parking spaces are planned for the rear lot with two spaces located underneath an overhang of the building. The rear of the property will have a dumpster and landscape area which will include a proposed masonry wall.

The floor plans submitted include a first floor commercial use, the second floor will have office space and a two-bedroom residential unit of approximately 1,670-square feet, and the third floor will have a one-bedroom residential unit of approximately 1,190-square feet and a two-bedroom 1,670-square foot residential unit. There will also be an accessible rooftop terrace. Even though the landscape issues will interfere with the parking, landscape areas have been identified as well as perimeter landscaping on the rooftop with an irrigation system. The Petitioner's plan is to make this as green as possible within the limitations of the irregular lot size.

As part of this proposal, a Special Use is being requested to allow residential uses above first floor commercial. The Zoning Code was amended in January 2015 to require a Special Use for residential uses along Lincoln Avenue.

The Petitioner is requesting seven Variations. The first Variation is relief from the five-foot build-to line. The proposed building setback is 25 feet. The second Variation pertains to drive aisle width. The minimum two-way drive aisle width is 24 feet, and the Petitioner is seeking a proposed width of 12 feet. The third Variation is a reduction in off-street parking spaces. The Zoning Code requires 12 off-street parking spaces, and the proposed site plan provides 9 off-street parking spaces; 2 to the front and 7 to the rear. The fourth Variation pertains to the two parking spaces in the front of the building. The Zoning Code prohibits parking in the front of a building. The Village Board has referred this regulation, specifically as it relates to commercial property, to be heard by the Plan Commission in the near future. The fifth Variation is relief from the minimum perimeter landscape area requirement. If this Variation is not granted, it would result in the loss of three parking spaces. The Zoning Code requires a minimum eight-foot landscape area with landscape screening required. No landscape or screening is provided. The sixth Variation is relief from the minimum interior landscape requirement. The Zoning Code requires landscape islands at the end of parking rows and no landscape islands or landscaping will be provided at the ends of the parking row. The last Variation is relief from the eight-foot screening between common lot lines between residential and commercial areas. The proposed plan calls for a six-foot masonry wall.

The building use will be mainly used as a showroom for their business. They will have tile, cabinets, etc. on display. This is not a retail establishment and is not intended to be a high-volume business.

The Petitioners stated that there are a lot of issues with the lot, mainly the build-to line and the front parking. The surrounding businesses on the south side of Lincoln Avenue do have parking in the front. If the building was placed at the five-foot build-to line, they believe the building would be a nuisance and a hazard which would block the view as you drive up Lincoln Avenue. If the only parking is in the rear of the property, this would be a detriment to the Petitioner's business.

There was discussion as to the feasibility and placement of the 38-foot masonry wall. Sue Auerbach, architect for the Petitioner, said that this Variation request would be removed from their proposal; an eight-foot wall would be built if required. In reality, this wall would be screening an existing parking lot which is owned by Great Beijing. The Petitioners have tried to contact the owner regarding a cross access agreement, but have been unsuccessful. The owner is out of the country and rents out the restaurant to a family member. According to the Zoning Code parking regulations, Great Beijing requires all the parking spots they have.

It was noted that there could be a residential building built in this parking area in the future no matter how remote it may seem. Great Beijing uses this lot for parking, and the Petitioners believe that if any other use moved into that space, they would need this area for parking as well, diminishing the possibility of this being used for a residential use even though it zoned residential.

When asked what purpose this wall would serve, the Petitioners stated that this wall serves no purpose at all. The Petitioners are willing to install this wall and the five-foot landscaping barrier at any time in future if the property is ever developed as residential. The Commissioners agreed that this wall is not necessary and commended the Petitioners on their creativity. It was suggested that the Petitioners try to obtain an easement agreement for ingress and egress. With no wall, they can include a five-foot landscape barrier. Commissioner Goldfein said that landscaping should be flexible and fit the property and the proposed landscaping is reasonable.

Safety issues were discussed due to the narrowness of the drive aisle. Some suggestions included warning lights or mirrors and a speed bump could be installed for additional safety. With regards to fire safety issues, the Fire Department has stated that this is not an ideal situation, but there are other properties in town which do not have complete access as well.

The Commissioners discussed the Special Use and Variations individually. They all agreed with granting the Special Use for residential uses above commercial.

Mr. Clarke reminded the Commissioners that there needs to be a hardship with regard to the Variations. These hardships need to be identified for the Village Board. The hardship is that the property is not feasible to develop with bringing it up to the lot line. It renders the property useless.

Acting Chairman Yohanna asked if anyone in the audience had any comment regarding this Public Hearing. Let the record stated that no one from the audience came forward.

Motion to approve the requested Special Use and Variations at 6733-6735 North Lincoln Avenue to authorize the demolition of the existing structure and for construction of a new mixed-use structure and off-street parking area that would be comprised of the following items was made by Commissioner Jakubowski and seconded by Commissioner Fishman:

- A Special Use to allow the residential units to be built above the first-floor commercial and to approve the following seven Variations:
- Approve the building setback to be up to 25 feet instead of the 5-foot build-to line;
- Approve a drive aisle which would function as a two-way drive aisle which would be less than the minimum width of no less than 12 feet and that would require electronic eyes or motion detectors on both sides and a speed bump at the entrance to the drive through aisles;
- Permit less than the minimum required number of off-street parking spaces, but no less than nine;

- Permit the location of off-street parking to the front of the proposed building for not more than two spots;
- Allow no perimeter landscaping areas on the north and south sides;
- Permit less than the required interior landscape for the parking area in the back, moving the dumpster area to the back, and build a narrow landscape area on each end of the parking area to set off the property lines from the adjacent areas if the wall is not built;
- Eliminate the need for a wall and replace it with landscaping. If a building permit is issued for a residential building, the property owners would have to install an eight-foot wall;
- Finding that absent the Variations with respect to the setback, the ability to create a drive through aisle, minimum off-street parking spaces, allowing off-street parking to the front of the proposed building, and no requirement for any perimeter landscaping given the size of the property, if these Variations are not granted, the property cannot be developed and would impose conditions that would render the property useless causing an extreme hardship to the Petitioner;
- The special hardship is to the residents and to the Village should there be inadequate access which this landlocked property provides; and
- Staff recommended conditions include a security plan submitted to the Police Chief and knox box(es) installed as per the Fire Department.

Aye: Jakubowski, Fishman, Goldfein, Sampen, and Yohanna
Nay: None
Motion Approved: 5-0

V. Case #PC-11-15: Public Hearing: Public Hearing: Proposed Text Amendment – Short-Term Rental Property

This matter is a consideration of a proposed text amendment which was referred to the Plan Commission from the Village Board concerning regulation of short-term rental property. The Zoning Code does not have a definition for this use. The Village has received calls regarding several single-family residential properties that have been used as short-term rentals. The purpose of this discussion is to clarify the intent of these types of uses specifically in residential areas. The requested review and possible action by the Plan Commission is to identify the preferred definition of the term short-term rental property, to concur with recommended modifications to other definitions to distinguish from short-term rental property, and to identify this use as a Permitted Use, Special Use, or Prohibited Use in the Village's Zoning Districts. The Village Attorney has also presented an alternative action which would be to regulate this use through a licensing process. The licensing process would be part of the Municipal Code which is not under the direct purview of the Plan Commission. In the event the Plan Commission deems the licensing process to be most appropriate, the zoning action would be to recommend no change to the Zoning Code which would then be forwarded to the Village Board for a licensing agreement. Staff does not feel the licensing process is appropriate.

Staff presented the recommended definition of short-term rental property which is "A building or portion thereof that is primarily held out for rent on a nightly, weekly, or monthly basis for overnight lodging for transient guests". An alternative definition was given as "A building or portion thereof that is held out for rent on a nightly, weekly, or monthly basis for overnight lodging for transient guest for more than ?? months during a twelve-month period". The alternative definition would be

difficult to prove. As a result, the first definition is recommended. This use does not include the renting of a room in which the homeowners are in residence. Mr. Clarke said that there have been two cases of housing units that have only been used for this purpose. The owners do not live in the homes and are being used as a business. The neighbors are very concerned about these homes being used essentially as a hotel.

Mr. Passman stated that this is a new issue that municipalities are dealing with. There are numerous websites on the internet that advertise this kind of use. The proposed definition has been prepared to start a conversation as how to regulate this use. Discussion points could include how long is long enough which is why the definition includes the language nightly, weekly, or monthly rental. The Village Board would like some direction as to how these kinds of uses should be restricted and defined. Once a definition has been established, the next step is to determine what Zoning Districts would this use be allowed in and would this use be a Permitted Use, a Special Use, or a Prohibited Use.

To Mr. Passman's knowledge, Lincolnwood is one of the first communities to actively regulate this issue by proceeding with a text amendment focusing on short-term rental property. Staff stated that Skokie considers this use a bed and breakfast. Wilmette will be discussing the issue, but no details are yet available. A bed and breakfast is not allowed in any Residential Zoning District.

Motion to continue to the November 4, 2015 Plan Commission meeting was made by Commissioner Fishman, and seconded by Commissioner Sampen.

Aye: Fishman, Sampen, Goldfein, Jakubowski, and Yohanna
Nay: None
Motion Approved: 5-0

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

Motion to adjourn by was made by Commissioner Fishman, and seconded by Commissioner Sampen. Meeting adjourned at 9:05 p.m.

Aye: Fishman, Sampen, Goldfein, Jakubowski, and Yohanna
Nay: None
Motion Approved: 5-0

Respectfully Submitted,

Kathryn M. Kasprzyk
Community Development Coordinator

Summary Review
Development Review Team

Proposed New Mixed Use Development

6733-6735 North Lincoln Avenue

Review Date: August 19, 2015

Nature of Request

Proposal is to demolish the existing building on the property and to construct a three-story commercial/residential building with a showroom on the first floor, an office and a residential unit on the second floor, and two residential units on the third floor. The residential units will be approximately 1,400- square feet.

Village Actions Required **(based on zoning review)**

1. Special Use Approval to permit residential units above first floor commercial within the B-1 Traditional Business Mixed Use Hub
2. Variation Approval to permit the new mixed-use building to be set back greater than required five-foot build-to line
3. Variation Approval to permit a drive aisle functioning as a two-way drive aisle to be less than the minimum width
4. Variation Approval to permit less than the minimum required number of off-street parking spaces
5. Variation Approval to permit the location of off-street parking to the front of the proposed building
6. Variation to permit less than the required eight-foot perimeter landscape for the parking area
7. Variation to permit less than required interior landscape for the parking area, and
8. Variation to permit a six-foot masonry wall as screening between zoning districts rather than the required eight-foot masonry wall.

A combined public hearing to consider Special Use and all variations requested has been scheduled before the Plan Commission at their September 2, 2015 regular meeting.

- Demolition Permit from Cook County and Village
- Building Permit from Village

Summary of Staff Review Comments

- Residential Use is a Special Use on the subject property (B1 Traditional Mixed Use Hub Zoning District)
- As proposed, the Village's minimum parking requirements for the proposed use are not met (15 spaces required and 9 parking spaces provided).
- The width of the "pass-through" drive aisle to the rear parking area is 12' in width which is less than the 24 foot minimum width required for two-way drive aisles.
- A six-inch continuous poured-in-place concreate curb must separate all drive and parking surfaces from landscape areas.
- The applicant is advised that the Village has building design standards which require masonry exteriors. From material presented, it appears that these standards are being met.
- Any work done within the Lincoln Avenue right-of-way must obtain an IDOT permit.
- This project will require a Watershed Management Ordinance (WMO) permit from Water Reclamation District of Greater Chicago (MWRDGC).
- On-site stormwater detention under Village Ordinance is required for this development.
- A curb is recommended to be installed behind the proposed building to separate the pavement area for the car dealership from the proposed development.
- All utilities must be buried underground.
- The proposed two inch water service may be inadequate to provide required fire flow. The domestic and fire service lines need to be split outside of the building.
- There appears to be inadequate height to bring a semi-tractor through to the rear of the building. The owner should clarify what size delivery vehicles will service the building.
- It appears access to and from certain off-street parking spaces may be difficult. Turning exhibits showing how passenger cars will maneuver from both the front and rear parking stalls.
- Replace the existing public sidewalk adjacent to the property, which is currently in poor condition. This sidewalk must be five feet wide.
- There is a concern with the success and long term viability of the rooftop planter areas shown at the perimeter of the building.
- Install stop and right turn only signs at the Lincoln Avenue exit.
- A sprinkler riser room/pump room must be provided with exterior access.

Attached are specific department comments on the proposed development

Additional Documents Required/Requested

- A Photometric Lighting Plan for the property is required (see Village's Outdoor Lighting Standards section in Zoning Code for illumination levels and other restrictions)
- The Landscape Plan must detail either, 1) an irrigation system for the property; or, 2) maximum distance from landscape areas to water faucet of not more than 150 feet
- Provide detail on trash enclosure and confirm accessibility by garbage truck.
- Provide vehicle turning exhibits for the front and rear parking lots showing movements of passenger vehicles, delivery vehicles, and garbage trucks.
- Prior to building permit issuance, submit fire sprinkler and faire alarm plans for review and approval.
- Prior to occupancy, provide a security plan for approval by the Police Chief
- Prior to building permit issuance, submit engineering documents for review and approval.

Recommended Development Approval Conditions

Below are staff's recommended development conditions

1) **Security Plan**

   Prior to issuance of Certificate of Occupancy, a Security Plan for the building and property shall be submitted & approved by the Police Chief

2) **Knox Box installation**

   Prior to occupancy, install a Fire Department Knox Box

Community Development Department

Development Review

Project Information

Petitioner or Project Name Rebeka Hoxha/Sue Auerbach Architects
Subject Property Address 6733-35 North Lincoln Avenue
List and Date of Plans Reviewed Floor Plans/Elevation Plans dated August 3, 2015 Site Plan dated August 3, 2015 Land Survey dated February 27, 2013 Other documents dated July
Nature of Proposal Proposal is to demolish the existing building on the property and to construct a three-story commercial/residential building with a showroom on the first floor, an office and a residential unit on the second floor, and two residential units on the third floor. The residential units will be approximately 1,400- square feet.

Review Information

Name of Reviewer Clarke/Cook
Reviewer Contact Information: TClarke@lwd.org/ACook@lwd.org
Date of Plan Review: August 19, 2015

Action(s)/Approval(s) Required

- Approval of Special Use for residential use on the property
- Approval of Zoning Variations for:
    - Relief from required build-to line
    - Relief from prohibition on front yard parking
    - Relief from the minimum width requirement for two-way drive aisle
    - Relief from minimum off street parking space requirements

  - Relief from perimeter landscape/screening requirements
  - Relief from interior landscape requirements.

** A combined public hearing to consider Special Use and all variations requested has been scheduled before the Plan Commission for September 2, 2015.*

- Demolition Permit from Cook Count and Village of Lincolnwood.
- Building Permit from Village of Lincolnwood.

Applicable Regulations/Requirements

- Village of Lincolnwood Zoning Code.

Additional Documents or Information Required/Requested

- Full landscape plan for the project.
- Provide a Lighting and Photometric Plan for the property consistent with Code
- Provide detail on trash enclosure and confirm accessibility by garbage truck.

Plan Review Comments

- A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas.

Recommended Development Approval Conditions

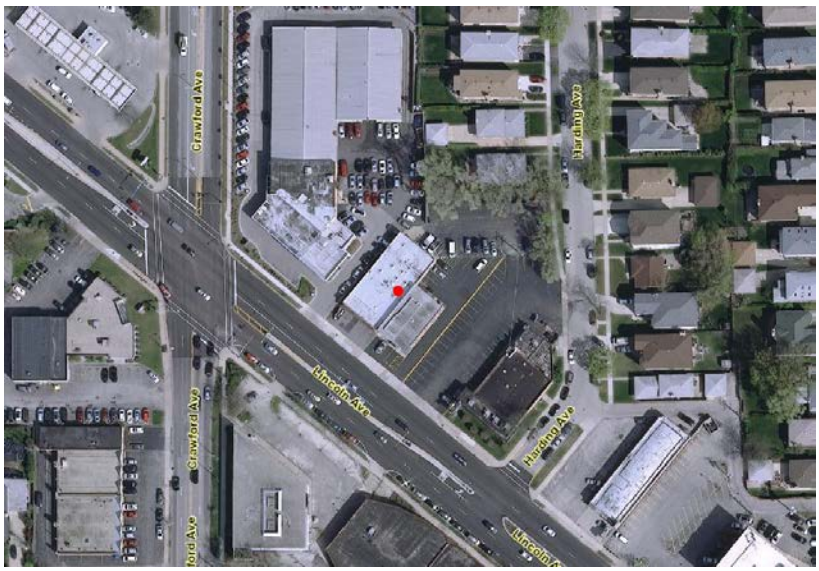
- None

Zoning Review Worksheet

August 18, 2015

Subject Property: 6733 North Lincoln Avenue

B1 Mixed Use Hub



ZONING CALCULATIONS

TOTAL LOT AREA: 7,244 SQUARE FEET

BUILDING AREA: 8,027 SQUARE FEET

	MAX. PERMITTED	PROPOSED	VARIATION REQUIRED
TOTAL LOT COVERAGE:	NA	NA	NO
MINIMUM LOT AREA:	NA	7,244	NO
FLOOR AREA RATIO:	NA	NA	NO
BUILDING HEIGHT:	38 FT or 3 Stories whichever is less	34'6"	NO

Notes: None

ZONING SETBACKS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Front yard Build-To Line:	5 Ft.	25 Ft.	YES
Interior side yard setback:	NA	0 Ft.	NO
Interior side yard setback:	NA	0 Ft.	NO
Rear yard setback:	10 Ft.	47 Ft.	NO

Notes: Build-to Line of 5 feet required. Proposed setback of 25 feet requires a variation.

OFF-STREET PARKING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Location	Rear and Side Yard Only	Located between Proposed Building and Street	YES
Number of Spaces:	15 spaces	9	Yes
Number of Handicap Spaces:	1	1	NO
Size of Spaces:	9' x 18'	9' x 18'	NO

Driveway Dimension:	24’	27’	NO
Drive Aisle Dimension:	24’	12’ at pass - through	YES

Notes:
Dwellings above first floor commercial 1.5 spaces for each dwelling
General Retail/Commercial 3.3 spaces/1,000 SF

Pass-through within footprint of proposed building functions as a two-way drive aisle but does not meet the minimum width requirements.

MINIMUM LANDSCAPE REQUIREMENTS

PERIMETER LOT SCREENING

	REQUIRED	PROPOSED	VARIATION REQUIRED
Setback width:	8 feet (no overhang)	0 FT in Most Locations	YES
Screening:	continuous 3 feet	None Provided	YES
Concrete curb separation:	6 inch required	Unknown	Additional Information Needed

Notes: Perimeter landscape area and screening variations necessary. A 6-inch concrete curb is required to separate all drive and parking surfaces from landscape areas.

INTERIOR LOT LANDSCAPING

	REQUIRED	PROPOSED	VARIATION REQUIRED
End Cap Islands Provided:	ends of parking row	None Provided	YES
Interior Islands Provided:	every 20 Spaces	None Provided	NOT REQUIRED
Size of Islands:	9X20 feet	None Provided	YES
Island Trees:	1 per island	None Provided	YES
Size of Island Trees:	2 1/2 caliper	None Provided	YES
Non-parking areas 50+ s.f.:	pervious/vegetative	Shown	NO
Island Topsoil Depth:	3 feet depth		Verify on Final Landscape Plan

Notes: Interior planting island variations necessary.

FOUNDATION PLANTING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Setback Width:	6 feet front and sides of bldg.	None Provided	Most areas along foundation used for vehicle and pedestrian access.
Concrete Curb:	6 inch required	None Provided	Verify on Final Engineering Plan

Notes: None

PARKWAY LANDSCAPING REQUIREMENTS

	REQUIRED	PROPOSED	VARIATION REQUIRED
Parkway Plantings:	Sod or Vegetative Ground Cover	Shown	NO

Impervious Material In Parkway:	All impervious material prohibited	None Shown	NO
Structure/Obstructions In Parkway:	No structures or obstruction may be erected	None Shown	NO
Parkway Trees:	One parkway tree for each 25 lineal feet	None Shown	Verify on Final Landscape Plan
Public Sidewalks:	A 5-foot public sidewalk in B1, B2 & M Districts	Existing Shown	NO

Notes: None

OTHER

- Residential units, above 1st floor commercial requires Special Use approval.
- Landscape and screening area shall be located along the length of any property line in the B1 District when adjacent to property zoned residential. Eight foot masonry wall within a five foot landscape setback may be utilized. Proposed masonry wall 6' in height. *Section 6.16(f)*
- Trash storage areas must be fully screened. Please identify screening of trash dumpsters. *Section 6.03(3)c*
- All utilities shall be buried underground. *Section 6.03(3)e*

SUMMARY OF REQUESTED APPROVALS

1. Special Use to permit residential units above first floor commercial within the B-1 Traditional Business Mixed Use Hub.
2. Variation to permit the new mixed-use building to be set back greater than the required five-foot build-to line,
3. Variation to permit a drive aisle functioning as a two-way drive aisle to not meet the minimum width.
4. Variation to permit less than the minimum required number of off-street parking spaces,
5. Variation to permit off-street parking to the front of the proposed building,
6. Variation to permit less than the required eight-foot perimeter landscape area,
7. Variation to permit less than required interior landscape along the south lot line to permit less than the required interior landscape islands, and
8. Variation to permit a six-foot masonry wall as screening between zoning districts rather than an eight-foot masonry wall.

REVIEWED BY: Aaron N. Cook, AICP
DATE: August 18, 2015

Landscaping Review

Development Review

Project Information

Petitioner or Project Name 3 Story Multi-use Structure
Subject Property Address 6733 Lincoln Avenue
List and Date of Plans Reviewed Preliminary Engineering Plans prepared by Bono Consulting, Inc. 7-6-15 Auerbach Architects, Site Plan 8-3-15
Nature of Proposal Review of proposed site plan.

Review Information

Name of Reviewer:	Douglas Gotham, RLA
Reviewer Contact Information:	CBBEL, 847-823-0500 dgotham@cbbel.com
Date of Plan Review:	8-13-15

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

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

Additional Documents or Information Required/Requested

- Full Landscape Plan

Plan Review Comments

- A schematic plan was provided with the review documents but an actual landscape plan was not submitted.
- A trash enclosure is indicated but no details to its height or appearance is given.
- No site lighting has been indicated at this time.
- An estimated cost for the landscaping was not provided.
- The current site plan with the indicated screen wall does **not** meet the requirement of a minimum of 5' width **perimeter** landscape buffer.
- No details or materials were provided for the Masonry Wall that screens the property from the adjoining residential. The proposed wall is indicated it to be 6' high whereas an 8' high wall is required.
- The preliminary site/landscape plan does not illustrate and separation curb from the drive aisles and parking surfaces.
- The current site plan does not meet the requirement for a six feet wide landscape setback along the front and sides.
- As a part of the landscape plan a perimeter roof top planter is shown. Over the years I have observed many attempts at installing woody plant material in above grade planters and the majority of them fail. Usually this is due to lack of water, lack of nutrients, poor drainage, and severity of the winter or poor plant material selection. It will be important that roof top planter have a support irrigation system, seasonal fertilization plan, adequate drainage for the soil and plant material selected to survive in a USDA plant hardiness zone higher then Lincolnwood.

Recommended Development Approval Conditions

- A full landscape plan for the project needs to be submitted for review.

Lincolnwood Engineering Department

Development Review

Project Information

Petitioner or Project Name: Elite Home Furnishings
Subject Property Address: 6733 Lincoln Avenue
List and Date of Plans Reviewed: • Preliminary Engineering Plans prepared by Bono Consulting, Inc. bearing a date of 7/6/2015 • Landscape Plan prepared by Auerbach Architects bearing a date of 8/3/2015 • Architectural Plans prepared by Auerbach Architects bearing a date of 8/3/2015 • Plat of Survey prepared by Jens K. Doe bearing a date of February 27, 2013
Nature of Proposal: Demolition of Existing Commercial Building and Construction of Mixed Use Building

Review Information

Name of Reviewer:	James Amelio, PE
Reviewer Contact Information:	p:847.745.4862 jamelio@lwd.org
Date of Plan Review:	August 12, 2015

Action(s)/Approval(s) Required

- This project will require a Watershed Management Ordinance (WMO) permit from Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for qualified sewer construction.
- This project will require a permit from IDOT for all construction work within the Lincoln Avenue right-of-way.

Applicable Regulations/Requirements

- Project is subject to WMO requirements
- Project is subject to IDOT requirements
- Project is subject to Village stormwater detention requirements

Additional Documents or Information Required/Requested

- Provide a Lighting and Photometric Plan for the property consistent with Code
- Provide turning exhibits for the front and rear parking lots showing the movements of passenger vehicles, delivery vehicles, and garbage trucks with adjacent spaces occupied by passenger vehicles from residents, visitors, employees, and customers.

Plan Review Comments:

- The final engineering submittal shall include separate plan sheets for demolition activities and proposed activities. The plans shall be at a standard engineering scale.
- The site is 7107 SF (0.163 Acres) in area. As such it does not have to provide detention or retention per the MWRDGC WMO, but is required to provide detention under the Village's stricter ordinance. Using the NIPC detention volume nomograph, this site would need to provide 3485 CF (0.08 Acre-feet) of detention storage. This can be provided in several ways and combinations: permeable pavement with underlying stone storage field, construction of underground detention in pipes or cisterns, or surface storage in the parking lot. An alternate could also involve varying some or all the detention requirement to replace it with a green roof. The developer is already providing for a social space on the roof with perimeter shrubs. Further green areas could be added to enhance the ambiance of the social area while providing a stormwater benefit.
- All curbing along Lincoln Avenue should be removed and replaced for the length of the site to define the entrance and re-establish the barrier curbing along the roadway.
- We recommend curbing all open sides of the rear yard landscape area to protect the plantings from errant vehicles from the adjoining properties. The curbing would eliminate the need to install parking bumpers for the rear stalls.
- A curbed landscape area is required along the common property line with the adjacent car dealership. At a minimum, a curb should be installed behind the proposed buildings to separate the pavement area for the car dealership from the proposed development.
- The final engineering plans shall indicate the abandonment of the existing sanitary and water service. As the existing water service is most likely connected along Lincoln Avenue, it would be advisable to have the new service connection as close as possible to the old one so that only one excavation in the roadway is necessary.
- If the building is to be sprinkled, the proposed two inch service may be inadequate to provide the required fire flow. If a fire suppression system is required, then the

domestic and fire service lines will need to be split outside of the building as per Village requirements.

- The engineer has incorrectly listed the discharge line from the proposed catch basin as a sanitary service line versus storm line. The pipe diameter should be 8 inches or larger given that this is a storm sewer.
- We will defer to the opinion of the Fire Department, but note that the basement does not have a secondary escape point. The use of the basement is noted to be "Commercial" and there is a bathroom on that level which may indicate that offices could be located there versus simply storage.
- We note that there is only a 10 foot vertical clearance for the drive thru the building to the rear parking area. There is no defined loading zone for the site, but the larger double doors are located at the rear of the building. There is inadequate height to bring a semi-tractor through the building. The owner should clarify what size delivery vehicles they intend to have service their building **and/or if they intend to unload their vehicles while parking on Lincoln Avenue.**
- A turning exhibit should be provided for the specified delivery vehicle to show it can enter and leave the site.
- Again noting the 10 foot vertical clearance, we will defer to the judgement Fire Department to determine if there is adequate access to the rear of the building through the adjacent properties.
- Given that the proposed development is not providing all of the required parking stalls for itself, the likelihood that the parking lot will be filled is high. Concurrently, we have concerns that several of the parking stalls will be hard to access or leave from without multiple point turns. The engineer should provide turning exhibits showing how passenger cars will enter and exit from both the front and rear parking stalls, both with and without adjacent stalls being occupied.
- Similar to the above, we have access concerns for both garbage trucks and delivery vehicles. Turning exhibits should be provided showing how a garbage truck would access the rear dumpsters and then exit the site while cars are occupying adjoining spaces. Turning exhibits should also be provided showing how delivery vehicles will enter, load/unload, and then exit the site while cars are occupying adjoining spaces.
- No width of the outside wall of the structure is called out on the plan sheet, but it scales to approximately 12 inches. We have not performed a structural review, but this appears to be narrow for an exterior bearing wall. The Village requires that the 12-foot wide travel width be maintained; even if the outer wall has to be thickened and the inner wall relocated.
- The tunnel through the building is only one lane wide and will support only one-way traffic. Some type of gate or signaling should be installed (motion activated) that will activate when a vehicle enters one end of the tunnel to prevent or notify a vehicle not to enter on the other end.
- No existing or proposed topographic elevations are shown on the submitted plans. The final engineering submittal shall include all existing and proposed site grading.

- The final engineering submittal shall include the locations of all proposed downspouts. Given the close proximity of the adjacent buildings, the discharge location of the downspouts should be fixed so that it minimizes risk to these buildings. One potential discharge location would be to run it to the rear yard landscape area and allow it to disperse there with a pop up emitter to water the proposed plantings.
- The final engineering submittal shall include all applicable pavement and utility standard details and specifications.

Recommended Development Approval Conditions

- Possible variance for use of green roof in lieu of detention

Public Works Department

Development Review

Project Information

Petitioner or Project Name: Rebeka Hoxha
Subject Property Address: 6733 Lincoln Avenue
List and Date of Plans Reviewed: • Plat of Survey Dated February 27, 2013 • Preliminary Engineering Plans Dated July 6, 2015
Nature of Proposal: The petitioner is applying for a special use and variations to tear down an existing one-story commercial building and construct a three story mixed use building with commercial space on the ground floor and basement, split second floor consisting of commercial space and a residential unit, a third floor with two residential units and fourth floor rooftop deck.

Review Information

Name of Reviewer:	Andrew Letson, Assistant to the Public Works Director
Reviewer Contact:	Work: 847-745-4851 aletson@lwd.org
Date of Plan Review:	August 11, 2015

Action(s)/Approval(s) Required

- Location and size of water and sewer connections must be approved.
- Species and locations of trees in the parkway must be approved.
- Location and size of sidewalk.

Applicable Regulations/Requirements

- Section 12-2 (Water Main and Sewer Connections)
- Section 6-1-1 (Sidewalk Construction)
- Section 6-5 (Parkway Landscaping and Maintenance)

Additional Documents or Information Required/Requested

- None

Plan Review Comments:

- Tree plantings cannot conflict with the existing water meter vault. To determine the species and location of the new parkway trees, the petitioner should coordinate with the Village Arborist.
- Verify the correct sizing of the water and sewer service lines with the Building Department (during permit process).
- Replace the existing sidewalk adjacent to the property, which is currently in poor condition. All public sidewalks must have a minimum width of five feet.

Recommended Development Approval Conditions

- Any work done within the right-of-way must also receive an IDOT permit as right-of-way on Lincoln Avenue is the responsibility of the Illinois Department of Transportation.

LINCOLNWOOD POLICE DEPARTMENT
6900 N. Lincoln Avenue, Lincolnwood, IL 60712 (847) 673-2167

Development Review

Project Information

Petitioner or Project Name:	6733-35 North Lincoln Avenue Plan
Subject Property Address:	6733-35 North Lincoln Avenue
List and Date of Plans Reviewed:	August 14, 2015. Site Plan prepared in concert with Rebeka Hoxha and Architect Sue Auerbach
Nature of Proposal:	Review of the preliminary engineering plan for a three-story multi-use structure at 6733 North Lincoln Avenue

Review Information

Name of Reviewer:	Lieutenant Randall Rathmell			
Reviewer Contact Information:	**Work:**	(847) 745-4751	**Cell:**	847 980-7894
	Email	rrathmell@lwd.org		
Date of Plan Review:	August 14, 2015			

Action(s)/Approval(s) Required

- None

Applicable Regulations/Requirements

- None

Additional Documents or Information Required/Requested

- Photometric Lighting Plan
- Security Plan

Plan Review Comments

- Submit a Security Plan for the property with approval by the Police Chief prior to issuance of the Certificate of Occupancy to include alarms, sensor lights, video surveillance cameras and intrusion detectors made visible to potential offenders and to assist in any criminal investigation

- A designated concrete sidewalk will be provided along Lincoln Avenue to facilitate the safe and efficient movement of pedestrians around the property

- Install a stop sign and right turn only at the Lincoln Ave. exit.

Recommended Development Approval Conditions

- None

LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

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

Development Review

Project Information

Petitioner or Project Name: Three Story Multi Use Structure
Subject Property Address: 6733 N. Lincoln Avenue
List and Date of Plans Reviewed: Plat of Survey, Proposed Elevations, Floor Plans, and Landscape Plan – Reviewed 8-14-2015
Nature of Proposal: New construction of a multi-use (Residential – Commercial – Business) property.

Review Information

Name of Reviewer: Battalion Chief Clyde Heineman
Reviewer Contact Information: Lincolnwood Fire Department – 847-673-1545 – cheineman@lwd.org
Date of Plan Review: 8-14-2015

Action(s)/Approval(s) Required

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

Applicable Regulations/Requirements

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

Additional Documents or Information Required/Requested

Building Square Footage: Approximately 5800 Square Feet on 4 levels
Proposed Occupancy Type: Commercial – Residential - Business
Proposed Occupancy Load: To be determined based on individual occupancy sizes and uses.

- The calculation of all spaces for occupancy loads, exit requirements, and travel distances to be provided in accordance with 2012 *Life Safety Code* "Table 7.3.1.2 Occupant Load Factor".

Plan Review Comments

- The location of the structure as proposed sits in place of an existing building. The rear of the building is inaccessible for ambulance access & fire suppression purposes.
- Water supply and hydrant locations for fire suppression as exists appear to be adequate.
- A NFPA 13 compliant sprinkler system shall be installed throughout the building. (NFPA 13R systems may be engineered for the residential areas.)
- A sprinkler riser room / pump room must be provided with exterior access.
- Fire Department Connection location to be within 100' of a fire hydrant. Fire Department Connection location to be determined in conjunction with the Fire Prevention Bureau, the sprinkler contractor and the plan reviewer prior to final design for the building.
- A complete fire alarm system compliant with NFPA 72® National Fire Alarm & Signaling Code shall be provided as required by NFPA *101®Life Safety Code*® throughout the building.
- The fire alarm systems must be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village's radio contractor at the completion of the alarm systems installations.

Recommended Conditions

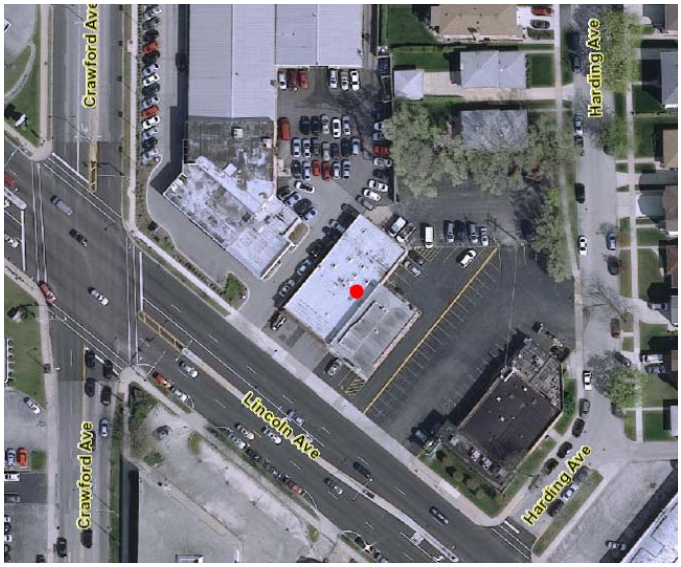
- The installation of a Knox Box® (Key Box) at the entrance(s) chosen by the fire department will be required (Commercial area and common areas only).

Plan Commission Staff Report
Case #PC-10-15
September 2, 2015

Subject Property:
6733-6735 North Lincoln Avenue

Zoning District:
B1 Tradition Business District and Mixed Use Hub

Petitioner:
Rebeka Hoxha, Property Owner



Nature of Request: Petitioner seeks to demolish the existing structure at 6733-6735 North Lincoln Avenue and construct a new mixed use structure and off-street parking area.

Requested Action:
Special Use: Permit Residential Units Above First Floor Commercial
Variations:

1. Variation Approval to permit the new mixed-use building to be set back greater than required five-foot build-to line
2. Variation Approval to permit a drive aisle functioning as a two-way drive aisle to be less than the minimum width
3. Variation Approval to permit less than the minimum required number of off-street parking spaces
4. Variation Approval to permit the location of off-street parking to the front of the proposed building
5. Variation Approval to permit less than the required eight-foot perimeter landscape for the parking area
6. Variation Approval to permit less than required interior landscape for the parking area, and
7. Variation Approval to permit a six-foot masonry wall as screening between zoning districts rather than the required eight-foot masonry wall

Notification: Notice in Lincolnwood Review dated August 13, 2015, Public Hearing Sign Installed at 6733-6735 North Lincoln Avenue, and Mailed Legal Notices Dated August 13, 2015 to Properties within 250 Feet.

Summary of Request

Rebeka Hoxha, Property Owner of 6733-6735 North Lincoln Avenue, seeks to demolish the existing building on the property and to construct a three-story commercial/residential building with a showroom on the first floor, an office and a residential unit on the second floor, and two residential units on the third floor. The residential units will be approximately 1,400- square feet. The subject property is within the B-1 Traditional Business District and the Mixed Use Hub Overlay District.

Currently, a one-story building with parking directly accessed from Lincoln Avenue is located at the property. The building includes two tenant spaces which are both currently unoccupied. The property includes overhead doors to the rear of the building which are accessed by a blacktop area across several pieces of property. At one time the area to the rear was accessed by a public alley. This alley was vacated on July 19, 1962.

The proposed three-story mixed use building would be accessed from Lincoln Avenue with parking to the front and rear of the proposed building. Two parking spaces are proposed to the front of the building and seven parking spaces are proposed to the rear. The proposed building would be constructed with a zero side yard setback which is permitted under the Zoning Code. The building also includes a "pass-through" driveway to provide access to the rear parking area. The petitioner has included a transition area to the rear including a six foot masonry screening wall.

The petitioner seeks the approvals necessary to permit the proposed redevelopment of the property at 6733-6735 North Lincoln Avenue. These approvals include 1) a Special Use Approval to Permit Residential Use, and 2) seven Variations.

The Village of Lincolnwood through Home Rule authority has created a process in which the Plan Commission considers zoning variations when requested along with Special Use requests. This is intended to streamline the hearing process for the benefit of the applicant.

Special Use to Approve Residential Above First Floor Commercial

This is the first Special Use request under the recently modified provision relative to residential along Lincoln Avenue. In the fall/winter of 2014 the Village considered the regulations for residential along Lincoln Avenue. In January 2015 the Village Board adopted an Ordinance requiring Special Use approval for all residential development along Lincoln Avenue.

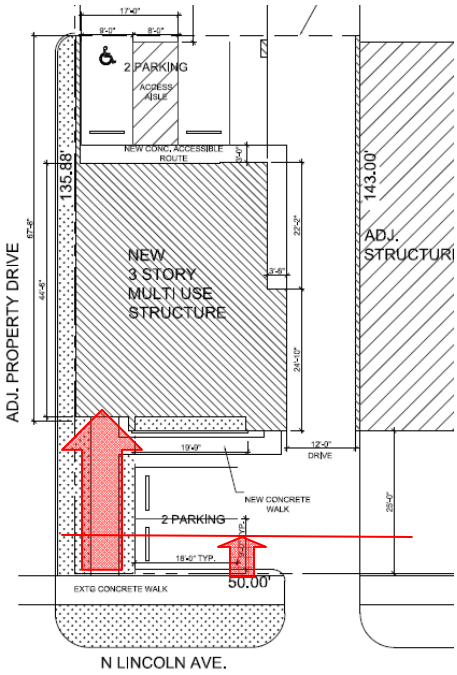
The three residential units are proposed. One unit is proposed on the second floor (along with office space) and the two-bedroom unit is approximately 1,670 square feet. The third floor includes two residential units. The one-bedroom unit is approximately 1,190 square feet and the two-bedroom unit is approximately 1,670 square feet. The Zoning Code requires 1.5 off-street parking spaces for each residential unit above first floor commercial. The Zoning Code also states that for any fraction of a required parking space the required number of spaces is

rounded up. Therefore, for the three units a total of 5 off-street spaces are required (1.5 x 3 = 4.5; Rounded up – 5 off-street spaces).

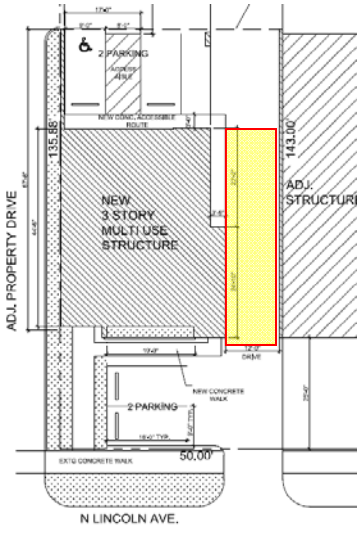
Variations

The petitioner also seeks certain variations needed in order to redevelop the property. The variations can be grouped into three basic categories 1) variations relative to landscape standards, 2) variations relative to the Mixed Use Hub Overlay District standards, and 3) off-street parking variations. Below is a summary of the requested variations.

Required Five-Foot Build-To Line Variation: The petitioner seeks approval to permit the construction of the new mixed use building beyond the required five-foot build to line as required by the Additional Standards for Mixed Use Section of the Zoning Code. The stated purpose of this build-to requirement is to locate buildings close to public sidewalks in an effort to create pedestrian friendly development. The proposed building is to be setback 25 feet.



Recent developments along Lincoln Avenue that have complied and incorporated these build-to standards include Meatheads, Oberweis, Walgreens, the proposed Brickyard Bank relocation (not constructed), and the residential condominiums at 6521-6535 Lincoln Avenue. This is the first request for relief from a build-to requirement along Lincoln Avenue.



Drive Aisle Width Variation: The petitioner seeks relief from the drive aisle width requirement of the Zoning Code in order to allow a "pass-through" drive aisle to connect the access from Lincoln Avenue to the rear parking area. This drive aisle located to the south of the property runs under the second and third floor of the proposed building. As there is no separate exit from the rear parking area, this drive aisle serves as a two-way drive. The proposed 12 foot width is less than the requirement drive aisle width for 90 degree parking of 24 feet.

This condition raises ingress/egress safety concerns as this "pass-through" can accommodate only one vehicle at a time. The layout of the proposed development creates some additional potential for conflict of vehicle movements on the property with parking spaces backing near this "pass-through". Included within some of the development review team reports are comments relative to these concerns. If the Plan

Commission deems an adequate hardship is presented to authorize this variation staff does recommend requiring the Petitioner to provide improvements designed to minimum the safety concerns and vehicle conflicts.

Minimum Number of Off-Street Parking Spaces Variation

The Zoning Code requires minimum off-street parking spaces for uses within the Village. As proposed, the Mixed Use development includes a Furniture or Appliance Store Use, Office Use, and Dwellings Above First Floor Commercial. Below are the off-street parking requirements for each of these uses:

Furniture or appliance store: 2.5 spaces per 1,000 square feet of gross floor area
Office, general or professional: 3 spaces per 1,000 square feet of gross floor area
Dwellings above first floor commercial: 1.5 spaces for each dwelling

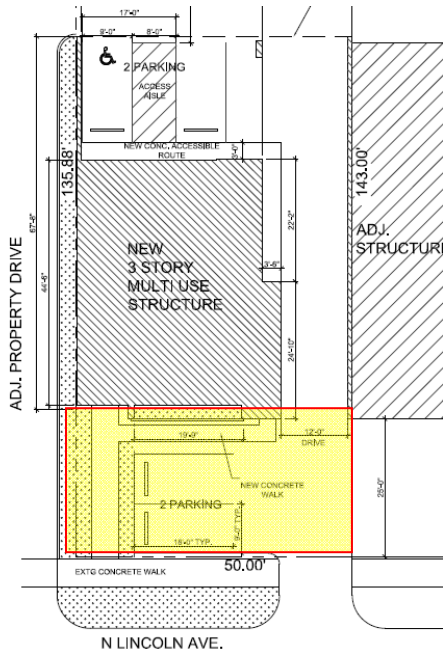
The off-street parking requirements for this project was initially calculated using the General Retail Use parking requirement (3.3/1,000 square feet) however, since the preparation of the Development Review Team report, staff has determined the first floor commercial use is subject to the Furniture or Appliance Store off-street parking standards (2.5/1,000 square feet).

Based on the above, the project is required to have 12 off-street parking spaces (below are the requirements for each use).

Furniture or appliance store: 3 spaces
Office, general or professional: 4 spaces
Dwellings above first floor commercial: 5 spaces

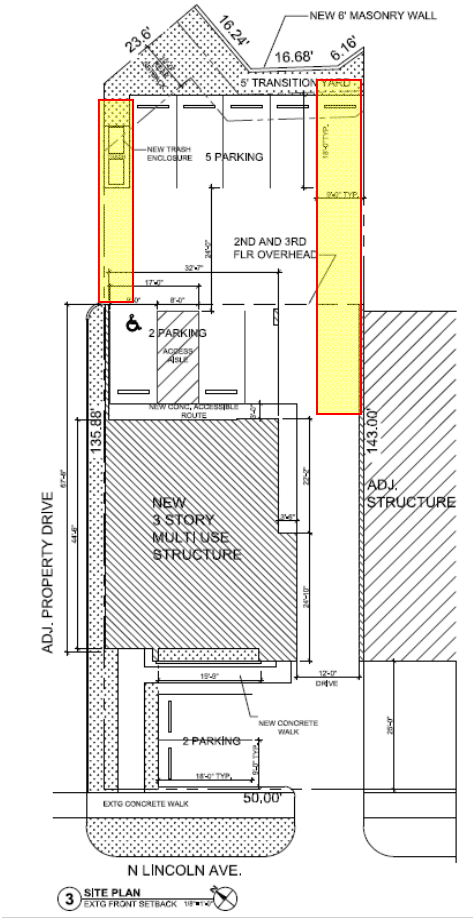
The submitted site plan includes two parking spaces to the front of the building and seven parking spaces to the rear for a total of nine spaces. Therefore, the petitioner seeks a variation in order to permit the redevelopment of the property with less than the minimum required off-street parking.

Off-Street Parking Location Variation: The Zoning Code, Section 7.06(5), permits off-street parking in any yard except a front yard and a yard abutting a street. As proposed, there are two off-street parking spaces between Lincoln Avenue and the new Mixed Use building in the front yard. The site plan to the right includes a highlighted area where off-street parking is prohibited. The majority of the off-street parking will be provided to the rear of the building which complies with the Zoning Code.



Recently, the Zoning Board of Appeals recommended that a variation to permit parking to the front of a commercial building at 7370 Cicero Avenue be denied as they did not determine a hardship to be

present. During their deliberations of this recommendation, the Village Board referred to the Plan Commission for public hearing, consideration of a possible Text Amendment relative to the current prohibition of front yard parking for non-residential properties. The public hearing for this consideration has not yet been scheduled.



Off-Street Parking Perimeter Landscape Variation: The Petitioner seeks approval to permit the perimeter landscape setback along the north and south lot line of the rear off-street parking area to not meet the minimum width of eight feet. The new off-street parking area does not include any perimeter landscape area.

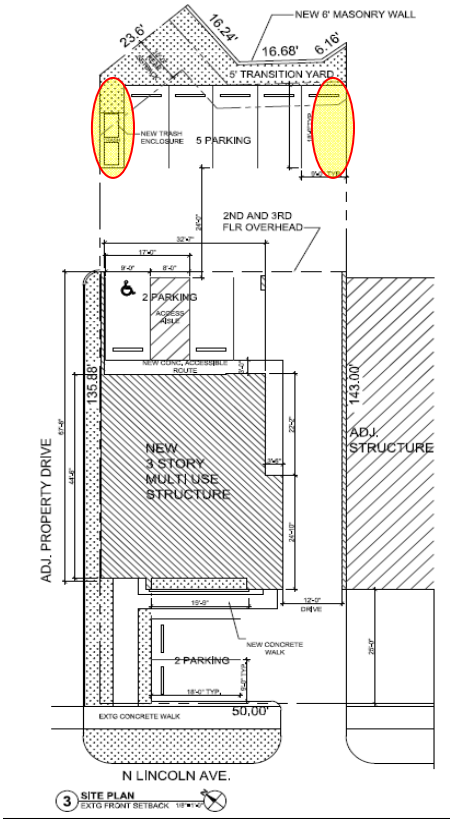
The area highlighted to the left on the site plan identifies the location of the requested variation to permit less than the required eight-foot perimeter landscape area and screening. The proposed parking area does not include the Zoning Code required screening that is planted within the perimeter landscape area as per Section 6.14(1)b.

Two (handicap space + one space)of the seven total spaces are not subject to this regulation as they are located below the second and third floor of the proposed mixed use building.

Off-Street Parking Interior Landscape Variation: The Petitioner seeks relief from the minimum interior landscape requirements of the Zoning Code. The highlighted areas of the site plan to the right represent the locations of required landscape islands at the end of the row of parking.

The highlighted area at the north of the property is a landscape area in which is a proposed dumpster. At the south end of this parking row no landscape island is proposed.

Landscape islands are to be 9' x 20' and include one tree. The Petitioner seeks approval to include no



Zoning Code compliant landscape islands at the end of the parking row.

Minimum Landscape Screening Between Zoning Districts – Masonry Wall Height Variation
The Zoning Code requires minimum screening be provided the length of any property line located in the B1, B2, B3, O, or MB Zoning Districts when adjacent to property zoned residential. An excerpt of the Village's Zoning Map is found below. The subject property has been outlined in red. Adjacent to the property to the northeast is property zoned R3 Residential. Therefore, a minimum ten-foot landscaped setback and screening area must be provided or an eight-foot high masonry wall within a five-foot landscape setback may be utilized as an alternative. The current use of the residentially zoned property as an off-street parking area does not eliminate this landscape screening requirement.

The Petitioner has opted to include the five-foot landscape setback and masonry wall however; the proposed wall is six-feet in height. In order to construct the six-foot masonry wall a variation is necessary.



Conclusion

Rebeka Hoxha, Petitioner and Property Owner, seeks certain approvals to construct a three-story mixed use building at 6733-6735 North Lincoln Avenue. In order to construct this new building and off-street parking area, the Petitioner seeks the following:

Special Use: Permit Residential Above First Floor Commercial

Variations:

1. Variation Approval to permit the new mixed-use building to be set back greater than required five-foot build-to line

2. Variation Approval to permit a drive aisle functioning as a two-way drive aisle to be less than the minimum width
3. Variation Approval to permit less than the minimum required number of off-street parking spaces
4. Variation Approval to permit the location of off-street parking to the front of the proposed building
5. Variation Approval to permit less than the required eight-foot perimeter landscape for the parking area
6. Variation Approval to permit less than required interior landscape for the parking area, and
7. Variation Approval to permit a six-foot masonry wall as screening between zoning districts rather than the required eight-foot masonry wall.

Staff convened the Development Review Team on August 19, 2015 and attached is the report from that review. Included in this document are review comments from each participating department representative. A summary of the review comments and recommendations are found on page 2 of the document. No inquiries from the public were received relative to this request.

Documents Attached

1. Development Review Team Report – Review Date: August 19, 2015
2. Public Hearing Application Packet
    a. Public Hearing Special Use and Variation Applications
    b. Photograph of Subject Property
    c. Plat of Survey
    d. Proposed Plans
        i. Preliminary Engineering Plan
        ii. Site Plan
        iii. Area Parking Distribution
        iv. Basement and First Floor Plans
        v. Second and Third Floor Plans
        vi. Roof Plan
        vii. Exterior Elevations
        viii. Landscape Plans

VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Special Use and PUD

RECEIVED
AUG - 3 2015
LINCOLNWOOD
COMMUNITY DEVELOPMENT

SUBJECT PROPERTY

Property Address: 6733-35 N. Lincoln

Permanent Real Estate Index Number(s): 10-35-300-013-0000
10-35-300-014-0000

Zoning District: B-1 MIXED USE HUB Lot Area:

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

One story Building

Are there existing development restrictions affecting the property? ___ Yes ✓ No

(*Examples: previous Variations, conditions, easements, covenants*) If yes, describe:

REQUESTED ACTION

- ☑ Special Use – Residential
- ☐ Special Use – Non-Residential
- ☐ Planned Unit Development (PUD)
- ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: THREE STORY MIXED USED BUILDING W/ COMMERCIAL ON FIRST FLOOR, OFFICE/ RETAIL ON 2ND FL & RESIDENTIAL ON THIRD FLOOR.

PROPERTY OWNER/PETITIONER INFORMATION

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

Name: Rebeka Hoxha

Address: 3420 W. North Shore, Lincolnwood

Telephone: (847) 568-1441 Fax: (847) 568-1441 E-mail: edhoxha@hotmail.com

Petitioner: (*if Different from Owner*)

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail: _____

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	✓	Applicable Zoning Worksheet	✓
Site Plan	✓	*Photos of the Property	✓
Proof of Ownership		PDF Files of all Drawings	✓
Floor Plans	✓	Elevations	✓

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Rebeka Hoxha

Address: 3420 W. Northshore Ave

City, State, Zip: Lincolnwood, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

Rebeka Hoxha
Signature

Rebeka Hoxha
Print Name

8/3/15
Date

PETITIONER: *(if Different than Property Owner)*

Signature

Print Name

Date

SPECIAL USE STANDARDS

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

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

6733N LINCOLN AVENUE HAS MULTIPLE LAYERS OF ZONING REQ'S. THAT MAKE IT ESSENTIALLY AN UNUSABLE PROPERTY. THE BUILDING HAS NOT BEEN IN USE FOR OVER 6 MONTHS, WHICH MEANS REUSING THE EXIST. BUILDING WOULD REQUIRE A SPECIAL USE (NON CONFORMING) THE SITE IS ZONED B-1 AND IS LOCATED IN THE MIXED USE HUB OF THE LINCOLN AVE OVERLAY DIST. THIS ALLOWS A 3 STORY BLDG. W/NON-RESIDENTIAL USES ON 1ST FL, & RESID. OR OFFICE USES ABOVE. IT STATES THAT COMMERCIAL USES ARE LIMITED TO 2500SF ON FIRST FL. ~~EXAMP~~ THERE IS A ZONING AMENDMENT THAT MAKES ALL RESIDENTIAL A SPECIAL USE ON LINCOLN AVE. THIS SPECIAL USE ALLOWS THE PROPERTY TO BE USED FOR COMMERCIAL, OFFICE AND RESIDENTIAL USE, IMPROVING THE SITE. 4

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

~~PROPOSED~~ PROPOSED PROJECT HAS A FRONT YARD SETBACK THAT IS IN LINE WITH THE 4 ADJACENT NEIGHBORS, PUTS THE PARKING PREDOMINANTLY IN THE REAR AND ADDS RESIDENTIAL UNITS, WHICH WILL INCREASE PEDESTRIAN TRAFFIC ON LINCOLN AVE

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

BY GRANTING THIS SPECIAL USE THERE WILL BE ONE LESS EMPTY PROPERTY ON LINCOLN AVE. THIS WILL BRING PEOPLE TO THE AREA.

SPECIAL USE STANDARDS (Continued)

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

THE GOALS OF THE COMPREHENSIVE PLAN ARE TO INCREASE PEDESTRIAN USE OF LINCOLN AVE AND TO ENCOURAGE BUILDING DESIGNS THAT ARE SCALED TO THE PEDESTRIAN. THIS PROJECT HAS RETAIL USE DURING THE DAY, RESIDENTIAL USE AT ALL TIMES & IS SCALED FOR THE PEDESTRIAN.

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

THERE IS NO REASON THAT THE SPECIAL USE WOULD IMPEDE ANY DEVELOPMENT OF NEIGHBORING PROPERTIES

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

SEE CIVIL ENGINEERING PLANS

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

WE HAVE REDUCE THE CURB CUT ON LINCOLN AVENUE FROM 50 FT TO 12 FT.

VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variations

SUBJECT PROPERTY

Property Address: 6733 -35 Lincoln Avenue

Permanent Real Estate Index Number(s): 10-35-300-013-0000 / 10-35-300-014-0000

Zoning District: B-1 Mixed Use Hub Lot Area: 7103

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
One Story, 5030 SF, masonry building,

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

REQUESTED ACTION

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

PROJECT DESCRIPTION

Describe the Request and Project: 3 story, mixed use building with retail on the first floor, office/residential on the second floor and residential on the third floor.

PROPERTY OWNER/PETITIONER INFORMATION

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

Name: Rebeka Hoxha

Address: 3420 W. North Shore,

Telephone: (847) 568-1440 Fax: (847) 568-1441 E-mail: edhoxha@hotmail.com

Petitioner: *(if Different from Owner)*

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail: _____

NOTICE OF REASONABLE ACCOMMODATION PROCESS

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

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	☑	Applicable Zoning Worksheet	☐
Site Plan	☑	Photos of the Property	☑
Proof of Ownership	☑	PDF Files of all Drawings	☑
Floor Plans	☑	Elevations	☑

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severely liable for the payment of such out-of-pocket costs. Out-of pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Rebeka Hoxha

Address: 3420 W. North Shore,

City, State, Zip: Lincolnwood, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

Rebeka Hoxha — Digitally signed by Rebeka Hoxha DN: cn=Rebeka Hoxha, o, ou, email=edhoxha@hotmail.com, c=US Date: 2015.08.12 16:08:07 -05'00'

Signature

Rebeca Hoxha

Print Name

8/11/2015

Date

PETITIONER: *(if Different than Property Owner)*

Signature

Print Name

Date

VARIATION STANDARDS

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

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

We do not meet the Perimeter Screening Requirement (6.14) for off-street parking. The site is 50 feet wide and to put in a landscaped perimeter of 5© would make parking in the rear of the site (also a zoning requirement) impossible. We have added foundation plantings and rooftop planters to meet the spirit of the code.

We have direct driveway access from Lincoln Avenue because we have no other access to the site.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

Our site has no other access than Lincoln Avenue, which means that we need to minimize our drive and landscape screening area and maximize our parking. To park in the rear of the lot (Lincoln Avenue Req©t) and have landscape perimeter screening would make the lot unuseable.

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

This site has access only from Lincoln Avenue and is 50 feet wide. This is an uncommon situation in this district.

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

The Variation is required to be able to build any building with parking on this site.

VARIATION STANDARDS (Continued)

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

This is an existing condition. Years ago, there was an alley in the back of the lot, which gave access to parking and loading in the rear. That alley is now closed so this site has no access except from Lincoln Avenue

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The adjacent properties are businesses with parking lots abutting our lot.

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

This lot is difficult to build on because of its size and situation. These variations are the minimum required to build any business with parking on the site.

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

This has no affect on light, air or other public safety. It should increase property values in the area by replacing an abandoned eye sore building with a vibrant retail/residential structure.

FOR LEASE

6 Hunters Path
Lake In The Hills, IL. 60156

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 458-1710
Fax: (847) 458-1712

N
W E
S

Scale - 1 inch = 20 feet

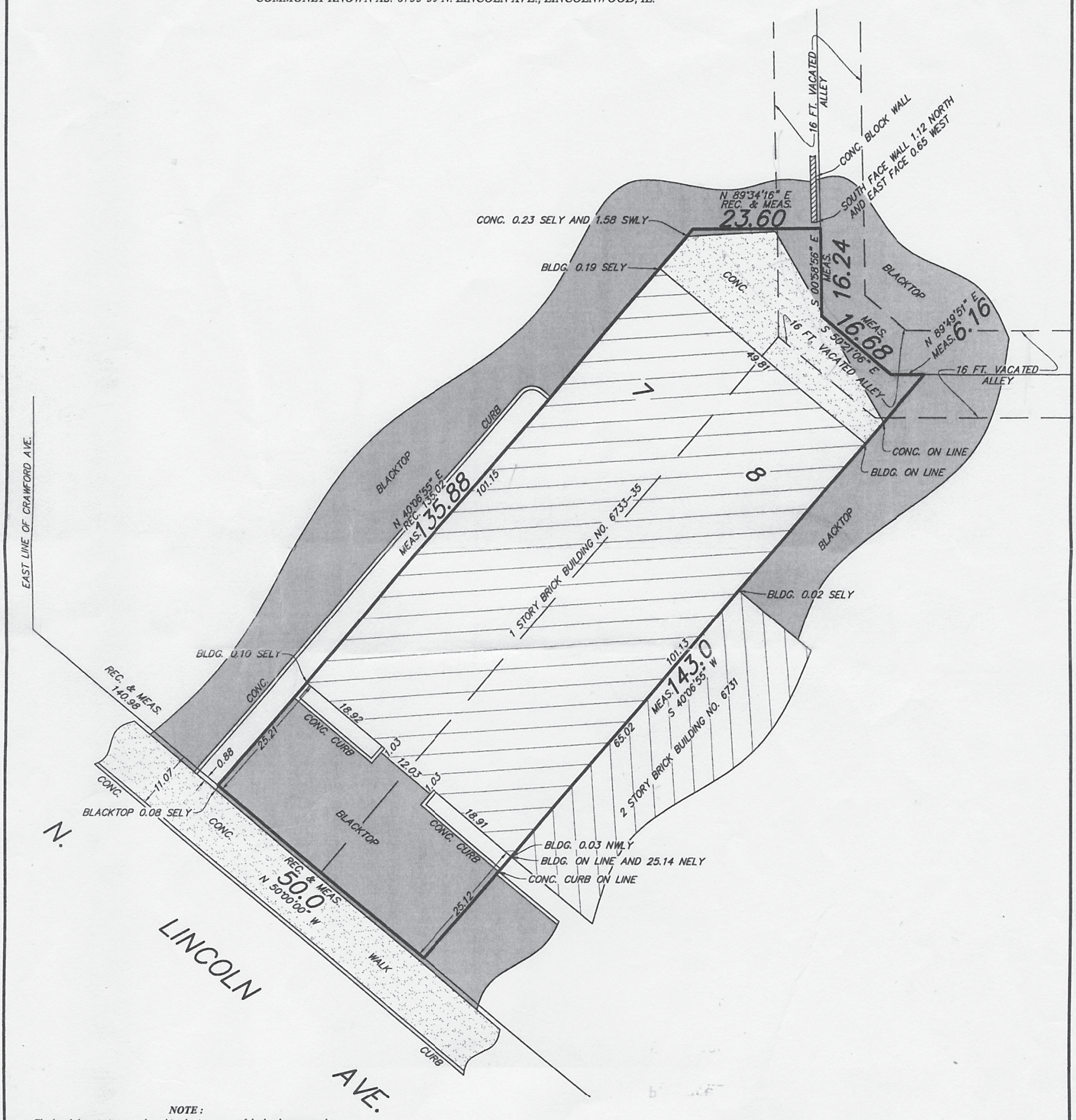
Jens K. Doe
Professional Land Surveyors, P.C.

ORDER NO. 13-0108

PLAT OF SURVEY
of

LOTS 7 AND 8 TOGETHER WITH THE WEST 1/2, THE SOUTHWESTERLY 1/2 AND THE SOUTH 1/2 OF THE 16 FOOT VACATED ALLEY LYING EAST, NORTHEAST AND NORTH OF SAID LOTS 7 AND 8 IN BLOCK 1 IN LINCOLN AVENUE GARDENS ADDITION TO ROGERS PARK, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6733-35 N. LINCOLN AVE., LINCOLNWOOD, IL.



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : February 26, 2013.

ORDERED BY:
JERRY MULICK

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., *does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.*

Chicago, Illinois, Dated this 27th Day of February, 2013.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

DOMINICK M. BLIZNICK 3390 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ALGONQUIN, ILLINOIS

DOMINICK M. BLIZNICK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390
LICENSE EXPIRATION : 11 - 30 - 14

Item 5 to VB Agenda

PRELIMINARY ENGINEERING PLAN FOR
3 STORY MULTI USE STRUCTURE
6733 LINCOLN AVE. LINCOLNWOOD, COOK COUNTY, IL

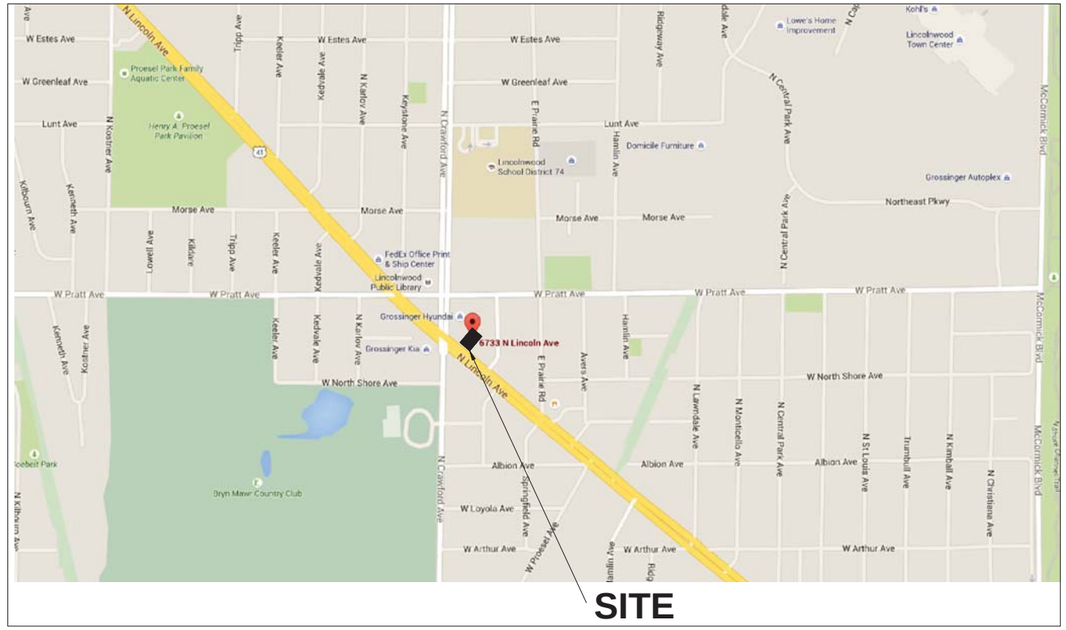
N

6733 Lincoln Ave.

ate: 07.06.2015

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Entire Lot	7,106.88	0.163		
Buildings	5,107.35	0.117	3,398.42	0.078
Walks	0.00	0.000	212.80	0.005
Driveway & Parking Lot	1,944.28	0.045	2,793.30	0.064
Impervious Area	7,051.63	0.162	6,404.52	0.147
Pervious Area	55.25	0.001	702.36	0.016
Decrease in Impervious Area	**647.110 SF**			

SITE LOCATION MAP



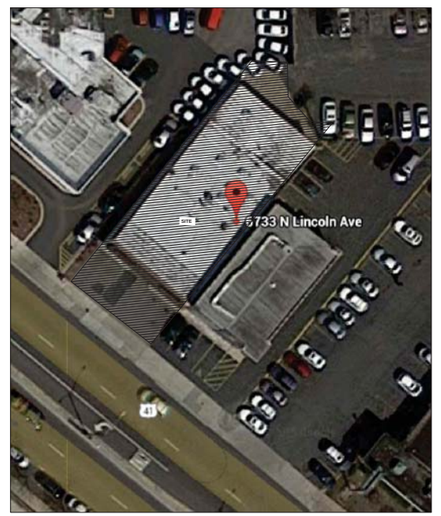
DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY & DEMOLITION PLAN
3. PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN





AERIAL MAP



LEGEND:

	EXISTING	PROPOSED
Property Line		
Sanitary Sewer Line		
Water Line		
Storm Sewer Line		
Storm Manhole		
Sanitary Manhole		
Combined Sewer		
Combined Manhole		
Catch Basin		
Inlet		
Water Valve Vault		
Water Valve		
Grade	x 642.32	642.32
Drainage Divide		
Curb & Gutter		
Cleanout		CO
Downspout (Roof Drains)	DS	DS
Water B. Box		BB
Tree Protection Fence		
Construction Fence		CF
Inlet Filter Basket		
Traffic Direction Pavement Marking		
Fire Hydrant		
Top of Curb Bottom of Curb		T/C XXX.XX B/C XXX.XX
Top of Curb Bottom of Gutter		T/C XXX.XX B/G XXX.XX
Walk Bottom of Walk		W XXX.XX B/W XXX.XX
Despressed Curb Bottom of Gutter		D/C XXX.XX B/G XXX.XX
Mountable Curb Bottom of Gutter		M/C XXX.XX B/C XXX.XX

PROJECT STAFF

PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. VEECH
ENGINEER:	
TECHNICIAN:	

ISSUE	REVISIONS	DATE
1	PRELIMINARY PLAN	07-06-2015

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

BERNARD A. BONO
062-044068
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11/30/15
02-06-2015

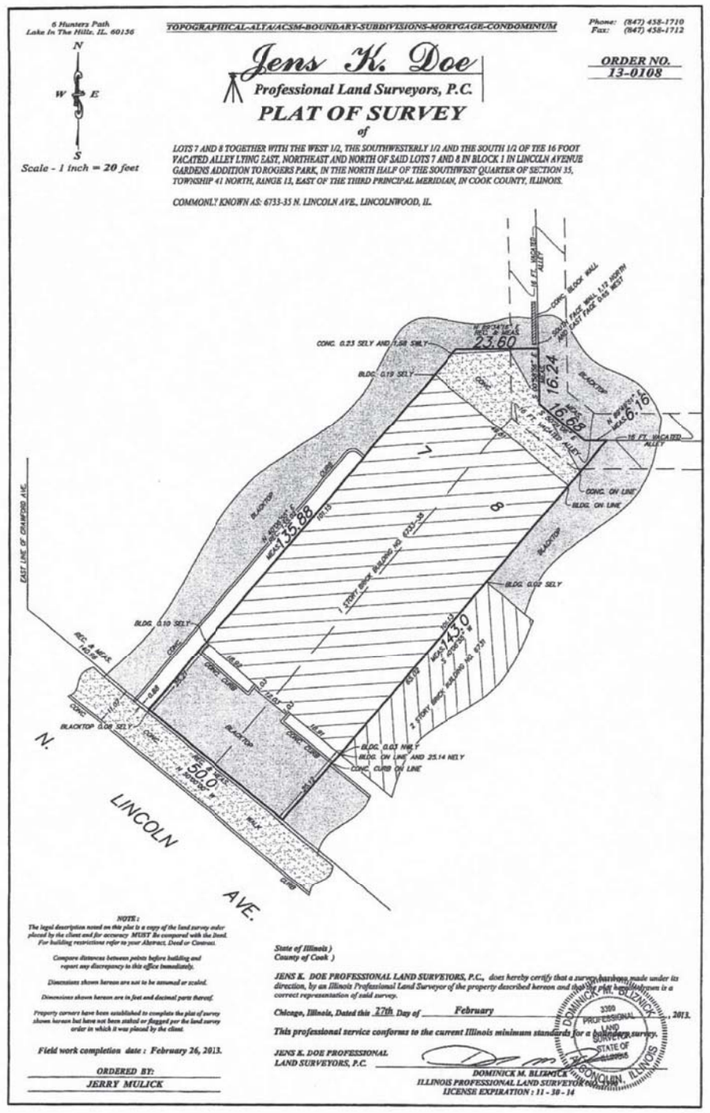
TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
3 STORY MULTI USE BUILDING
6733 LINCOLN AVE., LINCOLNWOOD, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 15215
START DATE: JULY 6,2015
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
1 OF 3

to VB Agenda





PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PRELIMINARY PLAN	07-06-15
ENGINEER:	A. VEGA			
ENGINEER:				
TECHNICIAN:				

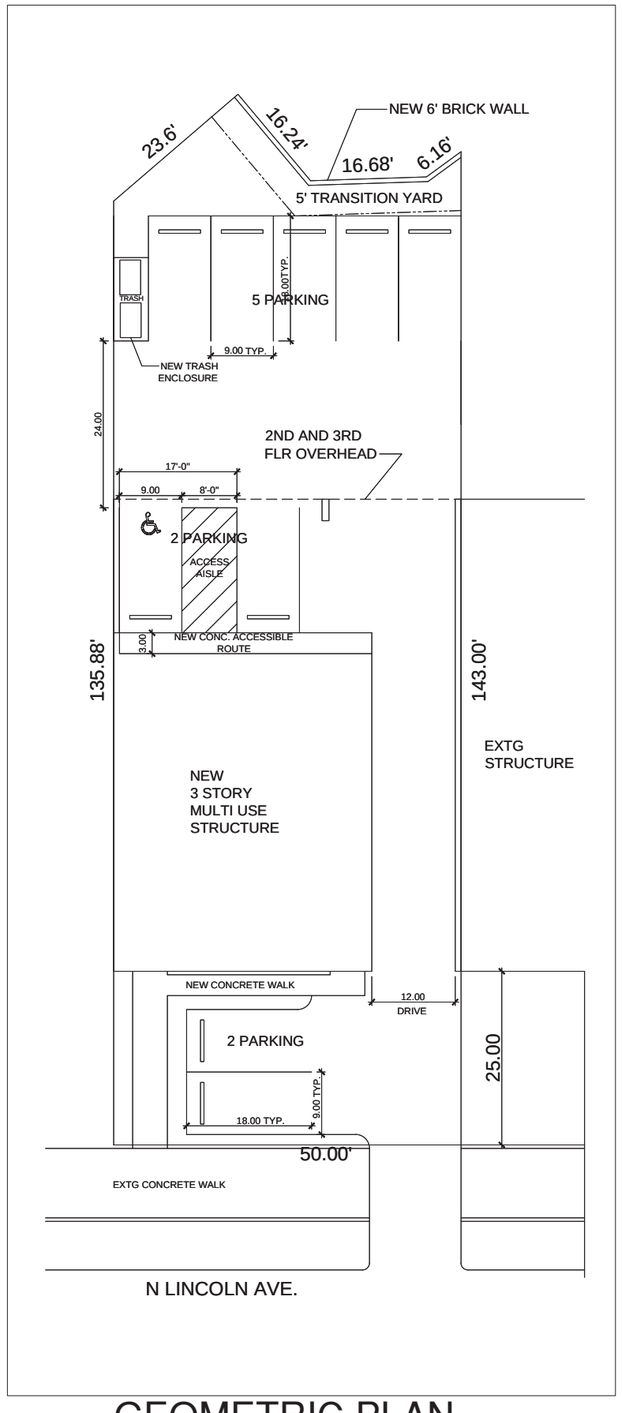
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

GIS TOPOGRAPHIC MAP,EROSION CONTROL, DEMOLITION PLAN
3 STORY MULTI USE BUILDING
6733 LINCOLN AVE., LINCOLNWOOD, ILLINOIS

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PROJECT NUMBER: 15215
START DATE: JULY 6,2015
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0
SHEET NUMBER
2 OF 3

to VB Agenda

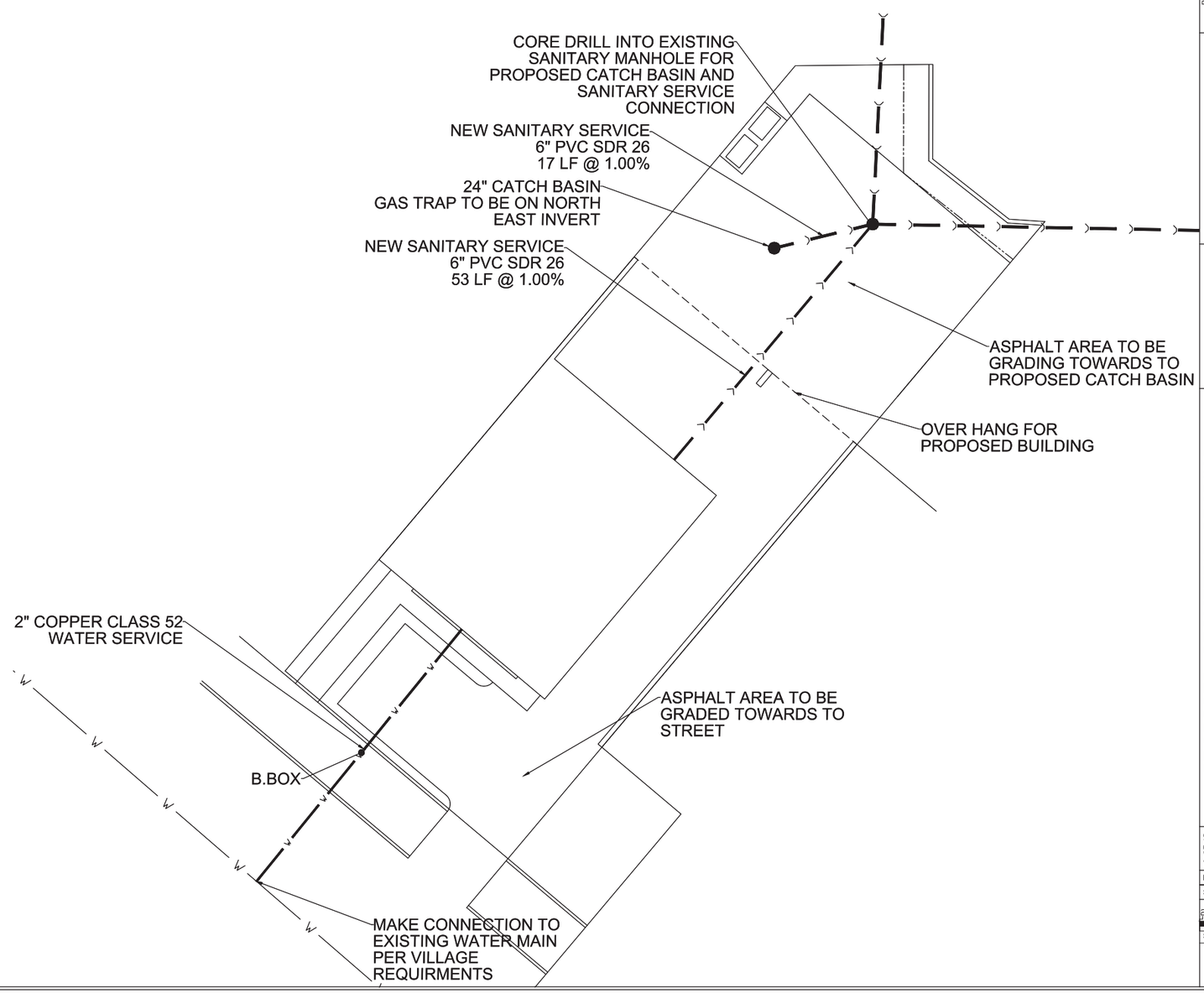


GEOMETRIC PLAN

6733 Lincoln Ave.

ate: 07.06.2015

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Entire Lot	7,106.88	0.163		
Buildings	5,107.35	0.117	3,398.42	0.078
Walks	0.00	0.000	212.80	0.005
Driveway & Parking Lot	1,944.28	0.045	2,793.30	0.064
Impervious Area	7,051.63	0.162	6,404.52	0.147
Pervious Area	55.25	0.001	702.36	0.016
Decrease in Impervious Area	**647.110 SF**			



N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PRELIMINARY PLAN	07-06-15
ENGINEER:	A. VEECH			
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

PROPOSED, GEOMETRIC, GRADING, DRAINAGE & UTILITY PLAN

3 STORY MULTI USE BUILDING
6733 LINCOLN AVE., LINCOLNWOOD, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 15215

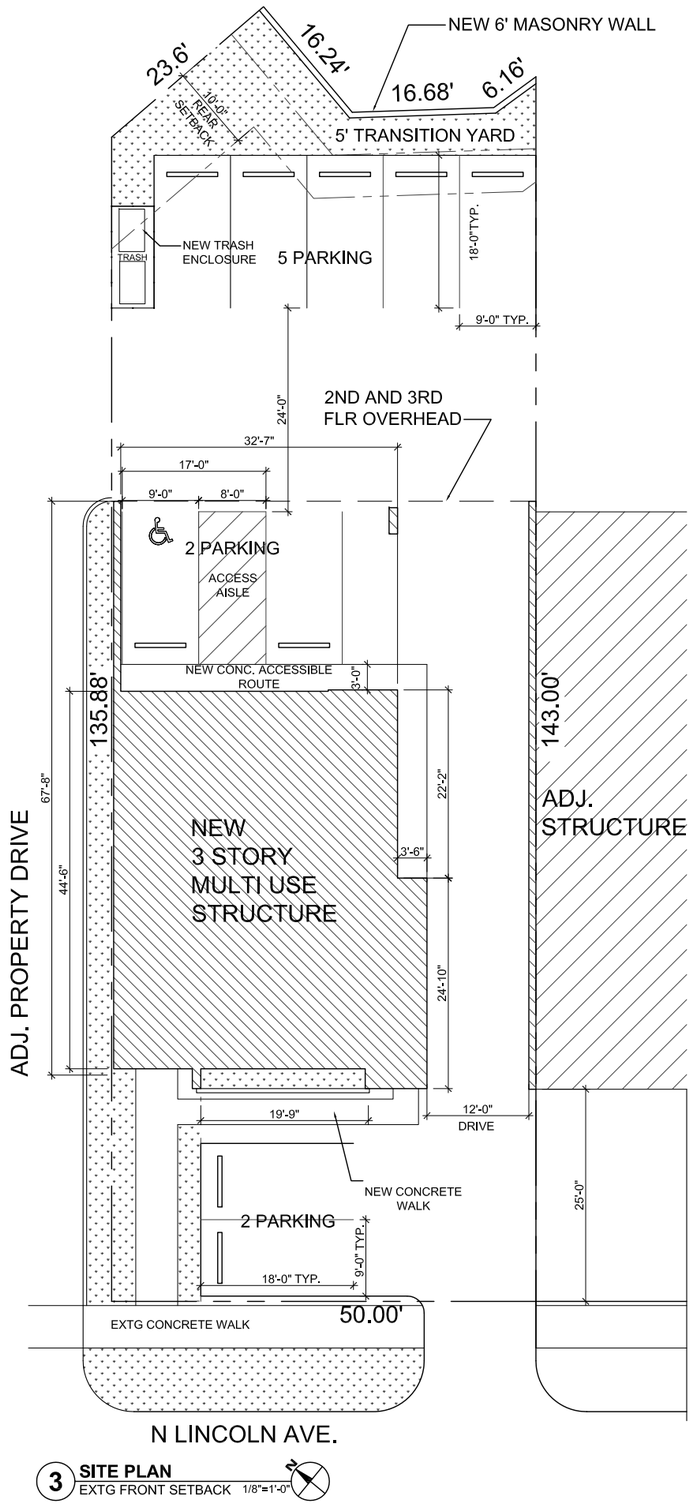
START DATE: JULY 6,2015

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0

SHEET NUMBER
3 OF 3

Return to VB Architects



3 SITE PLAN
EXTG FRONT SETBACK 1/8"=1'-0"

ABBREVIATIONS							
℄	CENTER LINE	DIA	DIAMETER	HM	HOLLOW METAL	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	DIM	DIMENSION	HVAC	HEATING VENTING AIR CONDITIONING	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	DN	DOWN			OC	ON CENTER
ALT	ALTERNATE	DR	DOOR	HW	HOT WATER	PTD	PAINTED
APPROX	APPROXIMATE	DS	DOWN SPOUT	HWH	HOT WATER HEATER	PLAM	PLASTIC LAMINATE
APPV	APPROVED	DW	DISH-WASHER	HTR	HEATER	PLYWD	PLYWOOD
ARCH	ARCHITECTURAL	DWG	DRAWING	INCL	INCLUDING	R	RISER
AVG	AVERAGE	DWR	DRAWER	INFO	INFORMATION	RA	RETURN AIR
BD	BOARD	EX	EXISTING	INSUL	INSULATION	REF	REFERENCE
BATT INSUL	BATTEN INSULATION	EA	EACH	INT	INTERIOR	RF	REFRIGERATOR/FREEZER
BLDG	BUILDING	EL	ELEVATION	J	JUNCTION BOX	RM	ROOM
BLKG	BLOCKING	ELEC	ELECTRICAL	JT	JOINT	RO	ROUGH OPENING
BOT	BOTTOM	EQ	EQUAL	LAM	LAMINATE	SA	SUPPLY AIR
BO	BY OTHERS	EXT	EXTERIOR	LAV	LAVATORY	SIM	SIMILAR
CLG	CEILING	FD	FLOOR DRAIN	MAX	MAXIMUM	STD	STANDARD
CL	CLOSET	FL	FLOOR	MC	MEDICINE CABINET	STL	STEEL
CO	CASED OPENING	GD	GARBAGE DISPOSAL	MDF	MEDIUM DENSITY FIBERBOARD	SUSP	SUSPENDED
COL	COLUMN	GEN	GENERAL	MECH	MECHANICAL	UON	UNLESS OTHERWISE NOTED
CONC	CONCRETE	GL	GLASS	MFR	MANUFACTURER	VIF	VERIFY IN FIELD
CPT	CARPET	GA	GAUGE	MIN	MINIMUM	WD	WOOD
CT	CERAMIC TILE	GYP BD	GYPSUM WALLBOARD	MISC	MISCELLANEOUS	WIN	WINDOW
CJ	CONTROL JOINT	GC	GENERAL CONTRACTOR	MTD	MOUNTED	WPT	WORK POINT
DEMO	DEMOLISH (DEMOLITION)	HCP	HANDICAPPED				

REFERENCE SYMBOLS			
ROOM 001	ROOM NAME ROOM NUMBER		DEMOLITION
12345	DOOR NUMBER		NEW CONSTRUCTION
123	WINDOW TYPE	GYP. BD.	GYP. BD.
123	WALL TYPE	EQUIP.	EQUIPMENT
10 A501.01	EXTERIOR ELEVATION	1	REVISION MARKER
1 1/4 A501.02	INTERIOR ELEVATION		ALIGN SURFACES
10 A501.01	SECTION MARKER		KEYNOTE
1ST FLR 0'-0"	ELEVATION MARKER		

SHEET INDEX	
A1	COVER: SITE PLAN, SYMBOLS, CODE ANALYSIS, & EXTERIOR VIEWS
A1.1	AREA PARKING DISTRIBUTION
A2	BASEMENT & 1ST FLOOR PLANS
A3	2ND AND 3RD FLOOR PLANS
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATION
L1	LANDSCAPING PLANS



2 EXTERIOR VIEW
FROM REAR NTS



1 EXTERIOR VIEW
FROM STREET NTS

Zoning Analysis	6733-35 N. Lincoln Ave.					
Description	**Code**			**Proposed**		**Remarks**
Project Description						
Address:						
6733-35 N. Lincoln Ave.						
Applicable Codes:						
Lircolnwood Zoning Code						
International Building Code 2009						
International Residential Building Code 2009						
National Electric Code 2011						
Illinois State Plumbing Code						
International Fire Code 2009						
International Mechanical Code 2009						
International Energy Conservation Code 2012						
Zoning						
Designation	B1					Mixed Use Hub
Lot Size	NA			7,103	sqft	Actual
Max. building height	38	FT		38	FT	or 3 stories
Minimum SF per DU						
1 Bedrcom/Studio	800	SF		1,191	SF	
2 Bedrcom	1,500	SF		1,669	SF	
3 Bedrcom	2,000	SF				
Max. Build to Line	5	FT		25	FT	
Drveways and Access						Residential Buildings shall not have garages or driveways with direct vehicular access to Lincoln Avenue
Min. Interior side setback	NA					
Minimum Rear Setback	10	FT				
Use Configuration						Ground floor limited to retail and other nonresidential uses that encourage pedestrian activity and shopping,
						Limited to residential, retail or office uses
Restricted Uses - Non Residential Uses	2,500	SF	max	1,191		Limited to ground floor
Commercial Uses						Other uses which are found by the Plan Commission to be similar to permitted and special uses in the B-1 District.
Transitional Yard	30	FT				Buildings setback buffer. All structures adjacent to residential districts on the B-1, B-2, or B-3 zoned lot must be set back a distance that is equal to or greater than the side or rear yard setback requirement for the adjacent R-zoned lot, but not less than 10 feet
Landscape Buffer						A landscape buffer must also be provided. This buffer shall extend the length of the lot line or segment of the lot line that abuts the residential district, and shall be at least eight feet wide or where screening consists of a masonry wall, a minimum width of five feet.
Landscape Buffer						The landscape buffer shall not be used for the purposes of parking, loading, servicing, or storage.
Screening						Required screening shall be a minimum height of six feet at time of installation and may be comprised of berms, masonry walls, a double row of densely planted landscaping, or a combination thereo
Site Plan Review						Site plan review, landscape and parking standards. Site plan approval shall be required for all new construction and additions to existing structures. Site plan, site design and landscape standards are required as enumerated in Article V of this Zoning Ordinance. Off-street parking shall be provided for each use shown in Table 4.01.1, as required or permitted in Article VII (Off-Street Parking and Loading)
Parking						
Parking standards	9	FT				9x18' with 20' aisle.
Residential Parking	5					1.5 spaces per unit
Furniture Retail Parking	5					2.5 spaces per 1,000 SF gross
Office Parking	3					3 spaces per 1,000 SF gross
				9	total	spaces shown on plan

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ELITE HOME FURNISHINGS

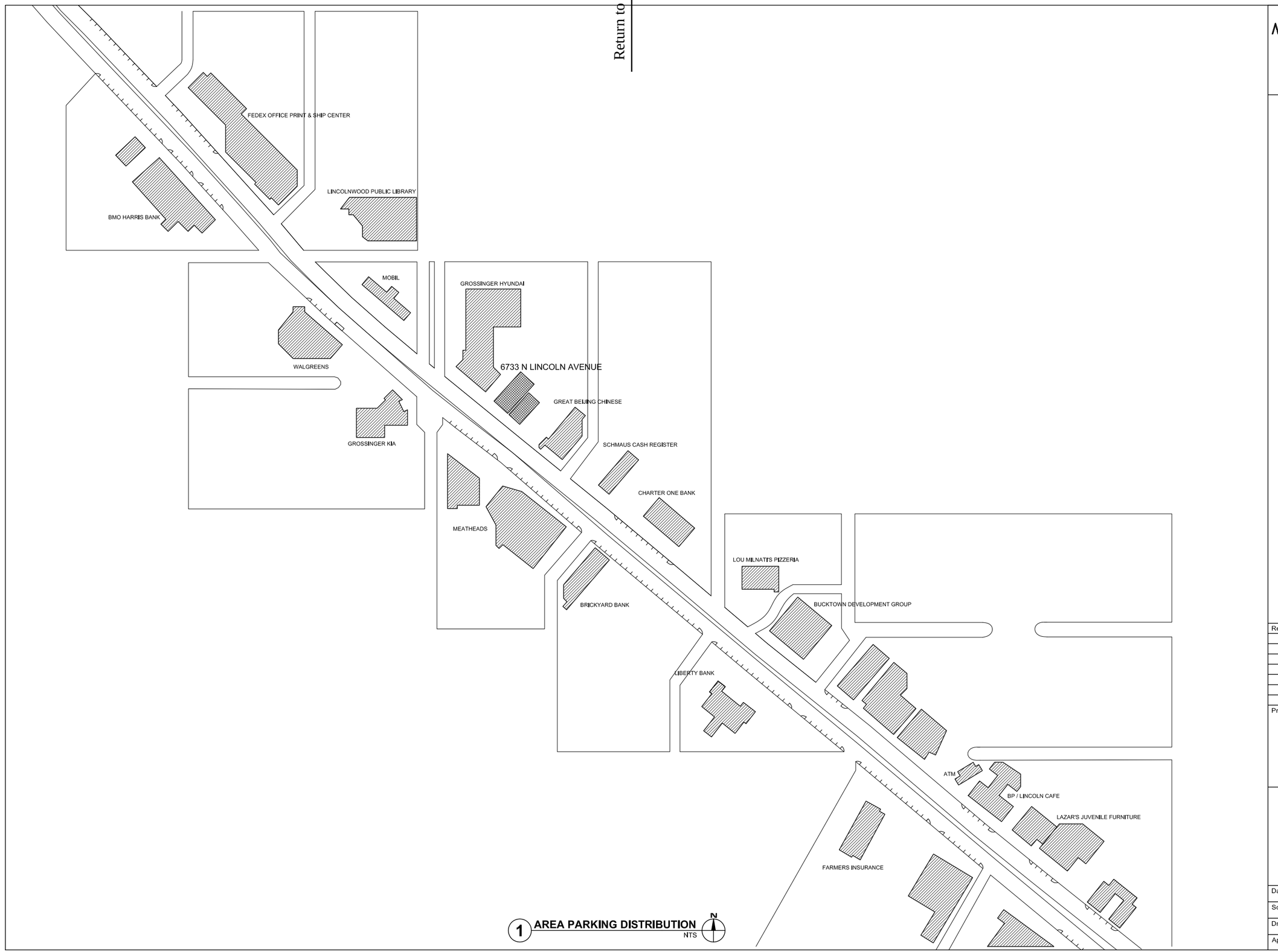
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LINCOLNWOOD, IL

SITE PLAN,
SYMBOLS, CODE ANALYSIS
& EXTERIOR VIEWS

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A1

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1 AREA PARKING DISTRIBUTION
NTS

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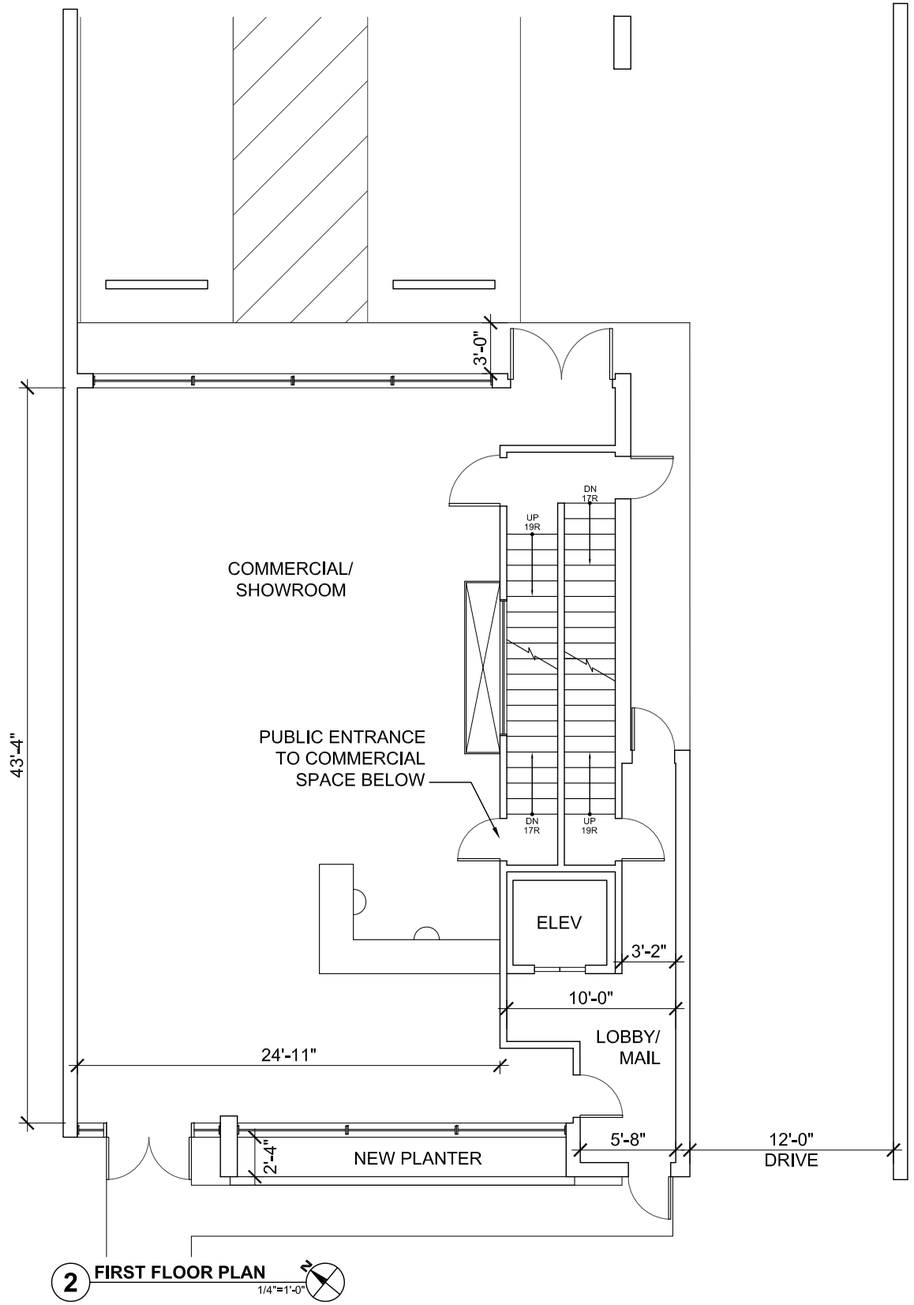
AREA PARKING DISTRIBUTION

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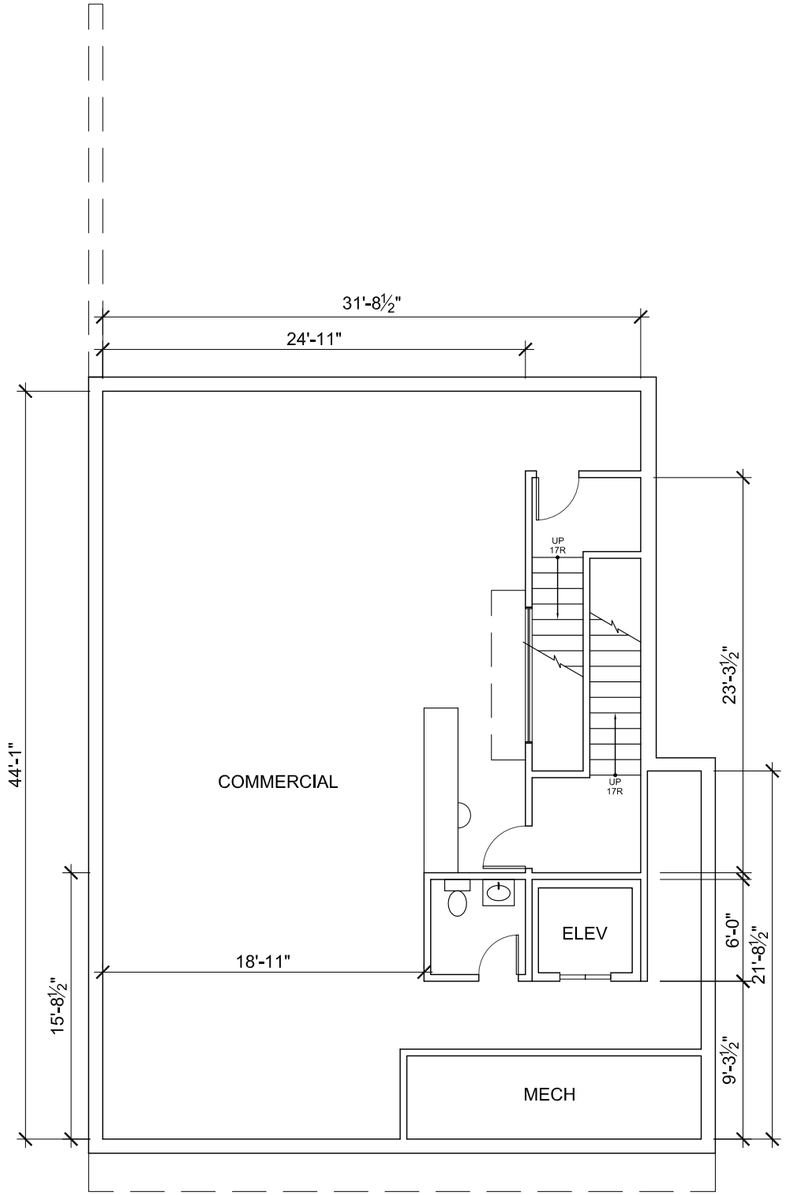
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2 FIRST FLOOR PLAN 1/4"=1'-0"



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

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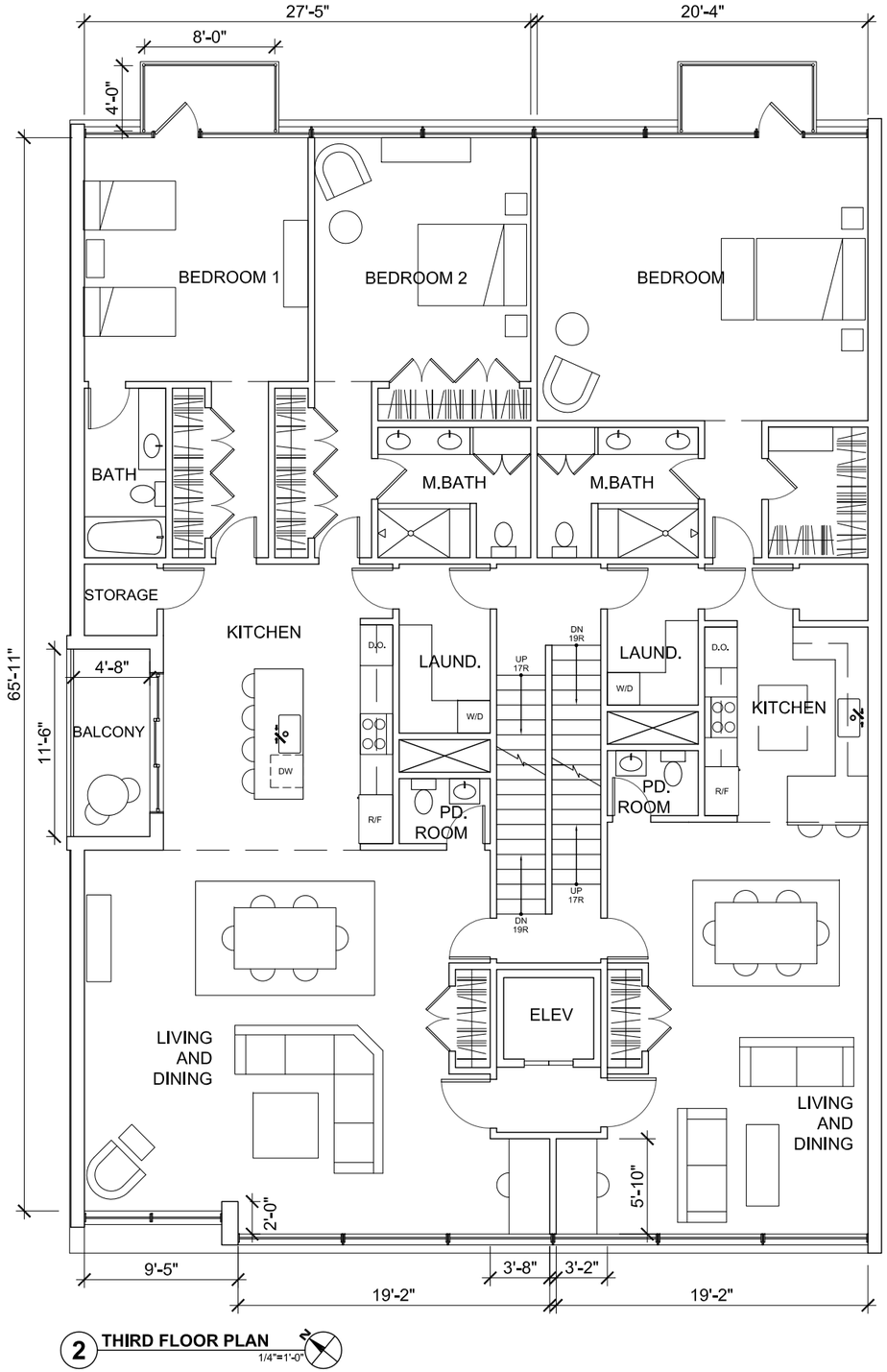
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BASEMENT AND
FIRST FLOOR
PLANS

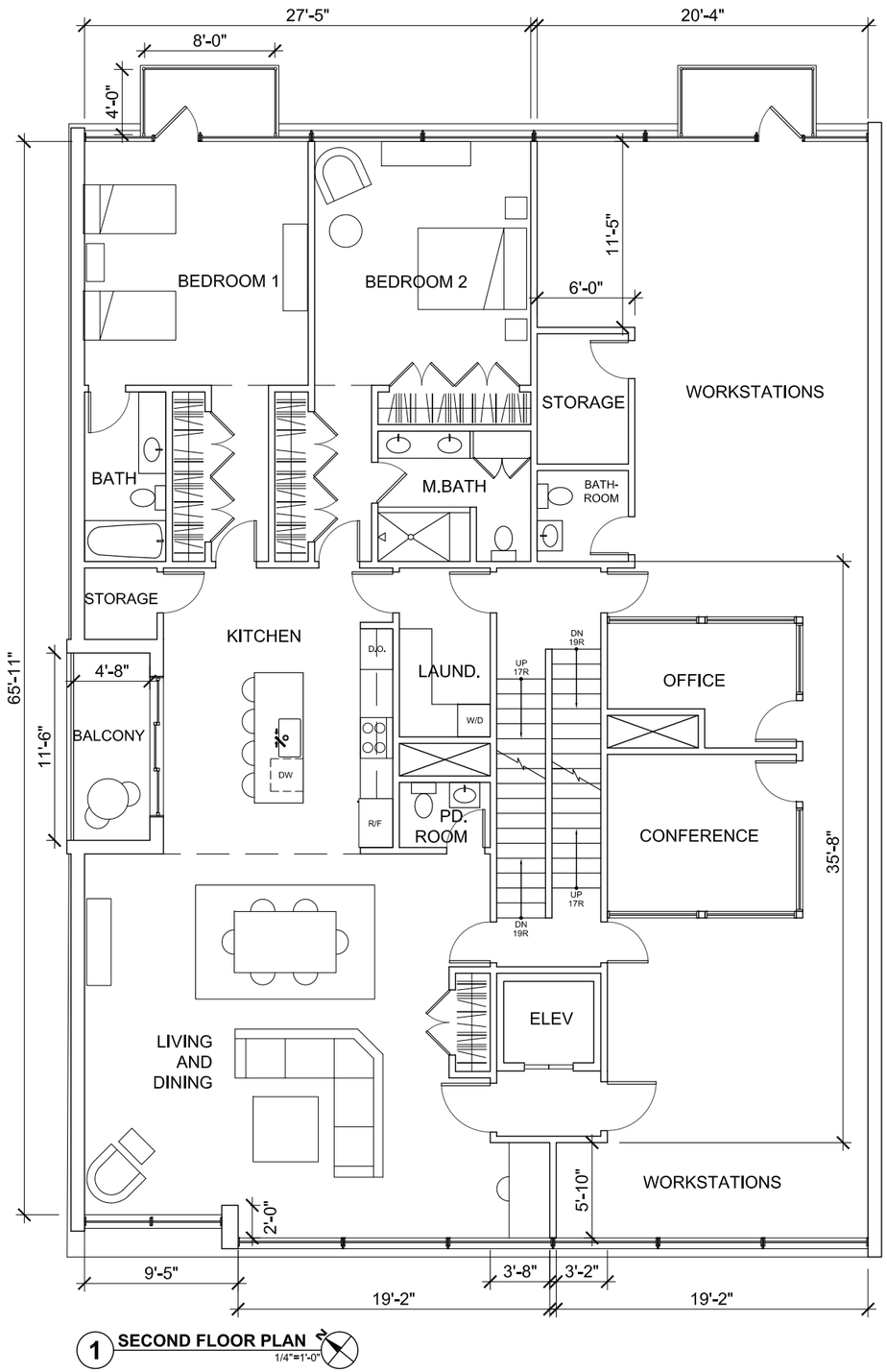
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2 THIRD FLOOR PLAN
1/4"=1'-0"



1 SECOND FLOOR PLAN
1/4"=1'-0"

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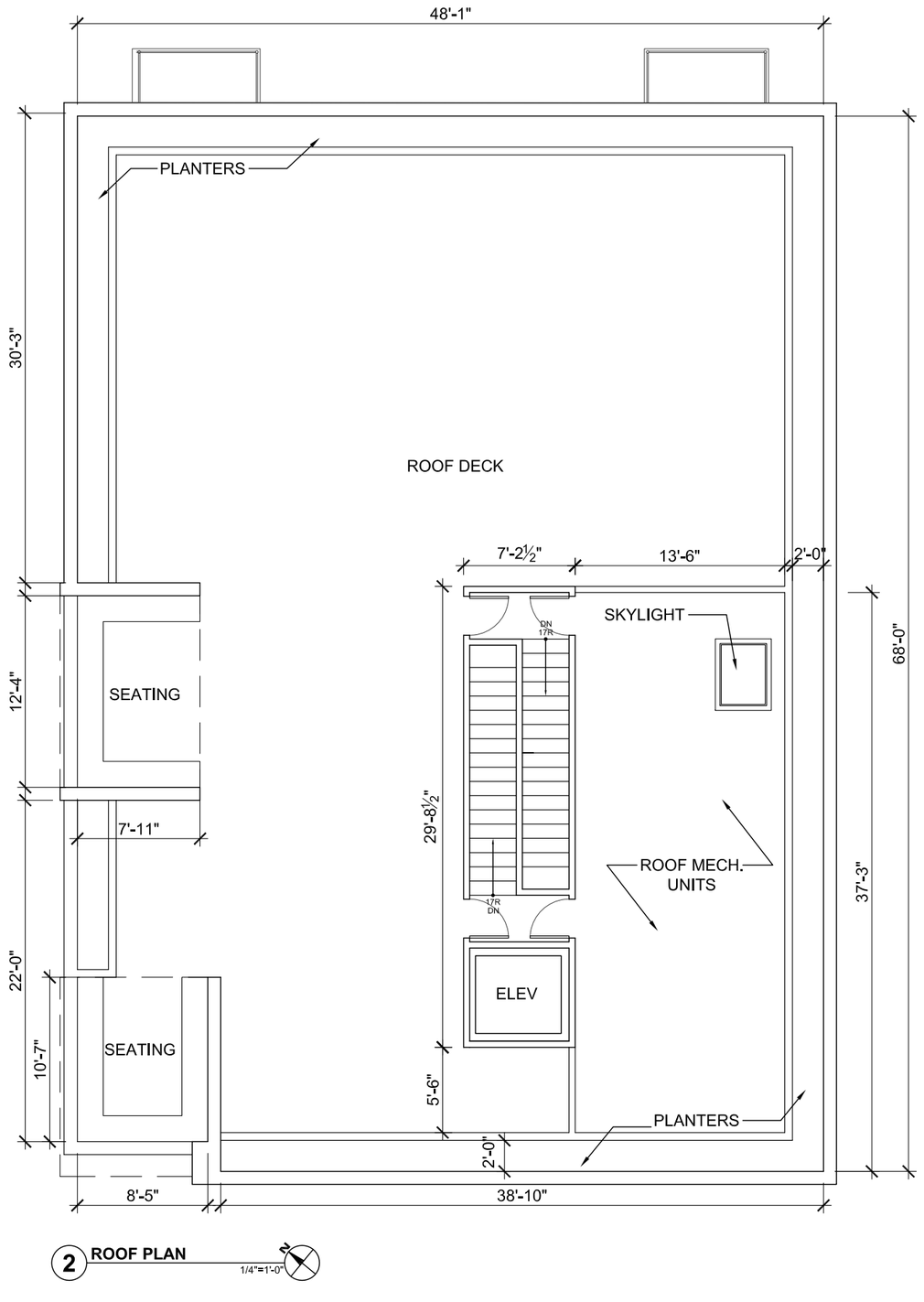
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SECOND AND THIRD FLOOR PLANS

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2 ROOF PLAN
1/4"=1'-0"

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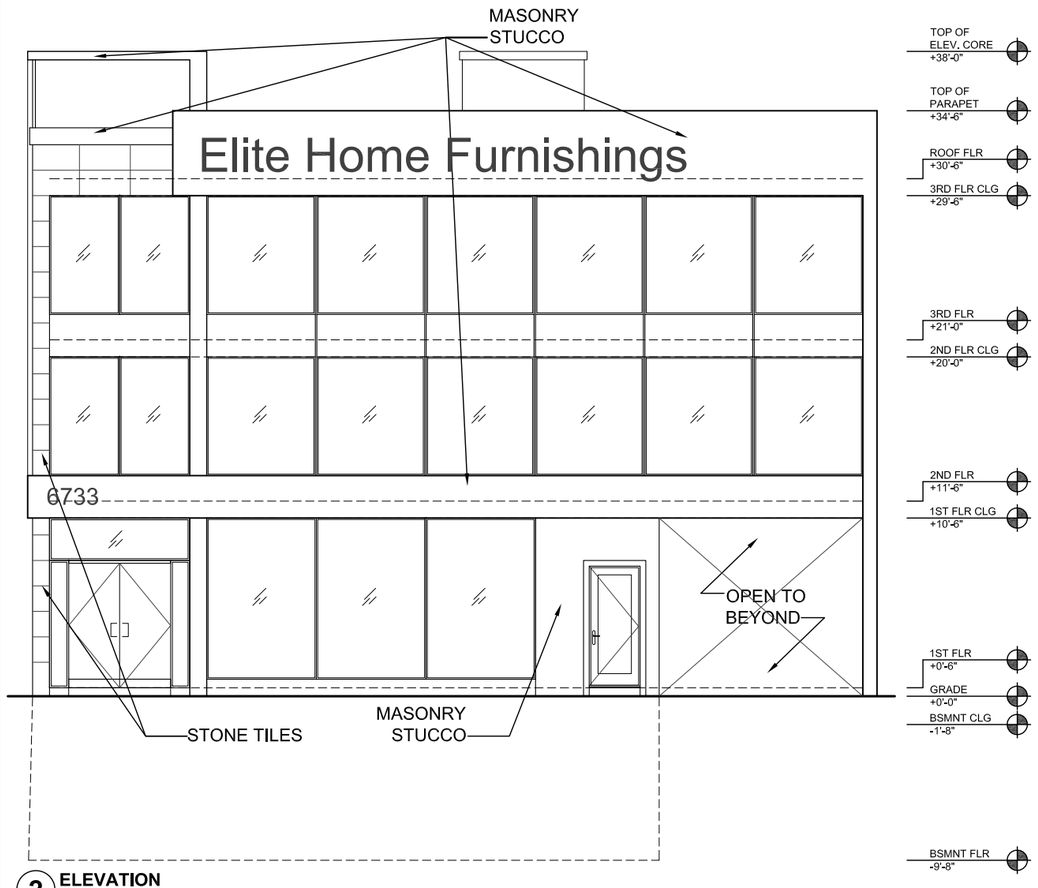
ROOF PLAN

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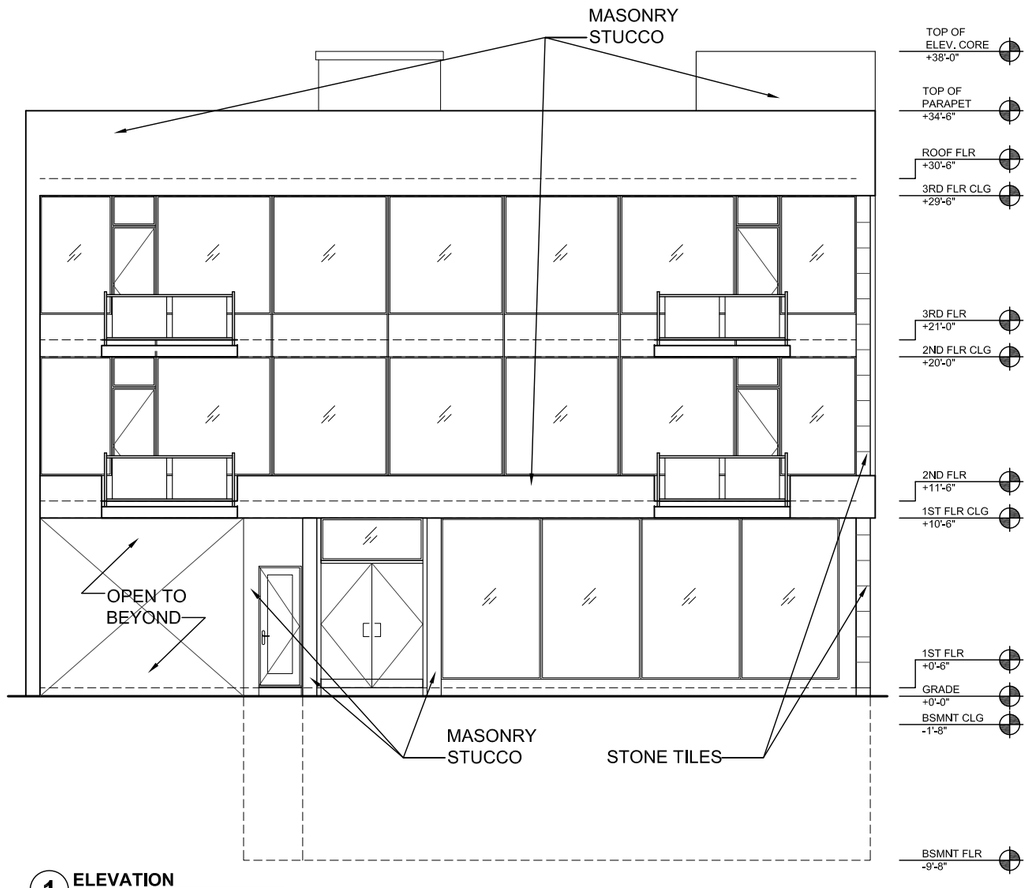
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2 **ELEVATION**
LOOKING NORTH-WEST 1/4"=1'-0"



1 **ELEVATION**
LOOKING SOUTH EAST 1/4"=1'-0"

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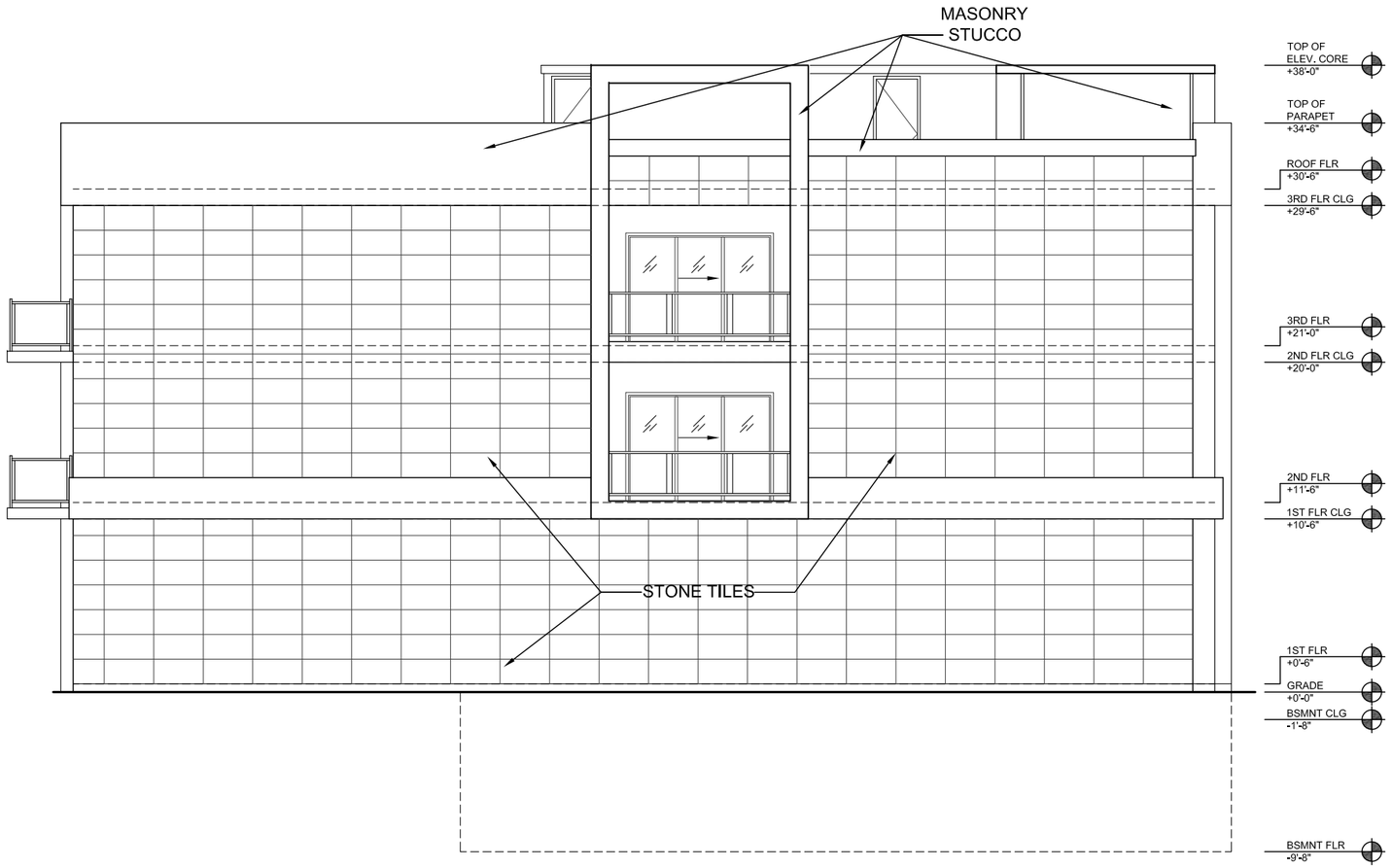
EXTERIOR ELEVATIONS

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1 ELEVATION
LOOKING SOUTH EAST 1/4"=1'-0"

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ELITE HOME FURNISHINGS

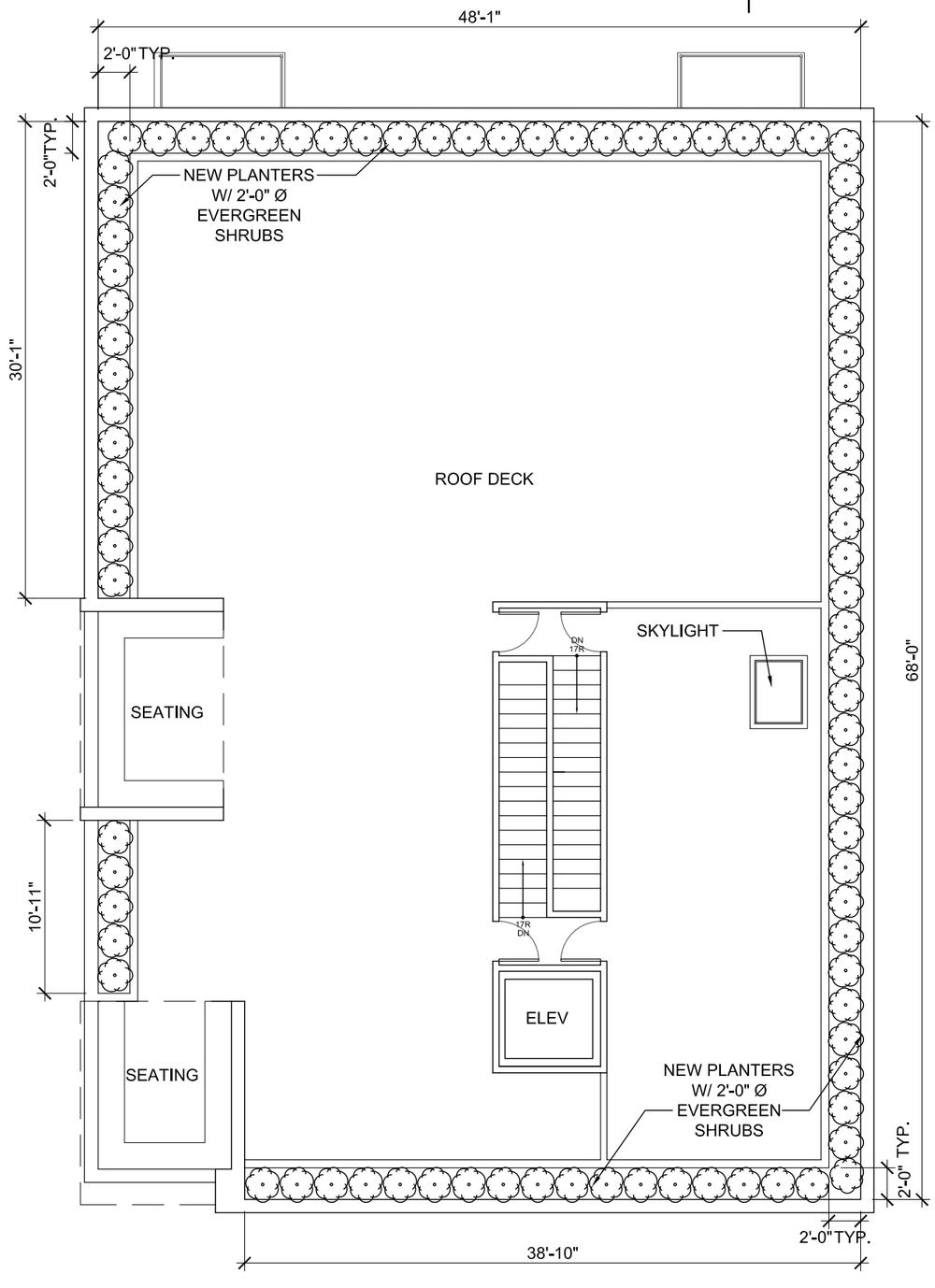
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EXTERIOR ELEVATIONS

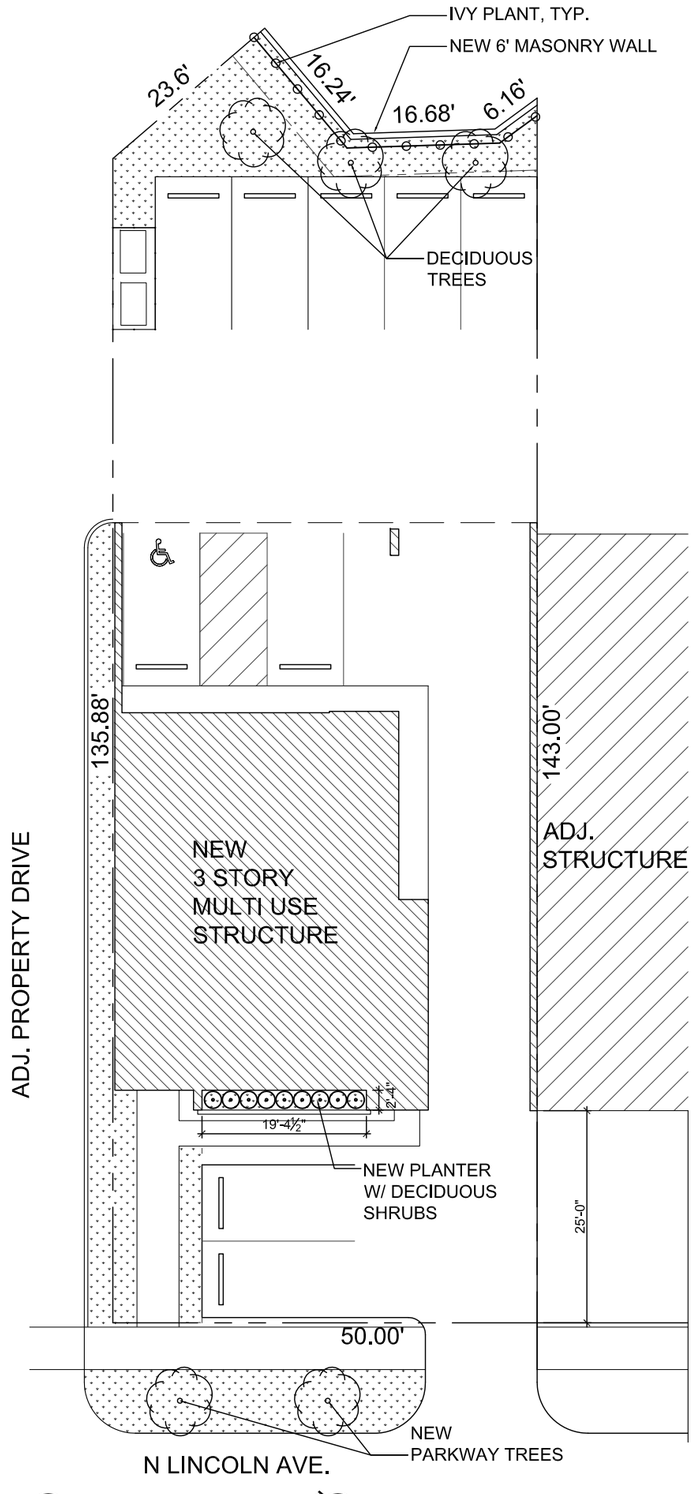
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1 ROOF LANDSCAPING PLAN
1/4"=1'-0"



1 SITE LANDSCAPING PLAN
1/8"=1'-0"

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LANDSCAPING PLANS

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