

MAYOR
Andrew Przybylo

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
Danette O'Donovan Matyas
Denise M. McCreery
Dean Strzelecki



1000 Civic Center Drive, Niles, Illinois 60714

VILLAGE MANAGER
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

Phone: (847) 588-8000
Fax: (847) 588-8051
www.vniles.com

AGENDA
NILES VILLAGE BOARD MEETING
COUNCIL CHAMBERS
January 26, 2016
7:00 PM

REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

PRESENTATIONS

Retirement - David B. Chapp, Niles Fire Department, 30 Years of Service
Optimist Club of Niles Check Presentation to the Niles Family Services Food Pantry

ANNOUNCEMENTS

December 2015 PEER (Promoting Employee Excellence through Recognition) Award to Margie Gudas, Public Services Department
Niles Taste of Sister Cities - March 19, 2016, 4:00 p.m. to 9:00 p.m. at the Niles Family Fitness Center

PRESIDENT'S REPORT

President Przybylo

Announcements

VILLAGE CLERK'S REPORT

Village Clerk Victorine

Register to Vote by February 16 for the March 15, 2016 Primary Election

COMMITTEE REPORTS

Finance Committee (Trustee LoVerde)
General Government / IT Committee (Trustee Alpogianis)
Northwest Municipal Conference (Trustee Jekot)
Solid Waste Agency of Northern Cook County (Trustee Jekot)
Public Services Committee (Trustee Matyas)
Building & Zoning Committee (Trustee McCreery)

PUBLIC COMMENTS

The floor is open for public comments on New Business agenda items only. Please step up to the microphone, state your name and city, and make your comment. You will be allotted three minutes. Please make sure you sign in at the reception desk.

CONSENT AGENDA-NEW BUSINESS

- Item 1** Approval of Minutes - December 8, 2015 Informal Consideration and Regular Board Meeting
- Item 2** Resolution Authorizing an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago for the Distribution of Rain Barrels
- Item 3** Resolution Authorizing the Village to Sell, Recycle or Dispose of Personal Property (Public Works Maintenance Equipment) Owned by the Village of Niles

NEW BUSINESS

- Item 1** Ordinance Approving a Special Use to Allow a Digital Order Screen for Starbucks Located at 7161 Milwaukee Avenue (16-ZP-1) Trustee McCreery
- Item 2** Ordinance Approving a Special Use to Allow a Multi-Colored Electronic Message Center Sign for Notre Dame College Prep Located at 7655 Dempster Street (16-ZP-2) Trustee McCreery
- Item 3** Ordinance Approving a Special Use to Allow a Multi-Colored Digital Display Sign for Shops on Golf Road Located at 8600 Golf Road (16-ZP-3) Trustee McCreery
- Item 4** Ordinance for the Placement of a No Parking Sign in Front of 8412 Oak Avenue on Tuesday and Friday from 7:00 a.m. to 3:00 p.m. in Marked Area Trustee Matyas
- Item 5** Ordinance Amending Chapter 82 Solid Waste, Article I In General, Sec. 82-4. Collection and Disposal Services, Sec. 82-14 Permit Applications Required for Public Right of Way and Appendix D Fee Schedule to the Niles Code of Ordinances Trustee Alpogianis
- Item 6** Ordinance Amending Chapter 98 Traffic and Vehicles, Section 98-2 Definitions and Sec. 98-166 Stopping; Standing; Parking of Buses and Taxicabs Trustee McCreery
- Item 7** Ordinance Amending Chapter 102 Utilities, Article III. Water, Division 2 Water Service Regulations, Sec. 102-152(a) Owner's Responsibility for Repair of Water Line; Repair by Village Trustee Matyas
- Item 8** Resolution Authorizing a Contractual Lease Agreement with Ed and Natalia Kantorovich for the Café Located Inside the Niles Family Fitness Center Located at 987 Civic Center Drive Trustee Jekot
- Item 9** Resolution Supporting a Class 6b Tax Classification for 7720 Lehigh Avenue LLC for the Property Located at 7720 N. Lehigh Avenue Trustee McCreery
- Item 10** Resolution Authorizing a Class 6b Incentive Agreement with 7720 Lehigh Niles LLC for the Property Located at 7720 N. Lehigh Avenue Trustee McCreery
- Item 11** Ratification of Purchase of Water Meter Supplies from Ferguson Waterworks Trustee Matyas

FINANCIAL REPORTS

Treasurer's Report - November 2015

Treasurer's Report - December 2015

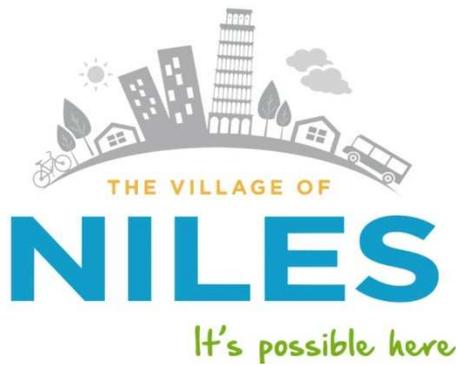
NEXT MEETINGS

February 9, 2016 - Informal Consideration at 7:00 p.m. (to be cancelled)

February 23, 2016 - Regular Meeting at 7:00 p.m.

PUBLIC COMMENTS

ADJOURNMENT



FIRE DEPARTMENT

MAYOR
Andrew Przybylo

**VILLAGE
MANAGER**
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
Danette O'Donovan Matyas
Denise McCreery
Dean Strzelecki

Notice of Retirement

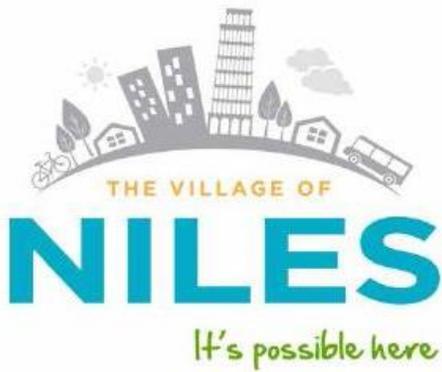
David Chapp, Fire Lieutenant

Date Appointed	May 6, 1985
Last Assignment	Platoon 3, E-3
Years of Service	30 Years, 7 Months
Reason for Leaving	Normal Retirement

COMMENTARY

Dave was appointed to the Niles Fire Department on May 6, 1985 and served the department for more than 30 years. He is retiring as a Lieutenant. During his career, Dave served as a Firefighter/Paramedic, a Fire Apparatus Engineer and then as a Fire Lieutenant. He received two (2) commendations for distinguished service related to his actions at both EMS and firefighting incidents. Dave served as one of the department's fire investigators from 1987 up until his retirement. He came to us in 1985 from the teaching profession and brought with him a passion to learn, and later, to teach. He was a mentor to many and brought a new, refreshing perspective on life to us. We thank him for his service to the community and to his fellow firefighters and we will miss his intellect, his warmth and his dedication to making the world a better place. Congratulations and thank you, Dave. We wish you a long, healthy and satisfying retirement.

Steve Borkowski, Chief
Niles Fire Department



Promoting Employee Excellence through Recognition (PEER) Award

December 2015
Margie Gudas



Public Services employee Margie Gudas was voted as December 2015's PEER Award winner by the Niles Employee Recognition Committee. This committee, made up of employees from each department, reviewed eight nominations. Margie was nominated and awarded for "going above and beyond her duties after hours when an elderly resident was in need" and for providing "kind, courteous, and prompt" customer service.

The Village thanks Margie for her excellent service to the residents of the Village of Niles.

Niles Sister Cities Association
invites you to attend the 2016

Niles Taste of Sister Cities

March 19



“making culture possible here”



SAVE THE DATE

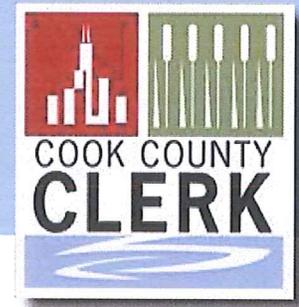
Saturday, March 19
4:00 p.m. - 9:00 p.m.
Niles Family Fitness
987 Civic Center Dr.



Festival of Friends and Neighbors
International Food and Entertainment

COOK COUNTY CLERK DAVID ORR

69 W. Washington, Suite 500, Chicago, Illinois 60602



VOTER INFORMATION GUIDE

Suburban Cook County

MARCH 15, 2016

PRESIDENTIAL PRIMARY ELECTION

Dec. 16, 2015	First day to apply for a mail ballot
Feb. 16	Last day to register to vote
Feb. 17	First day of grace period registration and voting
Feb. 29	First day of early voting
March 10	Last day mail ballot applications accepted, including military and overseas voters
March 14	Last day of early voting
March 14	Last day of grace period registration and voting
March 14	Last day mail ballots can be postmarked
March 15	Election Day

*This voter guide is also available
in Spanish, Chinese & Hindi.*

REGISTER TO VOTE



HOW TO REGISTER TO VOTE

[cookcountyclerk.com/
registertovote](http://cookcountyclerk.com/registertovote)

1. Online

If you have an Illinois driver's license or state ID, you may register online: <https://ova.elections.il.gov>.

2. PDF

If you don't have an Illinois driver's license or state ID, fill out this PDF online: ovr.elections.il.gov. You will have to print, sign and mail it in.

3. Paper

Paper applications may be downloaded from cookcountyclerk.com/registertovote, or you may call 312.603.0906 to request an application.

4. In person

Register in person at any of the following locations:

- One of the [Cook County Clerk's six locations](#)
- A village, city or township clerk
- An [Illinois Secretary of State's drivers license facility](#). You can register to vote when you obtain or renew your driver's license or state identification card
- Registration is also available at other state government offices, including public assistance offices and military recruitment offices.

Who can register to vote?

Any U.S. citizen, at least 18 years old by November 8, 2016, who has been a resident of their precinct at least 30 days prior to Election Day.

What do I need to register?

If registering to vote in person, you must display two pieces of identification. Neither needs to be a photo ID, but one must include your current address. Some acceptable forms of ID are: Illinois driver's license, Illinois state ID, employee or student ID, credit card, Social Security card, birth certificate, utility bill, postmarked mail, U.S. passport, lease or rental contract.

What is the voter registration deadline?

If registering online, by mail or in person with a deputy registrar, the voter registration deadline is February 16 for the March 15, 2016 Presidential Primary Election.

If you miss the February 16 deadline, you may still register during the grace period from February 17 to March 14, or on Election Day. However, registration locations are limited. Visit cookcountyclerk.com/registertovote for more information.

Election Day registration will also be available for the first time in 2016 in all suburban precincts. To register on Election Day you must go to your home precinct and show two forms of ID. Neither needs to be a photo ID, but one must include your current address. We strongly encourage you to register in advance.

How do I know if I am registered to vote?

You will receive your voter identification card in the mail after you register. You can also check the [Voter Information tool](#) on cookcountyclerk.com or call (312) 603-0906.

VOTE 1 OF 3 WAYS



VOTE BY MAIL

cookcountyclerk.com/votebymail

Who can vote by mail?

Any registered suburban Cook County voter may apply for a mail ballot. It is no longer necessary to provide a reason.

How do I request a mail ballot?

1. [Apply online!](#) It's the fastest way to get your ballot.
2. Download an application from cookcountyclerk.com.
3. Apply in person at a Clerk's office location or call 312.603.0946 to have an application mailed to you.

When are mail ballot applications due?

They must be received by March 10.

When will I receive my mail ballot?

After we receive your application and verify your registration, we will mail you a paper ballot. You can check the status of your mail ballot application through the online [Voter Information tool](#).

How do I return my mail ballot?

After you vote your ballot and complete the certification form on the back of the envelope (be sure to sign it!), mail or deliver your ballot to us. Mailed ballots must be postmarked by March 14 and received by March 29 in order to be counted.



EARLY VOTING

cookcountyclerk.com/elections/earlyvoting

Early voting is another convenient way to cast your ballot prior to Election Day.

Who can participate in early voting?

Any registered voter can vote early.

When is early voting?

Early voting will take place from Monday, February 29 to Monday, March 14.

Where can I vote early?

Since early voting is conducted entirely on touch screen voting equipment, voters can visit any of the early voting locations in suburban Cook County. A list of early voting locations is available at cookcountyclerk.com/elections/earlyvoting.



ELECTION DAY

cookcountyclerk.com/elections/2016elections

Where do I vote on Election Day?

Find your polling place by looking at the notice that will be mailed to your home or by using the [Voter Information tool](#) at cookcountyclerk.com.

When can I vote on Election Day?

Polls are open from 6 a.m. to 7 p.m.

What if I need assistance to vote on Election Day?

The Clerk's office provides a range of assistance to voters with disabilities, including touch screen voting with audio ballots, seated voting booths and curbside voting. Voters can also request help from a friend, relative or two election judges (one from each party). For more information, email accessibility.info@cookcountyil.gov.

VOTER INFORMATION GUIDE

Suburban Cook County



WANT TO WORK AS A POLL WORKER?

cookcountyclerk.com/judges

We need civic-minded citizens to serve as poll workers on Election Day. To work as a poll worker, you must be: a U.S. citizen; a resident of Cook County; a registered voter; able to speak, read and write English; and capable of performing the duties of an election judge. You can earn up to \$325 per election if you attend training and work on Election Day. [Apply to be a poll worker.](#)



STUDENT INVOLVEMENT

cookcountyclerk.com/students

High school and college students may work as paid election judges or equipment managers on Election Day through the Clerk's [student involvement](#) programs. Students must meet the same requirements as regular poll workers, except students need not be 18 or registered voters to participate. High school students must be juniors or seniors and get written consent from their principal and a parent or legal guardian. High school and college students must have at least a 3.0 GPA to participate. Students should [apply online](#). The Clerk's office also encourages students to organize voter registration drives and will train students to register their friends and family. For more information, call the student coordinator at (312) 603-1099.

Telephone 312.603.0906

TDD 312.603.0902

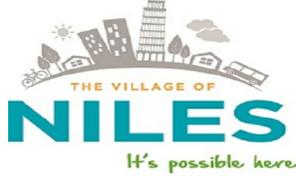
Español 312.603.6767

电话 312.603.6769

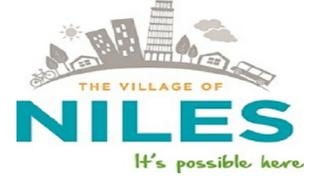
हिन्दी 312.603.6743

Check out our website!

cookcountyclerk.com



BOARD AGENDA ITEM EXPLANATION FORM



Approval of Minutes - December 8, 2015 Informal Consideration and Regular Board Meeting

Meeting Date 1/26/2016

Item Number 1

Requested by Marlene Victorine, Village Clerk

Action Requested

Prepared by Marlene Victorine, Village Clerk

Assigned to:

ATTACHMENTS:

Type	Description
Minutes	Minutes - December 8, 2015 Regular Board Meeting

MOTION

I move for Board approval of the minutes of the December 8, 2015 Informal Consideration and Regular Board meeting.

REASON FOR REQUEST / BACKGROUND

Will this action involve an expenditure of funds?

If yes, is this a budgeted item?

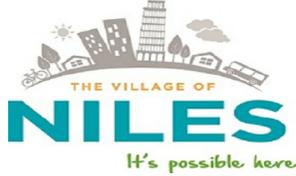
ORG#

Total Amount for Approval \$

ACCT#

Budget Amount \$

Variance \$



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago for the Distribution of Rain Barrels

Meeting Date 1/26/2016

Item Number 2

Requested by Hadley Skeffington-Vos, Assistant Village Manager Action Requested RESOLUTION

Prepared by Hadley Skeffington-Vos, Assistant Village Manager Assigned to:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Exhibit	Intergovernmental Agreement - Exhibit A
<input type="checkbox"/> Backup Material	Application for Resident
<input type="checkbox"/> Backup Material	Brochure for Residents

MOTION

I move for Board approval of a Resolution authorizing an intergovernmental agreement with the Metropolitan Water Reclamation District of Greater Chicago for the distribution of rain barrels.

REASON FOR REQUEST / BACKGROUND

With this program, residents may request a free rain barrel from the Village of Niles Community Development Department. MWRD will store and deliver the rain barrels and the resident is responsible for scheduling an inspection and installation. These rain barrels offer many benefits such as water conservation, reduced storm water runoff and they are healthier for watering plants.

Will this action involve an expenditure of funds? No

If yes, is this a budgeted item? No

ORG# <input type="checkbox"/>	Total Amount for Approval <input type="checkbox"/>
ACCT# <input type="checkbox"/>	Budget Amount <input type="checkbox"/>
	Variance <input type="checkbox"/>

RESOLUTION 2016-

RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TO PROVIDE RAIN BARRELS

WHEREAS, the Metropolitan Water Reclamation District of Greater Chicago (MWRD) will provide free rain barrels for a Rain Barrel Program for the Village of Niles;

WHEREAS, under the Rain Barrel Program, the Village of Niles shall provide rain barrels designed to capture and use rain water to residences throughout its service area.

WHEREAS, the parties agree to the terms of the attached Exhibit A,

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby authorize the President or his designee of the Village of Niles to execute an agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRD).

PASSED: This 26th day of January, 2016

YEAS:

NAYS:

ABSENT:

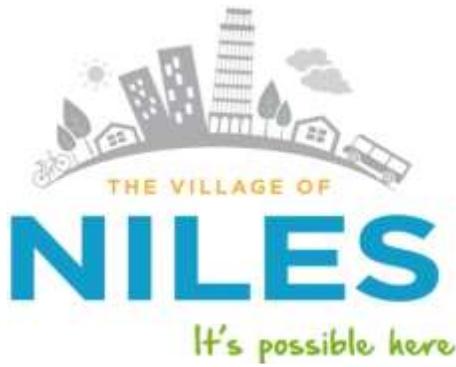
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



COMMUNITY DEVELOPMENT

MAYOR

Andrew Przybylo

VILLAGE MANAGER

Steven C. Vinezeano

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

George D. Alpogianis

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Denise McCreery

Dean Strzelecki

Free Rain Barrel Program Municipal Application Form for Residents

We are pleased to offer free rain barrels to our residents. Please complete the information needed for delivery.

Resident's information:

Name: _____

(Please print)

Home address: _____

Phone number: _____

Email address: _____

Number of rain barrels requested: _____

Rain Barrel Color (indicate #):

____ Terra Cotta

____ Blue

____ Black

____ Gray



Desired delivery days/times: _____

Village of Niles contact:

Dennis O'Donovan, 847-588-8064

Order your free rain barrels today!

Visit vniles.com Residents Info, email dpo@vniles.com or call the Village of Niles at (847) 588-8040 for an application. Submit your completed application to:

Village of Niles
1000 Civic Center Dr
Niles, IL 60714
Phone: (847) 588-8040

Free delivery
55-gallon capacity
Available in four colors



Terra Cotta



Blue



Black



Gray

Includes flexible connecting elbow, linking hose and detailed instructions

You can make a difference to help improve water quality, prevent flooding and save on your water bill!

Disconnecting your downspouts and installing rain barrels will keep clean water out of the sewer system and provide you with a source of free water.

The Village of Niles is pleased to offer free rain barrels to residents. If your home meets the requirements (see inside) please visit vniles.com Resident Info to obtain an application. For questions, please call the Village of Niles at (847) 588-8040 or you can email dpo@vniles.com



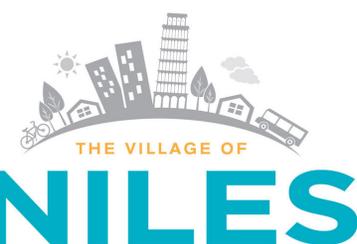
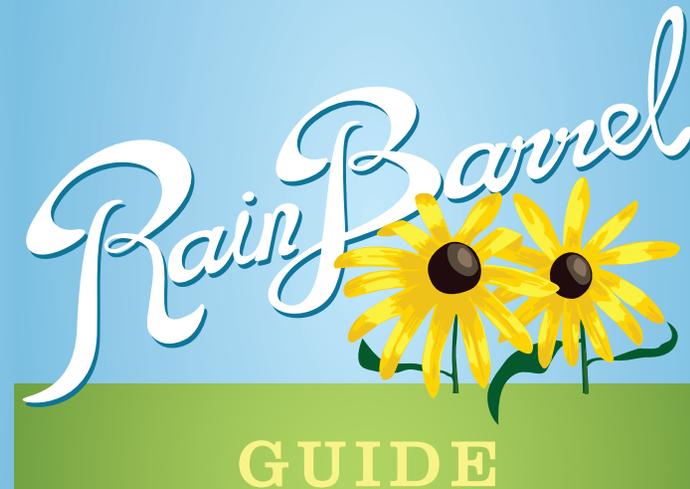
This rain barrel program is a cooperative effort by the Metropolitan Water Reclamation District of Greater Chicago and participating communities.



Printed on FSC certified paper from responsible sources

SAVE WATER PREVENT FLOODING IMPROVE WATER QUALITY

Rain barrels are now available **for free** to qualified households.



It's possible here

(847) 588-8040
dpo@vniles.com



A smart idea

Rain barrels capture rainwater from your roof and save it for when you need it. By keeping this water out of the sewer system, they can also help prevent sewer overflows and flooding.

You can use rain barrel water to wash your car, water your lawn, or clean work boots and tools. Rain barrel water is naturally free of chlorine, lime, and calcium and some gardeners swear their plants prefer it. However, since rain barrel water is runoff from your roof, do not drink it!

A part of any yard

Most homes can benefit from several rain barrels. If you have areas of unpaved, pervious ground near your downspouts, rain barrels should work in your yard. Homeowners throughout Cook County have incorporated rain barrels into their yards with great results.

Green and upcycled

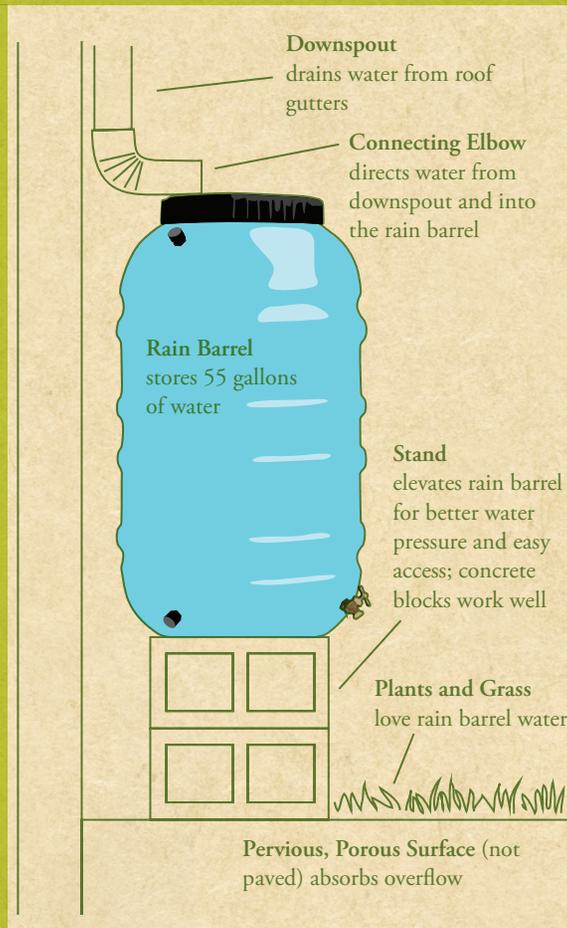
Rain barrels are a type of green infrastructure, a new approach to managing stormwater by keeping rain on the property and out of the sewer system.

Our rain barrels are made using repurposed, or upcycled, food barrels so they are doubly green.

Easy to install, easy to use

Installing a rain barrel is easy and only requires a few tools. A connecting elbow and detailed instructions are provided with all rain barrels. Once it is connected, you just need to wait for rain and your barrel will be ready to use.

A rain barrel at work



Requirements to receive free rain barrels

In order to qualify to receive free rain barrels, you must meet a few requirements:

- live within a community that is participating in the rain barrel program;
- own property with downspouts that are directly connected to the sanitary sewer system;
- agree to disconnect all of your downspouts and place rain barrels on each downspout, where feasible; and,
- agree to properly use and maintain your rain barrels.

Don't meet the requirements? Don't worry!

All Cook County residents may purchase low-cost rain barrels from the Metropolitan Water Reclamation District of Greater Chicago. Visit mwr.org to place your order.





BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing the Village to Sell, Recycle or Dispose of Personal Property (Public Works Maintenance Equipment) Owned by the Village of Niles

Meeting Date 1/26/2016

Item Number 3

Requested by Public Services Department

Action Requested RESOLUTION

Prepared by Hadley Skeffington-Vos, Assistant Village Manager Assigned to:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Exhibit	Exhibit A

MOTION

I move for Board approval of a Resolution authorizing the Village to sell, recycle or dispose of personal property owned by the Village of Niles.

REASON FOR REQUEST / BACKGROUND

The Village is requesting to sell, recycle or dispose of personal property, specifically maintenance equipment, located at the old Public Services Maintenance Garage. This is part of our document and equipment management process.

Will this action involve an expenditure of funds? No

If yes, is this a budgeted item?

ORG# <input type="checkbox"/>	Total Amount for Approval <input type="checkbox"/>
ACCT# <input type="checkbox"/>	Budget Amount <input type="checkbox"/>
	Variance <input type="checkbox"/>

RESOLUTION 2016-

RESOLUTION AUTHORIZING THE SALE AND/OR DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF NILES

WHEREAS, it is no longer necessary or useful to or for the best interests of the Village of Niles to retain ownership of the personal property hereinafter described;

NOW, THEREFORE, BE IT RESOLVED, by the President and the Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: Pursuant to Section 11-76-4 of the Illinois Municipal Code, 65 ILCS 5/11-76-4, the President and the Board of Trustees of the Village of Niles find that the following described personal property now owned by the Village of Niles and described herein is no longer necessary or useful to the Village of Niles, and the best interests of the Village of Niles will be serviced by its sale and/or disposal and is described on the attached Exhibit A.

SECTION 2: Pursuant to said Section 11-76-4, the Finance Director as custodian of said asset is hereby authorized and directed to sell and/or dispose of the aforementioned personal property now owned by the Village of Niles.

SECTION 3: The Finance Director is hereby authorized and may direct the Purchasing Agent to sell and/or dispose aforesaid personal property due to the fact that personal property is no longer needed.

SECTION 4: This resolution shall be in full force and effect from and after its passage, by vote of at least three-fourths of the corporate authorities, and approval in the manner provided by law.

PASSED: This 26th day of January, 2016

YEAS:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

Exhibit A - \$100.00 or More

Asset Tag #	Description	Manufacturer	Model #	Serial #	Power Point Slide #	Photo #	Condition	Estimated Value	Location	Scrap Metal
	Snow Blower	Ariens			1	1857-1860	Used	\$200.00	Parts Room	x
	Large Lawnmower	Toro Proline	CV14T	1927911984	2	1865-1872	Used	\$900.00	Parts Room	x

#1 – Snow Blower

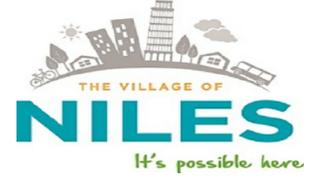


#2 – Large Lawnmower





BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Digital Order Screen for Starbucks Located at 7161 Milwaukee Avenue (16-ZP-1)

Meeting Date 1/26/2016 Item Number 1
Requested Charles Ostman, Director of Community Development Action Requested ORDINANCE
Prepared by Bruce Sylvester, Senior Planner Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Ordinance, Backup Material, and Minutes.

MOTION

I move for Board approval of an Ordinance approving a special use as required in Chapter 78 Signs, Article V Signs requiring permits, Division 3 Signs in business districts section 78-92(4)(b) to allow a digital order screen for Starbucks located at 7161 Milwaukee Avenue.

REASON FOR REQUEST / BACKGROUND

The Plan Commission voted 7-0 to recommend approval at the January 4, 2016 meeting.

Will this action involve an expenditure of funds? No

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016-

ORDINANCE APPROVING A SPECIAL USE AS REQUIRED IN CHAPTER 78 SIGNS, ARTICLE V SIGNS REQUIRING PERMITS, DIVISION 3 SIGNS IN BUSINESS DISTRICTS, SECTION 78-92(4)(b) TO ALLOW A DIGITAL ORDER SCREEN LOCATED AT 7161 MILWAUKEE AVE., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 7161 Milwaukee Ave., included in this ordinance was referred to the Plan Commission and Zoning Board of Appeals to hold a public hearing;

WHEREAS, a public hearing was held on January 4, 2016, after proper notice in a manner provided by law;

WHEREAS, the Plan Commission and Zoning Board of Appeals has made a report containing findings of fact and recommending the granting of the special use to allow a digital order screen located at 7161 Milwaukee Ave., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Plan Commission Recommendation.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: The materials and exhibits attached to this ordinance are incorporated by reference and made a part of this ordinance.

SECTION 2: A Special Use as required in Chapter 78 Signs, Article V Signs Requiring Permits, Division 3 Signs in Business Districts, Section 78-92(4)(b) to allow

Starbucks a digital order screen located at 7161 Milwaukee Ave., Niles, IL 60714, is approved.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED: This 26th day of January, 2016

AYES:

NAYS:

ABSENT:

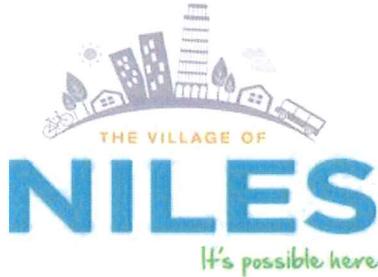
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



Plan Commission and Zoning Board of Appeals Staff Report January 4, 2016

Item for Plan Commission Consideration: Consideration of a proposed Special Use Permit to allow a digital order board at Starbucks at 7161 Milwaukee Avenue.

Recommended Action: Evaluate the request and make a recommendation to the Village Board based on the requirements necessary to approve a special use permit.

I. **Basis of Recommendation**

A. **Background and Zoning**

Ms. Tracey Diehl has submitted an application on behalf of Starbucks Coffee at 7161 Milwaukee Avenue for a special use permit for a proposed new drive-through sign. This property is zoned 'B-2' Service-Business. Section 78-92 of the Village's sign ordinances (...which are not located within the zoning ordinance...) provides regulations for signs in the 'B' zoning district. Subsection 78-92(4) states which signs in the 'B' zoning district require a special use permit, including subsection (b): "Any drive-through sign that does not meet the provisions of section 78-61(3)." Section 78-61(3) only states 'Reserved'.

The proposed new drive-through sign will be a "Digital Order Screen" (DOS) and will replace an existing pedestal that holds a two-way speaker box. The proposed new DOS will be larger than the speaker box that it is replacing. It will provide a video image of the Starbucks employee during ordering as well as a summary of the items that are being ordered. The new DOS is proposed to be adjacent to the existing menu-board—See the attached materials from the applicant for more details.

B. **Critical Issues**

Compliance with the Village's 2030 Comprehensive Plan

The Plan Commission is encouraged to question the applicant to determine if the requested special use permit will advance the goals of the 2030 Comprehensive Plan.

Comments from other Village Departments

Fire and Fire Inspections: No concerns

Police Department: No law enforcement issues

Engineering Department: No engineering issues. Community Development department staff made an on-site visit with staff from Engineering to review this proposal on November 15, 2015.

Parking

Parking will not be affected by this proposed new signage.

Requirements for a Special Use Permit and Findings of Fact

Section XI (H)(4) of the Niles zoning code provides 3 specific standards that must be satisfied in order for the Village to approve a special use permit. The Plan Commission is encouraged to consider these standards as it discusses this request:

- Is the special use necessary for the public convenience at the proposed location?
- Is the special use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected?
- Will the special use cause substantial injury to the value of other property in the neighborhood in which it is proposed to be located?

C. Legal:

Notification: A legal notice was provided in the Bugle on December 17th, 2015. Notices to all owners of property within 250 feet were mailed on December 16th.

NOTE: At the request of elected officials, the Community Development Department is now providing notifications above and beyond the legally required notices we have always provided for zoning cases. Specifically, for application within multi-tenant commercial developments—such as this one—the Community Development Department is now sending notices to all business tenants within the development and not just the owner of the property. This new business notification was provided to all businesses within this strip mall for this zoning proposal.

D. Other Actions:

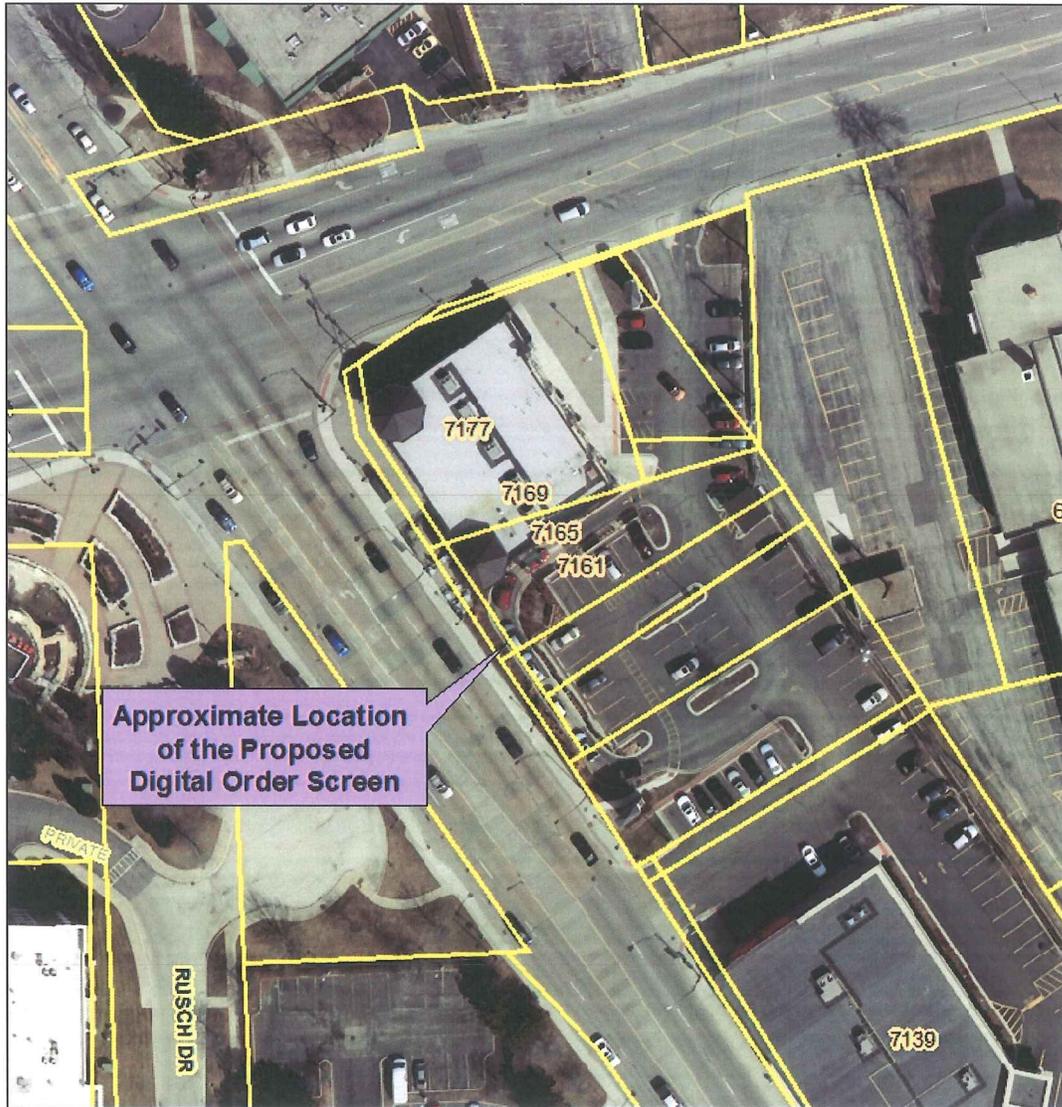
For special use permits, the Plan Commission is a recommending body to the Village Board. The Village Board is tentatively scheduled to consider this request at its January 26, 2016 meeting.

II. Attachments and References

1. Location Map; and
2. Information from the applicant.

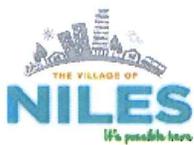
III. Principal Parties Expected at Meeting:

1. Ms. Tracey Diehl on behalf of the applicant—Starbucks; and
2. Interested members of the public.



Approximate Location
of the Proposed
Digital Order Screen

**Request for a SUP
To allow a Digital Order Screen at
Starbucks at 7161 Milwaukee Avenue
January, 2016**





Expedite The Diehl

October 15, 2015

Village of Niles
Bruce Sylvester
1000 Civic Center Drive
Niles IL 60714

RE: Special Use

Special Use is requested for the digital order confirmation screen to be located in the drive thru lane in place of the speaker post. The Digital Order Screen (DOS) is essential to the customer experience and necessary for patrons to place their order at the drive thru lane. The Special Use is hereby requested because this item is not covered by the Village of Niles zoning code.

- The DOS is designed to the minimum size and height necessary to serve the customers in the drive through lanes. The menu board is a reduction in size from what currently exists.
- The DOS is not a sign type that is covered by the code specifically, nor is the menu board.
- The DOS functions as a speaker so that patrons can place their order. The menu board is necessary for patrons to see what is available for purchase.
- The DOS provides the optimal customer experience, it provides the drive thru customer with the opportunity to place their order.
- Denial of the DOS and/or menu board would eliminate the customers' ability to place their order.
- The DOS is consistent with the national Starbucks image and the requested is the minimal possible to make reasonable use of the land without creating undue hardship for this commercial food service location. Speakers are essential to the process of placing an order and purchasing food.
- The DOS serves to enhance the overall experience for citizen safety and convenience and do not confer any special privileges.
- The DOS is consistent with other business of this type in nearby villages, and they are in harmony with the general intent and purpose of the sign article. The approval of this request will not be injurious or detrimental to the overall health, safety and welfare of the citizens of the Village of Niles and transient patrons.

Sincerely,



Tracey Diehl
Permit Manager

6529 Hemmingford Drive, Canal Winchester, Ohio 43110, 804.859.7618



ZONING PERMIT APPLICATION

VILLAGE OF NILES
 1000 Civic Center Drive
 Niles, Illinois 60714
 847/588-8040
 847/588-8050 (Fax)

To Be Completed by the Applicant—Please Print

Address for Proposed Permit: 7161 N. Milwaukee Ave
 Parcel Identification Number (PIN): 10-31-102-053
 Applicant's Name: Tracey Diehl
 Street Address: 6529 Hemmingford Drive
 City, State, Zip: Canal Winchester OH 43110
 Phone Number: 614-828-8215
 E-Mail Address: tracey@expeditediehl.com
 Name of Business (if applicable): Starbucks / ExpediteTheDiehl
 Applicant is (Check ALL that apply):

- Property Owner
 Business Owner
 Agent
 Attorney
 Engineer
 Architect

Requested Action:

Request approval for replacement of speaker post in drive thru with digital order screen

I certify that I have read and understand the terms and conditions of this application.

Signature of Applicant

Tracey Diehl

To be completed by Staff:

PETITION #: _____
 Type of Petition:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Map Amendment/Rezoning | <input type="checkbox"/> Land Consolidation/Plat of Consolidation |
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Land Division/Subdivision/Plat |
| <input type="checkbox"/> Variation | <input type="checkbox"/> Sign Variation |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Other _____ |

Parcel Zoning Classification _____
 Date of Initial Consultation (1) _____
 Date of Preliminary Application (2) _____
 Date of Final Application (3) _____
 Hearing Dates: Tentative: _____ Actual: _____

Application Fees:

Variation R-1 and R-2 Districts \$ 75.00
 Variation R-3 and R-4 Districts \$ 100.00
 Variation in B-1, B-2 and M Districts \$ 200.00
 Rezoning or Special Use - All Districts \$ 300.00
 Subdivision- 3 lots or less \$ 800.00
 Each additional lot \$ 200.00
 Annexation 1 acre or less \$ 350.00
 Each additional acre \$ 200.00
 Mailing Fee \$ 100.00
 Planned Unit Developments To Be Provided By Staff

	Amount	Date Paid	Check # or Cash
Filing Fee			
Escrow Fund			
Other			
Total Paid			

Village of Niles Zoning Permit Process

- Step One: Initial Consultation
Step Two: Preliminary Application for Staff Review
Step Three: Final Application and Agenda Placement

Step One: Initial Consultation

Call the Village of Niles Senior Planner at 847-588-8067 or stop by the Community Development Department's front desk to discuss your proposal. The Planner will explain the Village's zoning rules and the procedure and timeline for receiving any necessary zoning permits. If it appears that you are eligible to receive a zoning permit, the Planner will provide you with a Zoning Permit application form.

Step Two: Preliminary Application for Staff Review

Please provide the following information for Staff Review:

6 copies of each of the following items on 8 1/2" x 11" paper

- A completed Page 1 of the application
- Project Description, typed, of your business or proposal, including at least the following:
 - Parking information, including total number of spaces required and total number available
 - Hours of operation
 - Number of employees
- _____
- _____
- Traffic/Parking Study

6 copies of each of the following items on 34" x 44" paper (Sheet Size ANSI 'E') at a scale not to exceed 1:30

- Preliminary Site Plan of the property with all of the following information:
 - All property lines and adjacent right-of-way lines *with dimensions*
 - All improvements *with dimensions*, including buildings, pavement with markings, etc...
 - Access and circulation information including parking stall, drive aisle, and throat dimensions
 - Parking Summary with total amount required and total amount provided, including handicapped
 - Site Data to include at least the following:
 - Gross area of site (A)
 - Building floor area (B)
 - Pavement area (P)
 - Total Impervious Area (TIA = B + P)
 - Impervious Ratio (IR = TIA/A)
- Current registered Plat of Survey with legal description of the property
- Preliminary Landscape Plan
- Preliminary Building Elevations, colored, including building height, construction type, and materials
- Preliminary Floor Plans
- Preliminary Utility Plan showing existing and proposed water, sewer, storm water, & private utilities
- Preliminary Grading Plan, with not-greater than 2-foot contours
- Preliminary Storm Water Management Plan
- Preliminary Lighting/Photometric Plan (location, type, wattage and photometric analysis).
- Preliminary Plat
- Alta Survey
- Other: _____

1 copy of each of the following items

- A copy of the most current tax bill for the subject property
- Proof of ownership OR written and signed authorization from the property owner

Note—Village staff requires 2-3 weeks to review your Preliminary Application.

Step Three: Final Application - Due Before the First Friday of the Month*

Note: Public Hearing dates will not be assigned until all required documents are filed, reviewed and approved by the Senior Planner.

Please provide the following information:

25 copies of each of the following items on paper-sizes provided above for 'Preliminary Applications'

- Revised/Final Project Description
- Revised/Final Traffic/Parking Study
- Revised/Final Site Plans
- Revised/Final Landscape Plans
- Revised/Final Building Elevations
- Revised/Final Floor Plans
- Revised/Final Utility Plans
- Revised/Final Grading Plans
- Revised/Final Storm Water Management Plans
- Revised/Final Lighting/Photometric Plans
- Revised/Final Preliminary and/or Final Plat

1 each of the following items

- Application Fee payable to 'Village of Niles' for: \$ _____
- Escrow Deposit[†] payable to 'Village of Niles' for: \$ _____
- Mailed Notification Envelopes – See Below

[†] This fee is for additional consulting services required per Section XI (1) (3)

Mailed Notification Requirements

The Village of Niles is required to provide notice of your application to property owners in the vicinity of the subject property. This notice will include the type of zoning permit you are seeking, the purpose of the permit, and the date, time, and place for the Public Hearing. *As the applicant, you are required to pay for this notification.* To simplify the process, the Village of Niles will provide you with the mailing labels for property owners who must be notified. You will then be required to do the following:

- Place the address labels that will be provided to you on envelopes that are approved by the Village (... Envelopes must be #10 business size *and* must work with our sealing machine... Please verify your envelopes with the Senior Planner before putting on the labels and postage...);
- Place return-address labels on the envelopes. These will also be provided to you by the Village of Niles;
- Make enough copies of the notice that will be given to you and place one copy in each envelope;
- Place a first-class postage stamp on each envelope - Metered postage will not be accepted by the Post Office;
- Return all unsealed, stuffed, addressed, and stamped envelopes to the Senior Planner with your "Final Application" submittal.

^{*} Note - To insure that the Village can comply with all notification requirements, completed 'Final Applications' that are submitted before the end of the day of the first Friday of the month can be placed on the Plan Commission and Zoning Board of Appeals agenda for action the following month. Completed 'Final Applications' that are received after the first Friday of the month cannot be placed on the following month's agenda (because notification requirements cannot be satisfied...) but will instead be placed on the agenda for the month after the following month. If you wish to have your application reviewed and approved as quickly as possible you must submit a complete Final Application before the first Friday of the month.



Expedite The Diehl

- Is the special use necessary for the public convenience at the proposed location?

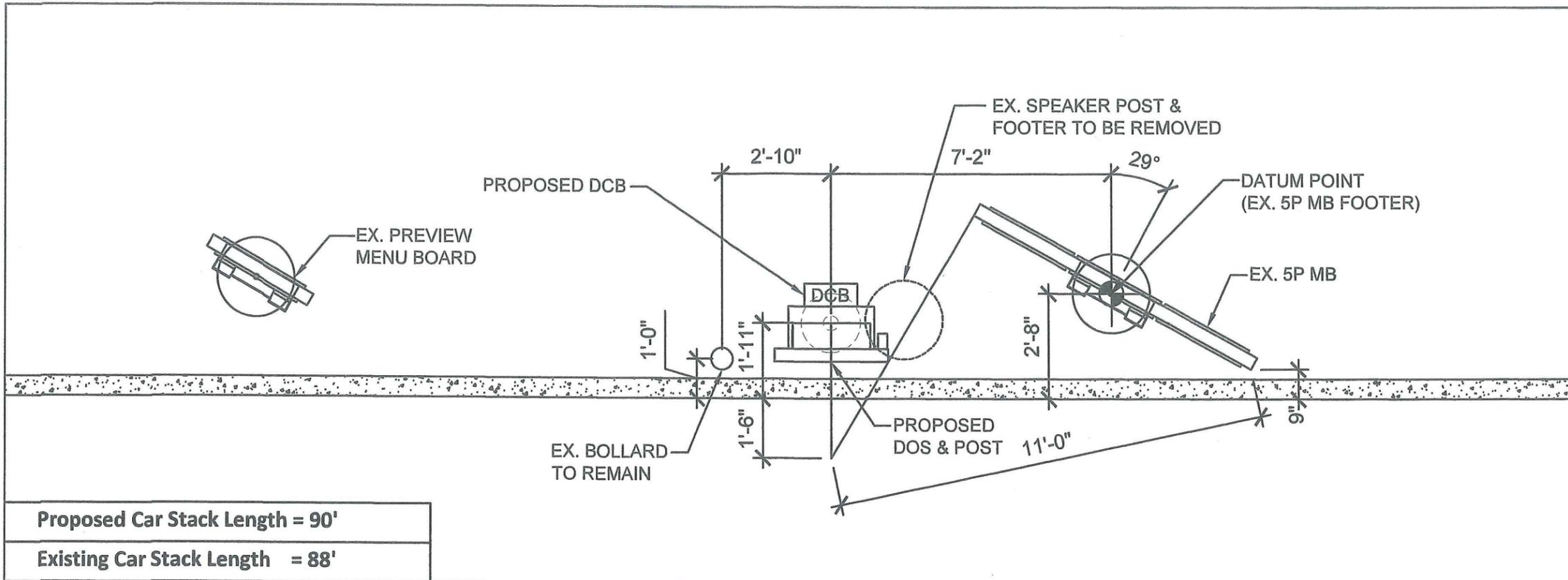
This special use is designed specifically to enhance the customer experience in the drive thru. Virtual technology will allow the patron to see the person taking their order. The hearing impaired would no longer be limited to only ordering in the store, they would also now be able to order in the drive thru lane. The digital order screen is necessary for the public to have a more personal experience.

- Is the special use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected?

The digital order screen will not have a negative impact on the health and welfare of the community. In contrast, the digital order screen is designed to benefit the public. Customers that are otherwise hearing impaired will not be able to use the drive thru like those that aren't. This screen will not have a negative impact on the safety, health or welfare of the community, this is a sign that is designed to enhance the overall customer experience.

- Will the special use cause substantial injury to the value of other property in the neighborhood in which it is proposed to be located?

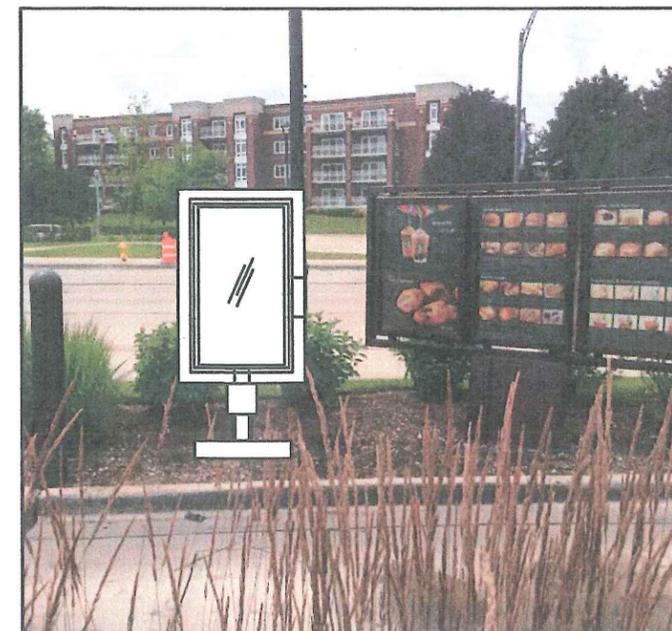
This special use will not cause injury to the value of the property or neighboring property owners. This sign is much like other signs that already exist in this area. This proposal will provided an added customer service and the sign is consistent with signs of this type in neighboring communities.



DRIVE THRU SCOPE PROPOSAL

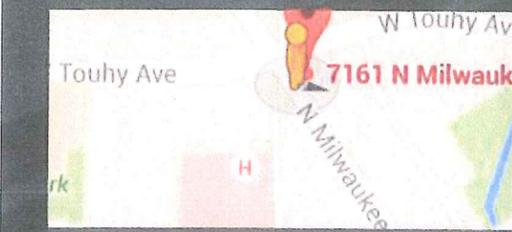
New DOS & Post

- Remove existing speaker post and footer
- Install new DOS & Post w/new footer
- Install new 6" x 52" bollard cover
- Install new loop detector
- Install DCB

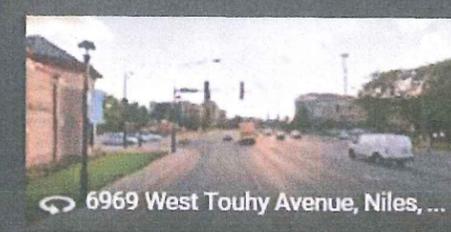




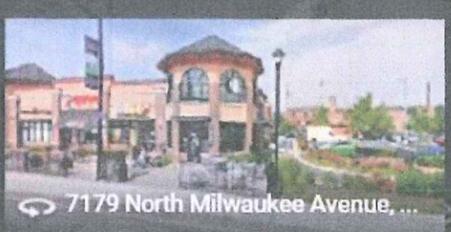
7177 N Milwaukee Ave
Niles, Illinois
Street View - Jun 2014



Back to Map



6969 West Touhy Avenue, Niles, ...



7179 North Milwaukee Avenue, ...



Add a photo



7177 N Milwaukee Ave
Niles, Illinois
Street View - Jun 2014

Hide imagery

Back to Map

6969 West Touhy Avenue, Niles, ...

7179 North Milwaukee Avenue, ...

Add a photo



Starbucks Coffee Company
 2401 Utah Avenue South
 Seattle, Washington 98134
 (206) 318-1575

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SJW
ARCHITECTS & ASSOCIATES
 3 WESTBROOK CORPORATE CENTER
 TOWER THREE SUITE 235
 WESTCHESTER ILLINOIS 60154
 P. 708.449.4030
 F. 708.449.4033

Revision Schedule			
Rev	Date	By	Description
	6-6-2011		Permit Submittal
1	6-20-2011		FF&E
2	6-28-2011		Lighting Plan
3	6-28-2011		Lighting Schedule
4	7-1-2011		Design Details
5	7-13-2011		Schedules
6	7-20-2011		Per Village Review
7	7-27-2011		General Revisions
8	8-11-2011		General Revisions
9	8-28-2011		General Revisions

Project Name:
NILES
 Project Address:
 7161 North Milwaukee Avenue
 Niles, IL 60714

Store #: 15752
 Project #: 53729-001
 Concept: Artisan
 Palette: Artisan
 Issue Date: 06-06-2011
 Design Manager: Fabiana Belous
 LEED® AP:
 Production Designer:
 Checked by:

Sheet Title:
Exterior Elevations

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

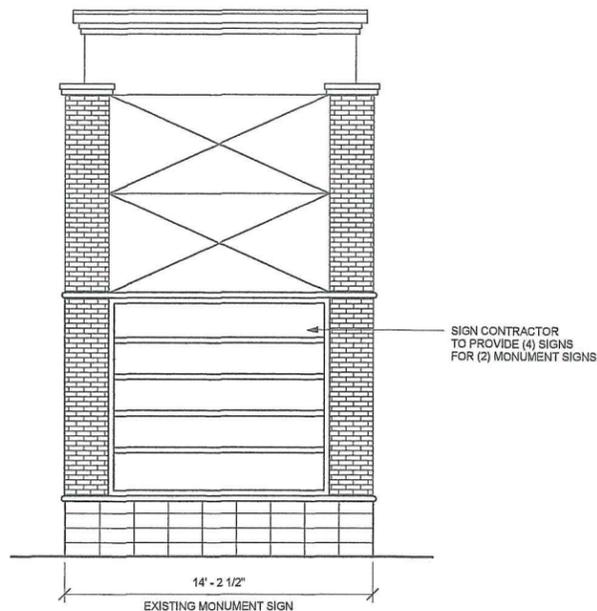
Sheet Number:
A-202

Sheet Notes

1. STARBUCKS CONTRACT IS DIRECTLY WITH SIGNAGE CONTRACTOR TO PERMIT, SUPPLY AND INSTALL SIGNAGE. SIGNAGE CONTRACTOR TO VERIFY SIGNAGE COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.
2. GC SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUIT INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANELBOARD NECESSARY TO SERVE SIGNAGE LIGHTING.
3. GC TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT AS REQUIRED TO SUPPORT SIGNAGE.
4. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWINGS(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
5. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.
6. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CM AND TO THE GC AS NEEDED. GC TO NOTIFY STARBUCKS CM IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
7. GC TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CM TO PROVIDE GC WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
8. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
9. PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING.

Exterior Elevation Notes

- A. General Contractor to coordinate and schedule signage installation with the Signage Contractor providing a minimum scheduling notice of 4 weeks and 1 week prior to scheduled date of installation. Starbucks Construction Manager to provide General Contractor with Signage Contractor contact information.
- B. General Contractor shall coordinate with Electrical Contractor to furnish and install electrical circuits including all conduit, wire, connections, and breaker at panel board necessary to serve Signage.
- C. General Contractor to provide fire treated wood stud blocking, or equivalent to support Signage.
- D. Signage Contractor shall verify size and location of any and all allowable monument or pole signage with landlord and provide shop drawing(s) prior to fabrication to Starbucks Designer for approval.
- E. Signage Contractor to install signage in compliance with local codes and obtain permit and landlord approval.
- F. Signage Contractor to supply shop drawings to Starbucks Construction Manager and to the General Contractor as needed. General Contractor to notify Starbucks Construction Manager immediately if shop drawings or installation is in discrepancy with Starbucks architectural drawings.
- G. General Contractor to clean, patch and repair existing exterior as required.
- H. See sheet I-601 for schedules.



3 EXISTING MONUMENT SIGN

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

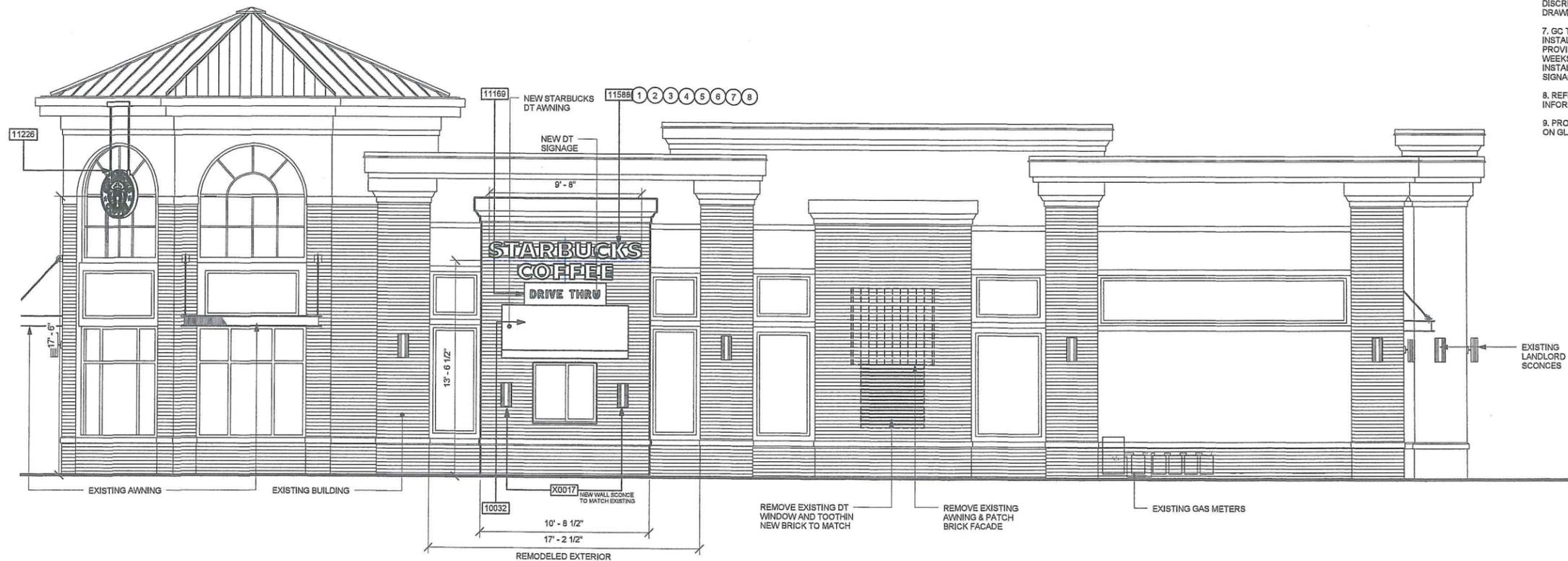


1 North East Elevation

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



1 South West Elevation
Scale: 1/4" = 1'-0"



2 South East Elevation
Scale: 1/4" = 1'-0"

Exterior Elevation Notes

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- 9. PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING.



Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575

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6	7-20-2011		Per Village Review
7	7-27-2011		General Revisions
8	8-11-2011		General Revisions
9	8-26-2011		General Revisions

Project Name: **NILES**
Project Address: **7161 North Milwaukee Avenue Niles, IL 60714**

Store #: 15752
Project #: 53729-001
Concept: Artisan
Palette: Artisan
Issue Date: 08-06-2011
Design Manager: Fabiana Belous
LEED® AP:
Production Designer:
Checked by:

Sheet Title: **Exterior Elevations**

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

Sheet Number: **A-201**



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 2401 Utah Avenue South
 Seattle, Washington 98134
 (206) 318-1575

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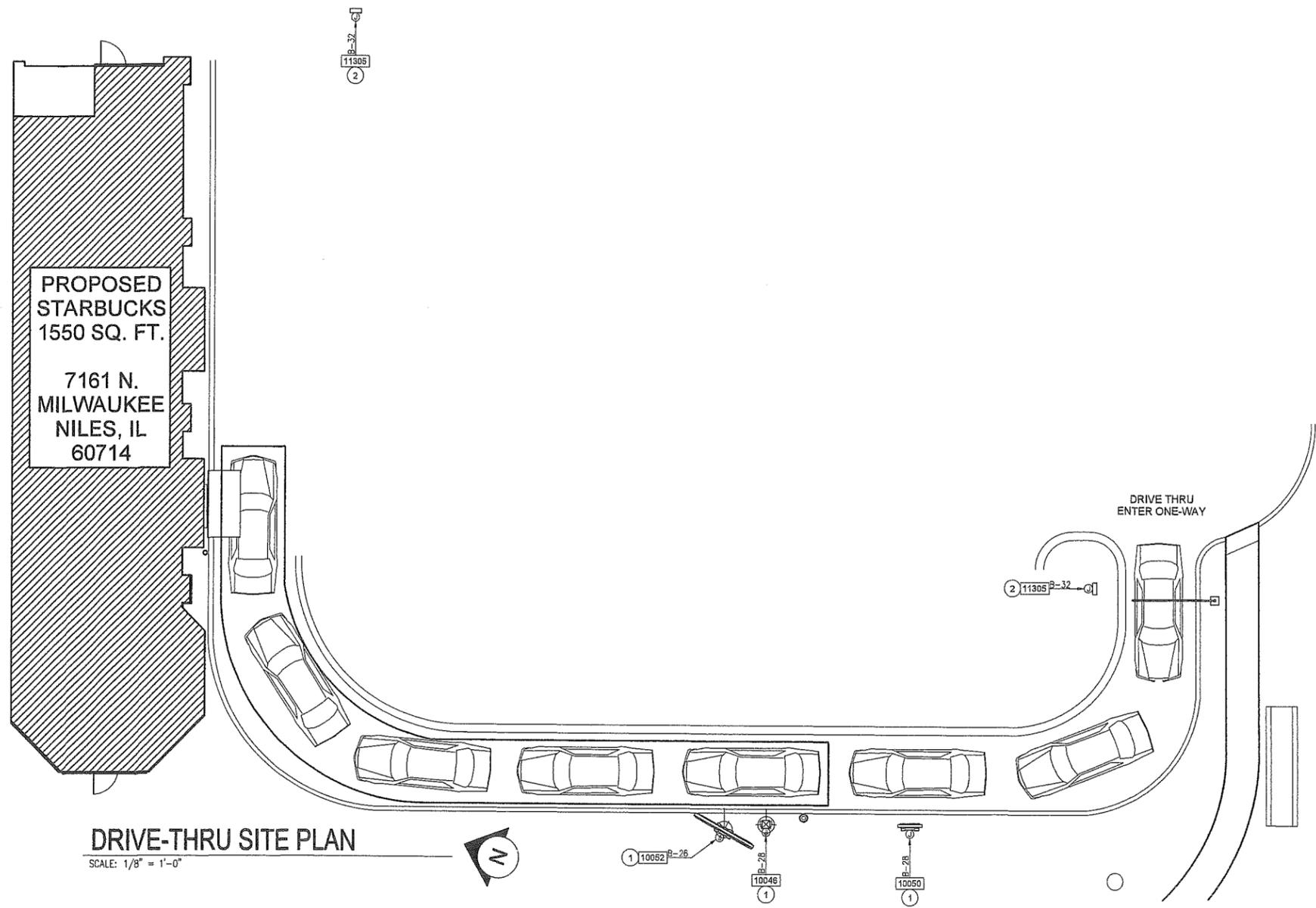
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Project Name:
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Store #: 15752
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 Concept: Artisan
 Palette: Artisan
 Issue Date: 06-06-2011
 Design Manager: Fabiana Belous
 LEED® AP:
 Production Designer:
 Checked by:

Sheet Title:
DRIVE-THRU SITE PLAN
 Scale: Varies
 Sheet Number:
E-114



Site Plan Sheet Notes

- DRIVE THRU EQUIPMENT: PROVIDE POWER AND LOW VOLTAGE WIRING AS REQUIRED TO MENUBOARD. SEE ARCHITECTURAL FOR DETAILS. COORDINATE ROUTING CONDUIT IN FIELD.
- DRIVE THRU DIRECTIONAL SIGNAGE: PROVIDE ROUGH-IN AND FINAL CONNECTION. VERIFY REQUIREMENTS WITH CIVIL AND SIGN PROVIDER IN FIELD. (TYPICAL OF 2)



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ARCHITECTS & ASSOCIATES
 3 WESTBROOK CORPORATE CENTER
 TOWER THREE SUITE 235
 WESTCHESTER ILLINOIS 60154
 P. 708.449.4030
 F. 708.449.4033

Revision Schedule			
Rev	Date	By	Description
	6-6-2011		Permit Submittal
1	6-20-2011		FF&E
2	6-25-2011		Lighting Plan
3	6-28-2011		Lighting Schedule
4	7-11-2011		Design Details
5	7-13-2011		Schedules
6	7-20-2011		Par Village Review
7	7-27-2011		General Revisions
8	8-11-2011		General Revisions
9	8-26-2011		General Revisions

Project Name: **NILES**
 Project Address: **7161 North Milwaukee Avenue Niles, IL 60714**

Store #: 15752
 Project #: 53729-001
 Concept: Artisan
 Palette: Artisan
 Issue Date: 06-06-2011
 Design Manager: Fabiana Belous
 LEED® AP:
 Production Designer:
 Checked by:

Sheet Title: **Drive Thru Site Plan**
 Scale: As Indicated
 Sheet Number: **A-101**

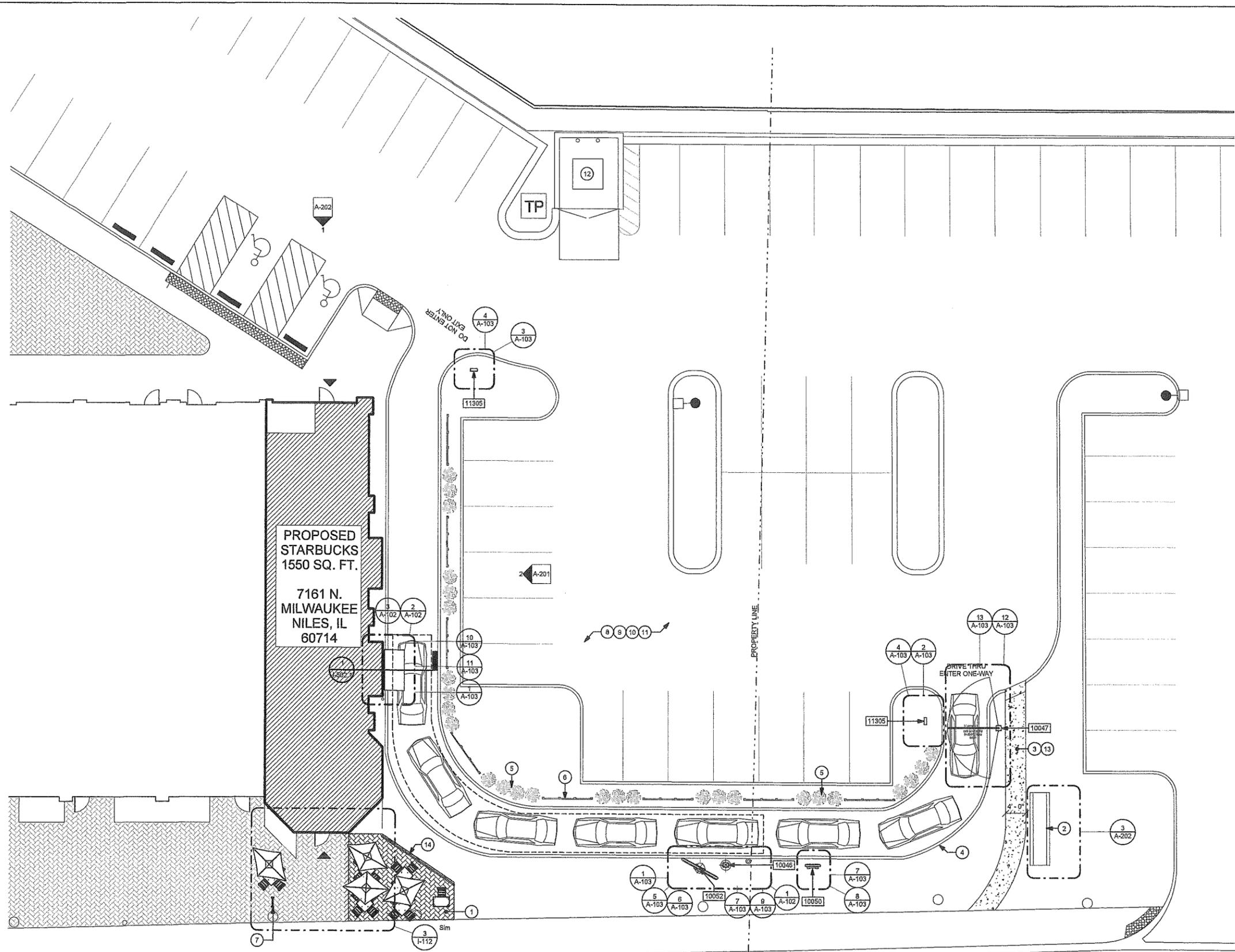
Architectural Site Plan Notes

- A. Refer to Exterior Elevations for building Signage location and Design ID. Refer to Electrical Plans for electrical requirements.
- B. Landscaping to be provided per zoning code and LEED requirements.
- C. Drive-Thru Equipment including vehicle detection loop, wireless communication, and monitors coordinated by Starbucks Construction Manager. Refer to Electrical Specifications for electrical requirements.
- D. Landlord is responsible for providing site work, including new bollards, footing and conduit for drive-thru signage. Coordinate with Starbucks Construction Manager.
- E. All parking and drive-thru striping to be provided by landlord.
- F. Trash enclosure to be lockable using steel gates or chain to be provided by landlord.
- G. Landlord to provide 6" (150mm) thick concrete paving the length of the drive-thru lane, extent to include drive-thru window standing pad.
- H. General Contractor to apply concrete sealer to all exterior concrete patio and walkway surfaces.

Sheet Notes

- 1. EXTEND EXISTING BRICK WALKWAY TO MATCH EXISTING BRICK.
- 2. EXISTING MONUMENT SIGN.
- 3. NEW SIDE WALK
- 4. EXISTING DRIVE THRU LANE (TO BE SLIGHTLY MODIFIED, SEE SHEET C-100).
- 5. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND LEED REQUIREMENTS. LANDSCAPING TO BE LOW PROFILE. NO HIDING PLACES, 30" MAXIMUM HEIGHT.
- 6. NOT USED.
- 7. INSTALL NEW BIKE RACK AS INDICATED.
- 8. REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- 9. DRIVE-THRU EQUIPMENT INCLUDED VEHICLE DIRECTION LOOP, WIRELESS COMMUNICATION, AND MONITORS COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- 10. LANDLORD IS RESPONSIBLE FOR PROVIDING SITE WORK, INCLUDING NEW BOLLARDS, FOOTING AND CONDUIT FOR DRIVE THRU SIGNAGE. COORDINATE WITH STARBUCKS CONSTRUCTION MANAGER.
- 11. DRIVE THRU STRIPING TO BE PROVIDED BY LANDLORD.
- 12. EXISTING TRASH ENCLOSURE
- 13. GC TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE WALKWAY SURFACES.
- 14. INSTALL NEW EXTERIOR PATIO FENCE.

NOTE:
 ORIENTATION OF SITE ROTATED TO FIT SHEET



1 Drive Thru Site Plan
 Scale: 1" = 10'-0"

8/26/2011 4:06:43 PM P:\Starbucks Corporation\SBUX Active Stores\0-12997x-Niles\Construction Documents\Niles-12997.rvt

The Digital Order Confirmation Screen



The Customer Experience



The Digital Order Confirmation Screen (DOS) is 100% about the customer experience. The DOS is not about advertising food -- it is about the connection between the barista and the customer.



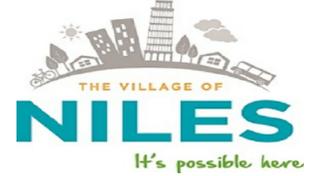
The customer experience begins at the drive thru lane. The DOS is activated by detection of a car in the drive thru. The majority of the image is still static. The image for the barista is only activated by a car; the car blocks the screen from public view.

The DOS is used to replace the existing speaker post. The customer will place their order at the DOS much like they would place their order at a speaker, the DOS allows them to confirm their order while speaking directly to the barista on screen.





BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Multi-Colored Electronic Message Center Sign for Notre Dame College Prep Located at 7655 Dempster Street (16-ZP-2)

Meeting Date 1/26/2016 Item Number 2
Requested Charles Ostman, Director of Community Development Action Requested ORDINANCE
Prepared by Bruce Sylvester, Senior Planner Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Ordinance, Backup Material, and Minutes.

MOTION

I move for Board approval of an Ordinance approving a special use as required in Chapter 78 Signs, Article V Signs requiring permits, Division 3 Signs in residential districts, Section 78-72(2)(b) to allow a multi-colored electronic message center sign for Notre Dame College Prep located at 7655 Dempster Street.

REASON FOR REQUEST / BACKGROUND

The Plan Commission voted 7-0 to recommend approval at the January 4, 2016 meeting.

Will this action involve an expenditure of funds? No

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016-

ORDINANCE APPROVING A SPECIAL USE AS REQUIRED IN CHAPTER 78 SIGNS, ARTICLE V SIGNS REQUIRING PERMITS, DIVISION 2 SIGNS IN RESIDENTIAL DISTRICTS, SECTION 78-73(2)(b) TO ALLOW A MULTI-COLORED MESSAGE CENTER SIGN LOCATED AT 7655 DEMPSTER ST., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 7655 Dempster St., included in this ordinance was referred to the Plan Commission and Zoning Board of Appeals to hold a public hearing;

WHEREAS, a public hearing was held on January 4, 2016, after proper notice in a manner provided by law;

WHEREAS, the Plan Commission and Zoning Board of Appeals has made a report containing findings of fact and recommending the granting of the special use to allow a multi-colored message center sign located at 7655 Dempster St., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Plan Commission Recommendation.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: The materials and exhibits attached to this ordinance are incorporated by reference and made a part of this ordinance.

SECTION 2: A Special Use as required in Chapter 78 Signs, Article V Signs Requiring Permits, Division 2 Signs in Residential Districts, Section 78-73(2)(b) to allow

multi-colored message center sign for Norte Dame College Prep School located at 7655 Dempster St., Niles, IL 60714, is approved.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED: This 26th day of January, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



Plan Commission and Zoning Board of Appeals Staff Report January 4, 2016

Item for Plan Commission Consideration: Consideration of a proposed special use permit to allow a multi-colored 'electronic message center' sign at Notre Dame College Prep School located at 7655 Dempster Street.

Recommended Action: Evaluate the request and make a recommendation to the Village Board based on the requirements necessary to approve a special use permit.

I. Basis of Recommendation

A. Background.

Notre Dame College Prep School wishes to replace their existing single-color 'electronic message center' sign with a new multi-color one. The Notre Dame site is zoned 'R-2'. The Village's sign ordinance states the following about signs in 'Residential' zoning districts:

- **Sec. 78-73. – Signage (...* in Residential Districts...).**

(1) *Permitted signs.*

(2) *Special use signs.*

(a) *Subdivision development signs.* The Zoning Board of Appeals may issue a special use permit for a temporary sign in any zone in connection with the marketing of lots or structures in a subdivision. Such permit will state the conditions under which the signs may be displayed, including, but not limited to, time limit, type of sign, sign size and height and location.

(b) *Any sign that does comply with subsection 78-61(21).*

(Ord. No. 2011-29, § 1(Exh. 1), 5-24-11)

Section 78-61(21) then states:

- **Sec. 78-61. - List of exempt signs.**

The following signs are exempt from the permit requirements of this chapter and are allowed in all districts except as otherwise indicated:

- (21) *Public/quasi-public signs—Existing.* Any sign lawfully established prior to May 24, 2011 on a lot that is owned by a public/quasi-public agency or organization (e.g. governmental body; elementary, middle, **or high school**, library, etc.) and does not provide

commercial advertising shall be allowed. Any structural or visual change which tends to make the sign less in compliance with the requirements of this chapter than it was before the alteration shall require a special use permit approved by the Board of Trustees.

The proposed new sign will make the sign 'less in compliance with the requirements of' regulations for 'electronic message center' signs. (Note: The regulations for 'electronic message center' signs are provided under regulations for signs in the Village's *business* zoning districts—Sections 78-91 and 78-92. Staff is utilizing these *business-district* sign regulations as the basis for evaluating this proposed electronic message center sign in a *residential* zoning district.)

The proposed sign's non-compliance with the Village's sign regulations include:

- 1) The electronic message center will exceed 25% of the area of the ground sign to which it is part, contrary to the provisions of Section 78-92(3)(h)(a);
- 2) The electronic message center will not be monochromatic, contrary to the provisions of Section 78-92(3)(h)(c);
- 3) The proposed sign shall be illuminated 24 hours a day, 7 days a week, contrary to the provisions of Section 78-92(3)(h)(j)

Because the proposed sign does not comply with all of these requirements, Village sign ordinance 78-73(2)(b) states that the proposed Notre Dame sign requires a special use permit.

B. Critical Issues Findings of Fact

Chapter 78, Article IX, Section 78-208 provides the requirements that must be satisfied for a special use to be granted, as follows:

Sec. 78-208. - Standards for special use.

- (a) *The Zoning Board of Appeals shall not recommend a special use unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:*
- (1) *The special use will serve the public convenience at the location of the subject sign(s); or that the establishment, maintenance or operation of the special use will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.*
 - (2) *The sign(s) will be in harmony and scale with the architecture of the building(s) in this development and with other signs in the neighborhood.*
 - (3) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted; nor substantially diminish and impair other property valuations within the neighborhood; nor impair the visibility of adjacent signs.*
 - (4) *The nature, location and size of the sign(s) involved with the establishment of the special use will not impede, substantially hinder, or discourage the installation of signs on adjacent property in accordance with the sign ordinance.*
 - (5) *The special use shall in all other respects conform to the applicable regulations of the sign ordinance except as such regulations may, in such instance, be modified as provided by this chapter.*

(b) The Zoning Board of Appeals may recommend imposing such conditions and restrictions upon the subject sign, the location, the construction and design, and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and improve property values and the quality of development.

(c) The terms of the special use so granted shall be specifically set forth in a conclusion or statement which is supported from the findings of fact of the Zoning Board of Appeals. The subject property for which the special use has been granted shall not be used in violation of the specific terms and the findings of fact unless such use is allowed by further findings of fact or additional approval, pursuant to additional hearings or appeal therefor.

Photo (taken from screen shot of Google Maps...):



C. Legal:

Notification:

All required notifications were provided for this request.

D. Other Actions:

For this request, Village Board action is required per Section 78-61(21). The Village Board is tentatively scheduled to consider this request at its January, 2016 meeting.

II. Recommended Conditions Of Approval

1. None.

III. Attachments and References

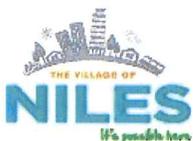
1. Materials provided by the applicant.

IV. Principal Parties Expected at Meeting:

1. Mr. Robert Beckman, Director of Facilities, Notre Dame College Prep, 7655 West Dempster Street, Niles, Illinois, 60714;
2. Interested members of the public.



**Request for a SUP
To allow an
Electronic Message Center sign
at 7655 Dempster
January, 2016**





FAITH · SCHOLARSHIP · SERVICE

Mr. Charles Ostman
Director of Community Development
Village of Niles
1000 Civic Center
Niles, Illinois 60714

November 30, 2015

Dear Chuck:

I am writing this letter to ask the village to consider allowing Notre Dame College Prep the authorization to upgrade its Electronic Message Center located on Dempster St. just north of the school entrance.

The current EMC was installed back in 2001 and until recently was working with minor issues. The EMC was installed and serviced by White Way Sign Company. As we all know White Way has since gone out of business and to date there is no company who can supply parts or service to the existing EMC sign.

After seeking out various vendors to give us estimates on replacement of the current message center it is more cost effective for Notre Dame to seek permission to change the message center to a full color screen view.

I do understand that the Village has a Code of Ordinances that governs the EMC and therefore Notre Dame is requesting approval for signage replacement at Notre Dame College Prep School located at 7655 W. Dempster St. The proposed signage will require a special use as outlined in 78-92 (4)(c) for 3 of the 11 conditions outlined in 78-92(3)(h):

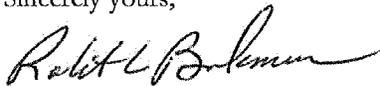
- 1) The electronic message center shall not exceed 25% of the area of the ground sign to which it is part:
 - The sign will continue to be integrated into the design of the overall ground mounted sign. The electronic message center replacement will continue to be 58% in area of the overall sign.
- 2) Anything displayed on the lines of text to the sign shall be displayed in monochromatic and shall not change in color, intensity, brightness, shade or color gradient:
 - The proposed replacement shall be full color in 16mm pitch.
- 3) Sign shall only operate between one half hour before the premises are open, or 6:00 a.m., whichever is earlier and one-half hour after premises is closed to the public, or 11:00 p.m. whichever is later:
 - The proposed sign shall operate the same as the current sign 24/7.

The standards for the special use and our responses are as follows:

- 1) The special use will serve the public convenience at the location of the subject sign; or that the establishment, maintenance or operation of the special use will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.
 - The current sign has served the public convenience at the current location and the reason for the request is to replace the current EMC that parts are no longer available and use the latest technology for delivery of information.
- 2) The sign will be in harmony and scale with the architecture of the building(s) in this development and with other signs in the neighborhood.
 - The current sign is only 60 square feet in total area which the allowed maximum sign area is 500 square feet in total area. The total sign area will not increase.
- 3) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted; nor substantially diminish and impair other property valuations within the neighborhood; nor impair the visibility of adjacent signs.
 - The current sign has been in place since 2001 without any complaints by adjoining property owners and feel that it has not diminished any property values.
- 4) The nature, location and size of the sign involved with the establishment of the special use will not impede, substantially hinder, or discourage the installation of signs on adjacent property in accordance with the sign ordinance.
 - The adjacent properties are residential and this standard would not apply.
- 5) The special use shall in all other respects conform to the applicable regulations of the sign ordinance except as such regulations may, in such instance, be modified as provided by this chapter.
 - The proposed sign shall conform to all the other regulations set forth in this chapter.

Please let me know if you require any further information.

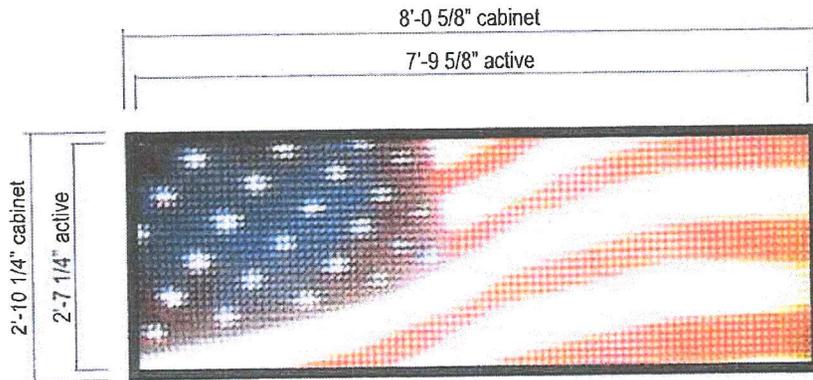
Sincerely yours;



Robert L. Beckman
Director of Facilities
Notre Dame College Prep
7655 W. Dempster St.
Niles, Illinois 60714
847.779.8606

NEW ELECTRONIC MESSAGE UNIT - NOTRE DAME HIGH SCHOOL - 7655 W. DEMPSTER ST. NILES, IL

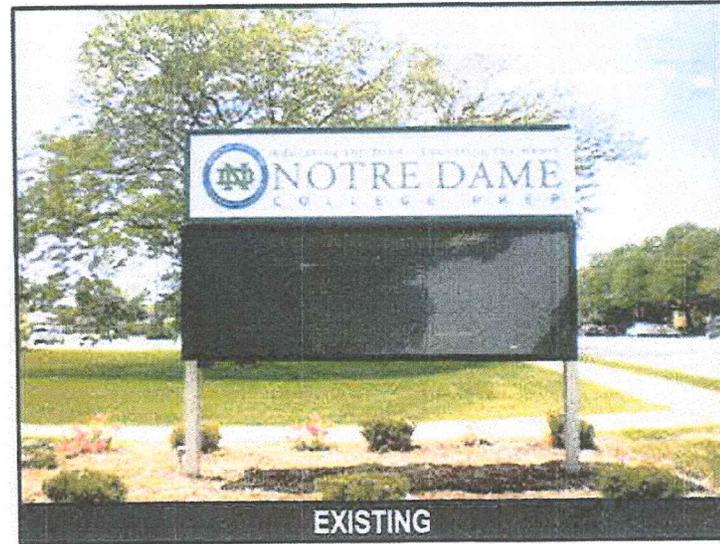
YESCO - 16MM



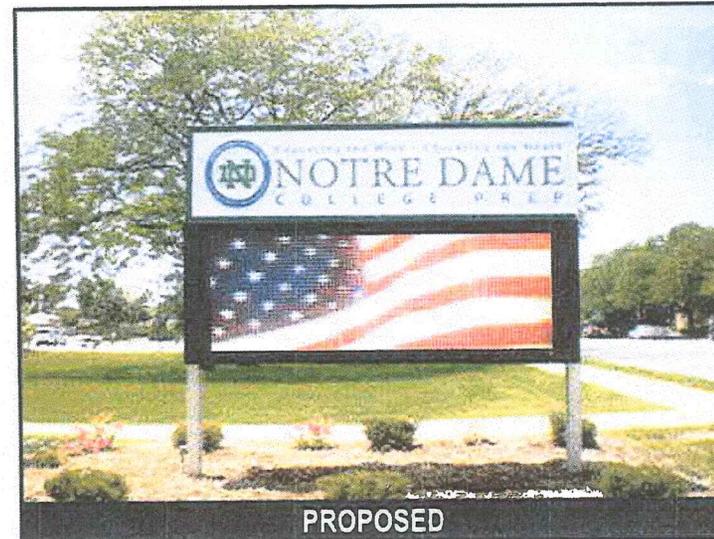
Quantity: 2
 Overall Cab. Height: 2'-10 1/4"
 Overall Cab. Width: 8'-0 5/8"
 Active: 2'-7 1/4" x 7'-9 5/8"
 Overall Sign Depth: 6.5in.
 Total Sq. Ft.: 22.9

Type: 16mm 48 x 144 RGB LED Matrix Display
 Cabinet Style: Non-Structural Unibody
 Approx. Weight/Face: 229.4 lbs
 Wattage/Face: 657 (Display only)
 6 lines of 4.5" CHAR 28.8 CHAR/Line
 Filler panel if/as required

Note:



EXISTING



PROPOSED



NOTRE DAME HIGH SCHOOL

ADDRESS: 7655 W. Dempster St.
 CITY/STATE: Niles, IL
 ZIP: 60714

WWW.OMEGASIGNCHICAGO.COM

PHONE 630.237.4397 FAX 630.237.4398

SCALE:	Rev 1	00/00/00
1/2" = 1'-0"	Rev 2	00/00/00
DATE	Rev 3	00/00/00
07/01/15	Rev 4	00/00/00
DWG	Rev 5	00/00/00
001	Rev 6	00/00/00
	Rev 7	00/00/00

CUSTOMER APPROVAL	DATE
LANDLORD APPROVAL	DATE

ELECTRICAL NOTES
 High Capacity LEDs NOT provide primary resistance to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A maximum of one dedicated 120V 20A circuit
 2. Junction box installed within 8 feet of sign.
 3. Three wires: Line, Ground and Neutral.

FILE PATH: Shared:Client Files\Notre Dame HSI\Art\Notre Dame HS - Niles IL - EMU.pdf



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Multi-Colored Digital Display Sign for Shops on Golf Road Located at 8600 Golf Road (16-ZP-3)

Meeting Date 1/26/2016 Item Number 3
Requested Charles Ostman, Director of Community Development Action Requested ORDINANCE
Prepared by Bruce Sylvester, Senior Planner Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Ordinance, Backup Material, and Minutes.

MOTION

I move for Board approval of an Ordinance approving a special use as required in Chapter 78 Signs, Article V Signs Requiring Permits, Division 3 Signs in Business Districts, Section 78-92(4)(c) to allow a multi-colored digital display sign for the Shops on Golf located at 8600 Golf Road.

REASON FOR REQUEST / BACKGROUND

The Plan Commission voted 7-0 to recommend approval at the January 4, 2016 meeting.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval [\$]

ACCT# [] Budget Amount [\$]

Variance [\$]

ORDINANCE 2016-

ORDINANCE APPROVING A SPECIAL USE AS REQUIRED IN CHAPTER 78 SIGNS, ARTICLE V SIGNS REQUIRING PERMITS, DIVISION 3 SIGNS IN BUSINESS DISTRICTS, SECTION 78-92(4)(c) TO ALLOW A MULTI-COLORED DIGITAL DISPLAY SIGN LOCATED AT 8600 GOLF RD., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 8600 Golf Rd., included in this ordinance was referred to the Plan Commission and Zoning Board of Appeals to hold a public hearing;

WHEREAS, a public hearing was held on January 4, 2016, after proper notice in a manner provided by law;

WHEREAS, the Plan Commission and Zoning Board of Appeals has made a report containing findings of fact and recommending the granting of the special use to allow a multi-colored digital display sign located at 8600 Golf Rd., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Plan Commission Recommendation.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as a Home Rule Municipality, as follows:

SECTION 1: The materials and exhibits attached to this ordinance are incorporated by reference and made a part of this ordinance.

SECTION 2: A Special Use as required in Chapter 78 Signs, Article V Signs Requiring Permits, Division 3 Signs in Business Districts, Section 78-92(4)(c) to allow

Shops on Golf a multi-colored digital display sign located at 8600 Golf Rd., Niles, IL 60714, is approved.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED: This 26th day of January, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

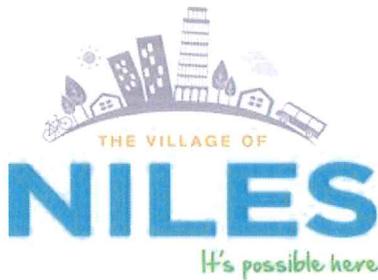
APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 4
REPORT NUMBER: PC-16-4
CASE NUMBER: 16-ZP-3
TYPE: SPECIAL USE PERMIT



Plan Commission and Zoning Board of Appeals Staff Report January 4, 2016

Item for Plan Commission Consideration: Consideration of a proposed special use permit to allow a multi-colored digital display sign at the Shops on Golf located at 8600 Golf Road.

Recommended Action: Evaluate the request and make a recommendation to the Village Board based on the requirements necessary to approve a special use permit.

I. Basis of Recommendation

A. Background.

The owners of the Shops on Golf multi-tenant commercial development at 8600 Golf Road wish to replace their existing single-color 'electronic message center' sign with a new multi-color sign. The Shops on Golf site is zoned 'B-1'. The Village's sign ordinance states the following about signs in the 'Business' zoning districts:

Sec. 78-92. – Signage (...* in Business Districts...)

- (4) *Special use signs.*
 - (c) Electronic message center signs that do not comply with [section 78-92\(3\)\(h\)](#).

Section 78-92(3)(h) states:

- (h) *Electronic message center.* A ground sign may have a portion of it used as an electronic message center provided that:
 - a. The electronic message center area shall not exceed 25 percent of the area of the ground sign to which it is part. The electronic message center area shall be integrated into the design of the overall ground mounted sign.
 - b. The subject property shall have no less than 200 feet of R.O.W. frontage on which the sign is to be located.
 - c. Anything displayed on the lines of text on the sign shall be displayed monochromatically, and shall not change in color, intensity, brightness, shade or color gradient.
 - d. The copy, logo or display of the sign shall remain static and unchanging for a period of no less than ten seconds.
 - e. The sign may be used to advertise commercial products available at the businesses located on the premises, noncommercial messages from not-for-profit or governmental

organizations located within the village, and advertisements for public meetings and noncommercial public events in the village.

- f. The message shall not consist of flashing, scintillating, chasing or animated lights, or include animated pictorial graphics.
- g. The illumination of the sign shall not exceed an intensity of 0.5 foot-candles as measured with a portable hand-held sensor at either the property line or ten feet from the sign, whichever is lesser.
- h. The sign shall incorporate automatic dimmer software or solar sensors with maximum settings of 5,000 nits during daylight and 500 nits between dusk and dawn. If the village finds that the sign causes glare or otherwise impairs the vision of the driver of a motor vehicle, the owner of the sign, within 24 hours of a request by the village, shall reduce the intensity of the sign to a level acceptable to the village.
- i. The sign is prohibited within 100 feet of a principal residential structure if any part of the sign face would be visible from the principal residential structure.
- j. Sign shall only operate between one-half hour before the premises are opened, or 6:00 a.m., whichever is earlier and one-half hour after premises is closed to the public, or 11:00 p.m., whichever is later.
- k. If at any time, more than 30 percent of the display lights malfunction or are no longer working, the owner of the sign shall make repairs to the sign within 60 days or the sign will require removal. All electronic message center signs must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.

The sign proposed for 8600 Golf Road requires a special use permit because it does not meet the following requirements of Section 78-92(3)(h):

- (c) Anything displayed on the lines of text on the sign shall be displayed monochromatically, and shall not change in color, intensity, brightness, shade or color gradient.

B. Critical Issues

Findings of Fact

Chapter 78, Article IX, Section 78-208 provides the requirements that must be satisfied for a special use to be granted, as follows:

Sec. 78-208. - Standards for special use.

- (a) *The Zoning Board of Appeals shall not recommend a special use unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:*
 - (1) *The special use will serve the public convenience at the location of the subject sign(s); or that the establishment, maintenance or operation of the special use will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.*
 - (2) *The sign(s) will be in harmony and scale with the architecture of the building(s) in this development and with other signs in the neighborhood.*
 - (3) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted; nor substantially diminish and impair other property valuations within the neighborhood; nor impair the visibility of adjacent signs.*
 - (4) *The nature, location and size of the sign(s) involved with the establishment of the special use will not impede, substantially hinder, or discourage the installation of signs on adjacent property in accordance with the sign ordinance.*

- (5) *The special use shall in all other respects conform to the applicable regulations of the sign ordinance except as such regulations may, in such instance, be modified as provided by this chapter.*
- (b) *The Zoning Board of Appeals may recommend imposing such conditions and restrictions upon the subject sign, the location, the construction and design, and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and improve property values and the quality of development.*
- (c) *The terms of the special use so granted shall be specifically set forth in a conclusion or statement which is supported from the findings of fact of the Zoning Board of Appeals. The subject property for which the special use has been granted shall not be used in violation of the specific terms and the findings of fact unless such use is allowed by further findings of fact or additional approval, pursuant to additional hearings or appeal therefor.*

C. **Legal:**

Notification:

All required notifications were provided for this request.

D. **Other Actions:**

For this request, Village Board action is required per Section 78-208. The Village Board is tentatively scheduled to consider this request at its January, 2016 meeting.

II. **Recommended Conditions Of Approval**

1. None.

III. **Attachments and References**

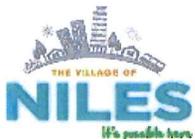
1. Materials provided by the applicant.

IV. **Principal Parties Expected at Meeting:**

1. Mr. Howard Pattis, Pinnacle Real Estate, 8600 West Golf Road, Niles, Illinois 60714; and
2. Interested members of the public.



**Request for a SUP
For a multi-color
Electronic Message Center
at 8600 Golf Road
January, 2016**



Shops on Golf

8600 W Golf Road, Niles, IL

The applicant is interested in changing the current red monochromatic 4'5" x 8'3" Electronic Message Center (EMC) cabinet to a full color EMC of the same size. The actual digital display area for the current EMC and full color EMC measure 4'x8'.

The full color display would also have 16mm resolution versus the current 19mm resolution of the monochromatic display. The rest of the sign would remain unchanged.

The manufacturer of the EMC is Watchfire from Danville, Illinois. Installation by Parvin-Clauss Sign Co of Carol Stream, Illinois.

December 3, 2015

Mr. Charles Ostman, C.B.O.
Director, Community Development
Village of Niles
1000 Civic Center Drive
Niles, IL 60714

Dear Mr Ostman,

Please accept this letter to request approval for signage replacement at Shops on Golf located at 8600 W Golf Rd., Niles, Illinois. The proposed signage will require a special use as outlined in 78-92 (4)(c) for one of the eleven conditions outlined in 78-92 (3)(h):

Anything displayed on the lines of text to the sign shall be displayed in monochromatic and shall not change in color, intensity, brightness, shade or color gradient:

- The proposed replacement shall be full color in 16mm pitch.

The standard for the special use are and our responses are as follows:

1. The special use will serve the public convenience at the location of the subject sign; or that the establishment, maintenance or operation of the special use will not be detrimental to or endanger the visibility, public safety, comfort or general welfare.
 - The current sign has served the public convenience at the current location. The reason for the request is to replace the current EMC is that display modules are currently malfunctioning and to use the latest technology for delivery of information to the public.
2. The sign(s) will be in harmony and scale with the architecture of the building in this development and with other signs in the neighborhood.
 - The current sign contains architectural elements that match the store front masonry and roof color. The overall size of the sign is not increasing and the EMC will remain the same size as the current display.
3. The special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity of the subject property for the use the purposes already permitted: nor substantially diminish and impair the other property valuations within the neighborhood: nor impair the visibility of adjacent signs.
 - The current sign has been in place for over five years without complaints by adjoining property owners and feel that it has not diminished any property values.
4. The nature, location and size of the sign(s) involved with the establishment of the special use will not impede, substantially hinder, or discourage the installation of signs on adjacent property in accordance with the sign ordinance.
 - The overall size and location of the sign is not changing and therefore would not affect the neighboring retailers in any negative fashion.

5. The special use shall in all other respects conform to the applicable regulations of the sign ordinance except as such regulations may, in such instance, be modified as provided by this chapter.
 - The proposed sign shall conform to all the other regulations set forth in this chapter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Howard Pattis", with a long horizontal flourish extending to the right.

Howard Pattis
Pinnacle Real Estate
8600 W Golf Rd
Niles, IL 60714

PROJECT:

**PINNACLE
REAL ESTATE**

Shops on Golf
NWC Golf & Greenwood
Niles, IL

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE _____

REPRESENTATIVE _____

Bob Clauss

DRAWN BY _____

Bill Marlow

DATE _____

11.13.15

SCALE _____

1/4" = 1'

SHEET NO. _____

1 of 1

WORK ORDER _____

74437

FILE NAME _____

PRE74437

REVISIONS:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Existing



Proposed

(1) 4'-5" x 8'-3" x 5" Double Face EMC for Existing Monument Sign

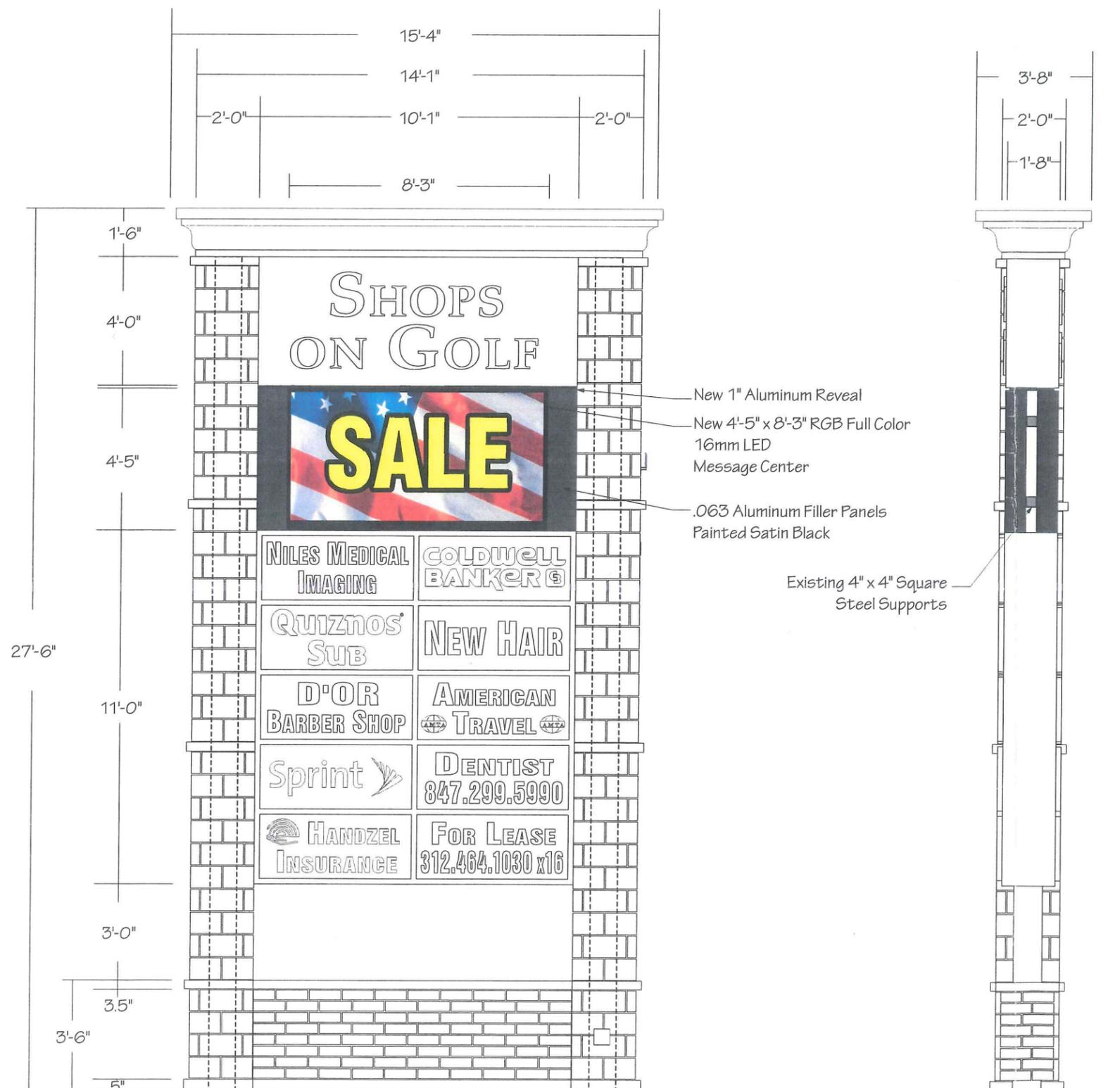
EMC Unit: WatchFire 16mm Full Color RGB LED

Reveal: 1" x 1" Alum. Tube Painted Satin Black

Filler Panels: .063" Alum. Painted Satin Black

Mounting: Attach to Existing 4" x 4" Steel Tube Cross Members

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION





BOARD AGENDA ITEM EXPLANATION FORM



Ordinance for the Placement of a No Parking Sign in Front of 8412 Oak Avenue on Tuesday and Friday from 7:00 a.m. to 3:00 p.m. in Marked Area

Meeting Date 1/26/2016 Item Number 4
Requested by Public Services Committee Action Requested ORDINANCE
Prepared by Fred Braun - Streets Superintendent Assigned to: Trustee Matyas

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Ordinance, Exhibit (Map of area), Exhibit (Picture of proposed sign), and Department Memo (Meeting summary).

MOTION

I move for Board approval of an Ordinance for the placement of a no parking sign in front of 8412 Oak Avenue on Tuesday and Friday from 7:00 a.m. to 3:00 p.m. in the marked area.

REASON FOR REQUEST / BACKGROUND

The owner of the six-flat at 8412 Oak Avenue has bi-weekly garbage pickup and limited locations to place his dumpster by the curb due to the high volume of street parking on this block. This ordinance would restrict parking only during daytime hours on the days of garbage pickup for 8412 Oak Avenue. It would be available for parking the rest of the time, thus reducing the impact on residents of the block. All residents in attendance at the Public Services Committee Meeting agreed with this recommendation.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? [No]

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016 -

ORDINANCE FOR THE PLACEMENT OF A NO PARKING SIGN IN FRONT OF 8412 OAK AVENUE ON TUESDAY AND FRIDAY FROM 7:00 A.M TO 3:00 P.M. IN MARKED AREA IN THE VILLAGE OF NILES

WHEREAS, residents of Oak Avenue voiced concerns relating to parking on their street; and

WHEREAS, due to a high volume of street parking on this block and limited locations to place a dumpster by the curb for a six-flat building located at 8412 Oak Avenue, certain parking restrictions are necessary; and

WHEREAS, parking restrictions will be in place Tuesday and Friday only between the hours of 7:00 a.m. and 3:00 p.m. to discourage parking in the marked area.

NOW, THEREFORE, BE IT ORDAINED, by the President and the Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: It shall be unlawful for the owner or operator of any motor vehicle to permit a motor vehicle to be parked in front of 8412 Oak Avenue, as described in Attachment A, which is incorporated by reference and made a part of this ordinance.

SECTION 2: The Director of Public Services for the Village of Niles is hereby directed to post “No Parking in Marked Area 7 a.m. and 3 p.m. Tuesday and Friday” sign as proposed in Attachment B;

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are repealed;

SECTION 4: That this ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED: This 26th day of January, 2016
AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



8442

8436

8430

8424

8418

8412

Where the dumpster for 8412 is placed. The pavement in the street that is adjacent to this space would be marked with yellow stripes to signify that restricted parking area.

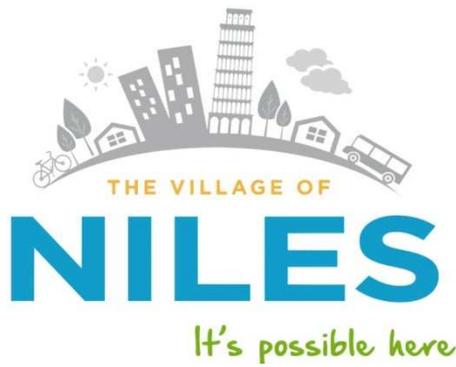
FOUR FEET LONG

GUMBERLAND-AVE

OAK AVE

NO PARKING

**IN MARKED AREA
7 AM to 3 PM
TUESDAY
AND
FRIDAY**



PUBLIC SERVICES

MAYOR
Andrew Przybylo

**VILLAGE
MANAGER**
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde

Danette O'Donovan Matyas
Denise McCreery
Dean Strzelecki

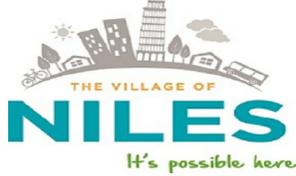
Memorandum

To: Danette O'Donovan Matyas; Board of Trustees
CC: Mary Anderson
From: Fred Braun
Date: January 6, 2016
Re: Ordinance request

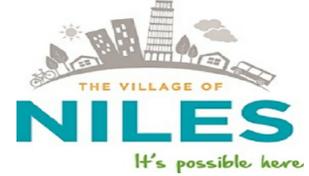
At the December meeting of the Public Services Committee, residents expressed concerns regarding an on-street parking space being used for the garbage dumpster belonging to the property owner at 8412 Oak Avenue in Niles.

The owner of the six flat at this address spoke to his lack of an alternate location to place his dumpster on the days his garbage was picked up. His garbage is picked up twice per week because the building is a six flat. He places his dumpster on a concrete carriage walk area on his scheduled garbage days. A "No Parking" sign is in place there so that the waste hauler can get the dumpster from the concrete area to the street/garbage truck. Additionally, yellow stripes are marked on the pavement to indicate that cars cannot park there. There is a very high volume of cars parked on the street due to there being only multifamily dwellings.

At the meeting, the concern was that this parking space could be used to park a car on the days and during the hours when the garbage was not scheduled to be picked up. It was also noted, by all, that the space marked for no parking could be made much smaller. The committee and all who attended the meeting agreed that a proper solution would be to change the sign and reduce the size of the area marked on the pavement. The ordinance would restrict parking only on Tuesday and Friday from 7am-3pm. This would be noted with a new sign stating the days and hours along with a reduced, four foot long marked area on the pavement. The current pavement marking is approximately sixteen feet long. The Committee unanimously approved this recommendation.



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Amending Chapter 82 Solid Waste, Article I In General, Sec. 82-4. Collection and Disposal Services, Sec. 82-14 Permit Applications Required for Public Right of Way and Appendix D Fee Schedule to the Niles Code of Ordinances

Meeting Date 1/26/2016 Item Number 5
Requested by Hadley Skeffington-Vos, Assistant Village Manager Action Requested ORDINANCE
Prepared by Hadley Skeffington-Vos, Assistant Village Manager Assigned to: Trustee Alpogianis

ATTACHMENTS:

Table with 2 columns: Type, Description. Row 1: Ordinance, Ordinance

MOTION

I move for Board approval of an Ordinance amending Chapter 82 Solid Waste, Article I In General, Sec. 82-4. Collection and Disposal Services, Sec. 82-14 Permit Applications Required for Public Right of Way and Appendix D Fee Schedule to the Niles Code of Ordinances.

REASON FOR REQUEST / BACKGROUND

This amendment to Chapter 82 Solid Waste removes language requiring a permit fee on a permit to have a roll-off dumpster located in the right-of-way. It also removes the fee from Appendix D Fee Schedule. While the permit is still necessary, there is no associated fee.

Will this action involve an expenditure of funds? []
If yes, is this a budgeted item? []
ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016 -

ORDINANCE AMENDING CHAPTER 82 SOLID WASTE, ARTICLE I IN GENERAL, SEC. 82-4. COLLECTION AND DISPOSAL SERVICES, SEC. 82-14 PERMIT APPLICATIONS REQUIRED FOR PUBLIC RIGHT OF WAY AND APPENDIX D FEE SCHEDULE TO THE NILES CODE OF ORDINANCES, VILLAGE OF NILES

NOW, THEREFORE, BE IT ORDAINED, by the President and the Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: Chapter 82 Solid Waste, Article I In General, Sec. 82-4. Collection and disposal services, Section 82-14 Permit applications required for public right of way and Appendix D Fee Schedule to the Niles Code of Ordinances shall be amended as follows:

CHAPTER 82 SOLID WASTE

* * *

ARTICLE I IN GENERAL

Sec. 82-4. Collection and disposal services.

- (a) Collection and disposal service for single-, two-, and three-family homes. The ~~v~~Village, as provided in the residential refuse franchise agreement, will provide once per week normal household refuse collection and disposal service for single-, two-, and three-family homes or structures, including townhouses. The pickup will be at the curbside or alley as appropriate. Special pickup of bulky household items such as sofas, stoves, refrigerators, etc., will be picked up upon specific request.

* * *

Sec. 82-14 Permit Applications Required for Public Right of Way

It shall be unlawful for any person to place or maintain a Dumpster on the public right of way unless such person shall first obtain a Dumpster permit.

1) A person or organization seeking a dumpster permit shall, at a minimum, submit to the Director of Community Development the following:

- a) A completed application ~~in a form approved by the Director of Community Development~~;
- b) ~~An application and permit fee. Refer to Appendix D for all related fees.~~
- eb) A map, sketch or other graphic depiction of the proposed location of the Dumpster on public right of way. Such map or sketch need not be professionally prepared, but shall show the proposed distance of the Dumpster from any intersections, driveways and curb cuts.

* * *

**APPENDIX D
FEE SCHEDULE**

<i>Description</i>	<i>Amount</i>	<i>Section of This Code</i>
*	*	*
Chapter 82. Solid Waste		
<i>Article I. In General</i>		
*	*	*
(b) Dumpsters located in public right of way 7 day permit	50.00	82-14
(c) Dumpsters located in public right of way 30 day permit	100.00	82-14

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 4: That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

PASSED: This 26th day of January, 2016
AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

 President of the Village of Niles
 Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

 Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Amending Chapter 98 Traffic and Vehicles, Section 98-2 Definitions and Sec. 98-166 Stopping; Standing; Parking of Buses and Taxicabs

Meeting Date 1/26/2016 Item Number 6
Requested by Steven Vinezeano, Village Manager Action Requested ORDINANCE
Prepared by Hadley Skeffington-Vos, Assistant Village Manager Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Row 1: Ordinance, Ordinance

MOTION

I move for Board approval of an Ordinance amending Chapter 98 Traffic and Vehicles, Section 98-2 Definitions and Sec. 98-166 Stopping; Standing; Parking of Buses and Taxicabs.

REASON FOR REQUEST / BACKGROUND

In November, a citizen complaint alerted staff to a gap in current Village Codes. In order to maintain a separation between residential areas and commercial encroachment, as recommended in the Niles 2030 Plan, staff proposes amending Village Codes to restrict taxi cab parking on public residential streets. Currently taxi cabs are allowed to park on residential streets between the hours of 7am and 10pm. This amendment was reviewed by the General Government/IT and Building and Zoning Committees.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016 -

ORDINANCE AMENDING CHAPTER 98 TRAFFIC AND VEHICLES, SECTION 98-2 DEFINITIONS AND SEC. 98-166 STOPPING; STANDING; PARKING OF BUSES AND TAXICABS TO THE CODE OF ORDINANCES, VILLAGE OF NILES

NOW, THEREFORE, BE IT ORDAINED, by the President and the Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: Chapter 98 Traffic and Vehicles, Section 98-2 Definitions and Sec. 98-166 Stopping; standing; parking of buses and taxicabs to the Niles Code of Ordinances shall be amended as follows:

CHAPTER 98 TRAFFIC AND VEHICLES

* * *

Sec. 98-2. Definitions.

* * *

Residential street means the length of any street between street intersections when 50 percent or more of the occupied frontage of the street is in use for residence purposes.

* * *

Sec. 98-166. Stopping; standing; parking of buses and taxicabs.

(d) The driver of any taxicab shall not stop, stand, or park such vehicle upon any public business or public residential street except:

- (1) Taxicab stands.
- (2) For the expeditious loading or unloading of passengers.
- (3) When necessary to avoid conflict with other traffic.
- (4) In compliance with the directions of a Police Officer or traffic sign or signal.
- ~~(5) No taxicab shall be parked on any residential street overnight between the hours of 10:00 p.m. and 7:00 a.m.~~

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 4: That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

PASSED: This 26th day of January, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Amending Chapter 102 Utilities, Article III. Water, Division 2 Water Service Regulations, Sec. 102-152(a) Owner's Responsibility for Repair of Water Line; Repair by Village

Meeting Date 1/26/2016 Item Number 7
Requested by Mary Anderson, Public Services Director Action Requested ORDINANCE
Prepared by Jack Grana, Utilities Superintendent Assigned to: Trustee Matyas

ATTACHMENTS:

Table with 2 columns: Type, Description. Row 1: Ordinance, Ordinance

MOTION

I move for Board approval of an Ordinance amending Chapter 102 Utilities, Article III. Water, Division 2 Water Service Regulations, Sec. 102-152(a) Owner's responsibility for repair of water line; repair by Village to the Niles Code of Ordinances.

REASON FOR REQUEST / BACKGROUND

The purpose of the ordinance amendment is to make it clear that the property owners are responsible to make the proper repairs to the water line from the curb stop, including the buffalo box or structure, within five days upon notice, at the property owner's expense. Any repairs made within two feet of the curb stop and/or service valve will require the replacement of the curb stop and/or service valve including the buffalo box or structure, at the property owner's expense.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? [No]

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

ORDINANCE 2016-

ORDINANCE AMENDING CHAPTER 102 UTILITIES, ARTICLE III WATER, DIVISION 2 WATER SERVICE REGULATIONS, SEC. 102-152(a) OWNER'S RESPONSIBILITY FOR REPAIR OF WATER LINE; REPAIR BY VILLAGE TO THE NILES CODE OF ORDINANCES, VILLAGE OF NILES

NOW, THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, as follows:

SECTION 1: Chapter 102 Utilities, Article III Water, Division 2 Water Service Regulations, Sec. 102-152(a) Owner's responsibility for repair of water line; repair by Village to the Niles Code of Ordinances shall be amended as follows:

Sec. 102-152. Owner's responsibility for repair of water line; repair by ~~v~~Village.

a) It shall hereafter be the sole responsibility of each property owner wherein the lot or parcel of real estate has a water line running to it, to repair at its own cost and expense, any leaks, breaks, or malfunctions in the water line from the curb stop and/or service valve, including the buffalo box, serving on the lot or parcel of real estate to the house, building or structure located on the lot or parcel of real estate, by a licensed plumber. Any repairs made within ~~2~~ two feet of the ~~roundway~~ curb stop and/or service valve will require the replacement of the ~~roundway~~ curb stop and/or service valve including the buffalo box at the property owner expense.

* * *

SECTION 2: That this Ordinance shall be in full force and effective after its passage, approval and publication in pamphlet form as provided by law.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 4: That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

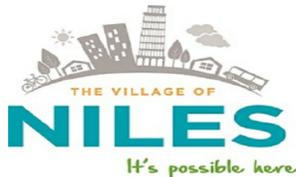
PASSED: This 26th day of January, 2016
YEAS:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Contractual Lease Agreement with Ed and Natalia Kantorovich for the Café Located Inside the Niles Family Fitness Center Located at 987 Civic Center Drive

Meeting Date 1/26/2016 Item Number 8
Requested by Carl Maniscalco, Fitness Center Director Action Requested RESOLUTION
Prepared by Carl Maniscalco, Fitness Center Director Assigned to: Trustee Jekot

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Resolution, Agreement, and Exhibit.

MOTION

I move for Board approval of a Resolution authorizing a contractual lease agreement with Ed and Natalia Kantorovich for the café located inside the Niles Family Fitness Center located at 987 Civic Center Drive.

REASON FOR REQUEST / BACKGROUND

The Fitness Center would like to renew the lease of Ed and Natalia Kantorovich for operating the café at the Fitness Center. The new lease would be for 1 year and would run through December 31, 2016. The Fitness Center currently receives \$425 per month. We have surveyed other park district and fitness center cafes and found that this is a very competitive price for the space. Many facilities do not have a cafe and the one in Glenview does not charge the vendor rent. The cafe space is 160 sq. ft. We would like to continue to offer this service to our members and guests and, in turn, collect \$5,100 a year in revenue.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

RESOLUTION 2016-

RESOLUTION AUTHORIZING A CONTRACTUAL LEASE AGREEMENT WITH ED AND NATALIA KANTOROVICH FOR THE CAFÉ LOCATED INSIDE THE NILES FAMILY FITNESS CENTER, 987 CIVIC CENTER DR., NILES, ILLINOIS

WHEREAS, the café is located inside the Niles Family Fitness Center for the purpose of dispensing food and drinks to the guests of the Fitness Center; and

WHEREAS, the Village wishes to lease the café space to Ed and Natalia Kantorovich.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby authorize the President or his designee of the Village of Niles to execute a lease agreement with Ed and Natalia Kantorovich.

PASSED: This 26th day of January, 2016

YEAS:

NAYS:

ABSENT:

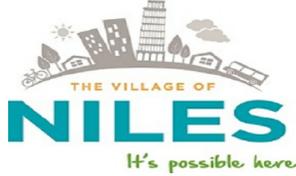
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Supporting a Class 6b Tax Classification for 7720 Lehigh Avenue LLC for the Property Located at 7720 N. Lehigh Avenue

Meeting Date 1/26/2016 Item Number 9
Requested Charles Ostman, Director of Community Action RESOLUTION
by Development Requested
Prepared by Ross Klicker, Economic Development Coordinator Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Resolution, Department Memo, and Department Memo.

MOTION

I move for Board approval of a Resolution supporting a Class 6b Tax Classification for 7720 Lehigh Avenue LLC for the property located at 7720 N. Lehigh Avenue.

REASON FOR REQUEST / BACKGROUND

7720 Lehigh Niles LLC proposes a redevelopment of the property at 7720 N. Lehigh Ave. This project will replace the existing functionally obsolete industrial property with a new, modern 135,000+ square foot industrial facility. The Finance Committee has reviewed this request and recommends approval.

Will this action involve an expenditure of funds? [No]

If yes, is this a budgeted item? []

ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

RESOLUTION 2016-

RESOLUTION SUPPORTING A CLASS 6b TAX CLASSIFICATION FOR 7720 LEHIGH NILES LLC FOR PROPERTY LOCATED AT 7720 N. LEHIGH AVENUE, NILES, ILLINOIS

WHEREAS, 7720 Lehigh Niles LLC (“Petitioner”), would like to take advantage of the Cook County 6b Classification Tax Incentive Program to purchase and redevelop the 8 ½ acre site located at 7720 N. Lehigh Ave., Niles, Illinois; and

WHEREAS, the Petitioner’s purchase and redevelopment will add value to the real property, resulting in an increased taxable value at full assessment; and

WHEREAS, the Petitioner intends to construct a modern industrial facility which will provide value to the community; and

WHEREAS, in order to obtain a Class 6b incentive abatement, Petitioner requires a resolution from the Village of Niles approving the property as appropriate for the Class 6b incentive reduction; and

WHEREAS, after staff review and recommendation, the President and Board of Trustees of the Village of Niles have determined that the proposed new facility will enhance employment opportunities and increase economic activity in the area; and

WHEREAS, the Village of Niles has determined that the incentive provided by a Class 6b classification is necessary for development to occur on the property and the President and Board of Trustees of the Village of Niles consent to the Class 6b application to the Cook County Assessor.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby approve the following:

SECTION 1: That the planned purchase and redevelopment of 7720 N. Lehigh Ave., Niles, Illinois, is appropriate for incentive abatement pursuant to Class 6b of the Cook County Real Property Assessment Classification Ordinance as amended.

SECTION 2: That the Village of Niles supports and consents to this Class 6b tax abatement for the parcel and finds the Class 6b necessary for development to occur on the subject property.

SECTION 3: That this Resolution shall be in full force and effect from and after its adoption and passage in the manner provided by law.

SECTION 4: That the Village Clerk is directed to prepare a certified copy of this Resolution and to forward the same to Petitioner.

PASSED: This 26th day of January, 2016

YEAS:

NAYS:

ABSENT:

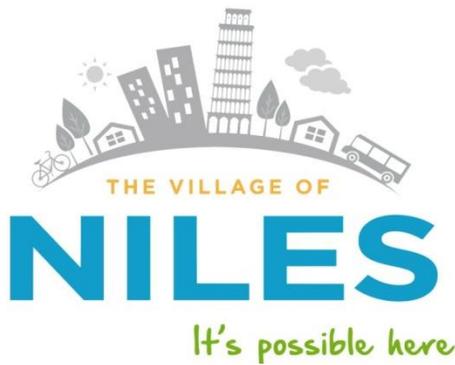
ABSTAIN:

APPROVED by me this 26th day of January, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



MAYOR
Andrew Przybylo

VILLAGE MANAGER
Steven C. Vinezano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
Danette O'Donovan Matyas
Denise McCreery
Dean Strzelecki

Memorandum

To: Finance Committee
From: Ross Klicker, Economic Development Coordinator
Date: 12/4/15
Re: 7720 Lehigh – Molto Properties LLC 6b Tax Incentive Request

We have reviewed the 6b Tax Incentive request from Molto Properties LLC for the property located at 7720 Lehigh. Based upon this review we have concluded that the application from Molto Properties LLC has merit. This conclusion is based upon the following:

- 7720 Lehigh consists of a redevelopment project on 8 ½ acres. Currently there is a one story industrial building on this property with a small section of two story office space that was constructed over 60 years ago, and is the current location of the IPEG Group (dba Thermal Care) and MFRI. These tenants have already signed leases at other facilities (in Niles) and will begin vacating this facility early in 2016 and will completely vacate this facility by April 2016.

Upon the tenants vacation they will leave behind a facility that is functionally obsolete in today's industrial real estate market. The building has low ceilings, very few loading docks and narrow column spacing; in addition asbestos contamination will need to be addressed. Based upon these conditions it is believed that it will be extremely difficult to find tenants who would accept these conditions for their operations and the facility would sit vacant for an extended period of time. Therefore, Molto Properties LLC plans to demolish the existing structure and replace it with a new modern 135,000 + square foot industrial facility that will have multiple loading docks, high ceilings and

adequate truck and employee parking that will allow this facility to be occupied by quality tenants that will add value to the community.

- Although this property would not sit vacant for more than 24 months, the 6b Eligibility Application with Cook County allows for its consideration if there is new construction and/or substantial rehabilitation. We believe that the proposed investment being made by Molto Properties LLC to purchase the property, demolish the existing structure and construct a new facility would qualify for this designation. Molto Properties LLC estimated investment into this project would exceed \$11 million.
- Without consideration of a 6b Tax Incentive Molto Properties LLC states they would be unable to secure leases with quality tenants. They believe tenants would look elsewhere, either in buildings that have existing 6b Incentives in neighboring communities, or into collar county communities where property taxes are lower for industrial properties.
- Without the 6b Incentive Molto Properties LLC would not go forward with this project. This would most likely result in the property going vacant and receiving a vacancy assessment which would substantially lower the property tax collections from this site. With the redevelopment by Molto Properties LLC and the 6b Incentive, the property taxes would be maintained at a level that is similar to the property taxes collected on the property today (property taxes on the current facility in 2014 were \$212,558.47 and it is estimated that the property taxes on this property after construction of the new facility and the 6b Tax Incentive applied would be approximately \$255,535.00).
- The proposed use of this facility is consistent with the Village of Niles 2030 Comprehensive Plan.

Based upon these reasons we believe the Molto Properties LLC request for 6b Tax Incentive at 7720 Lehigh has merit for consideration of a 6b Tax Incentive request.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

November 11, 2015

VIA FEDERAL EXPRESS

Ross Klicker
Economic Development Coordinator
Community Development Department
Village of Niles
1000 Civic Center Drive
Niles, Illinois 60714

**RE: Class 6b Eligibility Application
Molto Properties LLC or its Assignee
7720 Lehigh Avenue
Niles, Illinois 60714
PIN: 10-29-105-008-0000**

Dear Ross:

Molto Properties LLC or its assignee (collectively, the "Applicant"), plans to purchase the above-referenced property and is requesting a Resolution supporting and consenting to a Class 6b Incentive for the subject property based on new construction. The Applicant plans to demolish the obsolete building located on the subject property and to construct a new approximately 135,650 square foot building in its place ("New Building"). The Applicant plans to lease the New Building to industrial users for warehousing, manufacturing and/or distribution.

Status of the Current Building:

The subject property consists of an approximately 377,128 square foot site. There is an approximately 130,000 building on the subject property. The building was built approximately 60 years ago and suffers functional obsolescence. For instance, the building has the following deficiencies:

- **Column Spacing:** The current building's column spacing is too narrow and irregular. It does not allow for tenants to layout their equipment and racking in an efficient manner.
- **Clear Heights:** The current building has multiple sections with different clear heights. The lowest area of clear heights are well below today's standards of 32 feet clear. The lowest clear height at the property is approximately 17 feet and the highest clear height is approximately 25 feet. This does not allow tenants to stack their products in an effective manner.
- **Number of Exterior Docks:** The current building has only 3 exterior docks. With the building square footage of approximately 130,000, this is approximately 1 exterior dock

Ross Klicker
November 11, 2015
Page 2

per 43,333 square feet. The minimum ratio required by today's user is 1 exterior dock per 10,000 square feet.

- Size of Loading Areas: The current building's loading areas are very small. This requires maneuvering the trucks on public right of ways in order to bring the trucks into the loading areas.
- Asbestos: The current building has asbestos that needs to be removed.
- Detention Basis: The current building's detention ponds need to be reconstructed.

This functional obsolescence can be seen in the property's impending total vacancy. The site currently has two large tenants (IPEG Industrial Group and MFRI, Inc.) and one small tenant (MM & E). Due to property's inadequacies, these three tenants have decided to vacate the subject property. IPEG Industrial Group and MFRI, Inc. have already signed leases at other facilities and MM & E has indicated that it plans to vacate the property as well. The property will be 100% vacant and unused by April 20, 2016.

The current building has been on the market to purchase or a lease for over year. No entity has been willing to purchase or lease the property as-is. If the property remains undeveloped, it will likely stay vacant for the foreseeable future.

Description of the New Building:

The Applicant does not believe it can successfully lease the subject property in its current state. The current building has too much deferred maintenance and its inadequacies are too difficult to overcome. Accordingly, the Applicant plans to demolish this existing building and construct the New Building. The Applicant believes the schedule of this demolition and construction will be the following:

- Beginning of Demolition: Around late spring or early summer of 2016.
- Beginning of Construction of the New Building's Shell: Around summer of 2016
- Completion of Construction of the New Building's Shell: Around the end of 2016.

Please note that the above is weather dependent.

The Applicant expects this demolition/construction to cost approximately \$7,000,000 and create approximately 100 construction jobs. The New Building and revitalized subject property will include the following:

- Column Spacing: The New Building will have an open floor plan with efficient layout of columns.
- Clear Heights: The New Building's clear heights will be approximately 32 feet.

Ross Klicker
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Page 3

- Number of Exterior Docks: The New Building will have approximately 30 exterior docks. With a building size of approximately 135,650 square feet, this is one exterior dock for every 4,522 square feet.
- Size of Loading Areas: The New Building's loading areas will be off the road and within truck court areas on the subject property.
- Asbestos: The asbestos on the subject property will be remediated.
- Detention Basis: The detention ponds on the subject property will be reconstructed.
- Onsite Parking: There will be approximately 140 parking spaces on the subject property.

The Applicant plans to focus on green elements in designing and constructing the New Building. For instance, the Applicant expects the New Building to have the following green items:

- Clerestory windows providing natural light, reducing the depending on interior lighting.
- T5 high energy efficient lighting with motion sensors.
- Low volatile organic compounds used for interior painting and finish materials in the office.
- Locally sources materials used for stone, concrete and steel.
- Recycled content used for steel, concrete and precast.

As stated above, the Applicant plans to use recycled steel, concrete and precast. During demolition the Applicant will scrap and recycle miscellaneous metals. Additionally, the existing concrete on the site will be crushed and re-used at the site. The stone sub-base will also be reused. Overall, during construction, the Applicant will strive to recycle 50% of the waste materials.

The approximately \$7,000,000 the Applicant will invest into developing the property does not take into account any tenant improvements. The Applicant expects tenant improvements to the subject property could be in the range of \$1,000,000. These improvements will be completed as leasing leases are signed.

The Applicant is excited to revitalize the subject property; however, it does not believe it can afford to spend approximately \$7,000,000 to do so without the assistance of a Class 6b Tax Incentive. It is for this reason that the Applicant is seeking a resolution of support from the Village of Niles.

Description of Tenants:

Though the Applicant currently does not have a tenant for the property, it is hiring Transwestern to market the development to potential tenants. Transwestern knows the area and the property well as it has been the broker on the property for the last year.

THE LAW OFFICES OF
LISTON & TSANTILIS

Ross Klicker
November 11, 2015
Page 4

Transwestern plans to aggressively market the New Building to local businesses and to businesses throughout the Chicagoland area. It plans to emphasize three key features (among others) of the property. First, Transwestern plans to emphasize the site's location near the second largest cargo airport in the country (O'Hare International Airport). Second, Transwestern plans to emphasize the flexibility of the property's configuration and the modern amenities of the brand new improvements. Finally, Transwestern plan to emphasize excellent labor pool of the immediate area.

Based on its experience, Transwestern and the Applicant expect to obtain two to three potential industrial tenants for the New Building. These industrial tenants will likely use the property for warehousing. The Applicant will encourage the tenants to hire qualified Village of Niles residents for open positions and to have the tenants patronize local businesses.

The Applicant is part of the Molto Properties LLC family. Molto Properties LLC was founded in 2008 and is a privately held, entrepreneurial industrial real estate firm. It currently has four million square feet of industrial properties under its management. Molto Properties LLC's focus is the acquisition, development and operation of quality industrial real estate.

Based on the foregoing, the Applicant requests that the Village of Niles review this Class 6b Applicant and approve a Resolution supporting and consenting to a Class 6B Tax Incentive for the subject property based on new construction. In support of this request, enclosed please find the Village of Niles Class 6b Application, along with the following supporting documents:

1. Cook County 6B Eligibility Application;
2. Property Information;
3. Property Cost;
4. Necessity of the Class 6B Tax Incentive;
5. Description of Business Operations;
6. Description of the Existing Property and New Construction;
7. Description of the Economic Benefit to the Village of Niles;
8. Employment Impact of the New Project.

Should you have any other questions or concerns, do not hesitate to contact me at (312) 580-1595. I look forward to hearing from you soon.

Regards,



Patrick Kilmer-Lipinski, Esq.
Encls.



Village of Niles

"Where People Count"

Community Development Request for Support of Cook County 6b Classification Tax Incentive

Business Name: Molto Properties LLC

Owner or Chief Officer: Todd Naccarato: Co-President

Address: 18W140 Butterfield Road, Suite 750

City, State & Zip: Oakbrook Terrace, IL 60181

Contact Person: Michael Powers

Address: 18W140 Butterfield Road, Suite 750

City, State & Zip: Oakbrook Terrace, IL 60181

Telephone: 630-576-1103 Fax: 630-576-1124

Email: mpowers@moltoproperties.com

Attach 1 set and 1 electronic copy of the following:

- Original Village application and applicable fee
- Copy of Cook Count's application
- Plat of survey of property, PIN number, tax bills for the current and previous years
- Purchase Price of the property, provide documentation
- Verification as to length of time property has been vacant
- Summary of the property taxes anticipated to be paid and saved during the term of the incentive
- Narrative as follows:
 - Why is the incentive necessary? This should be in quantifiable terms
 - Description of the business operation
 - Description of the property, existing improvement, proposed improvements with estimated cost
 - Describe and quantify what economic benefit the Village will receive during the term of the incentive.
 - Summarize the employment created by the business and how many of the employees are/will be Niles residents
 - How the community will benefit by the business being a corporate citizen?
 - How will the 6b classification benefit the community?

We hereby request consideration of our 6b Classification Tax Incentive Application and ask that the Village of Niles support our reduced assessed valuation. We have read and agree to the general conditions for a 6b application request.

Signed: 

Date: November 9, 2015

Printed Name: Michael Powers

Title: Vice President

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Molto Properties LLC or its Assignee Telephone: (630) 576-1103
Address: 18W140 Butterfield Road, Suite 750
City: Oakbrook Terrace State: IL Zip Code: 60181

Contact Person (if different than the Applicant)

Name: Michael Powers Telephone: (630) 576-1103
Address: 18W140 Butterfield Road, Suite 750
City: Oakbrook Terrace State: IL Zip Code: 60181
Email: mpowers@moltoproperties.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 7720 Lehigh Avenue
Permanent Real Estate Index Number: 10-29-105-008-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Niles State: IL Zip Code: 60714
Township: Niles Existing Class: 5-93

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): ASAP

Estimated date of construction completion: ASAP

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES NO

When and by whom was the subject property last occupied prior to the purchase for value?

n/a

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
 - (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy
2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	<u>n/a</u>
Date of Purchase:	<u>n/a</u>
Name of purchaser:	<u>n/a</u>
Name of seller:	<u>n/a</u>
Relationship of purchaser to seller:	<u>n/a</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? n/a

When and by whom was the subject property last occupied prior to the purchase for value?

n/a

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation:	<u>n/a</u>
Date of purchase:	<u>n/a</u>
Name of purchaser:	<u>n/a</u>
Name of seller:	<u>n/a</u>
Relationship of purchaser to seller:	<u>n/a</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

n/a

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: n/a

TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

No applications will be taken after November 30, 2018.

I n/a applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

n/a

Agent's Signature

n/a

Agent's Name & Title

n/a

Agent's Mailing Address

n/a

Agent's Telephone Number

n/a

Applicant's Name

n/a

Applicant's Mailing Address

n/a

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? See Attached.

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: See Attached. Part-time: See Attached.

How many new permanent full-time jobs will be created as a result of this proposed development?

See Attached.

How many new permanent full-time jobs will be created as a result of this proposed development?

See Attached.

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature
Michael Powers

Print Name

Date
Agent

Title

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Michael Powers as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6B Class 8 (*Industrial property*) Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Agent's Signature

18W140 Butterfield Road, Suite 750, Oakbrook Terrace, IL 60181

Agent's Mailing Address

Molto Properties LLC or its Assignee

Applicant's Name

mpowers@moltoproperties.com

Applicant's e-mail address

Michael Power - Agent

Agent's Name & Title

(630) 576-1103

Agent's Telephone Number

18W140 Butterfield Road, Suite 750, Oakbrook Terrace, IL 60181

Applicant's Mailing Address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

Basic Site Information

The property located at 7720 Lehigh Avenue in Niles, Illinois (PIN: 10-29-105-008-0000) is approximately 377,128 square feet. Currently located thereon is an approximately 130,000 square foot functionally-obsolete building. The building was constructed approximately 60 years ago. After purchasing the subject property, Molto Properties, LLC or its assignee (collectively, the "Applicant"), plans to demolish this existing building and construct a brand new approximately 135,650 square foot building in its place.

Attached hereto, please find the following:

- Legal description.
- Aerial.
- ALTA/ACSM Land Title Survey.
- 2013 and 2014 Tax Bill.

EXHIBIT A

DESCRIPTION OF LAND

LOT 1 IN DANLEY MACHINE CORPORATION'S SUBDIVISION OF PART OF THE NORTH 1/2 OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Property Tax Portal Search Results

[Search Again »](#)



[View on CookViewer Map »](#)

Property Characteristics

Info for Tax Year: 2014

PIN: 10-29-105-008-0000
Address: 7720 LEHIGH AVE
City: NILES
Zip Code: 60714
Township: NILES

Tax Bill Mailing Address

Info for Tax Year: 2014

MIDWESCO INC
7720 N LEHIGH
NILES, IL 60714
[Update Mailing Address »](#)

[Tax Calculator](#)

[More Property Characteristic Information »](#)

Info for Tax Year: 2014

Estimated Property Value:
Total Assessed Value: 914,999 [Assessed Value History](#)
Lot Size (SqFt): 377,128
Building (SqFt):
Property Class: 5-93 [Property Class Description](#)

Other Related Information

Tax Rate (2014): 8.524 [Tax Rate History](#)
Tax Code (2014): 24011
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$212,558.47 [Paid in Full](#)
2013: \$209,309.93 [Payment History](#)
2012: \$202,881.58 [Payment History](#)
2011: \$193,175.33 [Payment History](#)
2010: \$190,084.22 [Payment History](#)

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
2013: 0 Exemptions Received
2012: 0 Exemptions Received
2011: 0 Exemptions Received
2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
2013: Appeal Filed
2012: Appeal Filed
2011: Appeal Filed
2010: Appeal Filed

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
2013: No Tax Sale
2012: No Tax Sale
2011: No Tax Sale
2010: No Tax Sale

[More Tax Sale Information »](#)

Documents, Deeds & Liens

1516639029 - ASSIGNMENT - 06/15/2015
1006449025 - MEMORANDUM - 03/05/2010
0914131059 - RELEASE - 05/21/2009
0911922067 - MECHANICS LIEN - 04/29/2009
0903704106 - ASSIGNMENT - 02/06/2009

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Cook County Property Tax and Payment Information

Printed copies of this information may not be used as a tax bill. Payments must be submitted with original tax bill.

Property Index Number (PIN): 10-29-105-008-0000

2014 Tax Year Information - Payable in 2015

Tax Year: 2014 Tax Type: Current Tax Volume: 126 Classification: 5-93

Property Location

7720 LEHIGH AVE
NILES, IL 60714-3416

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

MIDWESCO INC
7720 N LEHIGH
NILES, IL 60714-3416

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption: NO
Senior Citizen Exemption: NO
Senior Freeze Exemption: NO

If you are entitled to an exemption you did not receive, [click here](#).

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Installment	Tax Amount Billed	Tax Due Date
1st	\$115,120.46	03/03/2015
2nd	\$97,438.01	08/03/2015

Tax Payment Information

The balance due, including any penalty, is as of Tuesday, November 10, 2015.

Payments processed are posted through Monday, November 09, 2015.

Installment	Total Amount	Tax Amount	Penalty Amount	Last Payment Received	Date Received
1st	\$0.00	\$0.00	\$0.00	\$115,120.46	03/02/2015
2nd	\$0.00	\$0.00	\$0.00	\$97,438.01	08/03/2015

BALANCE DUE:

[Return to PIN Summary](#)

For Tax Years 2013 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656

You may find frequently asked questions and additional information at the Clerk's Office's website: <http://www.cookcountyclerk.com>

TOTAL PAYMENT DUE

\$97,725.06

By 08/01/14 (on time)

2013 Second Installment Property Tax Bill

Property Index Number (PIN) 10-29-105-008-0000 Volume 126 Code 24011 Tax Year (Payable In) 2013 Township NILES Classification 5-93

IF PAYING LATE PLEASE PAY 08/02/14-09/01/14 \$99,190.94 09/02/14-10/01/14 \$100,656.82 10/02/14-11/01/14 \$102,122.70 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2013 Tax	2013 Rate	2013 %	Pension	2012 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	170.51	0.007	0.08%		268.90
Metro Water Reclamation Dist of Chicago	10,157.37	0.417	4.85%	998.68	9,949.13
Niles Public Library District	11,156.05	0.458	5.33%	243.58	11,804.51
Niles Park District	11,082.98	0.455	5.30%	1,242.26	10,675.15
Miscellaneous Taxes Total	32,566.91	1.337	15.56%		32,697.69
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	6,235.70	0.256	2.98%		5,888.81
Niles Township HS District 219 (Skokie)	90,295.81	3.707	43.14%	2,606.32	87,552.34
Niles School District 71	50,153.51	2.059	23.96%	1,948.65	48,051.61
School Taxes Total	146,685.02	6.022	70.08%		141,492.76
MUNICIPALITY/TOWNSHIP TAXES					
Village of Niles	12,617.54	0.518	6.03%		11,428.05
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	170.51	0.007	0.08%		161.34
Town of Niles	1,193.55	0.049	0.57%		1,129.36
Municipality/Township Taxes Total	13,981.60	0.574	6.68%		12,718.75
COOK COUNTY TAXES					
Cook County Forest Preserve District	1,680.72	0.069	0.80%	48.71	1,694.04
Consolidated Elections	755.10	0.031	0.36%		0.00
County of Cook	6,698.50	0.275	3.20%	2,898.62	7,717.29
Cook County Public Safety	5,334.44	0.219	2.55%		4,867.01
Cook County Health Facilities	1,607.64	0.066	0.77%		1,694.04
Cook County Taxes Total	16,076.40	0.660	7.68%		15,972.38
(Do not pay these totals)	209,309.93	8.593	100.00%		202,881.58

TAX CALCULATOR

2012 Assessed Value	958,424	2013 Total Tax Before Exemptions	209,309.93
2013 Assessed Value	914,999	Homeowner's Exemption	.00
2013 State Equalization Factor X	2.6621	Senior Citizen Exemption	.00
2013 Equalized Assessed Value (EAV)	2,435,819	Senior Assessment Freeze Exemption	.00
2013 Local Tax Rate X	8.593%	2013 Total Tax After Exemptions	209,309.93
2013 Total Tax Before Exemptions	209,309.93	First Installment	111,584.87
		Second Installment +	97,725.06
		Total 2013 Tax (Payable In 2014)	209,309.93

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$111,584.87 on 02-24-14

PROPERTY LOCATION

7720 LEHIGH AVE
NILES IL 60714 3416

MAILING ADDRESS

MIDWESCO INC
7720 N LEHIGH
NILES IL 60714-3416

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

\$97,725.06

By 08/01/14 (on time)
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

Property Index Number (PIN) 10-29-105-008-0000
TABLE Volume 126

Amount Paid

\$

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

SN 0020130200 RTN 500001075 AN (see PIN) TC 008911

Include name, PIN, address, location, phone and email on check payable to Cook County Treasurer.

00201302009102910500800004008911200097725066000991909400010065682800102122705



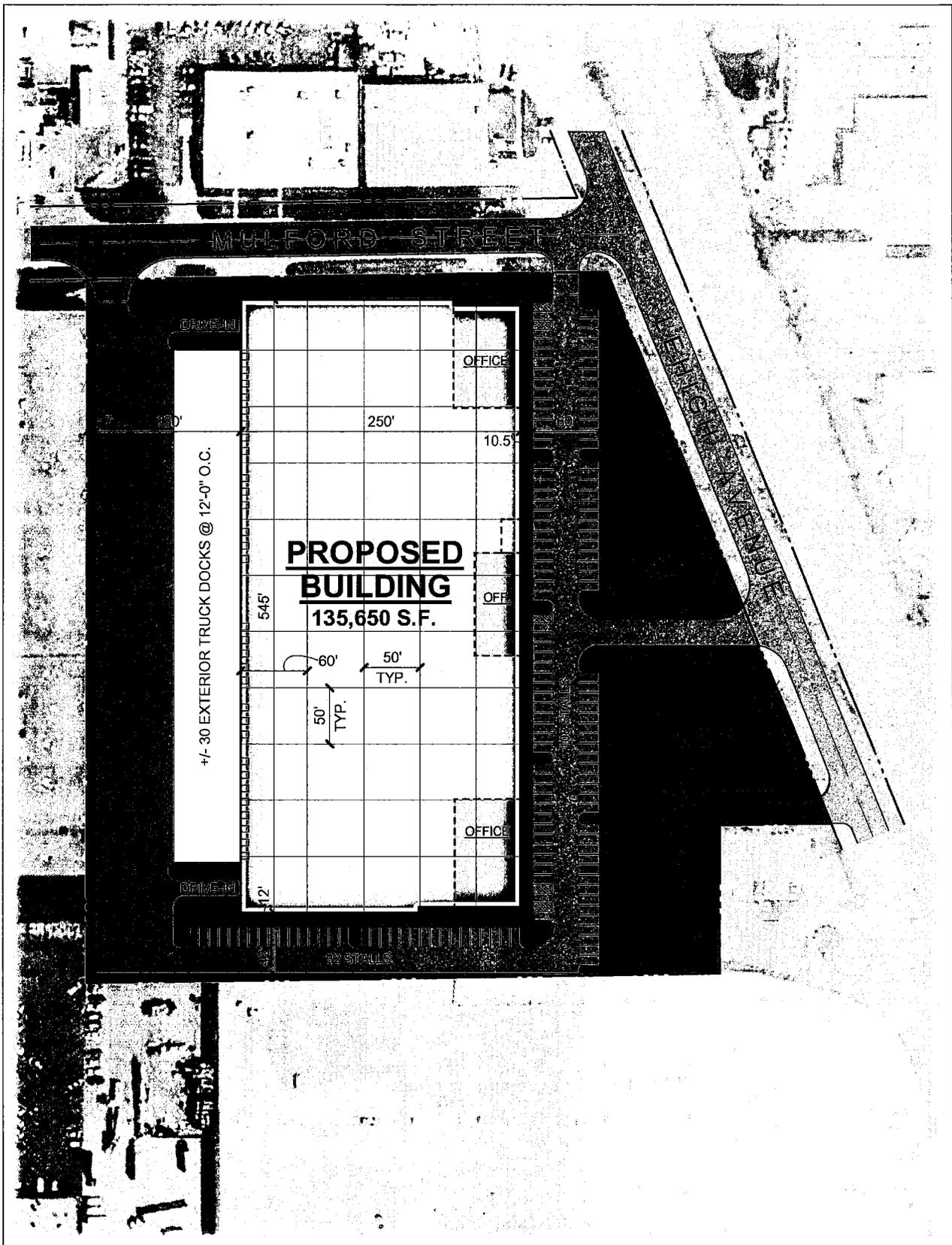
20 10-29-105-008-0000 0 13 4 712791

MIDWESCO INC
OR CURRENT OWNER
7720 N LEHIGH
NILES IL 60714-3416

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116



10291050080000/0/13/F/0009772506/2



SITE AREA (±8.11 AC.)

DENTION (± AC.)

BUILDING AREA

PARKING

ONSITE PARKING

TBD

135,650 SF

140 CARS

DRIVE IN OVERHEAD DOORS

TOTAL EXTERIOR DOCKS

2 DOORS

30 DOCKS

CONCEPTUAL SITE PLAN FOR PROPOSED:

OFFICE WAREHOUSE TENANT

NILES, ILLINOIS

SITE PLAN

215406**

11-09-2015

0' 20' 40' 80' 160'



Necessity of 6B Tax Incentive

Molto Properties LLC or its assignee (collectively, the "Applicant"), plans to purchase the property located at 7720 Lehigh Avenue in Niles, Illinois (PIN: 10-29-105-008-0000) and is requesting a Resolution supporting and consenting to a Class 6b Incentive for the subject property based on new construction. The Applicant plans to demolish the obsolete building located on the subject property and to construct a new approximately 135,650 square foot building in its place ("New Building"). The Applicant plans to lease the New Building to industrial users for warehousing, manufacturing and/or distribution.

The subject property consists of an approximately 377,128 square foot site. There is an approximately 135,650 building on the subject property. The building was built approximately 60 years ago and suffers functional obsolescence. The subject property is expected to be approximately 100% vacant and unused by April 20, 2016. Due to the material defects of the current building, the property will likely remain fully vacant for the foreseeable future if the property is not redeveloped. Please see "Description of the Existing Building and New Construction" enclosed hereto for additional information.

The Applicant plans to demolish this existing building and construct the New Building. The Applicant intends to complete construction of the New Building by the end of 2016. The purchase price of the subject property will be approximately \$4 million and the construction costs of the New Building will be approximately \$7 million, bringing the Applicant's total investment in the subject property to \$11 million. Once construction is complete, the Applicant believes it will lease the New Building to two to three industrial users ("Prospective Tenants")

Since costs of the real estate taxes will be passed down to these Prospective Tenants, the Prospective Tenants would only be interested in renting a portion of the subject property from the Applicant if a Class 6B Incentive is granted. To illustrate, attached hereto are examples of rental rates for similar properties. The average rental rate for similar properties in the area (Skokie, Niles, Des Plaines) is \$7.42 per square foot on a Net basis. Net basis means that the tenant would pay the property's tax bill on top of the rental rate of the property. According to the attached chart, entitled *Per Square Foot Comparison of Taxes If New Building is Constructed and 6B is Granted Vs. Taxes if New Building is Constructed and 6B is not Granted*, the per square foot taxes on the real estate taxes with a 6B would be approximately \$1.82 per square foot, or approximately 25% of the rental rate. In contrast, if the 6B is not granted, the per square foot taxes on the real estate taxes would be \$4.55 per square foot, or approximately 62% of the monthly rental rate. Based on this, it is clear that if a Class 6B incentive is not granted, the increased tax costs would make renting the property much more difficult, causing Prospective Tenants to seek to locate their operations at a property which has already been granted a 6B, or to a property in a collar county where real estate taxes are lower.

Therefore, the Applicant's purchase of the subject property, and subsequent construction of the New Building, is contingent upon the Applicant's ability to obtain a Class 6B Tax Incentive. Simply put, without the Class 6B Incentive, it is extremely unlikely that a tenant would rent the space in the New Building, making it economically impossible for the Applicant

to commit the \$11 million necessary to purchase the subject property and construct the New Building.

Lease Comparables

Address	City	Tenant	Landlord	Lease Date	Lease Size	Term	Rental Rate	TT's	Building Size	Year Built	Clear Height
5600 W Jarvis	Niles	Thermalcare	Seefried	Mar-16	135,227	144	\$6.70	\$11.72	217,280	2015	30
7711 Gross Point Rd	Skokie	US Auto	Panztoni	Apr-15	68,203	130	\$6.85	\$4.00	150,105	2014	30
7711 Gross Point Rd	Skokie	Snyder of Hanover	Panztoni	Dec-14	40,470	72	\$6.58	\$6.91	150,105	2014	32
7711 Gross Point Rd	Skokie	Fiber Craft	Panztoni	Aug-15	41,432	84	\$7.50	\$10.00	150,105	2014	32
6410-6430 W Howard	Niles	Sky High Jump	Principal	Jun-15	41,742	120	\$7.10	\$3.50	211,542	2004	28
1750-1790 Birchwood	Des Plaines	Pet Food Experts	Breman	Aug-15	98,000	63	\$7.14	\$6.75	139,425	2014	32
1750-1790 Birchwood	Des Plaines	Cambria USA	Breman	Aug-15	40,000	63	\$7.95	\$12.85	139,425	2014	32
2201 W Lunt Ave	Elk Grove Village	NNR	Bridge	Jun-15	119,752	126	\$7.07	\$9.23	150,520	2014	32
2475 Touhy Ave Unit B	Elk Grove Village	Pepperidge Farms	Bridge	May-14	21,584	63	\$8.35	\$8.15	124,028	2013	32
2475 Touhy Ave	Elk Grove Village	Basic Enterprise, Inc	Bridge	Jan-15	69,967	60	\$6.75	\$5.79	124,028	2013	32
2475 Touhy Ave	Elk Grove Village	Labelmaster	Bridge	May-15	32,477	65	\$7.57	\$7.62	124,028	2013	32
Total					708,854						

**Per Square Foot Comparison of Taxes If New Building is Constructed and
6B is Granted Vs. Taxes if New Building is Constructed and 6B is not Granted**
Liston & Tsantilis, P.C.
7720 Lehigh Avenue

Table A: Estimated Taxes if 6B is Granted and the New Building is Constructed

Estimated Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2014 Tax Rate	2014 Equalization Factor	Effective Tax Rate	Estimated Total Taxes	Estimated Total Taxes Per Square foot
\$11,000,000	10%	\$1,100,000	8.5240%	2.7253	23.23%	\$255,535.03	\$1.82

Note 1: The above Estimated Market Value were calculated based on a \$4 million purchase price for the property, and a \$7 million in construction costs.

Note 2: Please note that the 2014 tax rate and multiplier were not increased to account for possible increases in the future

Note 3: The Estimated total taxes per square foot assumes a building that is 135,65C

Table B: Estimated Taxes if 6B is not Granted and the New Building is Constructed

Estimated Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2014 Tax Rate	2014 Equalization Factor	Effective Tax Rate	Estimated Total Taxes	Estimated Total Taxes Per Square foot
\$11,000,000	25%	\$2,750,000	8.5240%	2.7253	23.23%	\$638,837.57	\$4.55

Note 1: The above Estimated Market Value were calculated based on a \$4 million purchase price for the property, and a \$7 million in construction costs.

Note 2: Please note that the 2014 tax rate and multiplier were not increased to account for possible increases in the future

Note 3: The Estimated total taxes per square foot assumes a building that is 135,65C

The above estimates are speculative, and should be treated as such.

Description of the Economic Benefit to the Village of Niles

Molto Properties LLC or its assignee (collectively, the "Applicant"), plans to purchase the property located at 7720 Lehigh Avenue in Niles, Illinois (PIN: 10-29-105-008-0000) and is requesting a Resolution supporting and consenting to a Class 6b Incentive for the subject property based on new construction. The Applicant plans to demolish the obsolete building located on the subject property and to construct a new approximately 135,650 square foot building in its place ("New Building"). The Applicant plans to lease the New Building to industrial users for warehousing, manufacturing and/or distribution.

The attached chart entitled *Estimated Taxes Over the Life of the Incentive*, provides a rough estimate for the amount of taxes that will be generated by the subject property if the Class 6B Tax Incentive is granted and if the New Building is constructed. According to the chart, under these circumstances, the property would have an estimated total assessed value of \$1,100,000. Based on this assessed value, the subject property would generate a cumulative estimated total taxes over the life of the incentive of \$3,449,723.

This tax revenue is far higher than the tax revenue which would be generated by the existing building if it becomes fully vacant. When a property is 100% vacant and unused, the building located thereon is typically assessed at 20% of its fair market value at full occupancy. According to the chart, if there was no 6B and the existing building became fully vacant, the property would have an estimated total assessed value of \$503,558. Based on this assessed value, the subject property would generate a cumulative estimated total taxes over the life of the incentive of \$1,403,746.

The property is currently occupied by two large tenants (IPEG Industrial Group and MFRI, Inc.) and one small tenant (MM & E). IPEG Industrial Group and MFRI, Inc. have already signed leases at other facilities and MM & E has indicated that it plans to vacate the property as well. The property will be 100% vacant and unused by April 20, 2016, with or without the Applicant's purchase. Considering the current obsolete state of the buildings, it is highly unlikely that an institution grade tenant will rent the existing building from the current owner after the above-tenants vacate. Accordingly, the property will likely remain for the foreseeable future.

The attached chart quantifies how much tax revenue may be lost if the 6B is not granted and the buildings remain vacant for an extended period of time. In total, the subject property will generate an estimated \$2,045,976 less tax revenue if the 6B is not granted than if the 6B is granted over the life of the incentive.

Based on the foregoing, denying the Applicant's request for a 6B renewal would damage the fiscal outlook of the Village. The current tenants are vacating the facility whether or not the 6B is granted, and because of the obsolete state of the building, the buildings will likely remain vacant for a long period of time. Because the vacancy of the building would substantially lower the assessed value of the subject property, and because tax revenues are based on assessed valuation, denying the Applicant's request for a 6B would lower the taxes generated by the property and damage the fiscal outlook of the Village.

Estimated Taxes over the Life of the Incentive

7720 Lehigh Avenue

Niles, Illinois

10-29-105-008-0000

Estimated Taxes Based on:

An Estimated Market Value based on the Current Cook County Assessor's Office Market Value of \$3,659,996 and a Full Vacancy Reduction

Compared to

An Estimated Market Value based on a Total Purchase Price and Construction Cost of \$11,000,000

Tax Year	2014 Tax Rate	2014 Multiplier	Estimated Effective Tax Rate ¹	Estimated Taxes without a Class 6b at full vacancy				Estimated Taxes with a Class 6b				
				An Estimated Market Value based on the Current Cook County Assessor's Office Market Value of \$3,659,996 and a Full Vacancy Reduction	Assessment Level Without a Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Tax Without a Class 6b	An Estimated Market Value based on a Total Purchase Price and Construction Cost of \$11,000,000	Year of Proposed Incentive ²	Assessment Level With a Class 6b	Estimated Assessed Value With a Class 6b	Estimated Taxes With a Class 6b
2017	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	1st	10%	\$1,100,000	\$255,535
2018	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	2nd	10%	\$1,100,000	\$255,535
2019	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	3rd	10%	\$1,100,000	\$255,535
2020	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	4th	10%	\$1,100,000	\$255,535
2021	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	5th	10%	\$1,100,000	\$255,535
2022	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	6th	10%	\$1,100,000	\$255,535
2023	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	7th	10%	\$1,100,000	\$255,535
2024	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	8th	10%	\$1,100,000	\$255,535
2025	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	9th	10%	\$1,100,000	\$255,535
2026	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	10th	10%	\$1,100,000	\$255,535
2027	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	11th	15%	\$1,650,000	\$383,303
2028	8.524%	2.7253	23.230%	\$2,014,233	25.00%	\$503,558	\$116,979	\$11,000,000	12th	20%	\$2,200,000	\$511,070
				Total Estimated Taxes (2017 to 2028)				Total Estimated Taxes (2017 to 2028)				
				\$1,403,746				\$3,449,723				

Property Tax Revenue Generated from the approval of the Property's Class 6b Tax Incentive:	\$2,045,976
---	--------------------

Notes:

Note 1: The 2014 Effective Tax Rate (the 2014 tax rate x the 2014 multiplier) does not take into account any increases in the tax rate and the multiplier.

Note 2: The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be activated in 2017.

The above estimates are speculative, and should be treated as such.

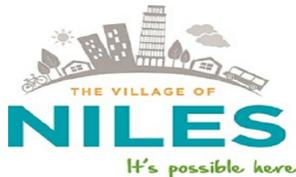
Employment Impact of the New Project

Molto Properties LLC or its assignee (collectively, the "Applicant"), plans to purchase the property located at 7720 Lehigh Avenue in Niles, Illinois (PIN: 10-29-105-008-0000) and is requesting a Resolution supporting and consenting to a Class 6b Incentive for the subject property based on new construction. The Applicant plans to demolish the obsolete building located on the subject property and to construct a new approximately 135,650 square foot building in their place ("New Building"). The Applicant plans to lease the New Building to industrial users for warehousing, manufacturing and/or distribution.

The Applicant expects to create approximately 100 construction jobs as a result of the development on the subject property. The Applicant will seek local Village of Niles subcontractors and qualified subcontractors to submit competitive bids on various portions of the overall project.

Based on its experience, the Applicant and its broker, Transwestern, expect to obtain two to three potential industrial tenants for the New Building. These industrial tenants will likely use the property for warehousing. The Applicant will encourage the tenants to hire qualified Village of Niles residents for open positions and to have the tenants patronize local businesses.

Since the Applicant does not have leases in place for the property at this time, the Applicant cannot in good faith estimate the number employees that will work at the New Building; however, the New Building has been designed to accommodate parking for up to 140 employees. Depending on the tenant, it is not unreasonable to believe that the majority of these spaces would be filled by the employees working at the New Building.



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Class 6b Incentive Agreement with 7720 Lehigh Niles LLC for the Property Located at 7720 N. Lehigh Avenue

Meeting Date 1/26/2016 Item Number 10
Requested Charles Ostman, Director of Community Development Action RESOLUTION
by Development Requested
Prepared by Ross Klicker, Economic Development Coordinator Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Resolution and Agreement.

MOTION

I move for Board approval of a Resolution authorizing a Class 6b incentive agreement with 7720 Lehigh Niles LLC for the property located at 7720 N. Lehigh Avenue.

REASON FOR REQUEST / BACKGROUND

Pursuant to the Village's policy requirements and standards for consenting to Class 6b Classification applications, each applicant for a Class 6b Classification must enter into an agreement with the Village to comply with certain terms and conditions.
The Finance Committee has reviewed and recommended approval on January 20, 2016.

Will this action involve an expenditure of funds? []
If yes, is this a budgeted item? []
ORG# [] Total Amount for Approval []
ACCT# [] Budget Amount []
Variance []

RESOLUTION 2016-

RESOLUTION AUTHORIZING A CLASS 6b INCENTIVE AGREEMENT WITH 7720 LEHIGH NILES LLC FOR THE PROPERTY LOCATED AT 7720 N. LEHIGH AVENUE, NILES, ILLINOIS

WHEREAS, the planned purchase and redevelopment of 7720 N. Lehigh Ave., Niles, Illinois, is appropriate for incentive abatement pursuant to Class 6b of the Cook County Real Property Assessment Classification Ordinance as amended; and

WHEREAS, the Village of Niles supports and consents to this Class 6b tax abatement for the parcel and finds the Class 6b necessary for development to occur on the subject property as approved on January 26, 2016 by Resolution; and

WHEREAS, pursuant to the Village's policy requirements and standards for consenting to Class 6b Classification applications, each applicant for a Class 6b Classification must enter into an agreement with the Village to comply with certain terms and conditions.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby authorize the President or his designee of the Village of Niles to execute this Class 6b Incentive Agreement with 7720 Lehigh Niles LLC.

PASSED: This 26th day of January, 2016

YEAS:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 26th day of January, 2016.

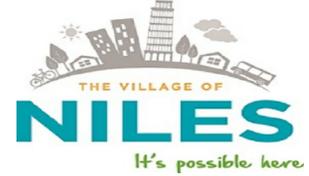
President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 26th day of January, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Ratification of Purchase of Water Meter Supplies from Ferguson Waterworks

Meeting Date 1/26/2016

Item Number 11

Requested by Mary Anderson, Director of Public Services

Action Requested PURCHASE

Prepared by Bob Pilat, Admin. Asst.

Assigned to: Trustee Matyas

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Backup Material	Ferguson Waterworks
<input type="checkbox"/> Backup Material	Sole Source Letter

MOTION

I move for Board approval ratifying the purchase of 100 water meters and 100 meter interface units (MIU) from Ferguson Waterworks in the amount of \$21,090.

REASON FOR REQUEST / BACKGROUND

Ferguson Waterworks is the sole source distributor of Neptune water meters and related equipment for our area. The Village of Niles explicitly uses Neptune water meters. As per the Village purchasing policy, purchases over \$20,000 must be approved by the Village Board.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG#

Total Amount for Approval

ACCT#

Budget Amount

Variance

January 13, 2016

Bob Pilat
Niles Public Services Department
6849 Touhy Avenue
Niles, Illinois 60714



Ferguson Waterworks is the sole authorized distributor in Northern Illinois for Neptune RF meter reading equipment, Neptune water meters, Meter Interface Units and parts.

Ferguson is authorized by Neptune to submit an offer for Neptune water meters and related products.

Thank you for your interest in Neptune products. If you have any questions, please contact your local Ferguson representative T. J. Rodebaugh at (815) 341-4772, your local Neptune representative Pat Prasifka, at 334-391-6128, or Neptune's bid department at 334-283-6555.

Sincerely,


Lawrence M. Russo
VP, Finance

LMR/jsk

Village of Niles

Treasurer's Report

November 30, 2015

ACCOUNTS PAYABLE

ORG	FUND	AMOUNT
10000	General	\$ 793,643
22000	Motor Fuel Fund	
23000	Street & Bridge	
25000	Debt Serv 1/4%	\$ 184,073
30000	DUI Fund	
31000	Drug Asset Forfeiture	
32000	Fed Equity Sharing	
33000	Art 36 Asset Forfeiture	
41000	Milwaukee/Touhy TIF	\$ 953,898
43000	Cap Projects	\$ 959,726
45000	Gross Pt/Touhy TIF	
46000	Milwaukee TIF	
50000	Water	\$ 1,988,309
52000	Fitness	\$ 35,482
55000	Municipal Waste	\$ 175,796
61000	Automotive	\$ 149,382
62000	Risk Management	\$ 303,203
Total A/P		\$ 5,543,512
Total Payroll		\$ 2,903,431
Grand Total		\$ 8,446,943

CHANGES IN CASH/INVESTMENT BALANCES

FUND	BEGINNING BALANCE			ENDING BALANCE		
	CASH/INVESTMENTS	RECEIPTS	DISBURSEMENTS	CASH/INVESTMENTS		
GENERAL(plus)	\$ 26,074,700	\$ 2,849,298	\$ 5,285,081	\$ 23,638,917		
WATER	\$ 11,688,330	\$ 714,742	\$ 1,873,797	\$ 10,529,275		
MOTOR FUEL TAX	\$ 3,196,887	\$ 96	\$ -	\$ 3,196,983		
DEBT SERVICE 1/4%	\$ 129,512	\$ -	\$ 128,893	\$ 619		
DUI FUND	\$ 152,702	\$ 2,424	\$ -	\$ 155,126		
DRUG ASSET (STATE)	\$ 67,760	\$ 737.58	\$ -	\$ 68,498		
ARTICLE 36	\$ 376	\$ -	\$ -	\$ 376		
DRUG ASSET (FED)	\$ -	\$ -	\$ -	\$ -		
FITNESS	\$ 229,162	\$ 85,408	\$ 5,000	\$ 309,569		
CAP PRJCT (POLICE BUILDING & SSAs)	\$ 315,053	\$ 668,039.47	\$ 958,924	\$ 24,168		
GROSS PT/TOUHY TIF	\$ -	\$ -	\$ -	\$ -		
MILW/TOUHY TIF	\$ 7,050,886	\$ 172	\$ 953,718	\$ 6,097,340		
TOTAL	\$ 48,905,367	\$ 4,320,916	\$ 9,205,412	\$ 44,020,871		



Scot Neukirch
Treasurer

Statement of Investments

November 30, 2015

Fund	Current Book Value	Market Value	Unrealized gain/(losses)	% of Total Portfolio (Mkt)	Bank	Purch. Date	Matur. Date	Weighted Life(months)	Description	Annualized Yield	
GENERAL, STREET & BRIDGE, MUNICIPAL WASTE, RISK MANAGEMENT AND AUTOMOTIVE	5,633,891	5,633,891	0	12.72%	Illinois Funds			0.20	Ill Funds (mmkt)	0.07%	
	32,534	32,534	0	0.07%	Illinois Funds(epay)			0.001	Ill Funds (mmkt)	0.07%	
	1,906,592	1,906,592	0	4.31%	PNC (Iwood)			0.07	DDA (earnings credits)	0.25%	
	1,012,559	1,012,559	0	2.29%	PNC			0.04	DDA (earnings credits)	0.25%	
	13,661,681	13,661,681	0	30.85%	Amalgamated			0.49	Money Market	0.10%	
	0	0	0	0.00%	Illinois Funds(online veh stkr)			0.000	Ill Funds (mmkt)	0.07%	
	30,912	30,912	0	0.07%	Fifth Third (IPMG)			0.00	Checking	0.07%	
	75,756	75,756	0	0.17%	Fifth Third (Claims Mgmt)			0.00	Checking	0.07%	
	131,875	131,875	0	0.30%	PNC(E911)	3/1/2014		0.0047	Emergency Telephone	0.25%	
	13,672	13,672	0	0.03%	Sub Bank & Trust			0.000	Amb Billing Lock Box	0.00%	
	8,305	8,305	0	0.02%	IMET (Iwood Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	90,114	90,114	0	0.20%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	113,465	136,658	23,194	0.31%	Amalgamated	1/6/2006	8/25/2035	29.11	CWHL	17.87%	
	2,642	2,505	(137)	0.01%	Amalgamated	7/1/2003	7/25/2033	0.61	FNMA	13.51%	
	584,737	710,799	126,062	1.61%	Amalgamated	1/31/2005	8/25/2023	58.79	FNMA	8.85%	
	30,611	41,999	11,388	0.09%	Amalgamated	9/30/2003	4/15/2033	6.91	FHLMC	19.71%	
	75,287	109,371	34,084	0.25%	Amalgamated	9/30/2003	5/15/2033	17.08	FMNA	19.61%	
	75,595	110,937	35,341	0.25%	Amalgamated	8/12/2003	5/15/2033	17.15	FHLMC	19.81%	
	27,823	41,060	13,237	0.09%	Amalgamated	10/17/2003	5/15/2033	6.31	FHLMC	20.27%	
	130,867	143,872	13,005	0.32%	Amalgamated	11/3/2004	4/20/2034	31.28	GNMA	8.80%	
FUND TOTAL	23,638,917	23,895,091	256,174	53.97%				8.40	Weighted Avg	0.63%	
WATER	3,275,954	3,275,954	0	7.40%	Amalgamated			0.12	Money Market	0.10%	
	166,816	166,816	0	0.38%	Illinois Funds			0.01	Ill Funds (mmkt)	0.07%	
	49,327	49,327	0	0.11%	Illinois Funds(epay Cr Cards)			0.002	Ill Funds (mmkt)	0.07%	
	6,178,357	6,178,357	0	13.95%	PNC			0.22	DDA (earnings credits)	0.25%	
	703,337	703,337	0	1.59%	PNC (2014 Stormwater Debt)			0.03	DDA (earnings credits)	0.25%	
	103,175	103,175	0	0.23%	JP Morgan			0.004	Water Bill Lock Box	0.00%	
	41,551	41,551	0	0.09%	Illinois Funds(online water)	7/23/2010		0.01	Ill Funds (mmkt)	0.07%	
	10,757	10,757	0	0.02%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	FUND TOTAL	10,529,275	10,529,275	0	23.78%				0.05	Weighted Avg	0.20%
DUI FUND	155,125.71	155,126	0	0.35%	PNC			0.0055	DUI Enforcement	0.25%	
DRUG ASSET FORFEIT FUND (STATE)	68,498	68,498	0	0.15%	PNC(SEIZURE)			0.0024	Drug Seizure	0.25%	
ART. 36 ASSET FORFEIT FUND	376	376	0	0.00%	PNC			0.0000	Drug Seizure	0.25%	
DRUG ASSET FORFEIT FUND (FEDERAL)	0	0	0	0.00%	PNC			0.0000	Drug Seizure	0.25%	
MOTOR FUEL TAX	3,002,243	3,002,243	0	6.78%	Illinois Funds			0.11	Ill Funds (mmkt)	0.07%	
	168,074	168,074	0	0.38%	PNC			0.01	DDA (earnings credits)	0.25%	
	26,666.47	26,666	0	0.06%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
FUND TOTAL	3,196,983	3,196,983	0	7.22%				0.04	Weighted Avg	0.08%	
DEBT SERV 1/4 %	619	619	0	0.00%	PNC			0.000	Money Market	0.25%	
FITNESS	299,497	299,497	0	0.68%	PNC			0.011	DDA (earnings credits)	0.25%	
	10,072	10,072	0	0.023%	Ill Funds (E-Pay)			0.0004	Credit Card Deposit	0.00%	
FUND TOTAL	309,569	309,569	0	0.70%				0.0055	Weighted Avg	0.24%	
CAPITAL PROJ	1,251	1,251	0	0.00%	PNC			0.00	DDA (earnings credits)	0.25%	
	22,918	22,918	0	0.05%	Illinois Funds			0.0008	Ill Funds (mmkt)	0.07%	
FUND TOTAL	24,168	24,168	0	0.05%				0.0004	Weighted Avg	0.08%	
MILWAUKEE TOUHY TIF	617,539	617,539	0	1.39%	PNC			0.02	DDA (earnings credits)	0.25%	
	79,303	79,303	0	0.18%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	5,400,498	5,400,498	0	12.20%	Illinois Funds			0.19	Ill Funds (mmkt)	0.07%	
FUND TOTAL	6,097,340	6,097,340	0	13.77%				0.07	Weighted Avg	0.09%	
GRAND TOTAL	44,020,871	44,277,045	256,174	100.00%				3.59	Weighted Avg	0.41%	
								Investment Policy Limit (2):	84	90 Day Treasury (3):	0.24%
										24 Month Treasury (4):	1.00%

Institution	Amount	Percent of Portfolio	Investment Policy Limit (1)
Illinois Funds	14,318,298	32.3%	40%
PNC	11,243,699	25.4%	50%
Amalgamated	16,937,635	38.3%	50%
IMET	256,697	0.6%	40%
Others	223,515	0.5%	
Securities	1,297,201	2.9%	
Total Portfolio	44,277,045	100.0%	

Notes

- (1) The percent of the total Niles portfolio that is allowed to be invested in the institution exclusive of any securities held for safe keeping.
- (2) The average weighted life of the portfolio is not to exceed 84 months
- (3) The Village will use the 90 day treasury as its benchmark per the investment policy.
- (4) We included the 24 month treasury since it more closely matches the current duration of our portfolio than the 90 treasury.

Village of Niles

Treasurer's Report

December 31, 2015

ACCOUNTS PAYABLE

ORG	FUND	AMOUNT
10000	General	\$ 1,354,654
22000	Motor Fuel Fund	\$ 7,383
23000	Street & Bridge	\$ 63,318
25000	Debt Serv 1/4%	
30000	DUI Fund	
31000	Drug Asset Forfeiture	
32000	Fed Equity Sharing	
33000	Art 36 Asset Forfeiture	
41000	Milwaukee/Touhy TIF	\$ 175
43000	Cap Projects	
45000	Gross Pt/Touhy TIF	\$ 30,175
46000	Milwaukee TIF	\$ 900
50000	Water	\$ 1,468,130
52000	Fitness	\$ 23,599
55000	Municipal Waste	\$ 159,029
61000	Automotive	\$ 211,625
62000	Risk Management	\$ 336,942
Total A/P		\$ 3,655,930
Total Payroll		\$ 2,092,124
Grand Total		\$ 5,748,055

CHANGES IN CASH/INVESTMENT BALANCES

FUND	BEGINNING BALANCE			ENDING BALANCE		
	CASH/INVESTMENTS	RECEIPTS	DISBURSEMENTS	CASH/INVESTMENTS		
GENERAL(plus)	\$ 23,638,917	\$ 3,745,593	\$ 3,090,529	\$ 24,293,981		
WATER	\$ 10,529,275	\$ 2,105,253	\$ 2,306,665	\$ 10,327,864		
MOTOR FUEL TAX	\$ 3,196,983	\$ 334,759	\$ 54,426	\$ 3,477,315		
DEBT SERVICE 1/4%	\$ 619	\$ -	\$ -	\$ 619		
DUI FUND	\$ 155,126	\$ 2,333	\$ -	\$ 157,459		
DRUG ASSET (STATE)	\$ 68,498	\$ 2,607.67	\$ -	\$ 71,106		
ARTICLE 36	\$ 376	\$ 0	\$ -	\$ 376		
DRUG ASSET (FED)	\$ -	\$ -	\$ -	\$ -		
FITNESS	\$ 309,569	\$ 96,277	\$ 146,358	\$ 259,488		
CAP PRJCT (POLICE BUILDING & SSAs)	\$ 24,168	\$ 2.09	\$ -	\$ 24,170		
GROSS PT/TOUHY TIF	\$ -	\$ -	\$ -	\$ -		
MILW/TOUHY TIF	\$ 6,097,340	\$ 3,534	\$ -	\$ 6,100,874		
TOTAL	\$ 44,020,871	\$ 6,290,360	\$ 5,597,979	\$ 44,713,252		



Scot Neukirch
Treasurer

Statement of Investments

December 31, 2015

Fund	Current Book Value	Market Value	Unrealized gain/(losses)	% of Total Portfolio (Mkt)	Bank	Purch. Date	Matur. Date	Weighted Life(months)	Description	Annualized Yield
GENERAL, STREET & BRIDGE, MUNICIPAL WASTE, RISK MANAGEMENT AND AUTOMOTIVE	5,408,867	5,408,867	0	12.03%	Illinois Funds			0.19	Ill Funds (mmkt)	0.20%
	47,600	47,600	0	0.11%	Illinois Funds(epay)			0.002	Ill Funds (mmkt)	0.20%
	1,906,592	1,906,592	0	4.24%	PNC (Iwood)			0.07	DDA (earnings credits)	0.25%
	1,707,988	1,707,988	0	3.80%	PNC			0.06	DDA (earnings credits)	0.25%
	13,687,390	13,687,390	0	30.45%	Amalgamated			0.48	Money Market	0.10%
	0	0	0	0.00%	Illinois Funds(online veh stkr)			0.000	Ill Funds (mmkt)	0.20%
	70,693	70,693	0	0.16%	Fifth Third (IPMG)			0.00	Checking	0.20%
	104,226	104,226	0	0.23%	Fifth Third (Claims Mgmt)			0.00	Checking	0.20%
	212,891	212,891	0	0.47%	PNC(E911)	3/1/2014		0.0075	Emergency Telephone	0.25%
	22,154	22,154	0	0.05%	Sub Bank & Trust			0.001	Amb Billing Lock Box	0.00%
	8,305	8,305	0	0.02%	IMET (Iwood Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
	90,114	90,114	0	0.20%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
	113,271	135,247	21,976	0.30%	Amalgamated	1/6/2006	8/25/2035	28.48	CWHL	17.87%
	2,642	3,330	688	0.01%	Amalgamated	7/1/2003	7/25/2033	0.59	FNMA	13.40%
	579,112	696,804	117,692	1.55%	Amalgamated	1/31/2005	8/25/2023	56.69	FNMA	8.64%
	29,926	40,344	10,419	0.09%	Amalgamated	9/30/2003	4/15/2033	6.62	FHLMC	19.20%
	74,006	105,542	31,536	0.23%	Amalgamated	9/30/2003	5/15/2033	16.45	FMNA	19.42%
	74,309	107,053	32,744	0.24%	Amalgamated	8/12/2003	5/15/2033	16.52	FHLMC	19.62%
	27,493	39,778	12,285	0.09%	Amalgamated	10/17/2003	5/15/2033	6.11	FHLMC	19.76%
	126,402	137,761	11,359	0.31%	Amalgamated	11/3/2004	4/20/2034	29.61	GNMA	8.60%
FUND TOTAL	24,293,981	24,532,679	238,698	54.58%				8.09	Weighted Avg	0.64%
WATER	3,276,238	3,276,238	0	7.29%	Amalgamated			0.11	Money Market	0.10%
	166,832	166,832	0	0.37%	Illinois Funds			0.01	Ill Funds (mmkt)	0.20%
	57,943	57,943	0	0.13%	Illinois Funds(epay Cr Cards)			0.002	Ill Funds (mmkt)	0.20%
	6,683,924	6,683,924	0	14.87%	PNC			0.23	DDA (earnings credits)	0.25%
	16,159	16,159	0	0.04%	PNC (2014 Stormwater Debt)			0.00	DDA (earnings credits)	0.25%
	47,639	47,639	0	0.11%	JP Morgan			0.002	Water Bill Lock Box	0.00%
	68,372	68,372	0	0.15%	Illinois Funds(online water)	7/23/2010		0.01	Ill Funds (mmkt)	0.20%
	10,757	10,757	0	0.02%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
	FUND TOTAL	10,327,864	10,327,864	0	22.98%				0.05	Weighted Avg
DUI FUND	157,458.81	157,459	0	0.35%	PNC			0.0055	DUI Enforcement	0.25%
DRUG ASSET FORFEIT FUND (STATE)	71,106	71,106	0	0.16%	PNC(SEIZURE)			0.0025	Drug Seizure	0.25%
ART. 36 ASSET FORFEIT FUND	376	376	0	0.00%	PNC			0.0000	Drug Seizure	0.25%
DRUG ASSET FORFEIT FUND (FEDERAL)	0	0	0	0.00%	PNC			0.0000	Drug Seizure	0.25%
MOTOR FUEL TAX	3,335,701	3,335,701	0	7.42%	Illinois Funds			0.12	Ill Funds (mmkt)	0.20%
	114,948	114,948	0	0.26%	PNC			0.00	DDA (earnings credits)	0.25%
	26,666.47	26,666	0	0.06%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
FUND TOTAL	3,477,315	3,477,315	0	7.74%				0.04	Weighted Avg	0.20%
DEBT SERV 1/4 %	619	619	0	0.00%	PNC			0.000	Money Market	0.25%
FITNESS	254,536	254,536	0	0.57%	PNC			0.009	DDA (earnings credits)	0.25%
	4,952	4,952	0	0.011%	Ill Funds (E-Pay)			0.0002	Credit Card Deposit	0.00%
FUND TOTAL	259,488	259,488	0	0.58%				0.0045	Weighted Avg	0.25%
CAPITAL PROJ	1,251	1,251	0	0.00%	PNC			0.00	DDA (earnings credits)	0.25%
	22,920	22,920	0	0.05%	Illinois Funds			0.0008	Ill Funds (mmkt)	0.20%
FUND TOTAL	24,170	24,170	0	0.05%				0.0004	Weighted Avg	0.21%
MILWAUKEE TOUHY TIF	620,580	620,580	0	1.38%	PNC			0.02	DDA (earnings credits)	0.25%
	79,303	79,303	0	0.18%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
	5,400,991	5,400,991	0	12.02%	Illinois Funds			0.19	Ill Funds (mmkt)	0.20%
FUND TOTAL	6,100,874	6,100,874	0	13.57%				0.07	Weighted Avg	0.21%
GRAND TOTAL	44,713,252	44,951,951	238,698	100.00%				3.46	Weighted Avg	0.44%
								84	Investment Policy Limit (2):	0.23%
									90 Day Treasury (3):	0.85%
									24 Month Treasury (4):	

Institution	Amount	Percent of Portfolio	Investment Policy Limit (1)
Illinois Funds	14,445,805	32.1%	40%
PNC	11,748,428	26.1%	50%
Amalgamated	16,963,628	37.7%	50%
IMET	283,517	0.6%	40%
Others	244,713	0.5%	
Securities	1,265,859	2.8%	
Total Portfolio	44,951,951	100.0%	

Notes

(1) The percent of the total Niles portfolio that is allowed to be invested in the institution exclusive of any securities held for safe keeping.

(2) The average weighted life of the portfolio is not to exceed 84 months

(3) The Village will use the 90 day treasury as its benchmark per the investment policy.

(4) We included the 24 month treasury since it more closely matches the current duration of our portfolio than the 90 treasury.