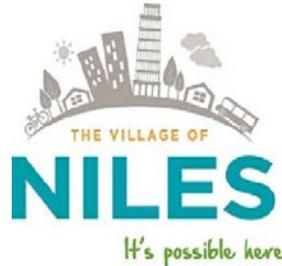


MAYOR
Andrew Przybylo

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
August 23, 2016
7:00 PM

REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

Chamber of Commerce Week - September 12-16, 2016

Constitution Week - September 17-23, 2016

Honoring Armin Homann Recipient of the German American Friendship Award

PRESENTATIONS

Presence Resurrection Medical Center Donation to Niles Community Garden "Farm on Franks"

ANNOUNCEMENTS

Farm on Franks Update

Recognition of School Supply Drive Volunteers

July 2016 PEER (Promoting Employee Excellence through Recognition) Award to Frank Nottoli, Finance Department

Maria SS. Lauretana 116th Anniversary Religious Feast September 2-5, 2016 on Church Street between Greenwood and Cumberland

Labor Day Holiday - September 5, 2016 - Village offices will be closed

Cook County Assessor's Office Tax Appeal Seminar - Niles Township - Thursday, September 8, 2016, 5:30 p.m. to 8:30 p.m., Niles Senior Center located at 999 Civic Center Drive

Niles Block Party - Saturday, September 10 from 11 a.m. to 3 p.m. held in parking lots of Niles Senior Center, Niles Public Library and Culver School

PRESIDENT'S REPORT

President Przybylo

Letter from Illinois Department of Transportation

VILLAGE CLERK'S REPORT

Village Clerk Victorine

COMMITTEE REPORTS

- Finance Committee (Trustee LoVerde)
- Stormwater Commission (Trustee LoVerde)
- General Government/IT Committee (Trustee Alpogianis)
- Building and Zoning Committee (Trustee McCreery)

PUBLIC COMMENTS

The floor is open for public comments on Old Business and 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 - July 26, 2016 Regular Board Meeting
- Item 2** Appointment of Cory Hance to the Public Arts and Culture Advisory Council
- Item 3** Resolution Ratifying an Employee Leasing Agreement with GovTempUSA for an Interim Finance Director

NEW BUSINESS

- Item 1** Ordinance Amending Chapter 6 Alcoholic Beverages, Sec. 6-1 Definitions, Sec. 6-34 Classification and Fees, Sec. 6-38 Number and Appendix D Fee Schedule to the Niles Code of Ordinances to Create a Craft Brewery Liquor License
- Item 2** Ordinance Approving a Special Use to Allow a Full Service Restaurant and a Tavern and Cocktail Lounge Located at 6873 Milwaukee Ave. (16-ZP-24) Trustee McCreery
- Item 3** Ordinance Approving a Special Use to Allow a Car Wash Located at 9201 Milwaukee Ave. (16-ZP-29) Trustee McCreery
- Item 4** Ordinance Approving a Special Use to Allow a Carport to Encroach into the Required Side Yard and Front Yard Located at 8642 Oleander Ave. (16-ZP-31) Trustee McCreery
- Item 5** Ordinance Approving a Special Use to Allow an Addition to Encroach into the Required Rear Yard Located at 6818 Lexington Lane (16-ZP-30) Trustee McCreery
- Item 6** Ordinance Authorizing the Execution and Delivery of a Second Amendment to Bond and Loan Agreement Relating to the Village of Niles, Cook County, Illinois Revenue Bonds (Alliance for Character in Education Project) Series 2009; Approving Certain Other Documents; and Authorizing and Approving Certain Related Matters Trustee LoVerde
- Item 7** Resolution Approving an Economic Incentive Agreement with Golf Mill Ford Trustee McCreery
- Item 8** Resolution Authorizing a Redevelopment Agreement with Niles Investment LLC for the Property Located at 7025-7045 N. Milwaukee Avenue Trustee McCreery
- Item 9** Resolution for a Bid Award and Authorizing a Contractual Agreement with Acres Group for the Fall 2016/Spring 2017 Tree Planting Program Trustee Matyas
- Item 10** Resolution for a Bid Award and Authorizing a Contractual Agreement with A Lamp for the Construction of the Oak Park Bioswale and Permeable Pavement Parking Lot Trustee LoVerde

- | | | |
|----------------|---|-----------------|
| Item 11 | Resolution Authorizing a Contractual Agreement with Pace, the Suburban Bus Division of the Transportation Authority for the Route 270 Entitlement Agreement | Trustee Matyas |
| Item 12 | Board Approval - Investment Policy Revisions | Trustee LoVerde |
| Item 13 | Board Approval - Change Order #1 with Arrow Road Construction for the 2016 Street Resurfacing Program | Trustee Matyas |
| Item 14 | Board Approval - Change Order #1 with Bolder Construction for the Cleveland Corridor Sewer Improvement Project | Trustee LoVerde |

FINANCIAL REPORTS

Treasurer's Report - July 2016

NEXT MEETINGS

September 13, 2016 at 7:00 p.m. Board Informal Consideration

September 27, 2016 at 7:00 p.m. Regular Board Meeting

PUBLIC COMMENTS

ADJOURNMENT



Proclamation

CHAMBER OF COMMERCE WEEK

SEPTEMBER 12 - 16, 2016

WHEREAS, this year marks the 45th anniversary since the Niles Chamber of Commerce & Industry was incorporated, a non-profit representing local businesses; and

WHEREAS, the Niles Chamber of Commerce works with the businesses, merchants, and industry to advance the civic, economic, industrial, professional and cultural life of the Village of Niles; and

WHEREAS, the Chamber of Commerce encourages the growth of existing industries, services, and commercial firms and encourages new firms and individuals to locate in the Village of Niles; and

WHEREAS, the Chamber of Commerce and its members provide citizens with a strong business environment that increases employment, retail trade and commerce, and industrial growth in order to make the Village of Niles a better place to live.

NOW THEREFORE, President Andrew Przybylo and the Board of Trustees of the Village of Niles do hereby proclaim **September 12 through September 16, 2016 as**

CHAMBER OF COMMERCE WEEK

in the Village of Niles and encourage its citizens to “**Discover Niles**” through this fine organization.

Dated this 23rd day of August, 2016.

Andrew Przybylo, Village President

Attested:

Marlene J. Victorine, Village Clerk

Proclamation

CONSTITUTION WEEK

SEPTEMBER 17 - 23, 2016

WHEREAS, September 17, 2016 marks the two hundred and twenty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebration which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE, President Andrew Przybylo and the Board of Trustees of the Village of Niles do hereby proclaim the week of **September 17 through 23, 2016** as

CONSTITUTION WEEK

in the Village of Niles. Our citizens are encouraged to reaffirm the ideals of the Constitution by vigilantly protecting and defending the freedoms guaranteed to us through this guardian of our liberties.

Dated this 23rd day of August, 2016.

Andrew Przybylo, Village President

Attested:

Marlene J. Victorine, Village Clerk

Proclamation

HONORING ARMIN HOMANN RECIPIENT OF THE GERMAN AMERICAN FRIENDSHIP AWARD

WHEREAS, the Village of Niles would like to recognize Armin Homann, Niles resident since 1981;

WHEREAS, Mr. Homann first came to Chicago from Germany as a professional soccer player with the AC Schwaben in 1960 and served as a member of the U.S. Men's National Team for two and a half years;

WHEREAS, for the last 52 years, Mr. Homann has been well-known for his "Deutschlandecho" radio program, which broadcasts German folk music on American airwaves twice a week;

WHEREAS, Mr. Homann has not only promoted German music but has also successfully assisted in exchange visits of German athletes and students; and

WHEREAS, on June 1, 2016, Mr. Homann received the German American Friendship Award from Consul General Herbert Quelle which is awarded to outstanding individuals, who in their respective fields have had an impact in fostering positive German-American relations.

NOW, THEREFORE, President Andrew Przybylo and the Board of Trustees of the Village of Niles do hereby congratulate Armin Homann on receiving such a prestigious award and thank him for his many contributions and accomplishments.

Dated this 23rd day of August, 2016.

Andrew Przybylo, Village President

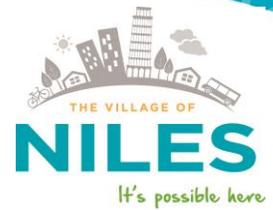
Attested:

Marlene J. Victorine, Village Clerk

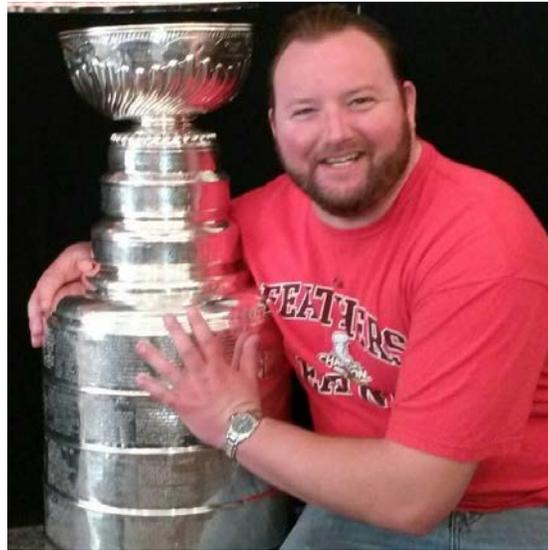
**2016 SECOND ANNUAL NILES PUBLIC SERVICES
SCHOOL SUPPLY DRIVE**

Volunteer Name
Anderson, Mary
Ball, Lynn
Braun, Fred
Dati, Tony
Espinoza, Nicole
Fallon, Ed
Gattuso, Jeff
Grana, Jack
Gudas, Margie
Habel, Ron
Heck, Dave
Jackson, Todd
Kosina, John
O'Brien, Tim
Partington, Kevin
Powers, Tom
Randolph, Dan
Skeffington - Vos, Hadley
Stanislowski, John
Swagler, Dan
Vos, Michael
Brubaker, Lindsay (Niles Park District)

NILES PEER AWARD



July P.E.E.R. Award Winner Frank Notolli



Frank Nottoli of the Finance Department was voted as July 2016's PEER Award winner by the Niles Employee Recognition Committee. This Committee, made up of employees from each department, reviewed three nominations.

Frank was nominated and awarded for his efforts to help the Finance Department during an especially busy and stressful time. During vehicle sticker season, the Finance Department hears from many angry customers and Frank was poised to handle these residents with patience and compassion. His coworker noted that "Frank had to say the same repetitive language to residents time and time again, but he always acted like it was the first time he had said it, with a smile on his face and empathy when they were frustrated."

The Village is truly impressed with the entire Finance Department stepping up during this difficult time; however, the E.R.C. believes Frank specifically needs recognition for the effort he has put into the department, as well as all of the effort he gives to the entire Village with his efforts in communications and employee morale. The Village thanks Frank for his excellent service to the Village of Niles.

JOIN US IN NILES!

JOIN US IN NILES!

116th Anniversary Religious Feast

MARIA SS. LAURETANA

LABOR DAY WEEKEND • SEPTEMBER 2-5, 2016

Join us again in Niles on Church Street between Greenwood and Cumberland
(Adjacent to Golf Mill Park on south side of the Golf Mill Shopping Center)

Presented by the Deputazione, Fratellanza & Sorellanza of the Maria SS. Lauretana Society of Altavilla Milicia

Field Mass - Sunday, September 4th at 10 am

Mass celebrated by Bishop Raymond Goedert, Rev. Gino Dalpiaz C.S. and Rev. Augusto Feccia C.S.

Maria SS. Lauretana Choir directed by Liliana Bartolotta

RELIGIOUS PROCESSION 3:00 PM SUNDAY with the

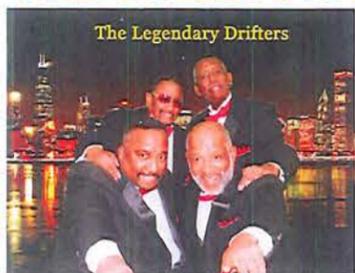
Traditional Flight of the Angels

ENTERTAINMENT

Nightly Band Concerts by the

SICILIAN BAND OF CHICAGO

FRI. SEPT. 2nd 9:30 PM



The Legendary Drifters

SAT. SEPT. 3rd



7th heaven
www.7thheavenband.com

4:00 PM



9:30 PM

MON. SEPT. 5th 7:00 PM



TONY SPAVONE, ENZO INCANDELA
AND EMCEE GINO NUCCIO, MORE TBA!

Find us on
facebook

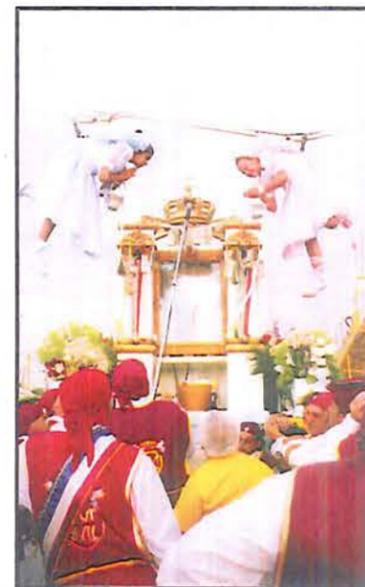


MARIA SS. LAURETANA

GREAT ITALIAN FOOD RIDES • GAMES • FIREWORKS



CARRO TRIONFALE



Traditional Flight of the Angels

Wax Candle Purchase
Call Joe Camarda
(773) 736-3766

SUN. SEPT. 4th

Approximately 9:00 PM

Spectacular Fireworks



NILES

BLOCK PARTY

Saturday, September 10, 2016
11am-3pm

Parking Lots of the Niles Senior Center,
Niles Public Library District, and Culver School

Join us for a fun-filled day with:

Fun and games • All-ages Bingo • Food

Unique high-energy demonstrations

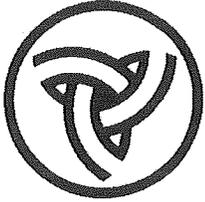
Scavenger Hunt • Bubble Show

50/50 Raffle benefitting Farm on Franks

Additional raffle prizes including
one-of-a-kind experiences like a
ride to school in a police car

...and much more!





Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

July 20, 2016

The Honorable Andrew Przybylo
Mayor
Village of Niles
1000 Civic Center Drive
Niles, IL 60714

Dear Mayor Przybylo:

The Illinois Department of Transportation has received your letter dated July 11, 2016, regarding your concerns over the Hot-Mix Asphalt (HMA) resurfacing project that took place on Golf Road in Niles in 2015 (IDOT contract 60M09).

It has been brought to the attention of the Department that when the air temperature (and corresponding pavement temperature rises) "bubbles" appear in the HMA surface in the center of travel lanes. When air and pavement temperatures fall, the "bubbles" tend to subside. This phenomenon is found primarily in areas of Golf Road where existing Portland Cement Concrete pavement was overlaid with two lifts of HMA, $\frac{3}{4}$ inch of polymerized leveling binder, and 1 $\frac{3}{4}$ inches of Stone-Matrix Asphalt, surface course.

All materials used in HMA construction came from approved Department sources. The HMA placed on Golf Road was tested on-site for volumetric (void content) and density requirements according to Department Pay for Performance (PFP) and Quality Control for Performance (QCP) specifications. Test results indicate that both HMA mixes used in construction met all contract requirements for density and volumetrics. Pay factor for the polymerized level binder was 100% of pay item unit price per QCP specifications and 102.8% of pay item unit price per PFP specifications for Stone-Matrix Asphalt surface course.

The resident engineer has been informed of the bubble phenomenon and has been making periodic inspections of Golf Road, monitoring the situation. A final inspection for work performed on this contract has not taken place yet. Any HMA found to be unsatisfactory at the time of final inspection will be removed and replaced. The Department will continue to monitor the HMA condition on Golf Road and will take necessary corrective actions with regards to unsatisfactory HMA pavement.

The Honorable Andrew Przybylo
July 20, 2016
Page Two

If you have any questions or need additional information, please contact me or Ms. Ann Berube, Bureau Chief of Construction, at (847) 705-4300.

Very truly yours,


John Fortmann, P.E.
Region One Engineer



VOTER INFORMATION GUIDE

Suburban Cook County

NOVEMBER 8, 2016

PRESIDENTIAL ELECTION

Aug. 10	First day to apply for a mail ballot
Oct. 11	Last day to register to vote
Oct. 12	First day of grace period registration and voting
Oct. 24	First day of early voting
Nov. 3	Last day mail ballot applications accepted, including military and overseas voters
Nov. 7	Last day of early voting
Nov. 7	Last day of grace period registration and voting
Nov. 8	Last day mail ballots can be postmarked
Nov. 8	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/register tovote)

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/register tovote, 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 October 11 for the November 8, 2016 Presidential Election.

If you miss the October 11 deadline, you may still register during the grace period from October 12 to November 7, or on Election Day. However, registration locations are limited. Visit cookcountyclerk.com/register tovote for more information.

Election Day registration will also be available 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/votbymail

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 November 3.

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 November 8 and received by November 22 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, October 24 to Monday, November 7.

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



Mail Ballot Application

Suburban Cook County
Presidential General Election - November 8, 2016

Want to save a stamp and get your ballot faster?

Apply Online! cookcountyclerk.com/VoteByMail

Don't have access to a computer? Complete the form below and return it by Thursday, November 3, 2016 to the Cook County Clerk's office, Mail Voting Unit, 69 W. Washington St., Room 500, Chicago, IL 60602.

Under penalties of perjury as provided by law under Section 29-10 of the Illinois Election Code [10 ILCS 5/29-10], I affirm that I am entitled to vote in this election and that all of the statements on this application are true and correct. I am applying for a mail ballot, which I will mail to the Cook County Clerk's office. Under state law, ballots must be postmarked by Election Day and received no later than 14 days after Election Day in order to be counted.

I understand that this application is made for an official mail ballot to be voted by me at this election and that I must submit a separate application for an official mail ballot for any subsequent election.

1 Print applicant's name and complete voting address:

_____ name

_____ address

_____ city

_____ email address

_____ birth date

_____ apt#

_____ zip code

_____ phone number

2 Print name and address where the ballot should be mailed (if different from above):



_____ name

_____ address

_____ city

_____ state _____ zip code

3 Sign in box below:

_____ voter signature

4 Check if requesting a mail ballot in a language other than English:

Spanish Chinese (where available) Hindi (where available)

! Help prevent vote fraud

Making a false statement to obtain a mail ballot or soliciting someone to do so is considered vote fraud, a criminal offense that is punishable by up to five years in prison. To report vote fraud, call 312.603.0909.

For more information about mail voting, visit cookcountyclerk.com/VoteByMail, or call 312.603.0946.

For election officials only Voter ID # →

--	--	--	--	--	--	--	--	--

Township: _____ Precinct: _____ Ward: _____ Ballot Style: _____



BOARD AGENDA ITEM EXPLANATION FORM



Approval of Minutes - July 26, 2016 Regular Board Meeting

Meeting Date 8/23/2016

Item Number 1

Requested by Village Board

Action Requested REQUEST FOR BOARD APPROVAL

Prepared by Village Clerk Victorine Assigned to:

ATTACHMENTS:

Type	Description
Minutes	July 26, 2016 Board Minutes

MOTION

I move for Board approval of the minutes of the July 26, 2016 Board of Trustees meeting minutes.

REASON FOR REQUEST / BACKGROUND

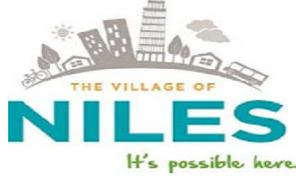
Will this action involve an expenditure of funds? No

If yes, is this a budgeted item?

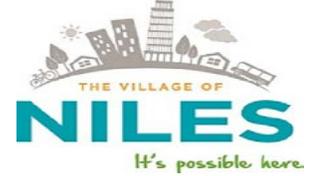
ORG# Total Amount for Approval

ACCT# Budget Amount

Variance



BOARD AGENDA ITEM EXPLANATION FORM



Appointment of Cory Hance to the Public Arts and Culture Advisory Council

Meeting Date 8/23/2016

Item Number 2

Requested by President Przybylo

Action Requested REQUEST FOR BOARD APPROVAL

Prepared by Village Clerk Victorine Assigned to:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Backup Material	Cory Hance Resume

MOTION

I move for Board approval of the appointment of Cory Hance to the Public Arts and Culture Advisory Council.

REASON FOR REQUEST / BACKGROUND

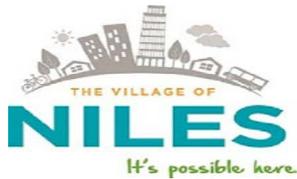
Will this action involve an expenditure of funds? No

If yes, is this a budgeted item?

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Ratifying an Employee Leasing Agreement with GovTempUSA for an Interim Finance Director

Meeting Date 8/23/2016

Item Number 3

Requested by Steven C. Vinezeano, Village Manager

Action Requested RESOLUTION

Prepared by Hadley Skeffington-Vos, Asst. Village Manager

Assigned to:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Agreement	Agreement - H. Sakai

MOTION

I move for Board approval of a resolution ratifying an employee leasing agreement with GovTempUSA for an interim Finance Director.

REASON FOR REQUEST / BACKGROUND

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item?

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance

RESOLUTION 2016-

RESOLUTION RATIFYING AN EMPLOYEE LEASING AGREEMENT WITH GOVTEMPUSA FOR AN INTERIM FINANCE DIRECTOR

WHEREAS, the Village wishes to hire an interim Finance Director until the position is filled with a qualified candidate.

NOW, THEREFORE, BE IT RESOLVED that the President and Board of Trustees of the Village of Niles, Cook County, Illinois, do hereby authorize the President or his designee of the Village of Niles to execute a contractual agreement with GovTempUSA.

PASSED: This 23rd day of August, 2016
YEAS:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 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 6 Alcoholic Beverages, Sec. 6-1 Definitions, Sec. 6-34 Classification and Fees, Sec. 6-38 Number and Appendix D Fee Schedule to the Niles Code of Ordinances to Create a Craft Brewery Liquor License

Meeting Date 8/23/2016 Item Number 1
Requested by Liquor Commission Action Requested ORDINANCE
Prepared by Liquor Commission 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 6 Alcoholic Beverages, Sec. 6-1 Definitions, Sec. 6-34 Classification and Fees, Sec. 6-38 Number and Appendix D Fee Schedule to the Niles Code of Ordinances to create a craft brewery liquor license.

REASON FOR REQUEST / BACKGROUND

Micro-Breweries are a growing trend in the beverage industry. However, current Liquor License regulations in the Village do not permit micro-breweries to produce beer and sell it directly to the consumer. The proposed License category would allow Micro-Breweries in Niles to produce beverages onsite, allow sampling, operate a tap room, and sell directly to consumers.

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 ADDING CHAPTER 6 ALCOHOLIC BEVERAGES, SEC. 6-1 DEFINITIONS, SEC. 6-34 CLASSIFICATION AND FEES, SEC. 6-38 NUMBER AND APPENDIX D FEE SCHEDULE TO THE NILES CODE OF ORDINANCES, VILLAGE OF NILES

WHEREAS, the Village of Niles (“Village”) is a home rule unit of government as provided by the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the Village is expressly empowered to perform any function pertaining to its government and affairs including, but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Village’s Liquor Commission recommends that the Village establish a craft brewery liquor license classification; and

WHEREAS, the President and Board of Trustees agrees with the recommendation of the Liquor Commission and finds that it is in the best interests of the Village to establish a craft brewery liquor license classification as set forth in this Ordinance.

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 6 Alcoholic Beverages, Sec. 6-1 Definitions, Sec. 6-34 Classification and Fees, Sec. 6-38 Number and Appendix D Fee Schedule to the Niles Code of Ordinances shall be amended as follows:

CHAPTER 6 ALCOHOLIC BEVERAGES

ARTICLE I IN GENERAL

Sec. 6-1. Definitions.

* * *

Craft beer means beer from a draft brewery that produces on site not to exceed thirty thousand barrels or nine hundred thirty thousand gallons per year.

* * *

ARTICLE II LICENSE

* * *

Sec. 6-34. Classification and fees.

Licenses required by this article shall and are hereby divided into ~~four~~ five classes:

* * *

(5) Class CB. Craft Brewery Liquor License: A Craft Brewery Class Liquor License shall authorize a licensee to produce and store craft beer at the licensed premises in quantities not to exceed 30,000 barrels of beer annually or 930,000 gallons. The sale of such craft beer is for consumption off the premises, for sampling on the premises and for consumption on the premises by persons of at least 21 years of age. Sale of any beer manufactured outside of the licensed premises is prohibited. Class CB licenses shall be issued subject to the following conditions:

- a. It shall be unlawful for a Class CB licensee to sell craft beer for consumption off the premises in less than a package of six twelve ounce bottles or a single 40 ounce (1.8 liter) container.
- b. Craft beer product samples for consumption on the premises shall be dispensed only in containers provided by the licensee.
- c. It shall be unlawful for the holder of a Class CB license to provide a sample or sell any beer between the hours of 1:00 a.m. and 10:00 a.m.
- d. All applicable taxes including sales tax shall be collected and paid on all revenue realized from the retail sale of craft beer.
- e. Class CB licensees must have at least one BASSET certified manager on premises whenever beer is available for sale or consumption.
- f. Licensees must have a valid State of Illinois Class 3 Brewer’s Liquor License and State of Illinois Class 10 Craft Brewer’s Liquor License, or equivalent State of Illinois licenses and comply with all applicable federal, state, and local laws and regulations, including, but not limited to procurement of a requisite Federal Brewer’s Notice and any and all other requisite licenses and

permits concerning manufacture, packaging, storing, sale, and distribution of alcoholic beverages.

- g. Every employee of a Class CB licensee who participates in the sale of craft beer must be BASSET certified.
- h. The portion of the licensed premises dedicated to the retail sale of craft beer shall be segregated from the remainder of the premises.
- i. A licensee shall maintain accurate records as to the total gallons of beer manufactured on the premises and the total gallons of beer sold for consumption on and off the premises. Licensee shall produce said records to the Village upon request.
- j. Refer to Appendix D Fee Schedule of the Niles Code of Ordinances for the annual fee for a Class CB license.

* * *

Sec. 6-38. Number.

No more than the maximum number of licenses set forth below shall be issued for any class of licenses.

Class	Maximum number of licenses which may be issued
*	*
<u>Class CB, Craft Brewery</u>	<u>3</u>
*	*

**APPENDIX D
FEE SCHEDULE**

<i>Description</i>	<i>Amount</i>	<i>Section of This Code</i>
*	*	*
Chapter 6. Alcoholic Beverages		
<i>Article II. License</i>		
(a) Classification and Fees:		6-34
*	*	*
<u>(7) Class CB</u>	<u>\$1,725.00</u>	<u>6-34</u>

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 23rd day of August, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Full Service Restaurant and a Tavern and Cocktail Lounge Located at 6873 Milwaukee Ave. (16-ZP-24)

Meeting Date 8/23/2016 Item Number 2
Requested by 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, Minutes, Backup Material, Minutes with corresponding descriptions like Staff Report 8/8/2016 and Minutes 8/8/2016.

MOTION

I move for Board approval of an Ordinance approving a special use as required in Appendix B, Section VIII(B)(3)(z) and Section VIII(B)(3)(mm) to allow a full service restaurant and a tavern and cocktail lounge located at 6873 Milwaukee Avenue with the following conditions of approval: 1) shared off-site parking must be arranged with a near-by property; 2)the parking lot must be repaved and restriped; 3) an on-site manager must insure that patrons leave quietly; 4) trash cans or dumpsters must be enclosed in the detached garage or in a dumpster enclosure; 5) a solid fence must be built along the south property line from the western edge of the adjacent motel building to the right-of-way line along Milwaukee Avenue; and 6) the outdoor seating area/deck must be closed to patrons at midnight.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 3-2 to recommend approval at their public hearing on August 8, 2016.

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-

APPROVING A SPECIAL USE AS REQUIRED IN APPENDIX B, SECTION VIII(B)(3)(z) AND SECTION VIII(B)(3)(mm) TO ALLOW A FULL SERVICE RESTAURANT TAVERN AND COCKTAIL LOUNGE AND LOCATED AT 6873 MILWAUKEE AVE., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 6873 Milwaukee Ave., included in this ordinance, was referred to the Planning and Zoning Board for a public hearing;

WHEREAS, a public hearing was held on August 8, 2016, after proper notice in a manner provided by law;

WHEREAS, the Planning and Zoning Board has made an report, containing findings of fact and recommending the granting of the special use to allow a full service restaurant and a tavern and cocktail lounge located at 6873 Milwaukee Ave., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board 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 Appendix B, Section VIII(B)(3)(z) and Section VIII(B)(3)(mm) to allow a full service restaurant and a tavern and cocktail lounge located at 6873 Milwaukee Ave., Niles, IL 60714 with the following conditions of

approval: 1) shared off-site parking must be arranged with a near-by property; 2)the parking lot must be repaved and restriped; 3) an on-site manager must insure that patrons leave quietly; 4) trash cans or dumpsters must be enclosed in the detached garage or in a dumpster enclosure; 5) a solid fence must be built along the south property line from the western edge of the adjacent motel building to the right-of-way line along Milwaukee Avenue; and 6) the outdoor seating area/deck must be closed to patrons at midnight, 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 23rd day of August, 2016
AYES:
NAYS:
ABSENT:
ABSTAIN:

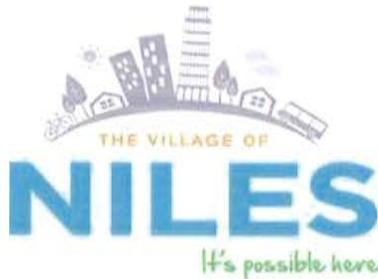
APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 1
REPORT NUMBER: PC-16-33
CASE NUMBER: 16-ZP-24
TYPE: SPECIAL USE



Plan Commission and Zoning Board of Appeals Staff Report August 8, 2016

Item for Plan Commission Consideration: Continued consideration of a proposed Special Use Permit to allow a music club and lounge at 6873 Milwaukee Avenue.

I. Background and Zoning

Note—this case was first considered by the Planning and Zoning Board at a public hearing on July 11, 2016, at which time it was tabled until tonight's meeting.

Mr. Andrew Bobrowski is proposing to open and operate a music club and lounge called 'The Music Box' in the currently vacant building at 6873 Milwaukee Avenue. The property is zoned B-2. Because Mr. Bobrowski plans to obtain a liquor license and provide alcohol at this business, Community Development Department staff have interpreted the proposed use to be most similar to a 'tavern and cocktail lounge' and a 'restaurant' as provided in the Village's zoning ordinance in Appendix B, Sections VIII(B)(3)(mm) and VIII(B)(3)(z). A special use permit is required for these uses in the B-2 district per Appendix B, Section VIII(C)(3)(a). (Note: under the new zoning ordinance, this proposed use would be classified as a 'bar' and would still require a special use permit in its new/current zoning district—which is now C-3...)

The proposed music club and lounge will occupy the approximately 3,300 square foot building formerly occupied by Capone's Hideout and provide 80 seats. Parking will be provided in the parking lot on the north, east, and south sides of the building.

Please see the attached materials provided by the applicant for more information about the proposed business.

A. Critical Issues

Compliance with the Village's 2030 Comprehensive Plan

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

Adjacent Land-Uses

The area is primarily commercial and the proposed use—a music club and lounge—is consistent with desired businesses along Milwaukee Avenue. The site does abut one single-family residential property at 6761 Forest View Lane. To provide a buffer between the proposed business and this residential property, the applicant has already installed a new 6-foot tall privacy fence on the shared property line. The neighbor who lives at 6761 Forest View Lane spoke at the July public hearing and expressed support for this requested special use permit.

Comments from other Village Departments

Fire and Fire Inspections: Fire expressed concerns about potential parking and noise concerns.

Police Department: I.D. checks are required to verify age of patrons.

Engineering Department: Suggested that the parking area be repaved.

Noise

At the July 11, 2016 meeting to discuss this application, the owners of the motel that abuts this property to the south expressed concerns about noise, particularly since the previous business—Capone’s Hideout—had many noise violations. Staff contact the Village of Niles Police Department to request records of noise complaints about Capone’s Hideout and was told that the police were not able to find any records. However, Police Chief Dennis McEnerney stated that the owner of the previous business—Capone’s Hideout—did have many problems and that the poor management of the business did lead to noise problems, especially when the back door was left open.

Parking

The proposed music lounge and club will provide seating for 80 people. Village ordinances require 1.1 parking stalls for every two seats, so at 80 seats 44 parking stalls will be sufficient ($80/2 * 1.1 = 44$). (...Note that this application must be reviewed using the rules that were in place when the application was made. Using the requirements from the recently-adopted ‘new’ zoning ordinance—this business would require only 30 parking stalls as a ‘restaurant’ or 34 parking stalls as a ‘bar/tavern’...)

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?

Please see the attachments for the applicant's explanation for how his proposal meets the requirements above.

B. Suggested 'Conditions of Approval' for this requested special use permit:

- Additional off-site parking should be provided through a 'shared-parking agreement' with a near-by property;
- The parking lot should be repaved and restriped as recommended by the Village Engineer;
- An on-site manager should insure that patrons who leave are quiet and non-disruptive in the evening; and
- Refuse and recycling bins/dumpsters must be stored within the detached garage.

C. Legal:

Notification: A legal notice was provided in the Bugle on June 23, 2016. Notices to all owners of property within 250 feet were mailed on June 16, 2016.

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 August 23, 2016 meeting.

II. Attachments and References

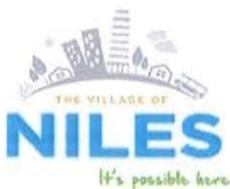
1. Location Map; and
2. Information from the applicant, including Project Description; Site Plan; and Floor Plan.

III. Principal Parties Expected at Meeting:

1. Mr. Andrew Bobrowski, applicant; and
2. Interested members of the public.



**Request for a Special Use Permit
For a Music Club-Lounge
6873 Milwaukee Avenue
July, 2016**



Project Description for
6873 N. Milwaukee Avenue, Niles, IL 60714
June 10, 2016

We would like to open a music club/lounge. The name of the place will be: MUSIC BOX.

We will provide our patrons with high quality music, performed by our guest Dj's.

There will also be a wide selection of music that can be chosen at our music box (Juke box).

There will be weekly meetings with interesting people.

Free dance classes will be available: ballroom, salsa, tango.

Light appetizers from different all over the world will be served daily.

Free movie projections on Sundays followed by group discussions.

We will use outside catering service for larger parties.

This will not be a typical restaurant, but a place where customers can have a cappuccino, snack and a delicious drink.

Larger groups can have meetings such as:

- Business,
- Birthdays,
- Wakes,
- Baby Showers.

Parking Information:

Our parking will provide space for 44 cars including 2 handicap spots.

Hours of operation:

Monday: Thursday 10am – 12am

Friday: 10am – 3am

Saturday: 10am – 4am

Sunday: 10am – 12am

Number of Employees: starting with 3

Number of Seats: 80

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

There are many places in Niles where you can have alcoholic beverages and watch Tv, but there are no places where except having a drink and partying, clients can have weekly meetings at this place with interesting people, for example: Andrew Kulka – world traveler sharing his experiences on expeditions. Our friends from Yacht clubs will recruit new members and tell their voyage stories. Our club will be the meeting place for Double Diamond Ski Club as well. Nonprofit club organizing inexpensive ski trips in the winter season, as well as canoe, bike rides and summer camps.

At least twice a month we will have ethnic food sampling. Our friends from all over the world will prepare their free food samplers (We already have planned for Russian, Polish, Ukrainian, Chinese, Philippine, Jamaican, Mexican and Swedish food).

We are also planning to organize charity parties to help people in need (for example our friend Mr. Koszarek – a recent widow with three small children).

We are also planning to organize talent shows for singers, instrument players, single and couple dancers. Free movie projections will take place on Sundays, followed by group discussions. We will invite local short filmmakers.

Above is just a sneak peak of what we have planned. We would like to use this place for entertainment for all people and all kinds of activities.

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

We do understand the concern about the noise level from places like a club. To make sure that the noise level isn't too high we will have a proper manager to control it at all times when music is played inside the building. We will always maintain closed windows and doors. To ensure public safety and welfare we will have proper manager present at the parking lot to make sure everybody leaves safely, in order and respecting the entrance and exit signs.

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

Location of the business is on a busy Milwaukee Avenue across the street from Maryhill Cemetery. The only residential neighbor we have is the property bordering our parking lot from the East. We have already contacted the owner and took out his old run down fence for his convenience at his request.

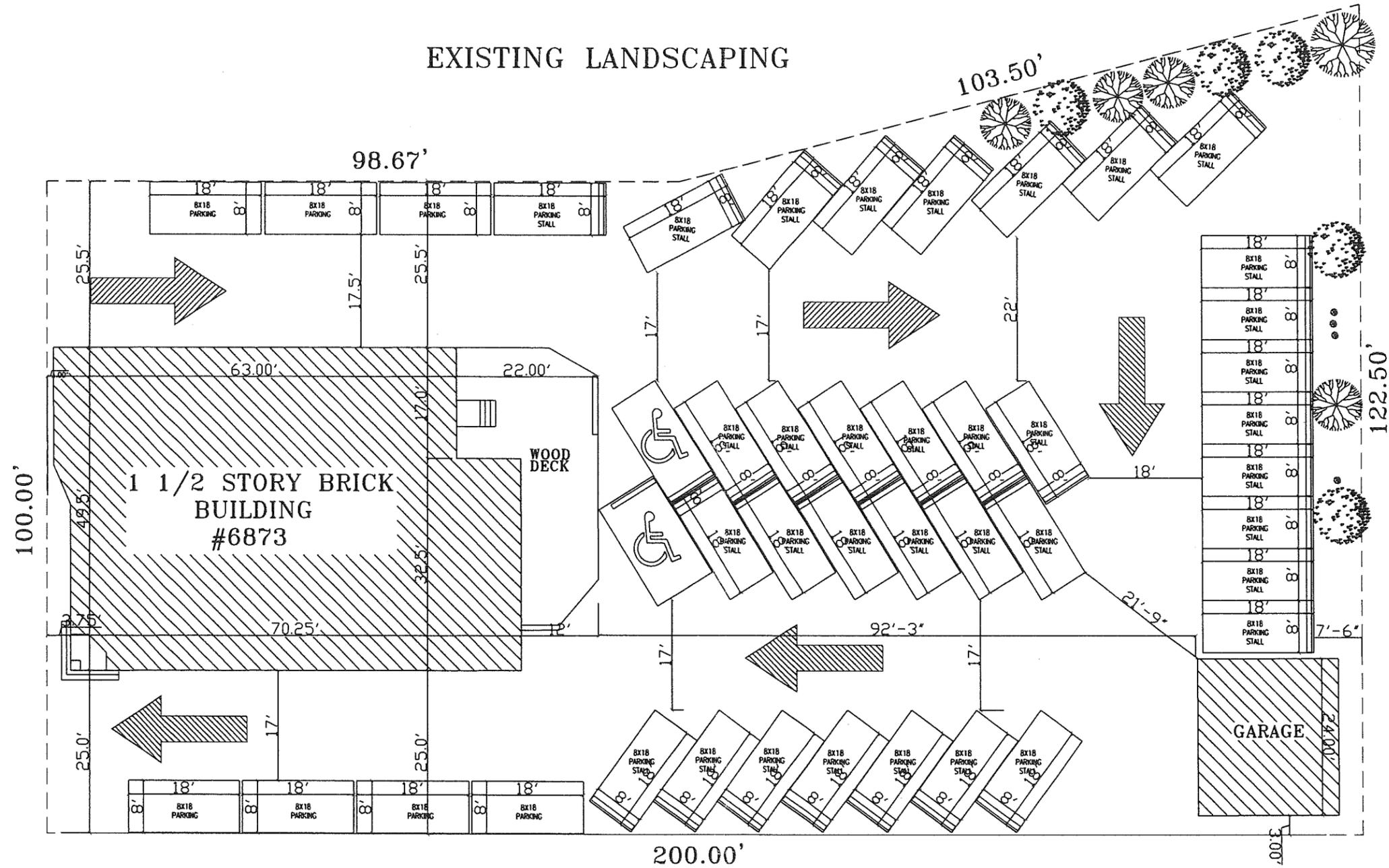
The distance between buildings is about 130 feet. To protect his privacy, we are building a new 6-foot wooden fence. There is also a natural border that separates us by trees.

Opening of this business will not cause injury to the value of other property in the neighborhood – it may even increase it.

6873 MILWAUKEE AVE, NILES

EXISTING LANDSCAPING

N. MILWAUKEE AVE



GROSS AREA = 21,288 SF
 BUILDING FLOOR AREA = 3,365 SF
 PAVEMENT AREA = 17,000 SF
 TOTAL IMPERVIOUS AREA = 923 SF
 IMPERVIOUS RATIO = 100%
 PARKING SPACE 44 CARS

SITE PLAN

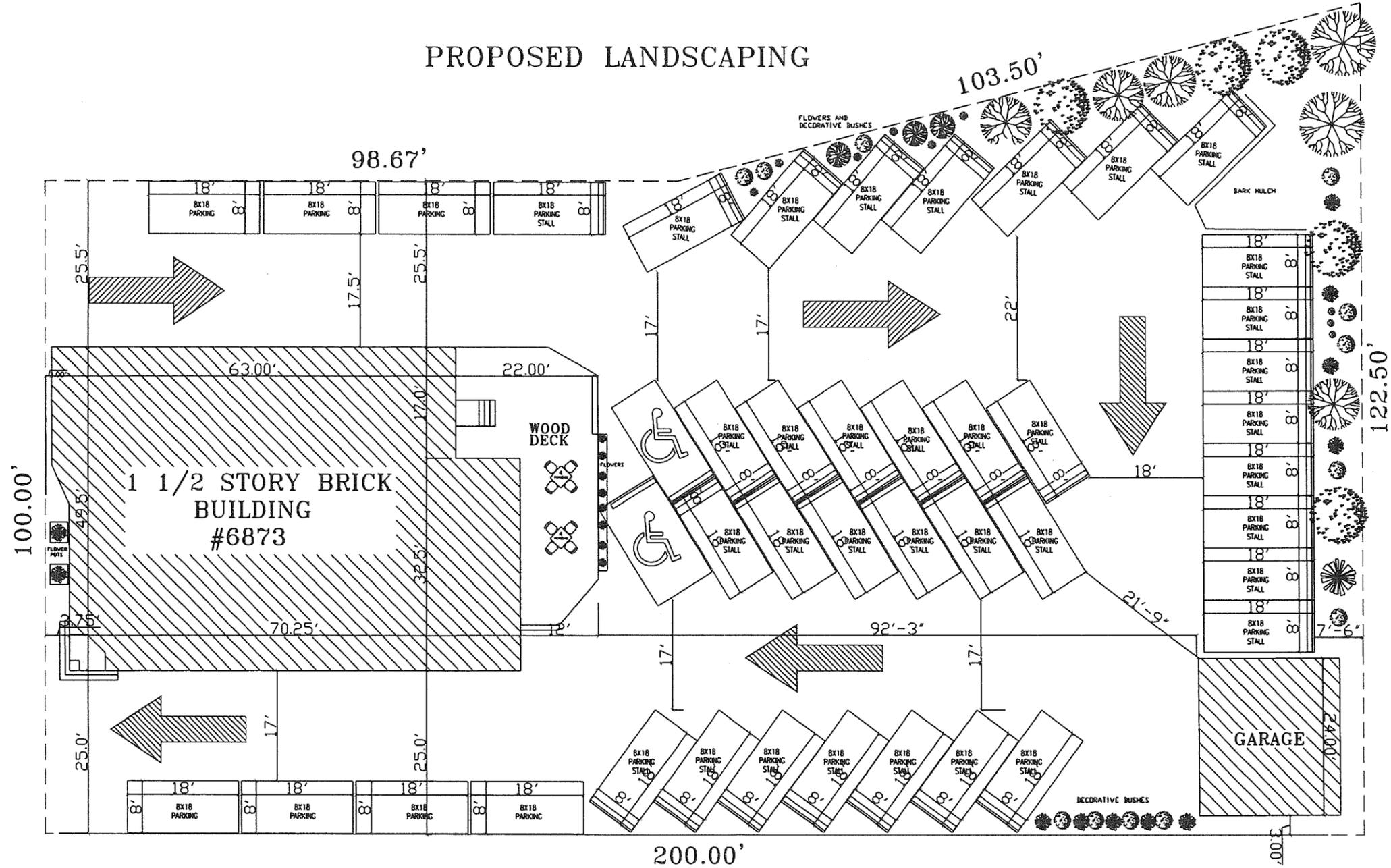
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6873 MILWAUKEE AVE, NILES

PROPOSED LANDSCAPING

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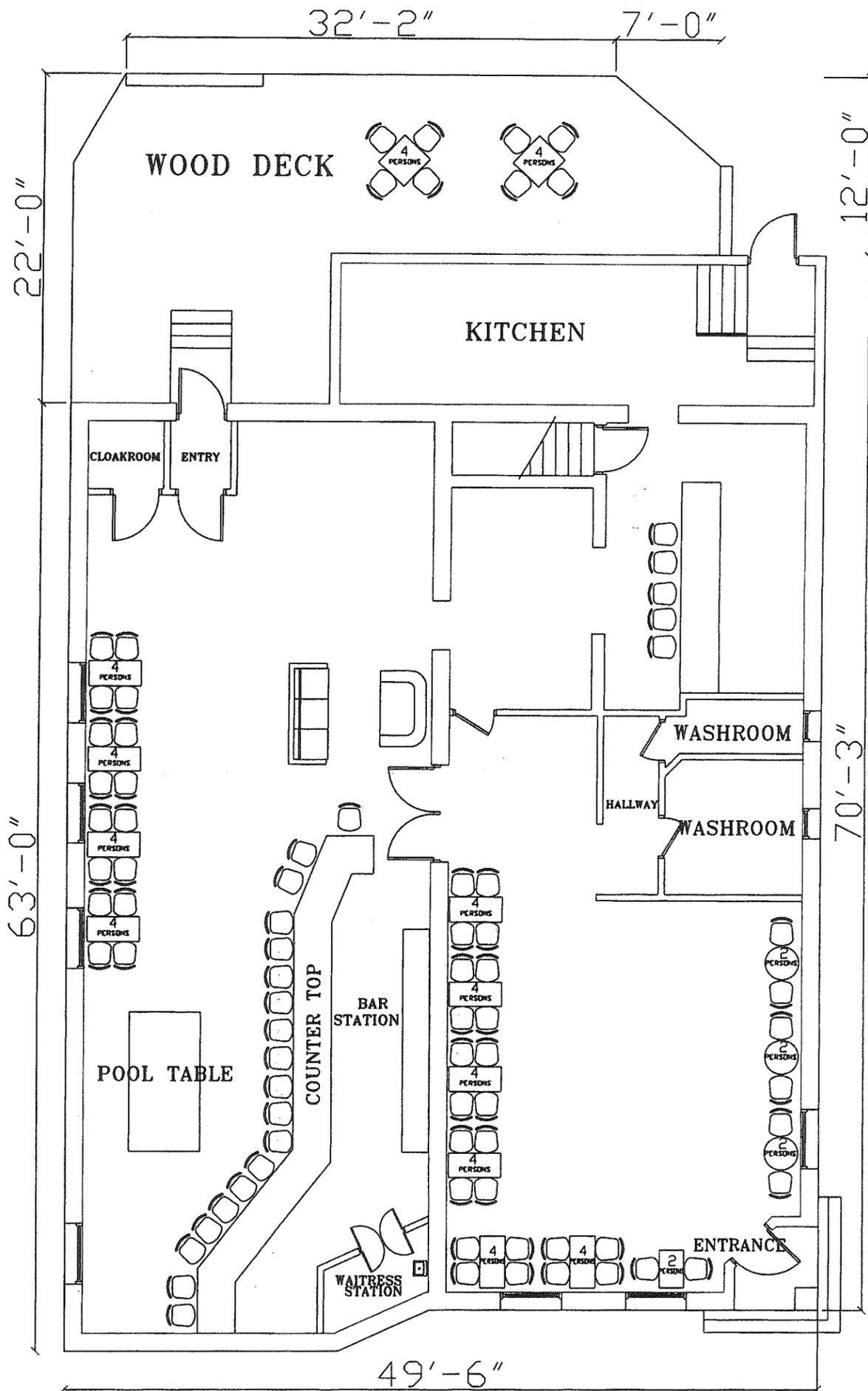
SITE PLAN

SCALE: 1"=20'-0"



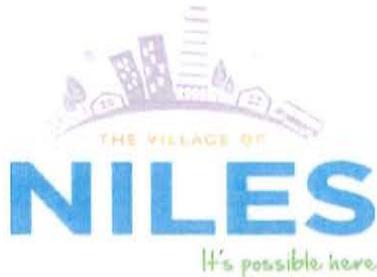
6873 MILWAUKEE AVE, NILES

GENERAL SEATING AND SERVICE LAYOUT



MAIN FLOOR PLAN

SCALE: NTS



AGENDA NUMBER:	4
REPORT NUMBER:	PC-16-29
CASE NUMBER:	16-ZP-24
TYPE:	SPECIAL USE

Plan Commission and Zoning Board of Appeals Staff Report July 11, 2016

Item for Plan Commission Consideration: Consideration of a proposed Special Use Permit to allow a music club and lounge at 6873 Milwaukee Avenue.

I. Background and Zoning

Mr. Andrew Bobrowski is proposing to open and operate a music club and lounge called 'The Music Box' in the currently vacant building at 6873 Milwaukee Avenue. The property is zoned B-2. Because Mr. Bobrowski plans to obtain a liquor license and provide alcohol at this business, Community Development Department staff have interpreted the proposed use to be most similar to a 'tavern and cocktail lounge' and a 'restaurant' as provided in the Village's zoning ordinance in Appendix B, Sections VIII(B)(3)(mm) and VIII(B)(3)(z). A special use permit is required for these uses in the B-2 district per Appendix B, Section VIII(C)(3)(a).

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Please see the attached materials provided by the applicant for more information about the proposed business.

A. Critical Issues

Compliance with the Village's 2030 Comprehensive Plan

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

Adjacent Land-Uses

The area is primarily commercial and the proposed use—a music club and lounge—is consistent with desired businesses along Milwaukee Avenue. The site does abut one single-family residential property at 6761 Forest View Lane. To provide a buffer between the proposed business and this residential property, the applicant has already installed a new 6-foot tall privacy fence on the shared property line.

Comments from other Village Departments

Fire and Fire Inspections: Fire expressed concerns about potential parking and noise concerns.

Police Department: I.D. checks are required to verify age of patrons.

Engineering Department: Suggested that the parking area be repaved.

Noise

The Plan Commission is encouraged to discuss the potential for noise at this proposed business, and discuss how the applicant will prevent noise from becoming a problem, particularly at night.

Parking

The proposed music lounge and club will provide seating for 80 people. Village ordinances require 1.1 parking stalls for every two seats, so at 80 seats 44 parking stalls will be sufficient ($80/2 * 1.1 = 44$). (...Note that this application must be reviewed using the rules that were in place when the application was made. Using the requirements from the recently-adopted 'new' zoning ordinance—this business would require only 30 parking stalls as a 'restaurant' or 34 parking stalls as a 'bar/tavern'...)

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Please see the attachments for the applicant's explanation for how his proposal meets the requirements above.

B. Suggested 'Conditions of Approval' for this requested special use permit:

- The parking lot should be repaved and restriped as recommended by the Village Engineer;
- An on-site manager should insure that patrons who leave are quiet and non-disruptive in the evening; and
- Refuse and recycling bins/dumpsters must be stored within the detached garage.

C. Legal:

Notification: A legal notice was provided in the Bugle on June 23, 2016.

Notices to all owners of property within 250 feet were mailed on June 16, 2016.

D. Other Actions:

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II. Attachments and References

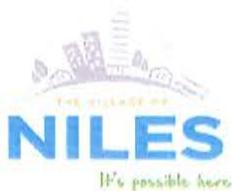
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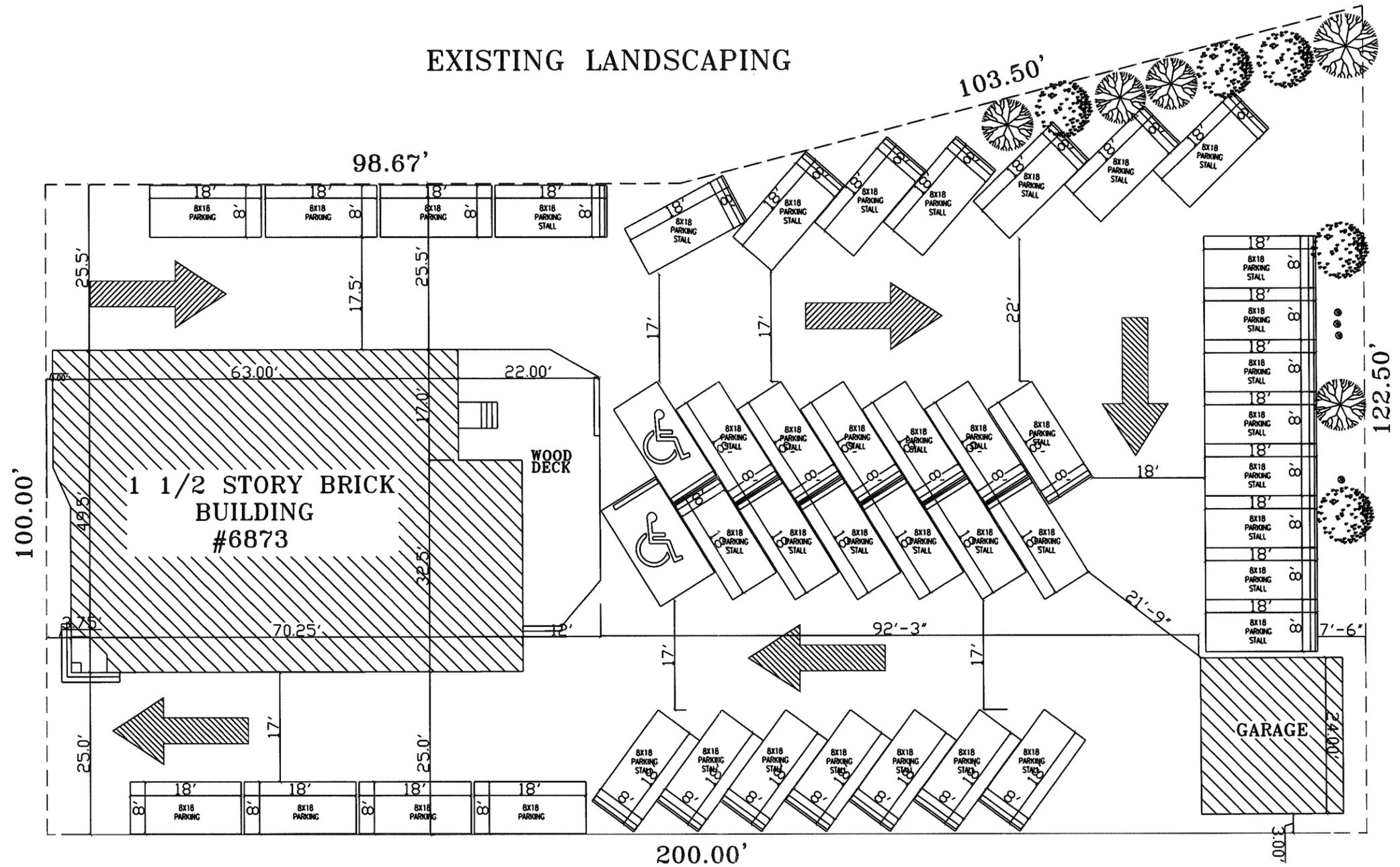
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6873 MILWAUKEE AVE, NILES

EXISTING LANDSCAPING

N. MILWAUKEE AVE



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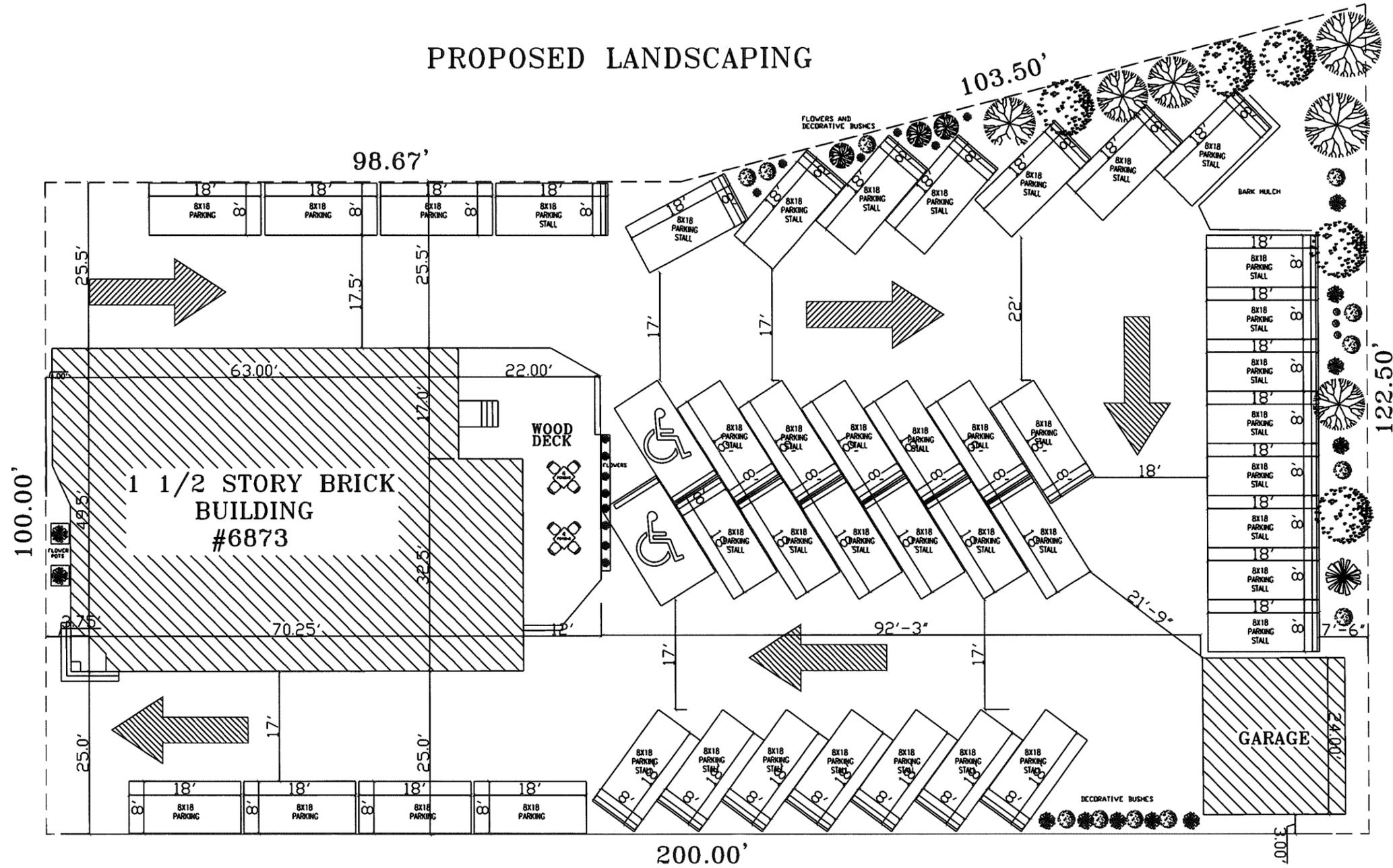
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6873 MILWAUKEE AVE, NILES

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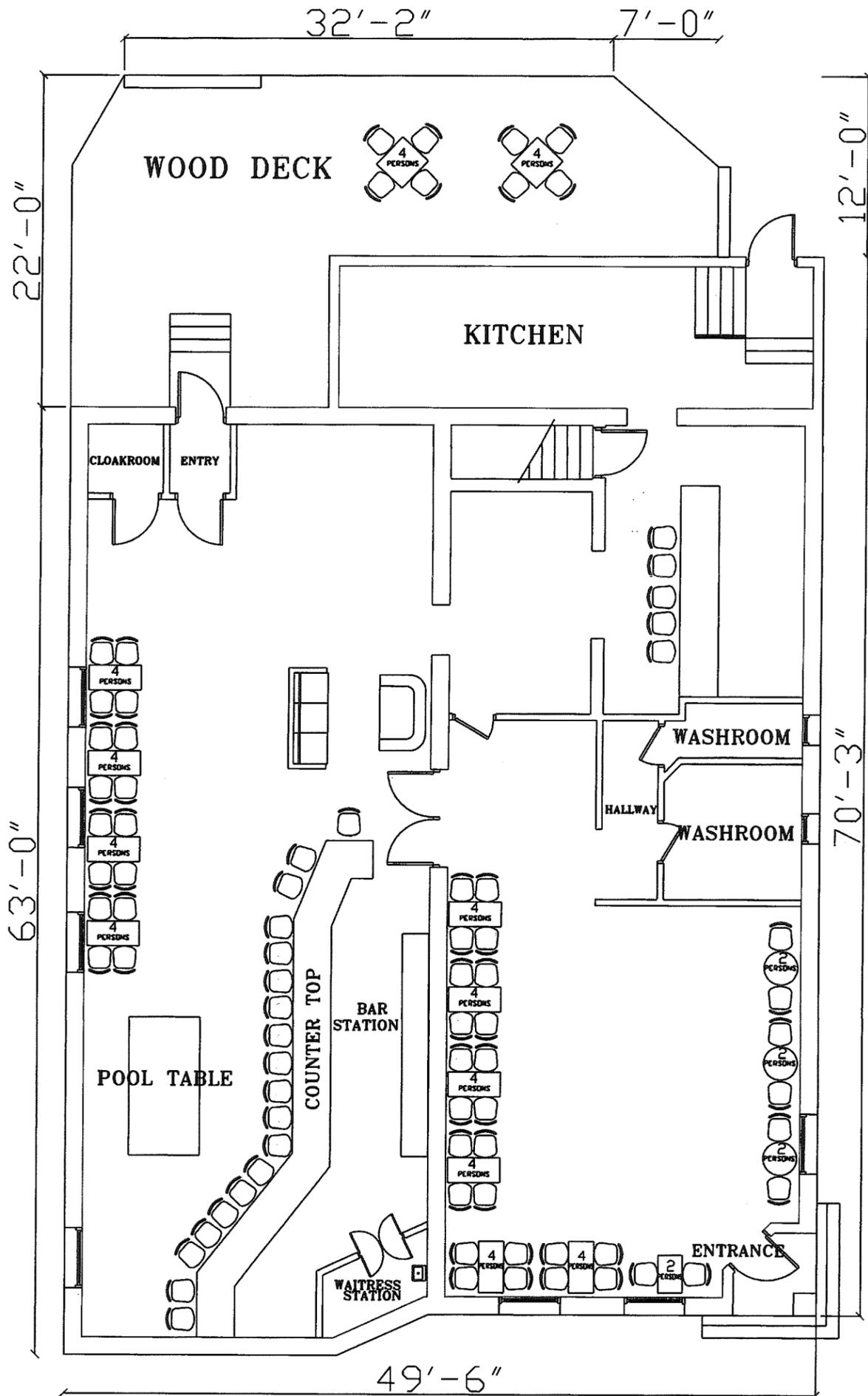
SITE PLAN

SCALE: 1"=20'-0"



6873 MILWAUKEE AVE, NILES

GENERAL SEATING AND SERVICE LAYOUT

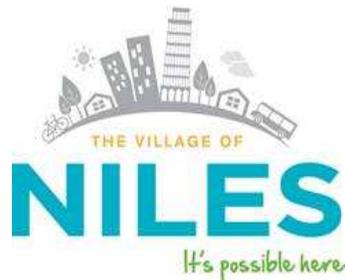


MAIN FLOOR PLAN

SCALE: NTS

VILLAGE OF NILES

*1000 Civic Center Drive
Niles, IL 60714
www.vniles.com*



Approved Meeting Minutes

Monday, July 11, 2016

7:00 PM

Village Hall

Planning and Zoning Board

Chairman

Thomas Kanelos

Members

Susan DeBartolo

Morgan Dubiel

Ted Karabatsos

Barbara Nakanishi

Robert Schulter

Staff Liaison Bruce Sylvester

CALL TO ORDER/ROLL CALL

The Niles Planning and Zoning Board was called to order at 7:00 P.M. All rose for the Pledge of Allegiance.

PRESENT: 6 Chairman Thomas Kanelos, Commissioners Ted Karabatsos, Susan DeBartolo, Barbara Nakanishi, Robert Schulter, Morgan Dubiel

ABSENT: 0

Also present was Director of Community Development Charles Ostman, Senior Planner Bruce Sylvester, Village Attorney Danielle Grcic and Commissioner Emeritus Angelo Troiani.

Chairman Kanelos welcomed the new Village Attorney Danielle Grcic. She will be in attendance at these zoning meetings from now on. He also announced there is now a zoning board Commissioner Emeritus in Ginger Troiani. He has served with distinction for over thirty years. He will still join the meeting every month because he is a wealth of information and the Board is happy to have him here in some capacity.

APPROVAL OF MINUTES

Chairman Kanelos asked if there were any additions, clarifications or corrections to the minutes of May 23, 2016. There was one correction at the bottom of page 5 which was taken care of before the approved minutes were submitted for permanent record.

Commissioner DeBartolo moved to **approve** the minutes of May 23, 2016. Seconded by Commissioner Nakanishi, on roll call the vote was:

AYES: 6 DeBartolo, Dubiel, Nakanishi, Schulter,
Karabatsos, Kanelos

NAYS: 0

There being six (6) affirmative votes the motion carried.

Chairman Kanelos asked if there were any additions, clarifications or corrections to the minutes of June 6, 2016. There were none.

Commissioner DeBartolo moved to **approve** the minutes of June 6, 2016. Seconded by Commissioner Nakanishi, on roll call the vote was:

AYES: 6 DeBartolo, Dubiel, Nakanishi, Schulter,
Karabatsos, Kanelos

NAYS: 0

There being six (6) affirmative votes the motion carried.

OLD BUSINESS

- 16-ZP-20 - Requesting approval of a special use permit to allow 'outdoor storage of equipment' per Village Ordinance Appendix B, Section IX(B)(2)(c) for a proposed school bus storage/maintenance facility at 6119 Howard Street and 6100-6140 Gross Point Road, Niles.**
- 16-ZP-21 - Requesting approval of variations from landscaping requirements as provided in Village Zoning Ordinance Appendix B, Sections XII(G)(2) and (3) to allow a proposed parking lot at 6100-6140 Gross Point Road for a proposed school bus storage/maintenance facility at 6119 Howard Street and 6100-6140 Gross Point Road, Niles.**
- 16-ZP-22 - Requesting approval of a plat of consolidation per Village Ordinance Appendix B, Section XI(C.1)(3)(i) to combine parcels located at 6119 Howard and 6100-6140 Gross Point Road, Niles for a proposed school bus storage/maintenance facility.**

NEW BUSINESS

- 16-ZP-24 - Requesting approval of a special use permit as provided in Zoning Ordinance Appendix B, Sections VIII(B)(3)(z); VIII(B)(3)(mm); and VIII(C)(3)(a) for a proposed music club and lounge at 6873 Milwaukee Avenue, Niles.**
- 16-ZP-25 - Requesting approval of a 12-foot 6-inch variation from Village Zoning Ordinance Appendix B, Section VII(C)(9)(b) to allow a proposed second-floor addition that will be 12-feet 6-inches from the side property line where 25-feet are required at 8702 West Madison Drive, Niles.**
- 16-ZP-26 - Requesting approval of a special use permit to allow a new restaurant per Village Ordinance Appendix B, Section VIII(B)(3)(z) at 8600 Golf Road, Niles.**
- 16-ZP-27 - Requesting a special use permit to Chapter 78 (signs), Article V, Division 3, Section 78-92 (1) to allow a 55%**

**increase in sign area at 6913 Milwaukee Avenue,
Niles, as provided in Section 78-208.**

DISCUSSIONS August meeting will be held on Monday, August 8, 2016

ADJOURNMENT

OLD BUSINESS

Chairman Kanelos called for the first items on the agenda tonight.

16-ZP-20 - Requesting approval of a special use permit to allow 'outdoor storage of equipment' per Village Ordinance Appendix B, Section IX(B)(2)(c) for a proposed school bus storage/maintenance facility at 6119 Howard Street and 6100-6140 Gross Point Road, Niles.

16-ZP-21 - Requesting approval of variations from landscaping requirements as provided in Village Zoning Ordinance Appendix B, Sections XII(G)(2) and (3) to allow a proposed parking lot at 6100-6140 Gross Point Road for a proposed school bus storage/maintenance facility at 6119 Howard Street and 6100-6140 Gross Point Road, Niles.

16-ZP-22 - Requesting approval of a plat of consolidation per Village Ordinance Appendix B, Section XI(C.1)(3)(i) to combine parcels located at 6119 Howard and 6100-6140 Gross Point Road, Niles for a proposed school bus storage/maintenance facility.

Bruce Sylvester reported that the applicant requested these three items be tabled because they are still preparing information they need to bring to this Board.

Chairman Kanelos made a motion to table.

Commissioner Nakanishi moved to **table** 16-ZP-20, 16-ZP-21 and 16-ZP-22.

Seconded by Commissioner Schulter, on roll call the vote was:

AYES: 6 Nakanishi, Schulter, Karabatsos, DeBartolo,
Dubiel, Kanelos

NAYS: 0

There being six (6) affirmative votes the motion carried.

NEW BUSINESS

Chairman Kanelos called for the first item of new business on the agenda.

16-ZP-24 - Requesting approval of a special use permit as provided in Zoning Ordinance Appendix B, Sections VIII(B)(3)(z); VIII(B)(3)(mm); and VIII(C)(3)(a) for a proposed music club and lounge at 6873 Milwaukee Avenue, Niles.

Bruce Sylvester said the site is currently zoned B2 and is now vacant. It used to be Capone's Hideout. Mr. Andrew Bobrowski is here tonight. He is proposing to clean up the site, renovate the interior of the building and open a business called The Music Box. It will include music, lounge, some food and alcohol. The area is primarily businesses along Milwaukee Avenue. However there is one adjacent single family property. The applicant has already installed a privacy fence. The site is now on the overhead screen. There are other properties in the area but this particular one is the only one adjacent. They have spoken to the applicant about the noise factor and he will manage to control patrons as they leave the site. Staff suggested a couple of items the Board may want to include as conditions of approval.

- 1) the parking lot needs to be re-paved and re-stripped as recommended by the Village Engineer.
- 2) an onsite manager should make sure the patrons leave quietly.
- 3) refuse and recycle containers should be stored in a refuse enclosure or, as an alternative location, there is a garage at the back of the property where these could be stored.

All the required legal notifications have been sent out and placed in the newspaper. The applicant did provide information, which is in tonight's packet, about the nature of the business, hours of operation, etc. He also responded to the three requirements that must be satisfied to obtain a special use. He also has a site plan and a floor plan. His original plan showed too many places to sit in relation to the number of parking spaces. He then revised his floor plan so the amount of parking on the site is sufficient for the amount of seating he is now proposing.

Charles Ostman added one other thing this Commission may consider is the condition that the applicant must provide offsite for overflow parking if necessary so it doesn't affect the residential area. There are some commercial areas farther south that could be considered. Also there is a meeting tentatively scheduled for August 4, 2016 for the residents of the

Ebinger area. This meeting will be at the Village Hall and they will be discussing parking issues in the neighborhood.

Commissioner Schulter asked if there were parking issues when this business was Capone's?

Mr. Ostman said he doesn't know of any parking issues for Capone's, but there are issues for Playbook at times.

Commissioner Schulter said if there is an upcoming meeting about parking in the neighborhood, why doesn't this item get tabled until after that meeting.

Chairman Kanelos said they could consider tabling but they should hear more testimony and then decide.

Commissioner Nakanishi said she looked at the scheduling in her packet and this proposed business would basically be open all night until 4:00 a.m.

Chairman Kanelos asked if the Board could make it a condition that the number of seats allowed, if upon inspection they find there are extra tables, that would be a violation of approval.

Mr. Ostman said it could be made a condition but from time to time the Health Inspector does inspections and notifies his department that there is an increased number of seats, so we go back to the establishment and investigate.

Chairman Kanelos said but if it's a condition of approval, isn't that more powerful?

Mr. Ostman said yes.

Commissioner Dubiel asked if there could be a decibel or sound meter reading.

Mr. Ostman said noise is more of a police department issue.

Commissioner Dubiel said if there is approval can this Board also set a distance for the decibel level.

Mr. Ostman said he had not heard of that but Staff does have a simple decibel meter reader.

Commissioner Dubiel said so at 65 decibels..... and noise falls every 20 ft. by half.

Chairman Kanelos said right now there is a request for the deck to be open the same hours as the facility. The public will have time to speak after the Board has heard from the Staff and the petitioner. He then called the petitioner to the podium.

Andrew Bobrowski, Elmdale Ave., Glenview, came forward to be sworn in. He said he is 61 years old. There aren't too many places for people his age to dance, drink and eat food. There are quite a few places in Niles for younger people to gather but not so much for older people. He intends to have the deck open the same hours as the business.

Chairman Kanelos asked if he was concerned it was going to be loud on the deck. At 4 o'clock in the morning, a normal conversation is pretty loud. He thinks the homes along the back would have cause for concern if there are ten or fifteen people out there talking.

Mr. Bobrowski said his place borders only one residence and he has spoken to that owner. He said the distance from the deck is about 80 ft.

Chairman Kanelos said it is actually a little over 100 ft. That isn't really very far. Sound doesn't respect property lines. He himself lives a block and a half from St. John Brebeuf and he hears a lot from over there and it isn't in the middle of the night. He added he saw the fence that was installed and while it looks nice, it's not very tall. Would he consider restricting the hours of the deck? They could make it a condition where he would have to do that. That is a big concern.

Mr. Bobrowski said he might.

Commissioner Dubiel said sound travels in a straight line. Would it be possible to put up additional fencing or a barrier on the deck? He then showed the area on the overhead. He added he lives in the neighborhood and would like to see the building cleaned up and a successful business opened. But there has to be some way to control the noise. Another question is what security would be in the back.

Mr. Bobrowski said there would be a couple of workers to escort the people outside so everyone is leaving quietly. Someone would be out there at closing time.

Commissioner Dubiel asked if someone would be there to monitor the back, perhaps a simple camera system to see what is going on.

Mr. Bobrowski said he didn't plan to do that.

Commissioner Dubiel said the liquor license for the establishment has expired. Therefore Mr. Bobrowski would have to apply for a new liquor license. He asked Mr. Ostman what is the procedure for applying for a liquor license.

Mr. Ostman said he does not know the procedure for applying. There is a 2 a.m. and a 4 a.m. license.

Mr. Bobrowski said he is applying for a 4 a.m. license. He has not applied because he is waiting for this zoning meeting first.

Chairman Kanelos said then at 2 or 3 o'clock people will be going out to their cars but there would not be a manager out there. Who's going to monitor and make sure they aren't making noise going to their cars? Who will control that to protect the citizens?

Mr. Bobrowski said he would have a security person at the place. This person should be able to check the parking lot as well.

Lucian & Mary Janikowski, Village Motel, 6871 Milwaukee, Niles came to the podium and were sworn in.

Lucian Janikowski said they own the motel with twenty-two rooms and a single family home on the property. There is about 10 ft. plus an alley between the motel and the proposed business. He has been fighting for fourteen years because of the noise and has had no help from any department in Niles with his complaints. There was trouble almost every night when the other business was there. When Ray Giovannelli was Chief of Police, he arranged for mediation with the bar. The bar owner was obligated to soundproof the building and hire off duty policemen. They had parties until 8 a.m. People were drinking, swearing, shouting. People in the motel complained they were seeing sexual acts on their cars. There were motorcycle gangs there at 5 in the morning. You cannot imagine the sound. Our home would be shaking. At the time my in-laws lived in the home with us on the first floor. The owner never did sound proof the bar.

Chairman Kanelos asked what the Village did to help when Mr. Janikowski went back to them to say they weren't compliant.

Mr. Janikowski said this lasted fourteen years. He went on to explain all the letters he sent to the various departments. [He left copies for this Board with the secretary]. He told in detail more stories of how the bar that was there impacted their lives until it closed in 2014. It was hell.

Chairman Kanelos said that was then.

Mr. Janikowski said he doesn't want it again.

Chairman Kanelos said there is going to be a potential huge issue with sound.

Mary Janikowski wants the Board to know what has been going on. When people are drunk, they can't control their actions. There were fights and swearing. They lost business because of this. And they want to have good people in their motel. There was sex going on in the bushes. It was a nightmare. They don't want to go through this again. And the motorcycles were noisy.

Mr. Janikowski said this is a tiny storefront not designed for a bar. And it is not soundproofed.

Commissioner Dubiel said so you have had this motel for fourteen years, correct?

Mrs. Janikowski said longer. It was her parents business before they took it over. There used to be a nice restaurant there owned by a mother and daughter. There were no problems. It was sold fourteen years ago so they put up with it for twelve years and it has now been vacant for two.

Mr. Janikowski said when the police did come, the people scattered.

John Laspina, 6761 Forestview Lane, Niles came forward and was sworn in. He lives in the house that is directly behind. He experienced a lot of noise also. He thinks that people that come out to drink and/or smoke should be able to go to some kind of enclosed area where the noise would be blocked off. They would need someone there to make sure no one is in the parking lot making a lot of noise. He has other ideas about it could be quieted down.

Mr. Bobrowski said he understands their concerns. But his place would not be like that other one. This business is on a main street, Milwaukee Avenue.

Chairman Kanelos asked Mr. Bobrowski if he knew the reason he needs a special use permit is because even though this is a business district, not

every business has a right to go into every area of the business district. While the Village worries about every business because they are a business friendly town, they also worry about the citizens too. This is problematic.

Commissioner Karabatsos asked if there can be restrictions on landscaping.

Mr. Ostman answered that restrictions can be put on just about everything.

Mr. Sylvester said they encouraged this petitioner to put in some landscaping and what is in the packet is what they proposed.

Commissioner Karabatsos said the deck would be 2 ft. off the ground. If they put in a 6 ft. fence that isn't very high. It would be only 4 ft. higher than the deck. Can they put in a 10 ft. fence?

Chairman Kanelos said it isn't allowed. But if they required a 6 ft. fence around the entire property it would help to keep people from walking off the property, urinating on the neighbors' property and reduce problems like that. But it would do nothing for the sound. There are multiple issues here. We can ask for a larger fence, a hedge that is more dense, and a restriction on the deck outside to say 10 p.m.

Commissioner Karabatsos asked where are they going to go to smoke then? Possibly the side of the building. Maybe there could be a trellis wall or something like that to hold the sound back. It's doable.

Commissioner Dubiel said blocking the sound is key. There could be a condition where instead of 65 decibels (which is code) it could be 60 decibels. He would like to see some flexibility in the fence code. This is clearly an instance where you'd want a higher fence just for the sound. If they make a condition where they pass it, that's an ordinance.

Mr. Sylvester said the applicant just spent money to put in a 6 ft. fence around the rear property line.

Chairman Kanelos said that doesn't help the problem on the sides. And he did 6 ft. because that is what he was limited to. If there is a condition to put an 8 ft. fence around the sides, is that like granting a variance?

Mr. Ostman said the fence code is not under the zoning code. It is under the building code. They are proposing this month to allow up to 7 ft. fencing for business and residential.

Commissioner Dubiel said this Board is creating an ordinance and it is going to the Village to pass an ordinance. This is unique. And it would be tied to that property only with specific circumstances.

Mr. Ostman said yes, it would be an ordinance.

Mr. Sylvester said they did do a public notice so if it passed tonight as an ordinance it would be okay.

Mr. Ostman has no opinion on that.

Chairman Kanelos said he thinks it should definitely be a condition and at least 8 ft. They can also make a condition they have to patrol that parking lot from midnight until close. It can't be someone running in and out.

Commissioner Karabatsos asked what is the consequence if there are violations? Is it three strikes and the liquor license is suspended?

Chairman Kanelos said apparently nothing happens.

Mr. Ostman said he doesn't know what impacts the liquor license. They would start off with fines if they violated conditions. He said he has never had to come back to this Board to revoke a special use.

Commissioner Dubiel asked if there was history of arrests for underage drinking at Capone's Hideout, why don't they have information on that?

Mr. Ostman said he is surprised by the information he is hearing tonight from the owners of the motel. He wasn't aware of it and not aware of any of these complaints. Unfortunately when the notices were sent out to other departments that wasn't brought to his attention.

Commissioner Dubiel said to Mr. Bobrowski let's go over possible conditions. The parking lot would have to be repaved and striped - he'd want to do that anyway. On-site manager there from midnight to close monitoring the parking lot. [Chairman Kanelos said it has to be someone other than the manager who is inside running the business.]

Mr. Bobrowski said it is not going to be the same kind of business as before.

Chairman Kanelos said it is still a liquor establishment with a 4 a.m. license. It appears there wasn't any satisfaction for the property owners of the motel. Frankly, they can put all the conditions in the world but if they aren't going to be enforced, he is not opposed to tabling this motion to gather more

information and hear it again at the August meeting, including information on sound and past history. He said he would entertain a motion.

Commissioner Nakanishi said aside from all that, Mr. Bobrowski, you do provide handicap parking but there is no way for the people to get into the building. There are stairs everywhere.

Mr. Ostman would have to consult with the building inspector to see how much work has to be done on the building before they are required to put in a ramp.

Chairman Kanelos entertained a motion to **table** this item.

Commissioner Nakanishi moved to **table** 16-ZP-24 requesting approval of a special use permit as provided in Zoning ordinance Appendix B, Sections VIII(B)(3)(z); VIII(B)(3)(mm); and VIII(C)(3)(a) for a proposed music club and lounge at 6873 Milwaukee Avenue, Niles.

Seconded by Commissioner DeBartolo on roll call the vote was:

AYES:	6	Nakanishi, Schulter, Karabatsos, DeBartolo, Dubiel, Kanelos
NAYS:	0	

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this will be heard again on August 8, 2016. In the meantime, the Board will do some research with the police department and find out what pre-emptive information can be obtained in terms of sound.

16-ZP-25 - Requesting approval of a 12-foot 6-inch variation from Village Zoning Ordinance Appendix B, Section VII(C)(9)(b) to allow a proposed second-floor addition that will be 12-feet 6-inches from the side property line where 25-feet are required at 8702 West Madison Drive, Niles.

Bruce Sylvester presented this case. There is an aerial on the overhead. There is a garage that faces Lincoln Ave. Currently the second floor of the house is set back further from Lincoln Ave. than the garage approximately 4 ft. There is a little patio area on that portion of the garage that extends closer to the street than the rest of the house. The buyers want to expand the second floor bedroom that faces Lincoln Ave. out toward the street as far as the first floor garage already extends. The zoning code says the houses have to be set back 25 ft. from a property line. The garage is already at about

12-1/2 ft. In order to expand the second floor out to where the garage already is requires a variation. All the required notifications have been published in the newspaper and the property owners in the area have been notified.

Chairman Kanelos said so it is already non-compliant.

Mr. Sylvester said yes.

There were no questions for Staff from the Commissioners.

Chairman Kanelos called for the petitioner.

Jane Levey, 1349 Thatcher Ave., River Forest, Illinois, came forward and was sworn in. Her son and his wife are purchasing the home. She is the mom and also the builder. She thought this would be no problem because there is already a footprint and they can make this minor extension which will allow for an expansion of two bedrooms, egress windows and she didn't see a problem with it until she came to the Village. Since the house was built in 1964 there has been a change in the rules.

Commissioner Dubiel asked Mr. Ostman if under the code that just took effect, would they still be here under the new code?

Mr. Sylvester said yes.

Mrs. Levey added she spoke to some of the neighbors who have lived there a while and they explained when the subdivision was built in 1964 there were maybe four different plans. A lot of the homes had that situation. They aren't really doing anything that isn't existing in the neighborhood. The house is approximately 1,500 sq. ft. under the FAR and about 12 ft. under the allowable height of 34 ft. in the Village of Niles.

Chairman Kanelos asked if there were any other questions for the petitioner from the Commissioners or the public. There were none. He entertained a motion.

Commissioner DeBartolo moved to **approve** 16-ZP-25 - a 12-foot 6-inch variation from Village Zoning Ordinance Appendix B, Section VII(C)(9)(b) to allow a proposed second-floor addition that will be 12-feet 6-inches from the side property line where 25-feet are required at 8702 West Madison Drive, Niles.

Chairman Kanelos asked if anyone would like to add to the motion this meets the requirements necessary for a variance.

Commissioner DeBartolo said yes it meets the criteria.

Seconded by Commissioner Nakanishi, on roll call the vote was:

AYES:	6	DeBartolo, Dubiel, Nakanishi, Schuler, Karabatsos, Kanelos
NAYS:	0	

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate this decision. It will be necessary for the petitioner to contact Mr. Ostman and ask to be placed on the Board of Trustees agenda. The petitioner will then be notified of the date. Anyone in the audience who would like to be informed as to the date this will be heard by the Board of Trustees, leave your name and address with the recording secretary.

Chairman Kanelos called for the next item on the agenda.

16-ZP-26 - Requesting approval of a special use permit to allow a new restaurant per Village Ordinance Appendix B, Section VIII(B)(3)(z) at 8600 Golf Road, Niles.

Mr. Sylvester presented this item. He put an aerial photo of the location on the overhead. The location is on Golf Road just west of Greenwood Avenue. This is a strip mall with several other businesses. The space where Wing Zone is proposed to be located is vacant. It was a restaurant in the past. The proposed restaurant would have the same number of seats as the previous one. The shopping center provides more than five parking spaces for every 1,000 sq. ft. of area within the center. Staff feels parking is sufficient for the proposed use. The applicant is here. He provided all the requirements needed for a special use permit. Staff did provide all the legal notices for this public hearing tonight.

Chairman Kanelos said he saw a sign up already showing Wing Zone.

Mr. Sylvester said they may have a sign but they do not have a permit to open. Applicants do that often. They ask if they can start fixing up the building and our response is always the same. They can do that at the risk the permit is denied; then they've lost that money.

There were no questions for Staff from the Commissioners. The petitioner came forward and was sworn in.

Jeffrey Evans, attorney, 6767 N. Milwaukee Ave., Niles, IL, representing the petitioner, did not have to be sworn in.

Shane Parekh, the petitioner, 606 E. North St., Itasca, IL, was sworn in.

Mr. Evans said Paul Kolpak was the original attorney of record but he has withdrawn due to some issues. He asked the petitioner what kind of restaurant this will be and what kind of services will be provided.

Mr. Parekh said Wing Zone is an American franchise out of Florida. They have 110 locations nationwide. This will be his fourth location. They have one in Glendale Heights, another in Skokie, third one is coming to Lombard and this will be the fourth. They are a competitor of Wing Stop. The percentage of delivery is 40% and 40% is carryout. The remaining 20% is dine-in. There will be no liquor. The potential revenue does about \$680,000 to \$700,000. This location is ranked the highest in the franchise system. They are projecting from \$800,000 to \$1.2 million.

Mr. Evans said any other information the Commissioners may need would be in the packets they received tonight. The owner of the shopping center, Howard Pattes [sp?], is present also if there are any questions for him.

Chairman Kanelos asked if there were any questions from the Commissioners for the petitioner. There were none. There were no questions from the public either. He then entertained a motion.

Commissioner DeBartolo moved to **approve** 16-ZP-26 for a special use permit to allow a new 20 seat restaurant per Village Ordinance Appendix B, Section VIII(B)(3)(z) at 8600 Golf Road, Niles..

Seconded by Commissioner Karabatsos, on roll call the vote was:

AYES:	6	DeBartolo, Dubiel, Nakanishi, Schuler, Karabatsos, Kanelos
NAYS:	0	

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate this decision. It will be necessary for the petitioner to contact Mr. Ostman and ask to be placed on the Board of Trustees agenda. The petitioner will then be notified of the date. Anyone in the audience who would like to be informed as to the date this will be heard by the Board of Trustees, leave your name and address with the recording secretary.

Chairman Kanelos called for the final item on tonight's agenda.

16-ZP-27 - Requesting a special use permit to Chapter 78 (signs), Article V, Division 3, Section 78-92 (1) to allow a 55% increase in sign area at 6913 Milwaukee Avenue, Niles, as provided in Section 78-208.

Mr. Sylvester said this is to allow additional signage for Playbook Sports Bar. The sign regulations are in the building code and it states that if a business wishes to have more signage than normally allowed, it is not classified as a variation but as a special use.

Mr. Ostman made a correction and said the sign code is in the sign code itself, Chapter 72, and not the building code.

Mr. Sylvester said the request is to exceed the allowable signage by 55%. Included in the packets are pictures and all kinds of numbers that provide specifics but the picture on the overhead shows what is being proposed. They want horizontal banners and some flags and lettering on the side of the building. The square foot area when it is all added up would be 55% over the amount allowed per the sign regulations. All the required notifications were taken care of. The applicant is here.

Chairman Kanelos asked how many requests does the Village get for people to put in more signage than is allowed.

Mr. Ostman said since the new sign code was adopted approximately three years ago there have been seven requests for various reasons. Three were for colored LEDs. Another was for Aldi because one sign did not face the right of way. Two requested an increase in allowable signage - Jerry's Fruit Market and Tony's on Greenwood. He was reminded the theatres in Golf Mill also requested an increase. None were denied.

Chairman Kanelos asked if Mr. Ostman thought it was time to look at the sign code. He wants all the businesses in town to know if you want to put a bigger sign in, you can appeal and get a fair hearing.

Mr. Ostman said they do look at it on an annual basis. It should have been March or April this year and they have not done it yet. It will probably be in September. He said yes, they need to do a better job getting the message out to the businesses that they can seek additional signage.

Chairman Kanelos asked if there were other questions for Staff. There were not. He called the petitioner to the front.

Dorian Ozymko, 6913 N. Milwaukee Ave., Niles, came to the podium and was sworn in. He said the number 55% sounds like a lot but when you look at the pictures you can see they have very low visibility for the building and for the people driving on Milwaukee Avenue going toward Niles and Glenview area. There is no signage on the back of the building. When the building was designed it didn't look like a sports bar or someplace you can go inside and dine. That is the purpose of the signage - to give some identity and say we're open for lunch and dinner, not just a sports bar. They want to advertise they have good, homemade food. They also do catering. People driving by don't really know what it is. The flags support the local teams. The horizontal banners are a foot tall and are orange. It will bring color to the building. There is no digital signage. They are going to either back light the signage or put overhang lighting. This way it isn't too bright.

Chairman Kanelos the signage on the back is a no brainer. You can't tell if it's a restaurant until you're almost going past it.

Commissioner Dubiel said the sign facing the gas station is supposed to say Playbook Sports Bar and Grill.

Chairman Kanelos asked if the banners count toward signage. Isn't that more of an architectural element? Maybe that should be looked into when the signage ordinance is reviewed.

Mr. Ostman said yes, that is included in the calculation. It's almost like a street post banner but the way the code is written now, it is figured into the area.

Chairman Kanelos asked if there were questions from the public.

The following people came forward and were sworn in the order they spoke.
Russell Nakayama, 6935 N. Milwaukee Ave., Niles
Gail Tammeling, 6935 N. Milwaukee Ave., Niles
Susan Defratus, 6935 N. Milwaukee Ave., Niles
Judy Ranallo, 6935 N. Milwaukee Ave., Niles

Mr. Nakayama said he has bedrooms on the north side of his condo building facing Playbook Sports Bar. He didn't know whether this request would be for neon or flashing lights.

Mr. Ozymko said no, they are not illuminated signs. The only lights should be on the back side of the building [facing south] because you can't see it at night. The banners along the street may be lit because you can't see those

either. But none of that would be bothering residents. It would be some type of up lighting.

Ms. Tammeling did not speak.

Ms. Defratus asked if there are any sound restrictions on the patio at Playbook.

Mr. Ostman said there are no regulations for sound. There is language in the ordinance regarding noise but it is regulated by the police department.

Mr. Ozymko said he would sit down with residents if there are complaints and they can work on something to bring it down.

Ms. Defratus said the sound seems to go down before she calls the police. She does not open her windows because of the sound. She doesn't look around at night.

Ms. Ranallo asked about the sports banners on Milwaukee Ave. How can anyone see them when the gas station is right there?

Mr. Ozymko said that is why they want to put signage on the back of the building. In terms of the flags you will see them coming in from the other side of the street. Sometimes Milwaukee gets backed up and we're hoping when people are sitting in traffic, they see our restaurant and stop in to eat.

Chairman Kanelos said it will be nicely visible if you are coming from the north. There were no other questions for the petitioner. He entertained a motion.

Commissioner DeBartolo moved to **approve** 16-ZP-27 - a special use permit to Chapter 78 (signs), Article V, Division 3, Section 78-92 (1) to allow the increase in total sign area from a maximum permitted 243 sq. ft. to the proposed 443 sq. ft., a 55% increase for additional signs at 6913 Milwaukee Avenue, Niles. It meets the requirements for the special use Chapter 78, Article IX, Section 78-208.

Seconded by Commissioner Schulter, on roll call the vote was:

AYES:	6	DeBartolo, Dubiel, Nakanishi, Schulter, Karabatsos, Kanelos
NAYS:	0	

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this Board is a recommending Board to the Board

of Trustees who can either confirm or negate this decision. It will be necessary for the petitioner to contact Mr. Ostman and ask to be placed on the Board of Trustees agenda. The petitioner will then be notified of the date. Anyone in the audience who would like to be informed as to the date this will be heard by the Board of Trustees, leave your name and address with the recording secretary.

DISCUSSIONS August meeting will be held on Monday, August 8, 2016.

ADJOURNMENT

Chairman Kanelos made a motion to adjourn.

Commissioner Dubiel moved to adjourn.

Seconded by Commissioner DeBartolo, on roll call the vote was:

AYES:	6	Dubiel, Nakanishi, Schulter, Karabatsos, DeBartolo, Kanelos
NAYS:	0	

There being six (6) affirmative votes the motion carried.

The meeting adjourned at 8:35 p.m.

The following people wish to be notified of the date of the next Board of Trustees meeting:

16-ZP-24

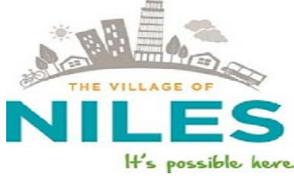
Mr. & Mrs. Janikowski - 719.660.8979 and 719.660.8971 - both cell phones.

16-ZP-25

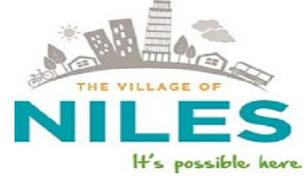
Jane Levey - 708.772.8844

John Baraglia - 708.514.4899

Kathleen Janessa, Recording Secretary



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Car Wash Located at 9201 Milwaukee Ave. (16-ZP-29)

Meeting Date	8/23/2016	Item Number	3
Requested by	Charles Ostman, Director of Community Development	Action Requested	ORDINANCE
Prepared by	Bruce Sylvester, Senior Planner	Assigned to:	Trustee McCreery

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	Ordinance
<input type="checkbox"/> Backup Material	Staff Report
<input type="checkbox"/> Minutes	Minutes

MOTION

I move for Board approval of an Ordinance approving a special use as required in Appendix B, Section VIII(B)(3)(a) to allow a car wash located at 9201 Milwaukee Avenue with the following conditions of approval: 1) a 6-foot board-on-board privacy fence must be built and maintained along the rear property line; 2) the enclosure that houses the vacuum equipment must be moved to the west closer to Milwaukee Avenue; 3) the northern driveway shall be marked as a 'Right Turn Only' exit; and 4) a Plat of Subdivision is required before building permits can be issued.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 5-0 to recommend approval at their public hearing on August 8, 2016.

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"/>

ORDINANCE 2016-

APPROVING A SPECIAL USE AS REQUIRED IN APPENDIX B, SECTION VIII(B)(3)(a) TO ALLOW A CAR WASH LOCATED AT 9201 MILWAUKEE AVE., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 9201 Milwaukee Ave., included in this ordinance, was referred to the Planning and Zoning Board for a public hearing;

WHEREAS, a public hearing was held on August 8, 2016, after proper notice in a manner provided by law;

WHEREAS, the Planning and Zoning Board has made an report, containing findings of fact and recommending the granting of the special use to allow a car wash located at 9201 Milwaukee Ave., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board 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 Appendix B, Section VIII(B)(3)(a) to allow a car wash located at 9201 Milwaukee Ave., Niles, IL 60714 with the following conditions of approval: 1) a 6-foot board-on-board privacy fence must be built and maintained along the rear property line; 2) the enclosure that houses the vacuum equipment must be moved to the west closer to Milwaukee Avenue; 3) the northern

driveway shall be marked as a 'Right Turn Only' exit; and 4) a Plat of Subdivision is required before building permits can be issued, 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 23rd day of August, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

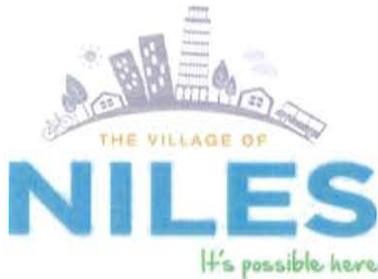
APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 3
REPORT NUMBER: PC-16-35
CASE NUMBER: 16-ZP-29
TYPE: SPECIAL USE



Plan Commission and Zoning Board of Appeals Staff Report August 8, 2016

Item for Plan Commission Consideration: Consideration of a proposed Special Use Permit to allow a car wash at 9201 Milwaukee Avenue.

I. Basis of Recommendation

A. Background and Zoning

Mr. Tom McHugh of TJM Development is proposing to open and operate a car wash business on the currently vacant land located at 9201 Milwaukee Avenue. This application was received *before* the new zoning map and zoning ordinances went into effect on July 1, 2016, and therefore the zoning rules and the zoning designation that were in effect at the time of application will be used to evaluate this request. (Note: Under the new zoning ordinance and zoning map, this proposed use would require a special use permit in this location as a "Car Wash" in the C-2 zoning district...)

The property is zoned 'B-2' Service-Business District and a special use permit is required for an 'Automobile Laundry' at this location according to zoning ordinance Appendix B, Sections VIII(B)(3)(a) and VIII(C)(3)(a).

Please see the attached materials provided by the applicant for more information about the proposed business.

B. Critical Issues

Compliance with the Village's 2030 Comprehensive Plan

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

Adjacent Land-Uses

The area is commercial to the north, south, and west. The site abuts residential lands to the east, and the applicant has proposed a landscape buffer along his eastern property line to provide screening for the residents in these homes.

Comments from other Village Departments

Fire and Fire Inspections: No Concerns.

Police Department: Expressed concerns about exiting left-hand turns.

Engineering Department: Stated that MWRD and I-DOT requirements will need to be satisfied.

Parking

Village ordinances state that automobile laundries must provide “stacking spaces equal in number to five times the maximum capacity of the automobile laundry for each wash rack, plus one parking space for each two employees.” The proposed facility will have a capacity of 4 vehicles at any one time, and the applicant’s plan shows that the required 20 stalls of ‘stacking’ are provided. Additionally, employee parking is provided in a shared lot that contains 30 parking stalls. These parking stalls will be shared with the existing office building to the south, which contains 7,600 square feet of area and requires 1 stall for every 300 square feet of gross area—or 26 stalls.

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?

Please see the attachments for the applicant’s explanation for how his proposal meets the requirements above.

C. Suggested ‘Conditions of Approval’ for this requested special use permit:

- A Plat of Subdivision must be approved by the Village before building permits can issued to establish lot lines;

D. Legal:

Notification: A legal notice was provided in the Bugle on July 21, 2016. Notices to all owners of property within 250 feet were mailed on July 20, 2016.

E. 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 August 23, 2016 meeting.

II. Attachments and References

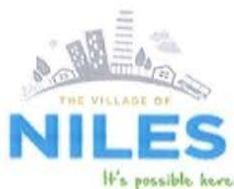
1. Location Map; and
2. Information from the applicant, including Project Description, Site Plan, Preliminary Landscape Plan, and Building Elevations.

III. Principal Parties Expected at Meeting:

1. Mr. Tom McHugh, applicant; and
2. Interested members of the public.



**Request for a
Special Use Permit
For a car wash at
9201 Milwaukee Avenue
August, 2016**





July 12, 2016

Special Use Application for:

9161-9201 N Milwaukee Ave
Niles, IL 60714

Proposed Special Use for a new Car Wash on a lot zoned B-2 at 9201 N Milwaukee.

Project Description:

Proposed to improve site with the addition of a Car Wash at 9201 N Milwaukee along with new shared parking lot with the existing office building at 9161 N Milwaukee. The two addresses will share parking which has been size to accommodate both the proposed Car Wash and the existing Office building requirements. The Car Wash will have stacking for 20 cars to accommodate the pace of cars being washed. The Car Wash will be in operation daily from 7am to 9pm and will be operated by a full-time manager and two employees. During a typical day, the car wash would wash 100 cars, winter is the busiest season. The goal is to provide the highest quality wash experience in 5 minutes. Approximately 25% of the customers use the vacuums after the wash based upon reported industry figures. The vacuums have time limits to keep pace with the amount of cars going through the washing process.

Contact Info:

Owner:
TJM Development, Inc
Tom McHugh
1731 E. Ridgewood Lane
Glenview, IL 60025
773.817.1300
t.mchugh@comcast.net

Architect:
Myefski Architects
Jeremiah Diamond
630 Davis Street, 5th Floor
Evanston, IL 60201
847.440.8294
jdiamond@myefski.com

Requirements for receiving a Special Use Permit From the Village of Niles

Please be prepared to explain to the Village of Niles Planning and Zoning Board how your requested special use permit meets ALL of the following requirements, as found in the Village of Niles Code of Ordinances, Appendix B, Section XI(H)(4):

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

The addition of a car wash within the Village of Niles on the high traffic Milwaukee corridor is a benefit and convenience to the residents of the Village of Niles. The car wash will provide a superior car wash experience in less than five minutes. In addition to the car wash, the existing office building on the project site will be revitalized with a new shared parking lot and landscaping.

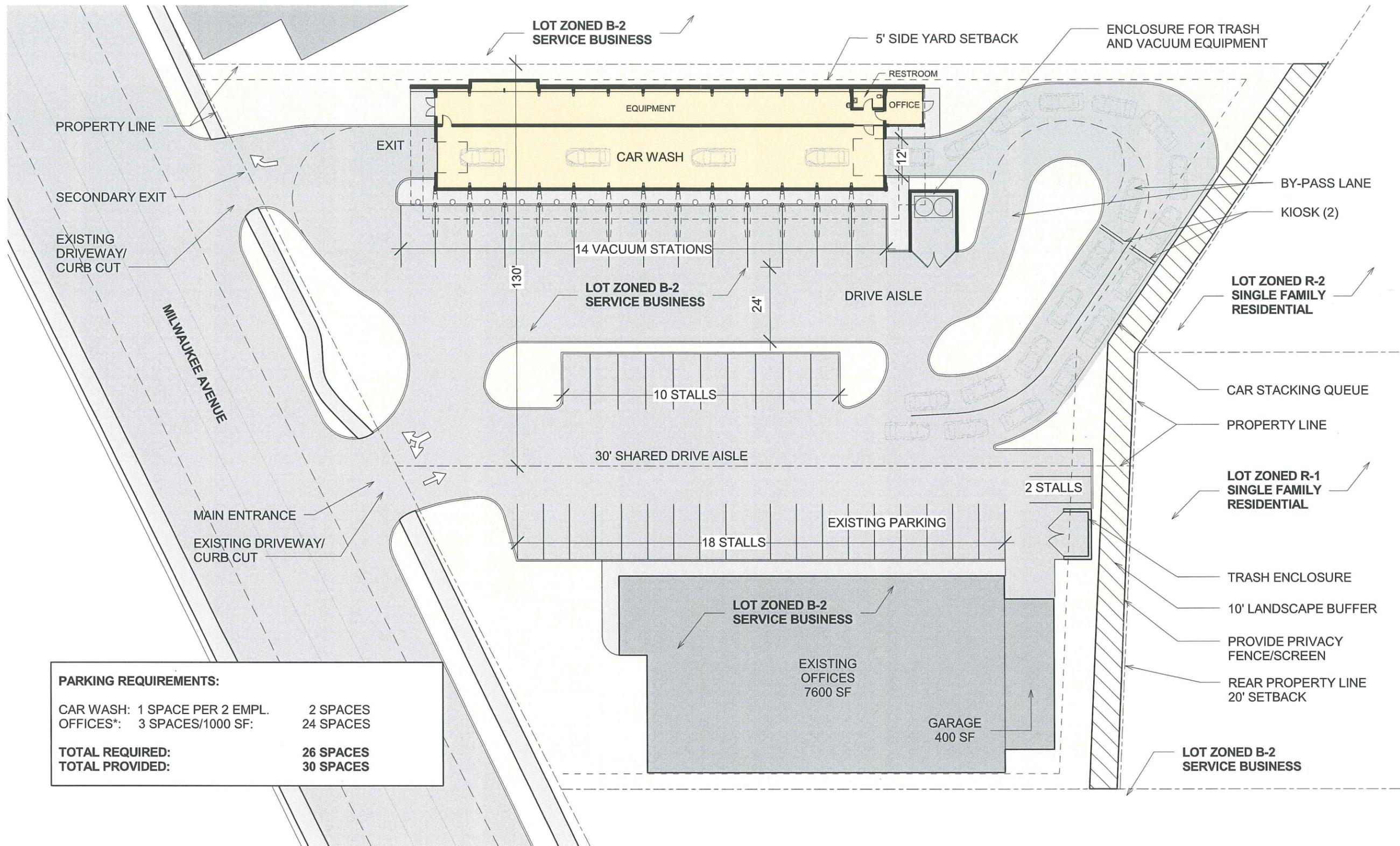
- Is the special use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected?

The proposed car wash special use will benefit the public and be operated safely and within Village regulation. It will provide a safe place to get a car cleaned quickly and conveniently.

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

The addition of a car wash to the Village of Niles on the Milwaukee corridor is a benefit and will bring added value to the community. The project site is situated and fronts a high traffic thoroughfare and has business-zoned properties to both sides. The rear of the project site abuts a residential neighborhood. A significant landscape buffer is proposed to be installed to screen the car wash activities. Further, the building is positioned on the site so as to reduce any impact to the residential neighbors to the east.

Your explanation of/answer to the questions listed above will be the basis for a recommendation from the Planning and Zoning Board. It is incumbent upon YOU to explain how these Village Ordinance requirements are satisfied by your request. Failure to satisfy all of the requirements above may result in the Village denying your requested special use permit.



PARKING REQUIREMENTS:	
CAR WASH: 1 SPACE PER 2 EMPL.	2 SPACES
OFFICES*: 3 SPACES/1000 SF:	24 SPACES
TOTAL REQUIRED:	26 SPACES
TOTAL PROVIDED:	30 SPACES

NILES CARWASH

9201 N MILWAUKEE AVE, NILES, IL

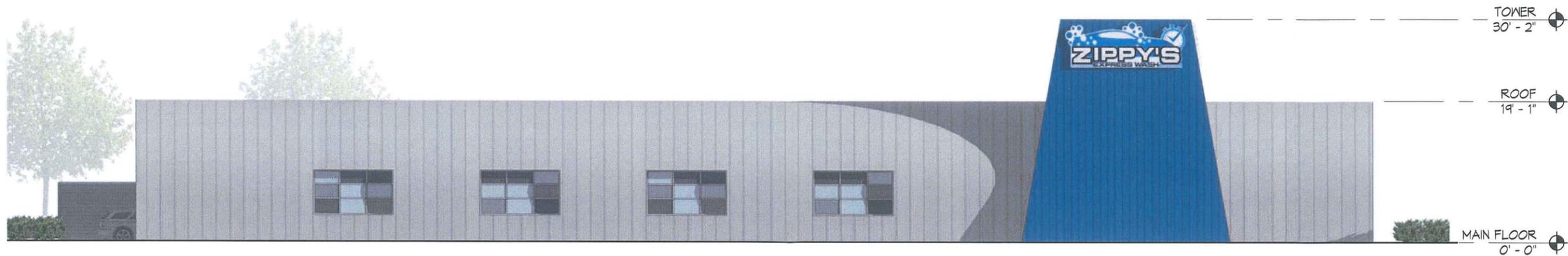
SITE PLAN



1/32" = 1'-0"

07.12.16

PAGE 1



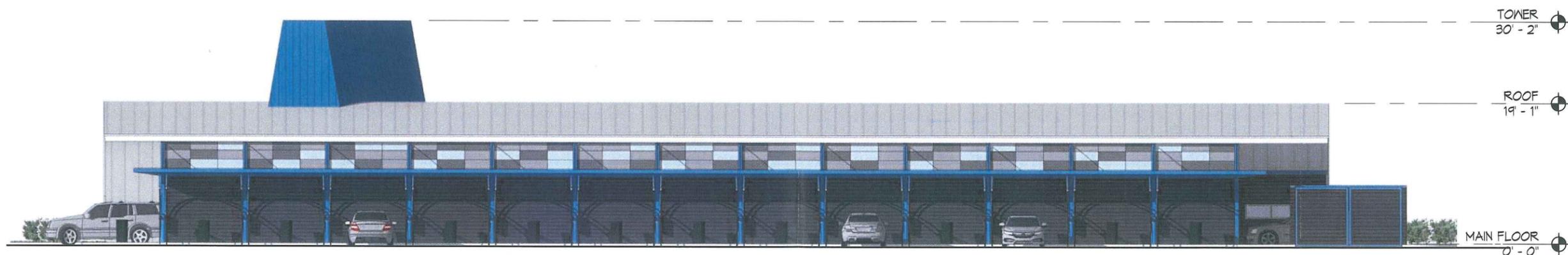
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



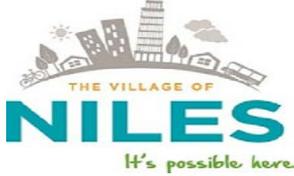
NILES CARWASH

9201 N MILWAUKEE AVE, NILES, IL

VIEW FROM STREET

07.12.16

PAGE 4



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow a Carport to Encroach into the Required Side Yard and Front Yard Located at 8642 Oleander Ave. (16-ZP-31)

Meeting Date 8/23/2016 Item Number 4
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 Appendix B, Section VII(C)(8) and Section VII(C)(9)(b) to allow a carport to encroach 5 feet 6 inches into the allowed 10 foot side yard and 1 foot 3 inches into the allowed 25 foot front yard located at 8642 Oleander Avenue.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 5-0 to recommend approval at their public hearing on August 8, 2016.

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-

APPROVING A SPECIAL USE AS REQUIRED IN APPENDIX B, SECTION VII(C)(8) AND SECTION VII(C)(9)(b) TO ALLOW AN CARPORT TO ENCROACH INTO THE REQUIRED 10 FOOT SIDE YARD AND 25 FOOT FRONT YARD LOCATED AT 8642 OLEANDER AVENUE, NILES, ILLINOIS

WHEREAS, the question of granting a special use to 8642 Oleander Avenue, included in this ordinance was referred to the Planning and Zoning Board to hold a public hearing;

WHEREAS, a public hearing was held on August 8, 2016, after proper notice in a manner provided by law;

WHEREAS, the Planning and Zoning Board has made a report, containing findings of fact and recommending the granting of the special use for property located at 8642 Oleander Avenue, Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board 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 to Appendix B, Section VII(C)(8) to allow a carport to encroach 5 feet 6 inches into the allowed 10 foot side yard located at 8642 Oleander Avenue, Niles, IL 60714, is approved.

SECTION 3: A Special Use to Appendix B, Section VII(C)(9)(b) to allow a carport to encroach 1 foot 3 inches into the allowed 25 foot front yard located at 8642 Oleander Avenue, Niles, IL 60714, is approved.

SECTION 4: 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 23rd day of August, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

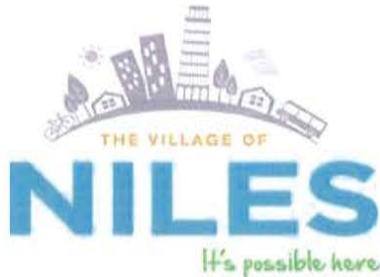
APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 5
REPORT NUMBER: PC-16-37
CASE NUMBER: 16-ZP-31
TYPE: VARIATION



Plan Commission and Zoning Board of Appeals Staff Report August 8, 2016

Item for Plan Commission Consideration: Requested 1-foot, 3-inch variation from Village Ordinance Appendix B, Section VII(C)(8) and a 5-foot, 6-inch variation from Village Ordinance Appendix B, Section VII(C)(9)(b) to allow a rebuilt carport to encroach into a required 10-foot side yard and into a required 25-foot front yard at 8642 Oleander.

I. Background and Zoning.

On behalf of the property owners, Mr. Bob Golenia has requested variations from side-yard and front-yard set-back requirements for a proposed carport replacement/addition at 8642 Oleander Avenue. This application was received *before* the new zoning map and zoning ordinances went into effect on July 1, 2016, and therefore the zoning rules and the zoning designation that were in effect at the time of application will be used to evaluate this request. (Note: Under the new zoning ordinance and zoning map, the proposed carport would require the same variations, since the zoning district designation on the zoning map for this property has not changed, nor have the side-yard and front-yard set-back requirements for this property...)

Village Ordinance Appendix B, Sections VII(C)(9)(b) and VII(8) require a 10 foot side yard and a 25-foot front yard, but the proposed carport—which will replace an existing one—is proposed to be 4-feet 6-inches away from the side property line (...requiring a 5-foot 6-inch variation...) and 23-feet 9-inches from the front property line (...requiring a 1-foot 3-inch variation...). Please see the attached site plan for details.

A. Critical Issues

Compliance with the Village's 2030 Comprehensive Plan

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

Comments from Other Departments:

- Police: No concerns;
- Fire: No concerns;
- Engineering: No concerns;
- Fire Inspections: No concerns.

Requirements for Variations and Findings of Fact

Appendix B, Section XI(E) provides the procedures for considering requested variations from the Village's ordinances. Subsection 2 provides standards that must be satisfied in order to grant a variation. Below are those requirements:

2(a) The Board of Appeals may vary the provisions of this ordinance as authorized in this section, but only when it shall have made findings based upon the evidence presented to it in the following specific cases:

- (1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
- (2) That the plight of the owner is due to unique circumstances;
- (3) That the variation, if granted, will not alter the essential character of the locality.

Subsection 2(b) additionally states: For the purpose of supplementing the above standards, the Board of Appeals shall also, in making this determination whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts favorable to the applicant have been established in the evidence:

1. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classifications;
3. That the alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this ordinance;
4. That the granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located; or
5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please see the attachments for the applicant's explanation for how his proposal meets the requirements above.

B. Legal:

Notification: A legal notice was provided in the Bugle on July 21, 2016. Notices to all owners of property within 250 feet were mailed on July 20, 2016.

C. Other Actions:

For this variation, the Plan Commission and Zoning Board of Appeals is a recommending body and the recommendation of the Plan Commission is tentatively set to be considered by the Village Board on August 23, 2016.

II. Recommended Conditions Of Approval

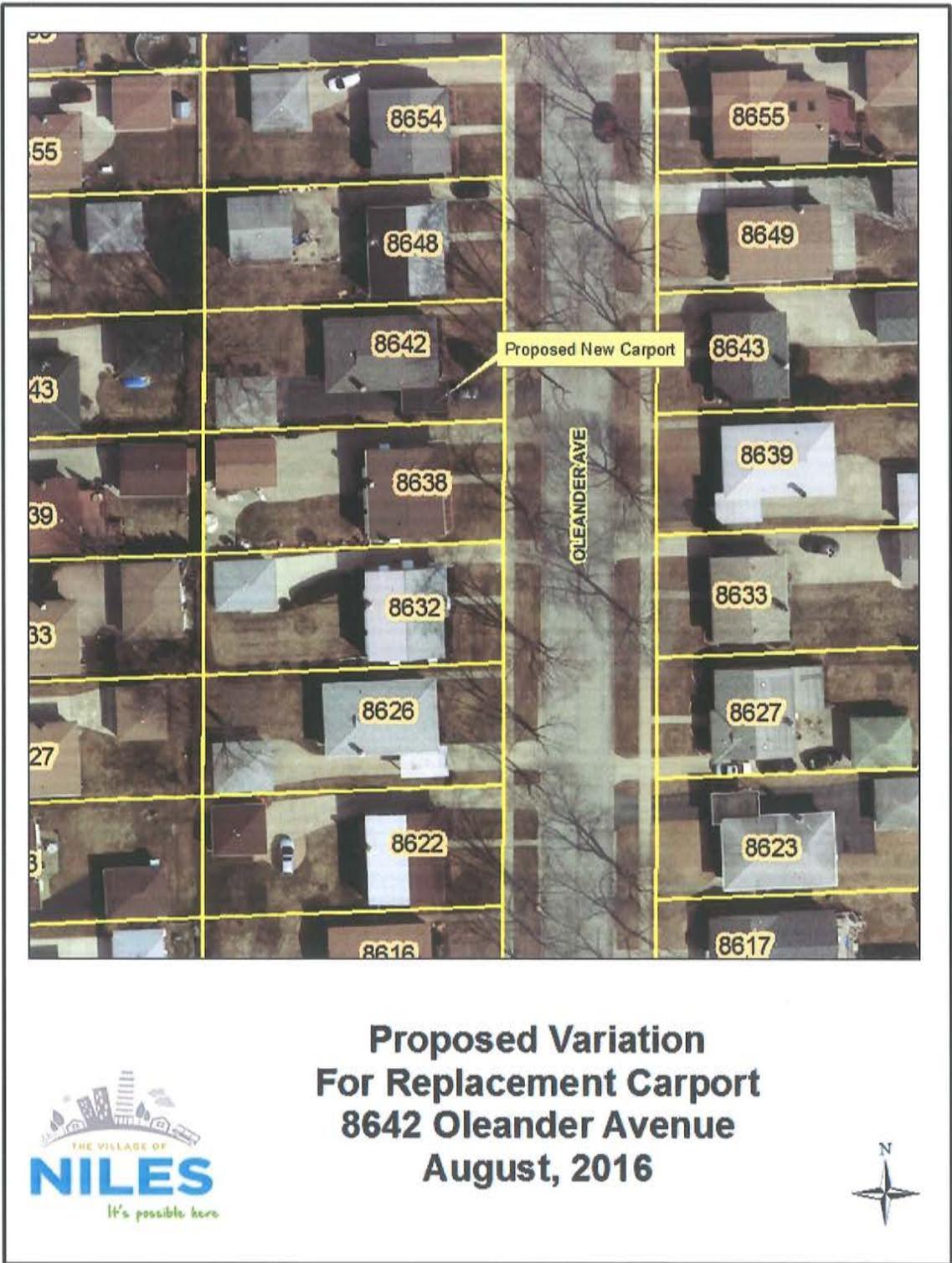
- i. None.

III. Attachments and References

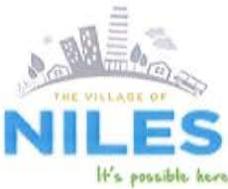
1. Location Map;
2. Applicant's explanation for how Village requirements are met; and
3. Site plan and elevations provided by the applicant.

IV. Principal Parties Expected at Meeting:

1. Mr. Bob Golenia, contractor on behalf of the property owner/applicants; and
2. Interested members of the public.



**Proposed Variation
For Replacement Carport
8642 Oleander Avenue
August, 2016**



Project Description

7/12/16

We wish to demolish the existing flat roof carport at 8642 Oleander and replace it with a new structure with hip roofs that is 1 foot wider than the original. This requires application for the variance regarding setbacks. The new design would be similar to the one permitted at 8436 Osceola, and require a variance similar to the one granted at 8655 Oriole. We are requesting this variance to overcome a hardship caused by side concrete steps and landing which will remain under the carport. The front(east) and rear(west) edges of the new carport will be in the same location as existing.

Thank You,
Bob Golenia
Contractor

Answers to Code of Ordinances Appendix B, Section XI(E)(2):

(1) The existing carport is a long since outdated design that in it's time was designed to the syle of the time which also used the minimum of materials and labor. It is not a design considered to have much, if any curb appeal today. While it serves a function, should the house be on the market today, it would have much less attraction to a buyer than a modern hip-roofed carport which matches the roof design of the rest of the home. This house cannot be as competative on the current or future sales market with this existing design.

(2) The unique circumstance in our case is the fact that there is a concrete landing and stair 3'4" wide along the house and under the car port. The house has no entry door on the front wall and what would be the official main entry which in into the living room is on the north wall and lost between it and the next house to the north. It's not visible when approaching the house. On the south side, where the carport is, we are trying to greatly improve the curb appeal and welcoming approach to the house since this is the entrance obvious to guests upon arrival.

(3) We feel this remodel will only improve the character of the locality. There are several outdated flat roof carports on this block. They are often neglected and the flat roof is often problematic. Our proposed carport with hip roofs will blend seamlessly into the house looking like part of the original structure, rather than a tumor someone added as an after thought that was designed to use the minimum of materials without much regard for curb appeal. The owner here is a long term resident who is choosing to make this investment to update and improve her little piece of the neighborhood, which in turn will likely improve the value, or at least desireablility. of neighboring properties.

Answers to Code of Ordinances Appendix B, Section XI(E)(2)(b):

(1) The hardship in this case is mostly the concrete stair and landing crowding the area under the carport. It is in a poor location for exiting the vehicle while the vehicle is positioned where it is protected by the carport, while allowing personel to remain protected by the carport while making trips to and from the home's entrance.

(2) While there are many similar properties, many have a door/landing/stair or stoop on the front wall and not under the carport area. This allows a much narrower carport, however

requires exposure to precipitation travelling from vehicle to entrance. This is especially problematic when multiple trips are necessary for loading/unloading the vehicle.

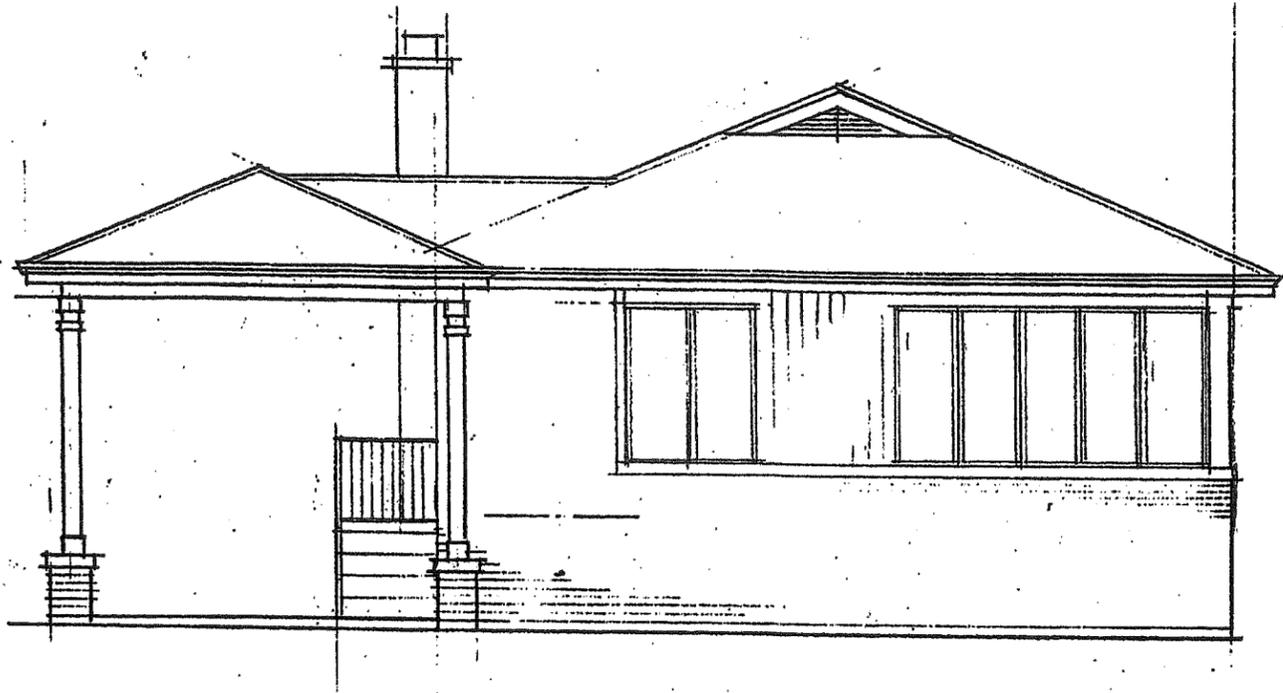
(3) There is no person interested in improving this property at the time of this application other than the owner and her desire to replace a decaying outdated carport with a beautiful, new, structurally sound, much more usable carport which is of a design which will appear as a seamless part of the main structure, thus improving curb appeal and property value.

(4) This improvement will only improve the look of the locale. I see no way in which it would be detrimental.

(5) The adjoining property to this remodel, the house to the south, has it's own driveway running next to this proposed carport. Therefore no light within that house would be affected, especially since this area is the North side of the house and the sun shines on the south side. This carport will not even come close to that property line or ever even cast a shadow on it. As far as Fire Safety, this improvement does not add any interference to escape from the property, or access by the Fire Department. I see no way this new structure would be any threat to public safety when properly constructed. Regarding neighboring property values, I believe the neighbors will welcome this new modern improvement to the block. Should they decide to sell their own property, potential buyers would be more likely to want to live within view of it as opposed to the previous structure. It will certainly improve the value this property.

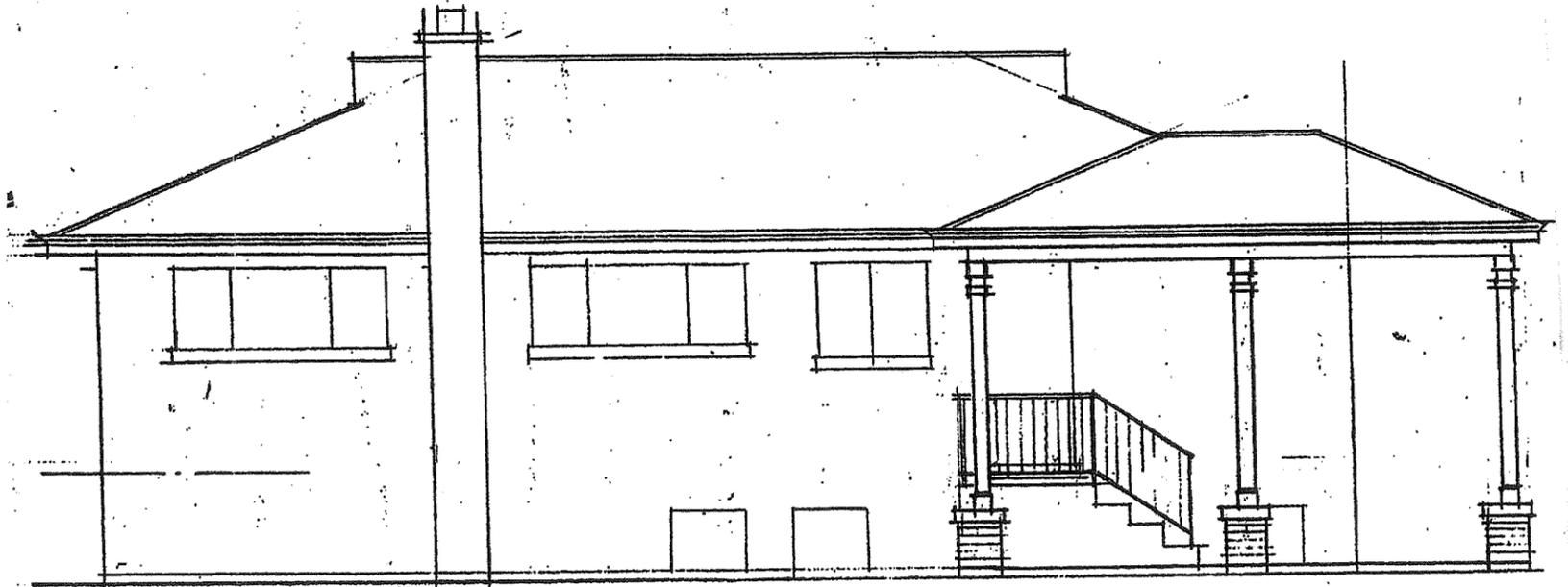
Thank You for considering these points,

Bob Golenia



EAST ELEVATION

YJH/10

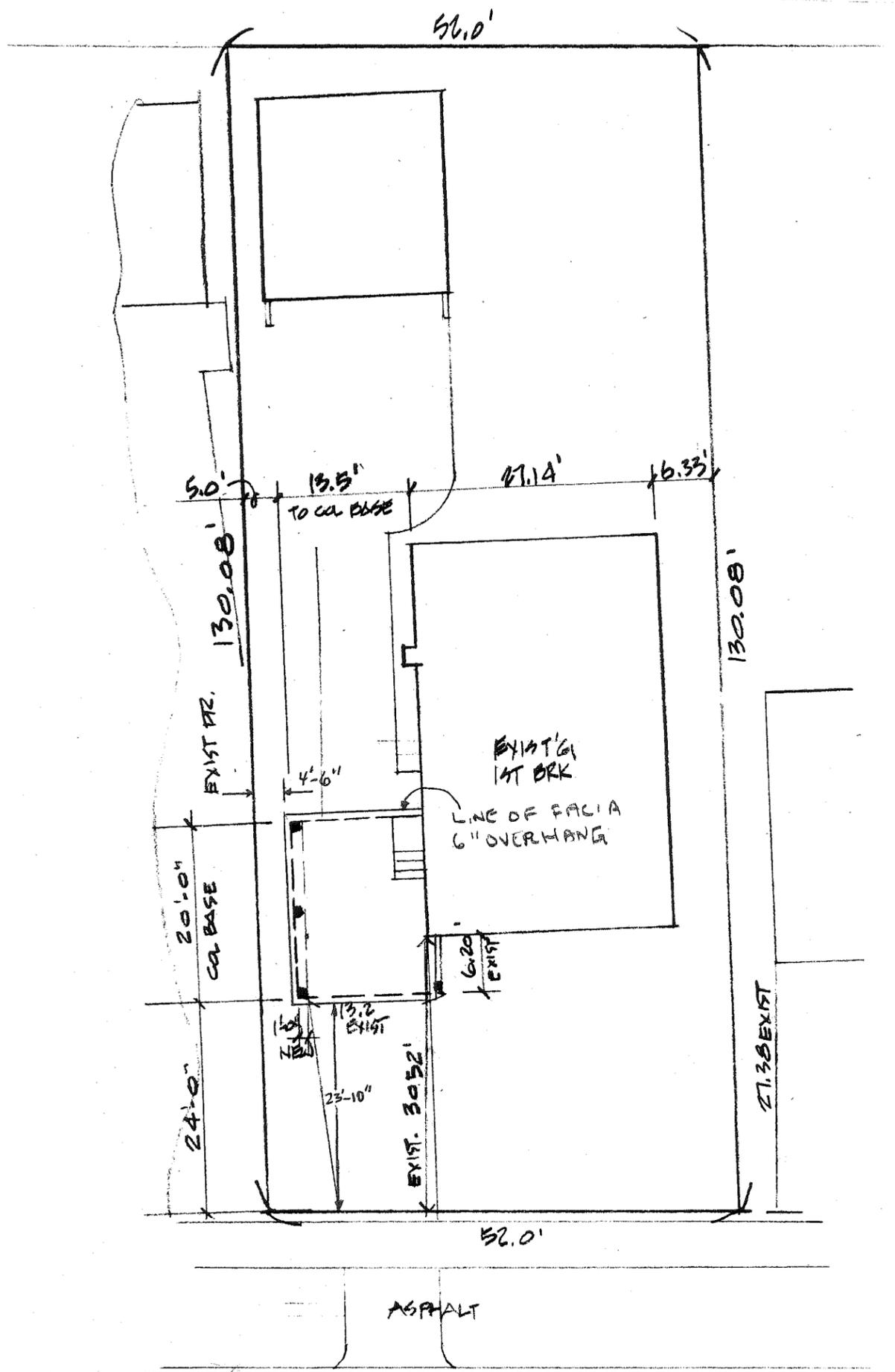


SOUTH ELEVATION

YJH/10

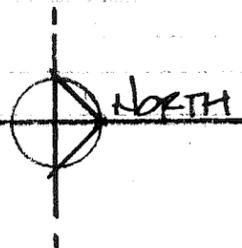
Jeffery J. Heaney Architect A.I.A.

911 Washington Street • Glenview, IL • (847) 729-4190



N OLEANDER AVE

SITE PLAN



1 1/2 1560'

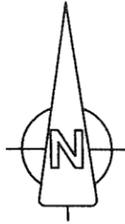
LA 6,757 SF.

HOUSE	S.F.	1197
GARAGE	S.F.	452
CARPORT	S.F.	160

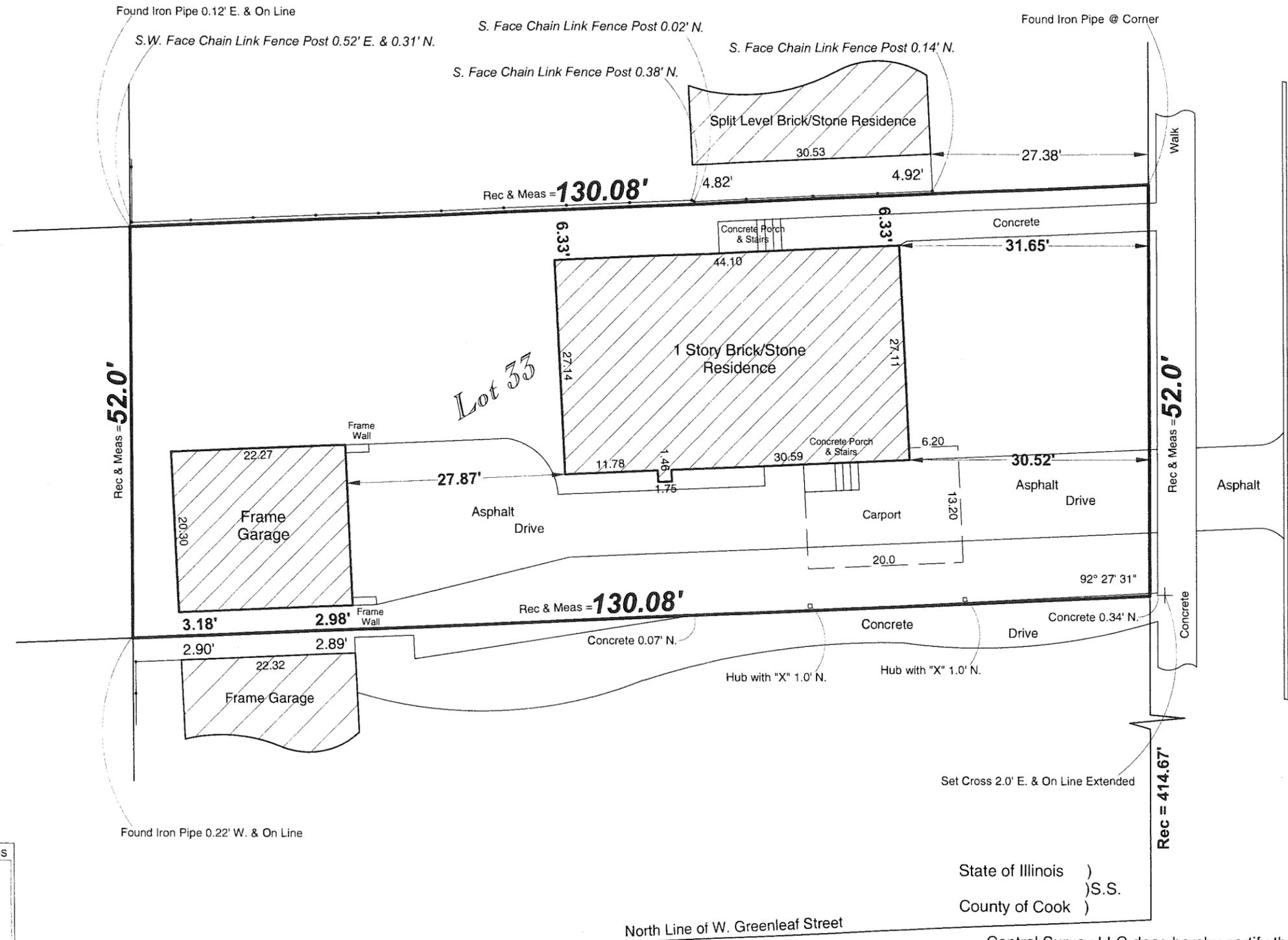
6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey by Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description
Lot 33 in Block 1 of Niles Terrace, a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 24, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 8642 N. Oleander Ave., Niles, Illinois
Area of Land Described: 6,757 Sq. Ft.



- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

Scale: 1 Inch equals 15 Feet.
Ordered By: Mary Short
Order Number: 8642A

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

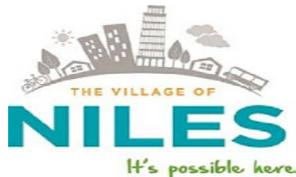
N. Oleander Ave.



This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
County of Cook) S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Aug. 17, 2015 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.
Dated this 17th day of August 2015 William R. Webb
William R. Webb P.L.S. #2190 (exp.11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use to Allow an Addition to Encroach into the Required Rear Yard Located at 6818 Lexington Lane (16-ZP-30)

Meeting Date 8/23/2016 Item Number 5
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 Appendix B, Section VII(B)(10) to allow a rear addition to encroach no more than 13 feet into the allowed 40 foot rear yard located at 6818 Lexington Lane.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 5-0 to recommend approval at their public hearing on August 8, 2016.

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-

APPROVING A SPECIAL USE AS REQUIRED IN APPENDIX B, SECTION VII(B)(10) TO ALLOW AN ADDITION TO ENCROACH INTO THE REQUIRED 40 FOOT REAR YARD LOCATED AT 6818 LEXINGTON LANE, NILES, ILLINOIS

WHEREAS, the question of granting a special use to 6818 Lexington Lane, included in this ordinance was referred to the Planning and Zoning Board to hold a public hearing;

WHEREAS, a public hearing was held on August 8, 2016, after proper notice in a manner provided by law;

WHEREAS, the Planning and Zoning Board has made a report, containing findings of fact and recommending the granting of the special use for property located at 6818 Lexington Lane, Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Planning and Zoning Board 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 to Appendix B, Section VII(B)(10) to allow a rear addition to encroach no more than 13 feet into the allowed 40 foot rear yard located at 6818 Lexington Lane, 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 23rd day of August, 2016
AYES:
NAYS:
ABSENT:
ABSTAIN:

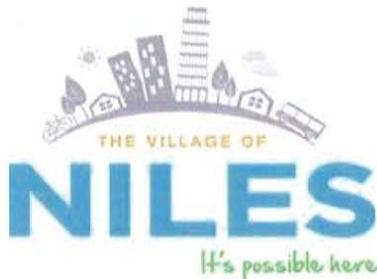
APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 4
REPORT NUMBER: PC-16-36
CASE NUMBER: 16-ZP-30
TYPE: VARIATION



Plan Commission and Zoning Board of Appeals Staff Report August 8, 2016

Item for Plan Commission Consideration: Requested 13 foot variation from Village Ordinance Appendix B, Section VII(B)(10) to allow a rear addition to encroach up to 13 feet into a required 40-foot rear yard at 6818 Lexington Lane.

I. **Background and Zoning.**

On behalf of the property owners, Mr. Greg Ter-Arutyunov has requested a variation from rear-yard set-back requirements for a proposed rear addition at 6818 Lexington Drive. This application was received *before* the new zoning map and zoning ordinances went into effect on July 1, 2016, and therefore the zoning rules and the zoning designation that were in effect at the time of application will be used to evaluate this request. (Note: Under the new zoning ordinance and zoning map, the proposed addition would require the same variation, since the zoning district designation on the zoning map for this property has not changed, nor has the 40-foot rear-yard set-back requirement for this property...)

Village Ordinance Appendix B, Section VII(B)(10) requires a 40 foot rear yard, but the property owners wish to add an addition that will be 27 feet 6 and ½ inches away from the rear property line where 40 feet is required, requiring a variation of no more than 13 feet.

Please see the attached site plan for details.

A. **Critical Issues**

Compliance with the Village's 2030 Comprehensive Plan

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

Comments from Other Departments:

- Police: The Police Department has no concerns;
- Fire: No comments were provided;
- Engineering: Engineering has no concerns;
- Fire Inspections: The Fire Inspector has no concerns.

Requirements for Variations and Findings of Fact

Appendix B, Section XI(E) provides the procedures for considering requested variations from the Village's ordinances. Subsection 2 provides standards that must be satisfied in order to grant a variation. Below are those requirements:

2(a) The Board of Appeals may vary the provisions of this ordinance as authorized in this section, but only when it shall have made findings based upon the evidence presented to it in the following specific cases:

- (1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
- (2) That the plight of the owner is due to unique circumstances;
- (3) That the variation, if granted, will not alter the essential character of the locality.

Subsection 2(b) additionally states: For the purpose of supplementing the above standards, the Board of Appeals shall also, in making this determination whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts favorable to the applicant have been established in the evidence:

1. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classifications;
3. That the alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this ordinance;
4. That the granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located; or
5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please see the attachments for the applicant's explanation for how his proposal meets the requirements above.

B. Legal:

Notification: A legal notice was provided in the Bugle on July 21, 2016. Notices to all owners of property within 250 feet were mailed on July 20, 2016.

C. Other Actions:

For this variation, the Plan Commission and Zoning Board of Appeals is a recommending body and the recommendation of the Plan Commission is tentatively set to be considered by the Village Board on August 23, 2016.

II. Recommended Conditions Of Approval

- i. None.

III. Attachments and References

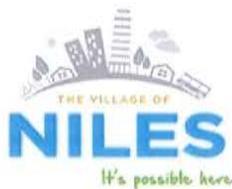
1. Location Map;
2. Applicant's explanation for how Village requirements are met; and
3. Site plan, elevations, and floor plans provided by the applicant.

IV. Principal Parties Expected at Meeting:

1. Mr. Ter-Arutyunov, architect for the property owner/applicant; and
2. Interested members of the public.



6818 Lexington Lane



Request for a Variation 6818 Lexington Lane August, 2016





MIKE SHIVELY
ARCHITECTURE

Friday, July 15, 2016

ATTN: Bruce Sylvester
Zoning Department
Village of Niles
1000 Civic Center Drive
Niles, IL 60714

To whom it may concern:

The proposed plans concerning 6818 N Lexington Lane are being resubmitted for a building permit with revisions and a zoning variance. The scope of work is to expand the existing screen porch per proposed plans.

Per your request, here is a description of the scope for 6818 Lexington. The footprint we submitted for this porch structure does not deviate from the original footprint submitted for preliminary zoning review in November. The dimensions from the proposed building addition to the property line are as follows:
22'-1" from the proposed screen porch to the side property line and
3'-0" from the proposed shed to the side property line
27'-6 1/2" from the cantilevered bay corner to the rear property line;
30'-3 3/4" from the foundation corner to the rear property line

The scope is to:

- remove existing enclosed porch framing
- extend existing porch foundation NW
- frame new enclosed porch with cantilevered window seat
- cantilevered window seat and 10 SF of porch addition encroach in rear yard setback (a Variance application is being submitted for this encroachment, please see the Variance application questionnaire for a description of reasons for the encroachment and our request or a variance)
- enclosed porch addition will be a slab on grade to match existing and will be unconditioned space

Please let us know if we can provide anything else to help expedite this permit process.

Greg Ter-Arutyunov

Requirements for receiving a Zoning Variation From the Village of Niles

As part of your application, please provide written responses explaining how your requested variation meets ALL of the following requirements, as found in the Village of Niles Code of Ordinances, Appendix B, Section XI(E)(2):

- (1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

THE EXISTING REAR SETBACK LINE IS AT A SHARP (66°) ANGLE MISALIGNED FROM THE BUILDING'S NORTH-SOUTH ORIENTATION. THIS CIRCUMSTANCE GREATLY COMPROMISES THE ABILITY TO MAKE THE PORCH A REASONABLE SIZE.

- (2) That the plight of the owner is due to unique circumstances;

THE UNIQUE CIRCUMSTANCE HAS TO DO WITH THE SHAPE OF THE LOT CREATED BY THE SUBDIVISION AND WE ARE REQUESTING THAT THE SMALL JOSEF TRIANGLE PROPOSED BE ACCEPTED AS A NATURALLY-APPROPRIATE ADDITION TO THE SCREEN PORCH.

- (3) That the variation, if granted, will not alter the essential character of the locality.

THE ESSENTIAL CHARACTER OF THE HOME AND NEIGHBORHOOD IS RESPECTED AND PRESERVED. THE PROPOSED DESIGN ADHERES TO THE HOMES MID-CENTURY ARCHITECTURAL AESTHETIC. MANY OTHER HOMES IN THIS NEIGHBORHOOD ENCRANCH UPON THE REAR YARD SETBACK.

Furthermore, you will need to prove that all of the following requirements from Village of Niles Code of Ordinances, Appendix B, Section XI(E)(2)(b) are also satisfied by your request:

1. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

TO ADHERE TO THE PARTICULAR ANGLED SET-BACK LINE WOULD CREATED EITHER A SIGNIFICANTLY SMALL, NEARLY UNUSABLE ADDITION OR AN AWKWARDLY-SHAPED STRUCTURE NOT IN CONCERT WITH THE HOUSE OR LOCALITY, IN BOTH CASES SUBSTANTIALLY IMPAIRING PROPERTY VALUE

2. That the conditions upon which the petition for variation is based would not be applicable generally to AND other property within the same zoning classifications; APPEARANCE

THIS SET-BACK CONDITION AND THE PROPOSED DESIGN IS UNIQUE TO THIS PROPERTY AND NOT GENERALLY APPLICABLE TO ANOTHER PROPERTY.

3. That the alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this ordinance;

THIS HARDSHIP IS A RESULT OF EXISTING PROPERTY SET-BACK GEOMETRY, NOT THE CREATION OF ANY PERSON WITH AN INTEREST IN THE PROPERTY.

4. That the granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located; or

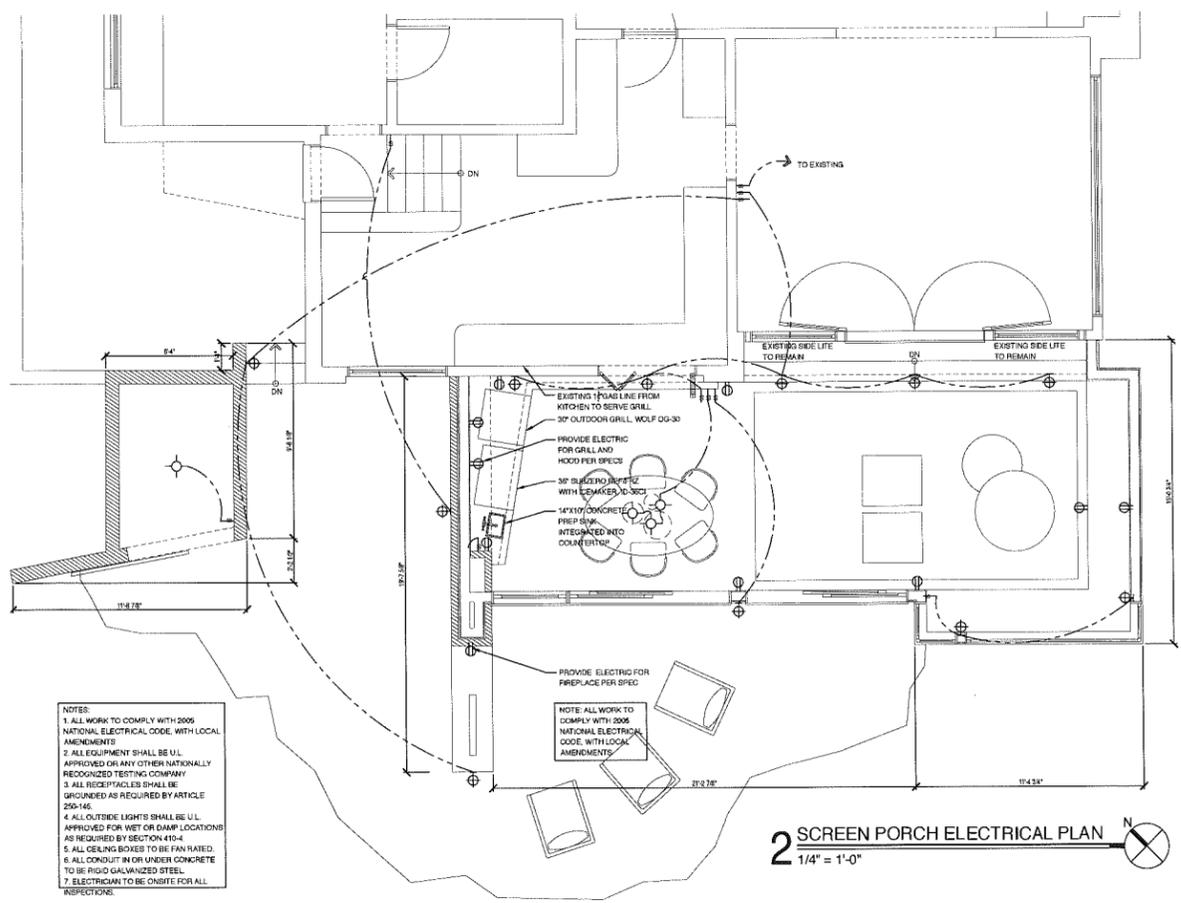
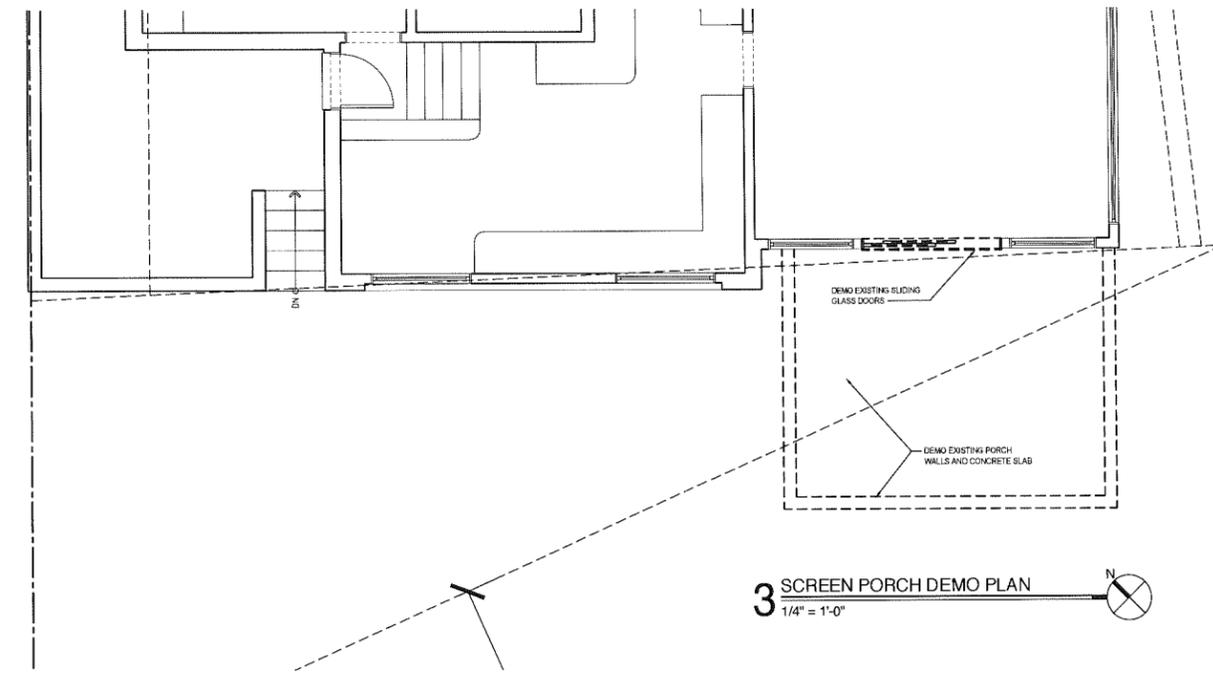
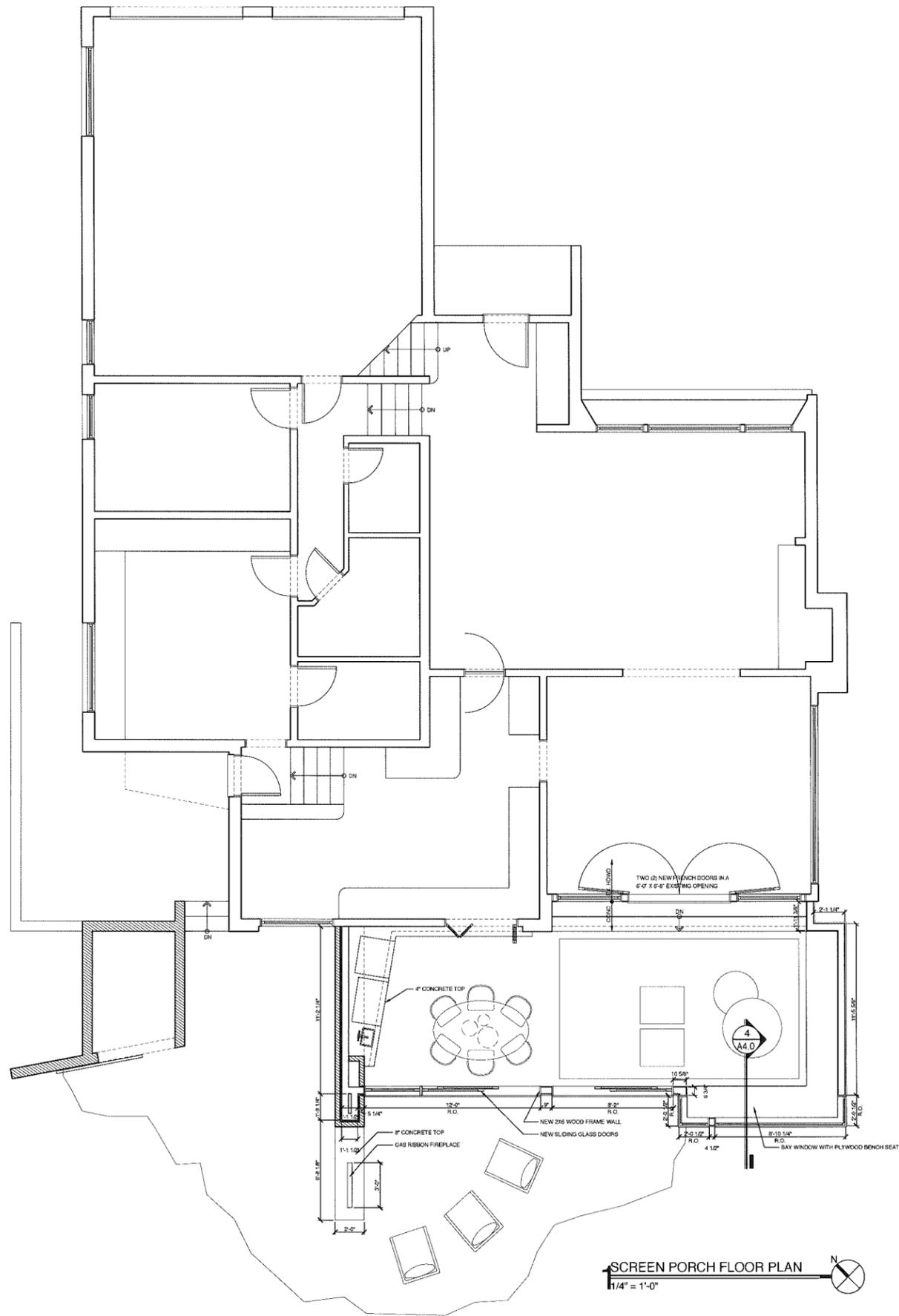
GRANTING THIS JOSEF TRIANGLE IN THE BACK YARD OF THIS RESIDENCE AFFECTS NO OTHER RESIDENCE OR RIGHT-OF-WAY AND FULLY-CONTAINED WITHIN THE YARD.

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

THE PROPOSED VARIATION WOULD RESULT IN A VERY SELF-CONTAINED ADDITION OF A SINGLE-STORY SCREEN PORCH WHICH FOLLOWS THE EXISTING ROOF SLOPES OF THE HOUSE, NOT AT ALL ADVERSE TO THE SURROUNDING

Your explanation of/answer to the questions listed above will be the basis for a decision from the Plan Commission and Zoning Board of Appeals. It is incumbent upon YOU to explain how these Village Ordinance requirements are satisfied by your request. Failure to satisfy all of the requirements above may result in the Village denying your requested variation.

FURTHER, THE PURPOSE OF THE SCREEN PORCH ADDITION IS TO PROVIDE THE FAMILY WITH MORE NATURAL LIGHT AND FRESH AIR.



220 North Green Street
Chicago, IL 60607
773 272 0022
mikesshively.com

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Niles, Illinois.

IL Licensed Architect
001.020210 Expires 11.30.16

PROPOSED PLAN AND ELECTRIC PLAN

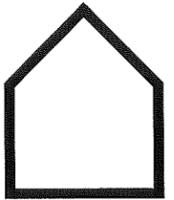
TREGONING RESIDENCE
6818 N Lexington Lane
Niles, IL 60714
Project Number: 1501

Revisions:

1. CLIENT MEETING	10.17.15
2. CLIENT MEETING	11.3.15
3. CLIENT MEETING	12.22.15
4. CLIENT MEETING	04.12.16
5. PERMIT SET	06.22.16
6.	
7.	
8.	
9.	

Plot Date: 06.22.16

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A2.0

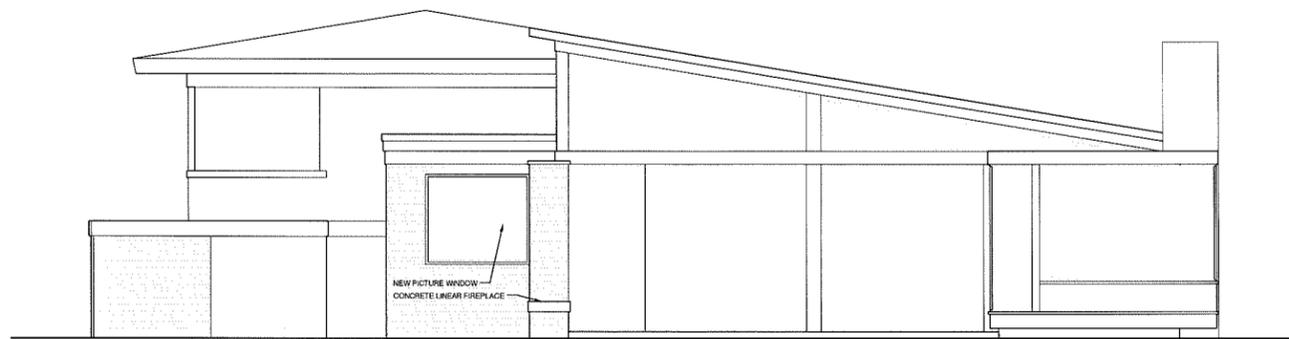


**MIKE SHIVELY
ARCHITECTURE**

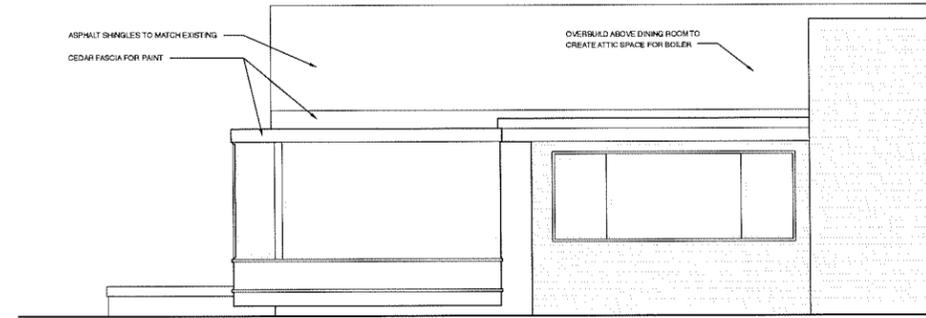
220 North Green Street
Chicago, IL 60607
773 272 0022
mikeshively.com

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Niles, Illinois

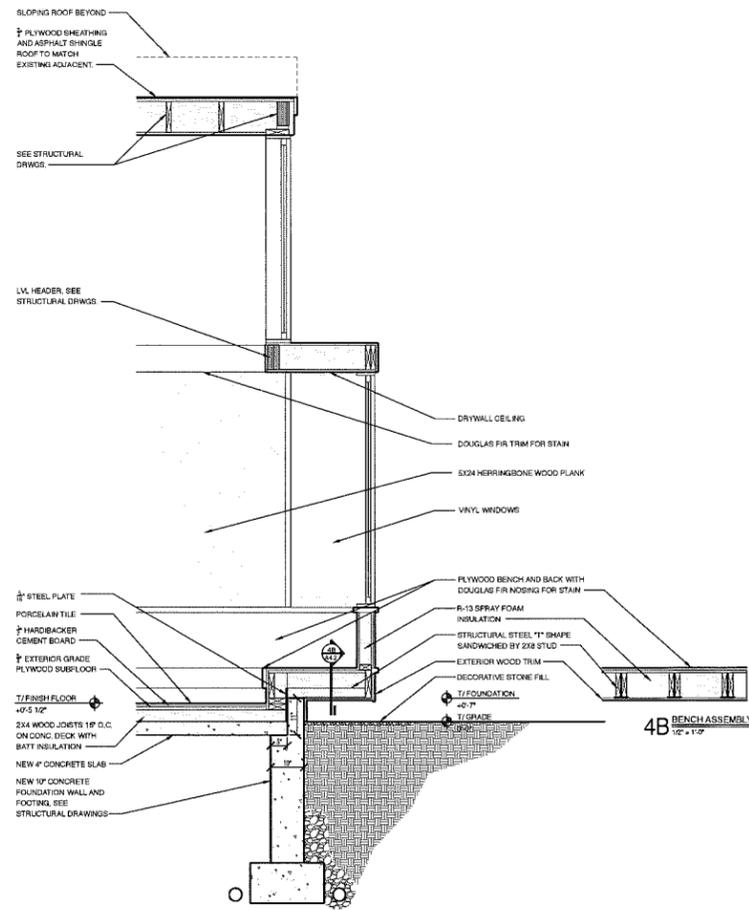
IL Licensed Architect
001.020210 Expires 11.30.16



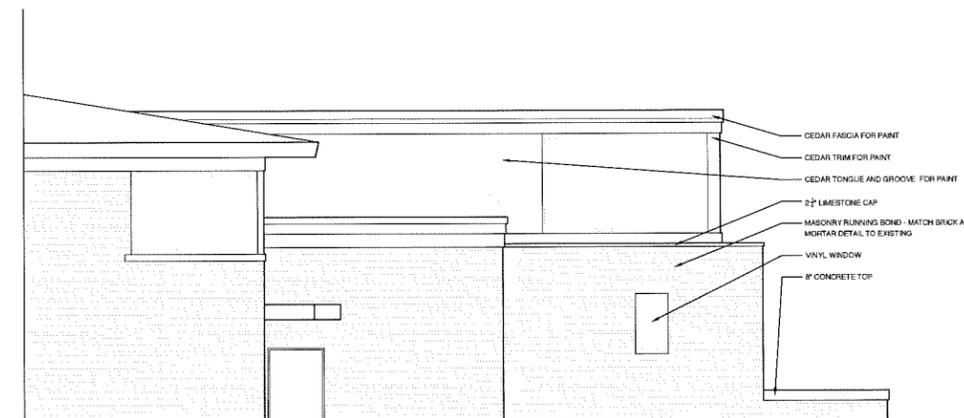
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 WALL SECTION AT CANTILEVER BAY
1/2" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

**EXTERIOR
ELEVATIONS**

**TREGONING
RESIDENCE**

6818 N Lexington Lane
Niles, IL 60714
Project Number: 1501

Revisions:

1.	CLIENT MEETING	10.17.15
2.	CLIENT MEETING	11.3.15
3.	CLIENT MEETING	12.22.15
4.	CLIENT MEETING	04.12.16
5.	PERMIT SET	06.22.16
6.		
7.		
8.		
9.		

Plot Date: 6.22.16

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BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Authorizing the Execution and Delivery of a Second Amendment to Bond and Loan Agreement Relating to the Village of Niles, Cook County, Illinois Revenue Bonds (Alliance for Character in Education Project) Series 2009; Approving Certain Other Documents; and Authorizing and Approving Certain Related Matters

Meeting Date 8/23/2016 Item Number 6
Requested by Finance Department Action Requested ORDINANCE
Prepared by Finance Department Assigned to: Trustee LoVerde

ATTACHMENTS:

Table with 2 columns: Type, Description. Rows include Ordinance (Bond Ordinance), Executive Summary (Summary Memo), and Backup Material (Amendment to the Agreement).

MOTION

I move for Board approval of the Ordinance Authorizing the Execution and Delivery of a Second Amendment to Bond and Loan Agreement Relating to the Village of Niles, Cook County, Illinois Revenue Bonds (Alliance for Character in Education Project) Series 2009; Approving Certain Other Documents; and Authorizing and Approving Certain Related Matters.

REASON FOR REQUEST / BACKGROUND

In 2010, Northridge Preparatory School, Inc. ("Northridge") became a separate not-for-profit entity in order to operate Northridge Prep separate and apart from Alliance. In addition, Alliance is in the process of changing its legal name to Willows Academy (as successor to Alliance, "Willows") as the sole operator of The Willows Academy. Willows and Northridge currently desire to separate all of their operations and operate independently of one another and subsequently amend the Bond documents to provide for Willows and Northridge to be jointly and severally liable for payment on the Bonds as co-borrowers (Willows and Northridge together being the "Borrowers"). The Borrowers and the Purchaser have agreed to modify the terms of the Bonds to effect the foregoing. The Finance Committee recommended approval at their meeting on July 20, 2016.

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 []

Niles, Illinois

August 23, 2016

The President and Board of Trustees (the “*Board*”) of the Village of Niles, Cook County, Illinois, met at a regular meeting at the City Council Chambers, located at 1000 Civic Center Drive, Niles, Illinois, on August 23, 2016, at 8:00 o’clock, P.M. The meeting was called to order and there were present Andrew Przybylo, Village President, presiding, and the following named Trustees:

and the following Trustees were absent:

* * *

The Clerk announced to the Board that the next agenda item was consideration of the adoption of Ordinance No. 2016-___ entitled, “ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND AMENDMENT TO BOND AND LOAN AGREEMENT RELATING TO THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS REVENUE BONDS (ALLIANCE FOR CHARACTER IN EDUCATION PROJECT) SERIES 2009; APPROVING CERTAIN OTHER DOCUMENTS; AND AUTHORIZING AND APPROVING CERTAIN RELATED MATTERS” (the “*Ordinance*”).

Whereupon Trustee _____ moved that the Ordinance be adopted; which motion was then seconded by Trustee _____.

After due consideration of the Ordinance by the Board, the Village President put the question to a vote and upon the roll being called, the following voted:

Aye: _____

Nay: _____

Whereupon the Village President declared the Ordinance duly adopted, signed his approval thereto in open session as evidence of his approval, caused it to be attested under seal by the Village Clerk and declared it to be in full force and effect.

*** *** ***

On motion and vote the meeting adjourned.

Village President

(SEAL)

Attest:

Village Clerk

ORDINANCE NO. 2016-__

ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND AMENDMENT TO BOND AND LOAN AGREEMENT RELATING TO THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS REVENUE BONDS (ALLIANCE FOR CHARACTER IN EDUCATION PROJECT) SERIES 2009; APPROVING CERTAIN OTHER DOCUMENTS; AND AUTHORIZING AND APPROVING CERTAIN RELATED MATTERS.

WHEREAS, the Village of Niles, Cook County, Illinois (the “*Issuer*”), is a municipal corporation and home rule unit of government duly organized and existing under the laws of the State of Illinois and is authorized pursuant to its powers as a home rule unit of government as set forth in Article VII, Section 6 of the Constitution of the State of Illinois, as amended (the “*Act*”), to issue its revenue bonds to refinance the cost of the acquiring, constructing, renovating and equipping educational facilities for the benefit of residents of the Village of Niles, Illinois; and

WHEREAS, pursuant to and in accordance with the provisions of the Bond and Loan Agreement dated as of April 1, 2009 (as heretofore amended, the “*Existing Agreement*”) among the Issuer, Alliance for Character in Education, an Illinois not-for-profit corporation (now known as Willows Academy, “*Willows*”) and First American Bank (the “*Bank*”), the Issuer issued its Revenue Bonds (Alliance For Character In Education Project) Series 2009 (the “*Bonds*”), in an aggregate principal amount of \$4,908,307.82, of which \$3,495,076.89 is currently outstanding, to refinance the costs of certain educational facilities owned by Willows; and

WHEREAS, at the request of Willows and the Bank, the Issuer has agreed to amend certain provisions of the Existing Agreement to add Northridge Preparatory School, Inc., an Illinois not-for-profit corporation (together with Willows, the “*Borrowers*”), as jointly and severally liable under the Existing Agreement for payment on the Bonds; and

WHEREAS, Section 9.4 of the Existing Agreement authorizes the amendment of the Existing Agreement with the consent of the parties thereto; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1. Incorporation of Preambles. The President and Board of Trustees of the Issuer hereby find that all of the recitals contained in the preambles to this Ordinance are full, true and correct and do incorporate them into this Ordinance by this reference.

Section 2. Authorization of Execution and Delivery of Second Amendment to Agreement. The Second Amendment to Bond and Loan Agreement (the “*Second Amendment*”) among the Issuer, the Borrowers and the Bank, in substantially the form presented at this meeting and on file with the Village Clerk and containing substantially the terms and provisions set forth therein, is hereby authorized, approved and confirmed, and the form, terms and provisions of the Second Amendment are hereby approved, with such changes and revisions therein as shall be approved by the officers of the Issuer executing and attesting the same, their signatures thereon to constitute conclusive evidence of such approval, and the Village President and the Village Clerk are hereby authorized and directed to execute, attest, seal and deliver the Second Amendment.

Section 3. Authentication and Delivery of the Amended Bonds. As set forth in the Second Amendment, amended Bonds shall be executed on behalf of the Issuer by the manual or facsimile signature of the Village President and by the manual or facsimile signature of the Village Clerk and shall have impressed manually or printed by facsimile thereon the official seal of the Issuer. The Village Clerk shall deliver the amended Bonds to First American Bank, as Bond Registrar (the “*Bond Registrar*”) for authentication in exchange for the existing Bonds, which shall be cancelled by the Bond Registrar.

Section 4. Authorization of Ancillary Documents. The Village President and the Village Clerk of the Issuer are hereby authorized and directed to execute, attest, seal and deliver any and all documents and certificates, and do any and all things deemed necessary to effect the

execution and delivery of the Second Amendment, including one or more Tax Exemption Certificate and Agreements and related documents, and to carry out the intent and purposes of this Ordinance, including the preambles hereto. In the absence of the Village President and/or Village Clerk, any other officer or official of the Issuer authorized to do so under Illinois law may execute documents or take such other actions required or contemplated by this Ordinance.

Section 5. Designation of Bond Counsel. Chapman and Cutler LLP, Chicago, Illinois, is hereby authorized to act as bond counsel ("*Bond Counsel*") in connection with the amendment of the Existing Agreement.

Section 6. Authorization and Ratification of Subsequent Acts. All acts of the officials of the Issuer which are in conformity with the purposes and intent of this Ordinance and in furtherance of the amendment of the Existing Agreement be, and the same hereby are, in all respects, ratified, approved and confirmed.

Section 7. Ordinance Not Repealable. This Ordinance shall not be repealable until the Bonds and the interest thereon shall have been fully paid, cancelled and discharged.

Section 8. Severability. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

Section 9. Effective Date and Repealer. This Ordinance shall become effective immediately upon passage, and all resolutions or ordinances in conflict herewith are repealed to the extent of the conflict.

Adopted August 23, 2016.

VILLAGE OF NILES, COOK COUNTY, ILLINOIS

Village President

[SEAL]
Attest:

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Niles, Cook County, Illinois (the "*Village*"), and that as such official I am keeper of the journal of proceedings, books, records, minutes and files of the Village and of the President and Board of Trustees thereof (the "*Board*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Board held on the 23rd day of August, 2016 (the "*Meeting*"), insofar as same relates to the adoption of an ordinance authorizing the amendment of documents relating to revenue bonds for certain educational facilities owned by Willows Academy and Northridge Preparatory School, Inc., and a true, correct and complete copy of said ordinance as adopted at said meeting is also attached hereto.

I do further certify that the deliberations of the Board on the adoption of said ordinance were taken openly; that the vote on the adoption of said ordinance was taken openly; that the Meeting was held at a specified time and place convenient to the public; that notice of the Meeting was duly given to all newspapers, radio or television stations, and other news media requesting such notice; that an agenda (the "*Agenda*") for the Meeting was posted at the location where the Meeting was held and at the principal office of the Board (both such locations being at Village Hall) at least 48 hours in advance of the Meeting and also not later than 5:00 p.m. on the Friday prior to the Meeting and that the Agenda remained continuously posted at said locations until the final adjournment of the Meeting; that said Agenda contained a separate specific item relating to the consideration of said ordinance and *that a true, correct, and complete copy of said Agenda as so posted is attached to this certificate*; that the Meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and the Illinois Municipal Code, as amended; and that the Board has complied with all of the provisions of such Act and Code and with all of the procedural rules of the Board in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 23rd day of August, 2016.

Village Clerk

(SEAL)

[ATTACH AGENDA]



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Approving an Economic Incentive Agreement with Golf Mill Ford

Meeting Date 8/23/2016 Item Number 7
Requested by Charles Ostman, Director of Community Development Action Requested RESOLUTION
Prepared by Ross Klicker, Economic Development Coordinator Assigned to: Trustee McCreery

ATTACHMENTS:

Table with 2 columns: Type and Description. Rows include Resolution, Exhibit, Department Memo, Backup Material, etc.

MOTION

I move for Board approval of a resolution approving an Economic Incentive Agreement with Golf Mill Ford.

REASON FOR REQUEST / BACKGROUND

Golf Mill Ford will be making an approximate \$1.7 Million investment into their property to expand their service department and expand their "Quick Lane". This improvement will allow Golf Mill Ford to offer enhanced service capabilities which is intended to increase overall sales at the facility. The Proposed Economic Incentive Agreement will allow Golf Mill Ford to make these needed improvements. If approved the Economic Incentive Agreement would share sales tax collections with Golf Mill Ford for a period of 6 years on a 50/50% basis with the Village, but only after a baseline of sales tax collection is met first. It should be noted that this baseline has been set at a level that will only share the increase in sales tax collection above what was achieved in previous years.

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-

A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH GOLF MILL MOTOR SALES INC, AND VILLAGE OF NILES FOR THE IMPROVEMENT OF 9401 N. MILWAUKEE AVENUE AND CERTAIN INCENTIVES, INCLUDING SHARING OF RETAILERS' TAX REVENUES

WHEREAS, the Village of Niles ("Village") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, Section 8-11-20 of the Illinois Municipal Code, 65 ILCS 5/8-11-20, authorizes Illinois municipalities to enter into economic incentive agreements for the development or redevelopment of land within their corporate limits and, pursuant thereto, to share or rebate portions of the retailers' occupation tax received by the municipality attributable to the development or redevelopment of the property under the following conditions, among others:

1. That the property subject to the agreement is currently developed and has been and continues to be underutilized in excess of one year;
2. That the development or redevelopment project is expected to create or retain job opportunities within the municipality;
3. That the project will serve to further the development of adjacent areas;
4. That without the agreement, the project would not be possible;
5. That the developer meets high standards of creditworthiness and financial strength as demonstrated by one or more of the following: (a) corporate debenture ratings of BBB or higher by Standard & Poor's Corporation or Baa or higher by Moody's Investors Service, Inc.; or (b) a letter from a financial institution with assets of \$10,000,000 or more attesting to the financial strength of the developer; or (c) specific evidence of equity financing for not less than 10% of the total project costs;
6. That the project will strengthen the commercial sector of the municipality;
7. That the project will enhance the tax base of the municipality; and
8. That the agreement is made in the best interest of the municipality.

WHEREAS, Golf Mill Motor Sales Inc., leases certain property located at 9401 N. Milwaukee Avenue, Niles, Illinois ("Property"); and

WHEREAS, Golf Mill Motor Sales Inc., has proposed to the Village that it enter into a certain economic incentive agreement, attached hereto as Exhibit "A" and incorporated herein by reference as if fully set forth, for the sharing of the municipal retailers' occupation tax received attributable to the improvement of the Property; and

WHEREAS, Golf Mill Motor Sales Inc., have further represented to the Village that the sharing of municipal retailers' occupation tax revenue is essential to enable the improvement of the Property, and that they would not be able to improve the Property without such tax revenue sharing; and

WHEREAS, after due consideration and investigation of the Golf Mill Motor Sales Inc., proposal, the Board of Trustees of the Village find that the proposed sharing of the retailers' occupation tax from the redevelopment of the Property is appropriate and meets the requirements of Section 8-11-20 of the Illinois Municipal Code therefor as follows:

1. That the property subject to the agreement is currently developed and has been and continues to be underutilized in excess of one year; and
2. That the improvement of the Property will create new jobs within the Village; and
3. That the redevelopment project will serve to maintain and further stimulate development of properties along and adjacent to Golf Mill Ford; and
4. That, based upon representations by and information from Golf Mill Motor Sales Inc., without the Economic Incentive Agreement, the improvement of the Property would not be possible; and
5. That Golf Mill Motor Sales Inc., meets high standards of creditworthiness and financial strength, as demonstrated by specific evidence of equity financing for not less than 10% of the total project costs; and
6. That the redevelopment project will strengthen the commercial sector of the municipality by enhancing retail sales at Golf Mill Ford; and
7. That the project will enhance the tax base of the municipality by generation of additional retailers' occupation tax revenues; and
8. That entering into the Economic Incentive Agreement is in the best interest of the Village.

WHEREAS, the creation of jobs, generation of additional retailers' occupation taxes, and the maintenance and improvement of Golf Mill Ford, which will result from the Village's entry

into the Economic Incentive Agreement, will contribute to the soundness and stability of the Village; and

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: That the recitals set forth above are hereby incorporated herein and made a part hereof.

SECTION 2: That the upon the findings set forth in the foregoing recitals, the Board of Trustees of the Village hereby determines that the entry of the Village into the Economic Incentive Agreement, attached hereto as Exhibit "A" is authorized and appropriate.

SECTION 3: That the Mayor is hereby authorized to execute the Economic Incentive Agreement on behalf of the Village, and the Village Clerk to attest thereto.

SECTION 4: That the Mayor, the Village Manager, the Village Attorney, and such other Village officers and staff are further authorized to execute all documents and perform all other acts necessary to carry out the Economic Incentive Agreement.

SECTION 5: That all other ordinances and resolutions, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

SECTION 6: That this Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED: This 23rd day of August, 2016

AYES:

NAYS:

ABSENT:

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 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 Redevelopment Agreement with Niles Investment LLC for the Property Located at 7025-7045 N. Milwaukee Avenue

Meeting Date 8/23/2016 Item Number 8
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, Agreement, Exhibit A, Exhibit C, Exhibit D.

MOTION

I move for Board approval of a Resolution authorizing a Redevelopment Agreement with Niles Investment LLC for the property located at 7025-7045 N. Milwaukee Avenue.

REASON FOR REQUEST / BACKGROUND

Niles Investment LLC presented at the May 18, 2016 Finance Committee a request for Tax Increment Financing Assistance to complete the development commonly known as Harts Plaza at 7025-7045 N. Milwaukee. This property is located within the existing Milwaukee-Touhy TIF District and is eligible for this request.

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 REDEVELOPMENT AGREEMENT WITH NILES INVESTMENTS LLC FOR THE PROPERTY LOCATED AT 7025 TO 7045 NORTH MILWAUKEE AVE., NILES, ILLINOIS

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunity within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to finance development in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, the Village strongly supports increased economic development to provide additional jobs for residents of the Village, to expand retail business and commercial activity within the Village and to develop a healthy economy and stronger tax base.

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 Redevelopment Agreement with Niles Investments LLC.

PASSED: This 23rd day of August, 2016

YEAS:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Resolution for a Bid Award and Authorizing a Contractual Agreement with Acres Group for the Fall 2016/Spring 2017 Tree Planting Program

Meeting Date 8/23/2016 Item Number 9
Requested by Mary Anderson, Public Services Director Action Requested RESOLUTION
Prepared by Fred Braun, Streets Superintendent Assigned to: Trustee Matyas

ATTACHMENTS:

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

MOTION

I move for Board approval of a resolution for a bid award and authorizing a contractual agreement with Acres Group for the Fall 2016/Spring 2017 Tree Planting Program in the amount of \$54,860.

REASON FOR REQUEST / BACKGROUND

Acres Group was the lowest, qualified bidder. This program will be used to replace hundreds of trees that were irreparably damaged due to the Emerald Ash Borer and other various reasons.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG# 1440 Total Amount for Approval \$54,640
ACCT# 3810 Budget Amount \$60,000
Variance \$(5,360)

RESOLUTION 2016-

RESOLUTION AUTHORIZING A BID AWARD AND CONTRACT WITH ACRES GROUP FALL 2016 AND SPRING 2017 TREE PLANTING PROGRAM

WHEREAS, the Village sought bid proposals for the award of the tree planting program for Fall 2016 and Spring 2017; and

WHEREAS, Acres Group., of Roselle, Illinois, ("*Acres*"), submitted the lowest responsible bid proposal to the Village; and

WHEREAS, the President and Board of Trustees have determined that entering into the Contract with Acres will serve and be in the best interest of the Village.

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

SECTION 1: Recitals. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the President and Board of Trustees.

SECTION 2: Authorization of Contract. The Contract between the Village and Acres is attached to this Resolution as Exhibit A.

SECTION 3: Execution of Contract. The President is hereby authorized to execute and the Village Clerk shall attest, on behalf of the Village, the Contract upon receipt by the Village Clerk at least one original copy of the Contract executed by Acres; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest shall, at the option of the President and Board of Trustees, be null and void.

SECTION 4: Effective Date. This Resolution shall be in full force and effect upon its passage and approval by a majority of the members of the Board of Trustees.

- PASSED:** This 23rd day of August, 2016
- YEAS:**
- NAYS:**
- ABSENT:**
- ABSTAIN:**

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

VILLAGE OF NILES
MINUTES FOR BID OPENING
August 17, 2016

FALL 2016/SPRING 2017 TREE PLANTING PROGRAM

A public meeting for the purpose of opening bids for the above program was called to order at 3:00 P.M. on August 17, 2016, in the Conference Room of the Administration Building, 1000 Civic Center Drive, Niles, Illinois.

Present:

Joe Brancato	Brancato Landscaping Inc.
Jeff Dumas	Acres Group
Steve Vinezeano	Village Manager, VON
Susan Bus	Purchasing Agent, VON
Tony Dati	Forester, VON
Jill Ostman	Purchasing Asst., VON

The Bids were opened and read as follows:

FALL 2016/SPRING 2017 TREE PLANTING PROGRAM

Acres Group	\$ 54,860.00
Brancato Landscaping Inc.	\$ 57,650.00
St. Aubin Nursery	\$ 62,370.00
Arthur Weiler, Inc.	\$ 65,470.00

Those present were advised that the proposals would be reviewed by the Forest Department and the contract will be awarded at the Village of Niles Board Meeting on August 23, 2016.


Susan Bus, CPPB

VILLAGE OF NILES

PUBLIC BID OPENING

August 17, 2016
3:00 P.M.

FALL 2016/SPRING 2017 TREE PLANTING PROGRAM

BIDDER	BID AMOUNT	BID BOND	CHECK
Acres Group Wauconda, IL	54,860 ⁰⁰	✓	
Brancato Landscaping Inc. Elk Grove Village, IL	57,650 ⁰⁰	✓	
St. Aubin Nursery Kirkland, IL	62,370 ⁰⁰	✓	
Arthur Weiler, Inc. Zion, IL 60099	65,470 ⁰⁰		✓



BOARD AGENDA ITEM EXPLANATION FORM



Resolution for a Bid Award and Authorizing a Contractual Agreement with A Lamp for the Construction of the Oak Park Bioswale and Permeable Pavement Parking Lot

Meeting Date 8/23/2016

Item Number 10

Requested by Mary Anderson, Director of Public Services

Action Requested BID AWARD

Prepared by Tom Powers, Village Engineer

Assigned to: Trustee LoVerde

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Agreement	Contract
<input type="checkbox"/> Backup Material	bid proposal part 1
<input type="checkbox"/> Backup Material	bid proposal part 2
<input type="checkbox"/> Minutes	Meeting Minutes
<input type="checkbox"/> Backup Material	bid tab

MOTION

I move for board approval of a resolution for a bid award and authorizing a contractual agreement with A Lamp Concrete Contractors Inc., to construct the Oak Park Bioswale and Permeable Pavement Parking Lot in the amount of \$405,000.00

REASON FOR REQUEST / BACKGROUND

Bids were received from five firms for the Oak Park Bioswale and Permeable Pavement Project. A Lamp provided the lowest responsive/responsible bid of \$490,111.35 and has met all bid requirements. Staff reduced the project scope to comply with the MWRD IGA requirements while also delivering the project on budget. Construction engineering for this project will be managed in house. The MWRD has agreed to reimburse the Village for 50% of the project cost up to \$200,000.00

The next lowest responsive bid price was from Industria in the amount of \$498,438.00

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG#	<input type="text" value="5060"/>	Total Amount for Approval	<input type="text" value="\$405,000"/>
ACCT#	<input type="text" value="3810"/>	Budget Amount	<input type="text" value="\$405,000"/>
		Variance	<input type="text" value="\$0"/>

RESOLUTION 2016-

RESOLUTION AUTHORIZING A BID AWARD AND CONTRACT WITH A LAMP CONCRETE CONTRACTING INC., TO CONSTRUCT THE OAK PARK BIOSWALE AND PERMEABLE PAVEMENT PARKING LOT

WHEREAS, the Village sought bid proposals for the award of the Oak Park Bioswale and Permeable Pavement Parking Lot construction; and

WHEREAS, A Lamp Concrete Contracting, Inc., of Schaumburg, Illinois, (“A Lamp”), submitted the lowest responsive/responsible bid proposal to the Village; and

WHEREAS, the President and Board of Trustees have determined that entering into the Contract with A Lamp will serve and be in the best interest of the Village.

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

SECTION 1: Recitals. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the President and Board of Trustees.

SECTION 2: Authorization of Contract. The Contract between the Village and A Lamp is attached to this Resolution as Exhibit A.

SECTION 3: Execution of Contract. The President is hereby authorized to execute and the Village Clerk shall attest, on behalf of the Village, the Contract upon receipt by the Village Clerk at least one original copy of the Contract executed by A Lamp; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest shall, at the option of the President and Board of Trustees, be null and void.

SECTION 4: Effective Date. This Resolution shall be in full force and effect upon its passage and approval by a majority of the members of the Board of Trustees.

- PASSED:** This 23rd day of August, 2016
- YEAS:**
- NAYS:**
- ABSENT:**
- ABSTAIN:**

APPROVED by me this 23rd day of August, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

VILLAGE OF NILES
MINUTES FOR BID OPENING
August 10, 2016

OAK PARK BIOSWALE AND PERMEABLE PAVEMENT PARKING LOT

A public meeting for the purpose of opening bids for the above program was called to order at 3:00 P.M. on August 10, 2016, in the Conference Room of the Administration Building, 1000 Civic Center Drive, Niles, Illinois.

Present:

Lev Ladzyga	Industria, Inc.
Al Zikis	A Lamp Concrete Contractors
Susan Bus	Purchasing Agent, VON
Dan Randolph	Engineer, VON
Jill Ostman	Purchasing Asst., VON

The Bids were opened and read as follows:

OAK PARK BIOSWALE AND PERMEABLE PAVEMENT PARKING

KGI Landscaping	\$ 456,833.00
A Lamp Concrete Contractors	\$ 490,111.35
Industria, Inc.	\$ 498,438.00
Rabine Paving, LLC	\$ 600,515.16
Martam Construction	\$ 815,914.56

Those present were advised that the proposals would be reviewed by the Engineering Department and the contract will be awarded at the Village of Niles Board Meeting on August 23, 2016.



Susan Bus, CPPB

VILLAGE OF NILES

PUBLIC BID OPENING

August 10, 2016
3:00 P.M.

OAK PARK BIOSWALE AND PERMEABLE PAVEMENT PARKING LOT

BIDDER	BID AMOUNT	Addendum #1	Addendum #2	Bid Bond	Check
A Lamp Concrete Contractors Schaumburg, IL	490,111 ³⁵ / ₁₀₀	✓	✓	✓	
Industria, Inc. Des Plaines, IL	498,438 ⁰⁰ / ₁₀₀	✓	✓	✓	
KGI Landscaping Skokie, IL	456,833 ⁰⁰ / ₁₀₀	✓	✓	✓	
Martam Construction Elgin, IL	815,914 ⁵⁶ / ₁₀₀	✓	✓	✓	
Rabine Paving, LLC Schaumburg, IL	600,515 ¹⁶ / ₁₀₀				

VILLAGE OF NILES

SIGN IN SHEET

Public Bid Opening
August 10, 2016

3:00 P.M.

OAK PARK BIOSWALE AND PERMEABLE PAVEMENT PARKING LOT

Name

(Please Print)

Company

SUSAN BUS

VON

Jill Ostman

VON

DAN RANDOLPH

V.O.N.

LEU LADZYGA

INDUSTRIA. INC

AL ZIKIS

ALAMP



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Contractual Agreement with Pace, the Suburban Bus Division of the Transportation Authority for the Route 270 Entitlement Agreement

Meeting Date 8/23/2016 Item Number 11
Requested by Mary Anderson, PWLF, Public Services Director Action Requested RESOLUTION
Prepared by Mary Anderson, PWLF, Public Services Director Assigned to: Trustee Matyas

ATTACHMENTS:

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

MOTION

I move for Board approval of a resolution authorizing a contractual agreement with Pace, the Suburban Bus Division of the Transportation Authority, for the Route 270 Entitlement Agreement for the period of September 1, 2016 through September 1, 2018.

REASON FOR REQUEST / BACKGROUND

The Niles Free Bus Modernization Plan implemented in May contained a gap in service along the southern end of Milwaukee Avenue Route 270 due to limited ridership. In an effort to serve this limited ridership, Pace agreed to work with the Village of Niles to provide free access via the Ventra card system. This agreement is expected to cost approximately \$800 annually based on current ridership experience.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? No

ORG# 6140 Total Amount for Approval \$534 prorated
ACCT# 3135 Budget Amount \$700
Variance \$(166)

RESOLUTION 2016-

RESOLUTION AUTHORIZING A CONTRACTUAL AGREEMENT WITH PACE, THE SUBURBAN BUS DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY FOR THE USE OF ENTITLEMENT ON ROUTE 270

WHEREAS, Pace was established pursuant to the Regional Transportation Authority Act (70 ILCS 361511.01 et seq.) for the purpose of providing public transportation by bus; and

WHEREAS, Pace currently operates Route 270 which provides service between Golf Mill Shopping Center in Niles and Jefferson Park Transit Center in Chicago; and

WHEREAS, Pace and the Village discussed the use of an Entitlement on Route 270 that would allow Niles residents to ride Route 270 for free; and

WHEREAS, a cooperative Intergovernmental Agreement is appropriate and such an Agreement is authorized by Article VII, Section 10 of the Illinois Constitution and the "Intergovernmental Cooperation Act," 5 ILCS 22011 et seq.

WHEREAS, Pace and the Village desire to establish their respective responsibilities regarding the use of Entitlement on Route 270.

NOW, THEREFORE, BE IT RESOLVED that the President and Board of Trustees of the Village of Niles, Cook County, Illinois, do hereby authorize the President or his designee of the Village of Niles to execute an Entitlement Agreement with Pace, the Suburban Bus Division of the Transportation Authority.

PASSED: This 23rd day of August, 2016

YEAS:

NAYS:

ABSENT:

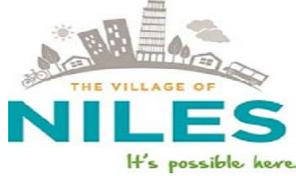
ABSTAIN:

APPROVED by me this 23rd day of August, 2016.

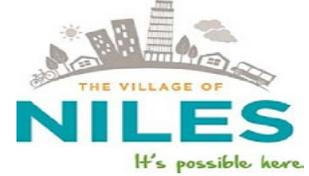
President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 23rd day of August, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Board Approval - Investment Policy Revisions

Meeting Date 8/23/2016

Item Number **12**

Requested by Finance Department

Action Requested REQUEST FOR BOARD APPROVAL

Prepared by Finance Department

Assigned to: Trustee LoVerde

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Backup Material	Investment Policy

MOTION

I move for Board approval to accept the amendments to the Village of Niles Investment policy.

REASON FOR REQUEST / BACKGROUND

The Village of Niles last revised its investment policy in 1999. PMA Financial worked with the Village of Niles Finance staff to recommend changes to the Village's policy. These changes were approved by the Finance Committee on July 20, 2016.

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"/>

**VILLAGE OF NILES
INVESTMENT POLICY**

1.0 Policy

It is the policy of the Village of Niles to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Village and conforming to all state and local statutes governing the investment of public funds. The following investment policy is hereby promulgated for use by the Village of Niles.

2.0 Scope

This investment policy applies to the investment activities of all funds of the Village of Niles, except for the Police and Firefighters' Pension Funds which are subject to the order of the Board of Trustees of each respective Fund. The Illinois Compiled Statutes will take precedence except where this policy is more restrictive wherein this policy will take precedence.

3.0 Prudence

The standard of prudence to be used by the investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio.

Investment shall be made with the judgement and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, as well as the probable income to be derived.

Investment officials of the Village of Niles acting in accordance with this investment policy and written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided that material deviations from expectations are reported to the Village Manager in a timely fashion, and appropriate action is taken to control adverse developments.

4.0 Investment Objectives

The primary investment objectives, in order of priority, shall be:

- Legality – The investment activities of the Village will conform with federal, state and local legal requirements.

- Safety – The preservation of capital and protection of investment principal shall be the primary concern of the investment officials in selecting depositories or investments.
- Liquidity – The investment portfolio shall remain sufficiently liquid to meet all operating requirements, which might be reasonably expected.
- Return – The investment officials shall seek to obtain a market average or better rate of return throughout budgetary and economic cycles, taking into account risk, constraints, cash flow, and legal restrictions on investments.

The portfolio should be reviewed periodically as to its effectiveness in meeting the Village’s needs for safety, liquidity, rate of return, diversification and its general performance.

When deposits of Village monies become collected funds, and it is determined that those funds are not needed for immediate disbursement, those funds shall be invested within two working days at prevailing rates of return.

5.0 Delegation of Authority

Management and administrative responsibility for the investment program is hereby delegated to the Director of Finance/Treasurer who, under the delegation of the Board of Trustees, shall establish written procedures for the operation of the investment program.

6.0 Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions.

7.0 Authorized Investment Advisors, Broker/Dealers and Financial Institutions

The Director of Finance/Treasurer shall maintain a list of all investment advisors, broker/dealers and financial institutions authorized by the Village Board to provide investment services, attached hereto as Exhibit A.

It shall be the policy of the Village of Niles to select financial institutions on the following basis:

- **Security:** The Village will not maintain funds in any financial institution that is not covered by the Federal Deposit Insurance Corporation. Furthermore, the Village will not maintain funds in any financial institution not willing or capable of posting required collateral for funds in excess of the FDIC limits.

- **Size:** The Village will not select as depository any financial institution in which Village funds on deposit will exceed 10% of the institutions stated capital stock and surplus.
- **Location:** The Village will maintain operating and investment accounts in financial institutions located within the corporate boundaries of the Village of Niles whenever possible, and when not precluded by other standards of this policy. However, the Village may approve qualified depositories regardless of location.
- **Statement of Conditions:** The Village will maintain for public and managerial inspection the last two sworn statements of resources and liabilities which the institution is required to file with the Commissioner of Banks or the Comptroller of the Currency.
- **Services and Fees:** Fees for banking services shall be mutually agreed to by the depository bank and the Director of Finance/Treasurer on an annual basis.

Investment advisors and broker/dealers shall be selected based upon their overall experience with Illinois municipalities and the Illinois Compiled Statutes with regard to the Investment of Public Funds Act. Broker/dealers will also be selected on the basis of credit worthiness as well as their ability to obtain competitive prices on securities purchased and sold on behalf of the Village.

8.0 Authorized and Suitable Investments

Investments may be made in any type of security allowed for in the Public Funds Investment Act (30 ILCS 235/2). A summary of authorized investments follow:

- a.) Notes, bonds, certificate of indebtedness, treasury bills, or other securities, which are guaranteed by the full faith and credit of the United States of America.
- b.) Bonds, notes, debentures, or other similar obligations of the United States of America or its agencies.
- c.) Interest-bearing savings accounts, interest-bearing certificate of deposit or interest-bearing time deposits or any other investments constituting direct obligations of any bank as defined by the Illinois Banking Act.
- d.) Short term obligations of corporations organized in the United States with assets exceeding \$500,000,000 if (i) such obligations are rated at the time of purchase at one of the 3 highest classifications established by at least 2 standard rating services and which mature not later than 180 days from the date of purchase, (ii) such purchases do not exceed 10% of the corporation's outstanding obligations and (iii) no more than one-third of the Village's funds may be invested in short term obligations of corporations.
- e.) Money market mutual funds registered under the Investment Company Act of 1940, provided that the portfolio of any such money market mutual funds is limited to obligations described in paragraphs (a) and (b) of this section.

f.) Repurchase agreements, subject to the requirements and limitations set for in 30 ILCS 235/2.

g.) Illinois Funds, the investment pool administered by Illinois State Treasurer, and

h.) Illinois Metropolitan Investment Fund.

~~h.)~~ General Obligation Municipal Bonds rated "A" or better.

Investments shall be made that reflect the cash flow needs of the fund type being invested.

The Village will specifically avoid any purchase of financial forwards or futures, any leveraged investments, and lending securities or reverse repurchase agreements.

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9.0 Collateralization

Funds on deposit in checking accounts and certificates of deposit in excess of FDIC insurance limits must be secured by some form of collateral, witnessed by a written agreement and held in the name of the Village at an independent/third party institution. The Village will accept any of the following assets as collateral.

- U.S. Government Securities
- Obligations of Agencies or Instrumentalities of the U.S. Government
- Obligations of the State of Illinois
- Obligations of the Village of Niles
- General Obligation Municipal Bonds rated "A" or better
- Any other collateral acceptable for use by the Treasurer of the State of Illinois

The amount of collateral provided will not be less than 105% of the fair value of the net amount of public funds being secured. The ratio of fair value of collateral to the amount of funds being secured will be reviewed at least quarterly. Letters of Credit issued by a Federal Home Loan Bank may be pledged as collateral in an amount equal to at least the market value of that amount of funds deposited that exceed the insurance limitation provided by the Federal Deposit Insurance Corporation or the National Credit Union Administration or other approved share insurer.

10.0 Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by the Village, shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by an independent third party custodian designated by the Director of Finance/Treasurer and evidenced by safekeeping receipts and a written custodial agreement.

11.0 Diversification

The Village shall diversify its investments to the best of its ability based on the type of funds invested and the cash flow needs of those funds. Diversification can be by type of investment, number of institutions invested in, and length of maturity.

In order to reduce the risk of default, the investment portfolio of the Village shall not exceed the following limits:

- No financial institution shall hold more than 50% of the Village's investment portfolio, exclusive of any securities held in safekeeping.
- Investment in the Illinois Funds shall not exceed 40% of the investment portfolio.
- Investment in the Illinois Metropolitan Investment Fund shall not exceed 40% of the investment portfolio.

12.0 Maturities

To the extent possible, the Village shall attempt to match its investments with anticipated cash flow requirements.

Maturities shall be prudently laddered to avoid rate risk within the market. The average weighted life of the portfolio should not exceed 84 months.

13.0 Internal Control

The Director of Finance/Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Village are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable, not absolute, assurance that these objectives are met. The internal controls shall address the following points:

- Control of collusion
- Separation of transaction authority from accounting
- Custodial safekeeping
- Written confirmation of telephone transactions for investments and wire transfers

14.0 Performance Standards

The Village's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a comparable rate of return during a market/economic environment of stable interest rates. Portfolio performance should be compared to benchmarks with similar maturity, liquidity, and credit quality as the portfolio. The Village will use the ninety-day treasury bill rate as its benchmark.

15.0 Reporting

The Director of Finance/Treasurer shall prepare an investment report at least monthly, and submit said report to the Board of Trustees. The report shall include a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. The report will include the following information:

- Listing of individual securities held at the end of the reporting period by maturity date.
- Average weighted yield to maturity of the portfolio.
- Average weighted maturity.
- Percentage of the total portfolio which each type of investment represents.

At least quarterly, the investment report shall include a summary of the unrealized gains or losses resulting from appreciation or depreciation by listing the cost and market values of all securities with an original maturity of over three months.

16.0 Investment Policy Adoption

The investment policy shall be adopted by the Board of Trustees. The policy shall be reviewed on an annual basis by the Director of Finance/Treasurer and any modifications made thereto must be approved by the Board of Trustees.

This policy was adopted by the Village Board this _____ day of _____, ~~1999~~
2016 pursuant to Resolution _____.

Exhibit A

**VILLAGE OF NILES
INVESTMENT POLICY**

**LISTING OF AUTHORIZED ADVISORS, BROKER/DEALERS AND
FINANCIAL INSTITUTIONS**

Authorized Investment Advisors

~~Capital Gains, Inc. — Niles, Illinois~~
PMA Financial

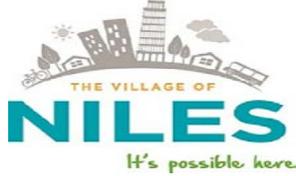
Authorized Investment Broker/Dealers

All ~~NASD~~FINRA/SIPC broker/dealers located with in the six county Chicago metropolitan area.

Authorized Financial Institutions

~~All Federal or State chartered banks located in Illinois.~~
All FDIC insured banks in the U.S. and NCUA insured credit unions in Illinois.

Effective as of _____, ~~1999~~2016.



BOARD AGENDA ITEM EXPLANATION FORM



Board Approval - Change Order #1 with Arrow Road Construction for the 2016 Street Resurfacing Program

Meeting 8/23/2016 Item Number 13
 Date
 Requested by Mary Anderson, Director of Public Services Action Requested REQUEST FOR BOARD APPROVAL
 Prepared by Tom Powers, Village Engineer Assigned to: Trustee Matyas

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Agreement	Change order Agreement
<input type="checkbox"/> Department Memo	Change Order #1
<input type="checkbox"/> Backup Material	Engineers estimate
<input type="checkbox"/> Department Memo	Memo

MOTION

I move for Board Approval of Change Order #1 for the 2016 Street Resurfacing Program with Arrow Road Construction in the amount of \$40,000.

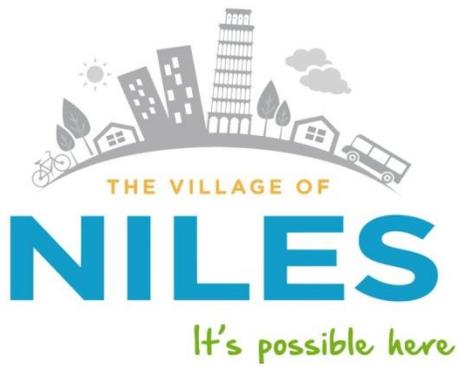
REASON FOR REQUEST / BACKGROUND

The original budgeted amount for the 2016 Street Resurfacing Program was \$1,900,000. Arrow Road Construction was the lowest qualified bidder at \$1,412,011.80. This change order takes advantage of the favorable pricing to perform additional work identified in the 5-year capital plan in the amount of \$40,000, allowing two additional alleys in poor condition to be replaced this fiscal year: the alleys west of Olcott between Keeney / Cleveland and south of Keeney between Elmore / Wisner.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG#	<input type="text" value="2310"/>	Total Amount for Approval	<input type="text" value="\$40,000"/>
ACCT#	<input type="text" value="3810"/>	Budget Amount	<input type="text" value="\$487,988.20"/>
		Variance	<input type="text" value="\$(447,988.20)"/>



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

CHANGE ORDER #: _____

VENDOR #: _____ DEPARTMENT: _____

NAME: _____ DATE: _____

ADDRESS: _____ P.O. #: _____

_____ P.O. AMOUNT: _____

Previous Change Order Amounts: _____

This Change Order Amount: _____

Contract Amount with all Approved Change Orders: _____

Reason for Change Order: _____

Recommended By:

Department

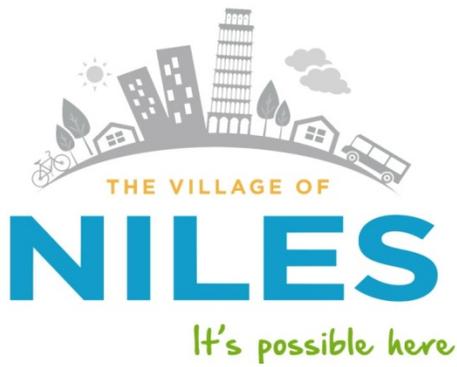
Date

Finance Department

Date

Village Manager

Date



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

Date: August 9th, 2016

To: Mary Anderson, Director of Public Services

From: Thomas Powers, Village Engineer

Subject: Change Order for Arrow Road Construction 2016 Paving Program

In order to utilize budget surplus within FY 17 staff recommends the reconstruction of two additional alleys:

- Alley south of Keeney between Elmore/Wisner
- Alley west of Olcott between Keeney/Cleveland

Engineering Staff has estimated that the cost to perform the reconstruction of the two additional alleys at \$40,000 using the established contract unit prices. Staff estimates that based on the previously awarded contract \$130,000 will be expended to complete the alley work already committed from account 2310 3810. Following the approval of the \$40,000 change order a total of \$170,000 will be committed from account 2310 3810.



BOARD AGENDA ITEM EXPLANATION FORM



Board Approval - Change Order #1 with Bolder Construction for the Cleveland Corridor Sewer Improvement Project

Meeting Date: 8/23/2016, Item Number: 14, Requested by: Mary Anderson, Director of Public Services, Action Requested: REQUEST FOR BOARD APPROVAL, Assigned to: Trustee LoVerde, Prepared by: Tom Powers, Village Engineer

ATTACHMENTS:

Table with 2 columns: Type, Description. Includes Backup Material for Bolder Change Order #1 and Amendment Proposal.

MOTION

I move for Board approval of Change Order #1 with Bolder Construction for the Cleveland Corridor Sewer Improvement Project in the amount of \$124,954.

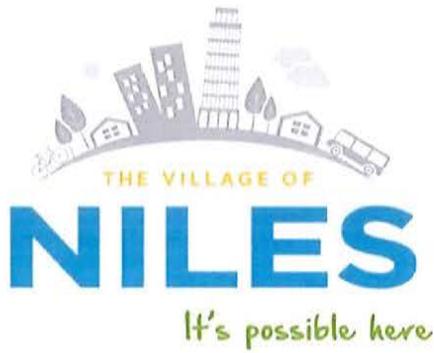
REASON FOR REQUEST / BACKGROUND

As construction has progressed, additional pavement repair is required because of trench failures due to poor soils and a thin pavement section at the Forest Preserve access. This change order will ensure resources are available to restore all impacted roadway pavements. The unit prices provided are in-line with the bid prices. This change order amounts to about 1.4% of the original contract amount, while the contract contingency funds were valued at less than 1%.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? No

ORG# 5060, ACCT# 3810, Total Amount for Approval \$124,954, Budget Amount, Variance \$124,954



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

CHANGE ORDER #: 1

VENDOR #:	<u>1466</u>	DEPARTMENT:	<u>Public Services</u>
NAME:	<u>Bolder Contractors Inc</u>	DATE:	<u>08/15/16</u>
ADDRESS:	<u>316 Cary Point Dr</u>	P.O. #:	<u>P46958</u>
	<u>Cary, IL 60013</u>	P.O. AMOUNT:	<u>\$8,676,308.60</u>

Previous Change Order Amounts:	<u>\$0.00</u>
This Change Order Amount:	<u>\$124,954.00</u>
Contract Amount with all Approved Change Orders:	<u>\$8,801,262.60</u>

Reason for Change Order: As construction has progressed it has become clear that additional pavement repair above and beyond the amount identified in the plan is required. This was primarily due to trench failures due to poor soils and a thin pavement section at the Forest Preserve access.

This change order is requested so that there is enough money available in the contract to completely restore all roadway pavements at the end of the job.

Recommended By:

Department

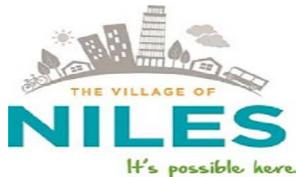
Date

Finance Department

Date

Village Manager

Date



BOARD AGENDA ITEM EXPLANATION FORM



Treasurer's Report - July 2016

Meeting	8/23/2016	Item Number	
Date		Action	REQUEST FOR BOARD APPROVAL
Requested by	Village Board	Requested	
Prepared by	Laurie Nannini, Assistant Finance Director	Assigned to:	Trustee LoVerde

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Backup Material	Treasurer's Report - July 2016

MOTION

First motion is to approve the accounts payable and payroll for the month of July, 2016.

Second motion to approve the ending cash balances for the month of July, 2016.

REASON FOR REQUEST / BACKGROUND

Monthly approval of the Village's accounts payable, payroll and ending cash balances.

Will this action involve an expenditure of funds?

If yes, is this a budgeted item?

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance

Village of Niles Treasurer's Report

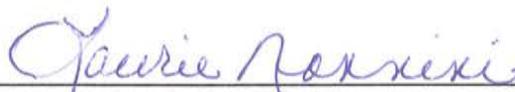
July 31, 2016

ACCOUNTS PAYABLE

ORG	FUND	AMOUNT
10000	General	\$ 2,551,995
22000	Motor Fuel Fund	\$ 22,606
23000	Street & Bridge	
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	\$ 1,488
43000	Cap Projects	
45000	Gross Pt/Touhy TIF	\$ 17,236
46000	Milwaukee TIF	
50000	Water	\$ 3,471,274
52000	Fitness	\$ 38,894
55000	Municipal Waste	\$ 52,806
61000	Automotive	\$ 302,253
62000	Risk Management	\$ 345,050
Total A/P		\$ 6,803,602
Total Payroll		\$ 2,143,372
Grand Total		\$ 8,946,973

CHANGES IN CASH/INVESTMENT BALANCES

FUND	BEGINNING BALANCE CASH/INVESTMENTS	RECEIPTS	DISBURSEMENTS	ENDING BALANCE CASH/INVESTMENTS
GENERAL (plus)	\$ 26,146,152	\$ 5,088,738	\$ 5,419,176	\$ 25,815,714
WATER	\$ 9,875,636	\$ 671,848	\$ 3,391,640	\$ 7,155,844
MOTOR FUEL TAX	\$ 3,621,654	\$ 43,466	\$ 20,057	\$ 3,645,064
DEBT SERVICE 1/4%	\$ 38,097	\$ 20,852	\$ -	\$ 58,949
DUI FUND	\$ 162,870	\$ 1,175	\$ -	\$ 164,045
DRUG ASSET (STATE)	\$ 72,196	\$ 111.70	\$ -	\$ 72,307
ARTICLE 36	\$ 651	\$ 0.02	\$ -	\$ 651
DRUG ASSET (FED)	\$ -	\$ -	\$ -	\$ -
FITNESS	\$ 161,002	\$ 88,720	\$ 4,076	\$ 245,646
CAP PRJCT (POLICE BUILDING & SSAs)	\$ 522,678	\$ -	\$ -	\$ 522,678
GROSS PT/TOUHY TIF	\$ -	\$ -	\$ -	\$ -
MILW/TOUHY TIF	\$ 6,798,306	\$ 492,559	\$ -	\$ 7,290,865
TOTAL	\$ 47,399,243	\$ 6,407,469	\$ 8,834,948	\$ 44,971,763



Laurie Nannini
Assistant Finance Director

Statement of Investments

July 31, 2016

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	7,830,002	7,830,002	0	17.34%	Illinois Funds			0.23	Ill Funds (mmkt)	0.35%	
	402,566	402,566	0	0.89%	Illinois Funds(eyap credit card not online payments)			0.012	Ill Funds (mmkt)	0.35%	
	20,000	20,000	0	0.04%	PNC (Underground Storage Tanks)			0.00	DDA (earnings credits)	0.25%	
	1,977,115	1,977,115	0	4.38%	PNC			0.06	DDA (earnings credits)	0.25%	
	13,894,870	13,894,870	0	30.76%	Amalgamated			0.41	Money Market	0.42%	
	43,798	43,798	0	0.10%	Fifth Third (IPMG)			0.00	Checking	0.35%	
	110,003	110,003	0	0.24%	Fifth Third (Claims Mgmt)			0.00	Checking	0.35%	
	416,538	416,538	0	0.92%	PNC(E911)	3/1/2014		0.0123	Emergency Telephone	0.25%	
	103,661	103,661	0	0.23%	Wintrust			0.003	Amb Billing Lock Box	0.00%	
	8,305	8,305	0	0.02%	IMET (Wood 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%	
	94,002	119,775	25,773	0.27%	Amalgamated	1/6/2006	8/25/2035	19.41	CWHL	17.87%	
	2,642	3,247	604	0.01%	Amalgamated	7/1/2003	7/25/2033	0.49	FNMA	12.83%	
	543,919	633,348	89,429	1.40%	Amalgamated	1/31/2005	8/25/2023	41.62	FNMA	8.57%	
	27,951	37,350	9,399	0.08%	Amalgamated	9/30/2003	4/15/2033	5.06	FHLMC	18.64%	
	63,806	90,084	26,278	0.20%	Amalgamated	9/30/2003	5/15/2033	11.60	FNMA	18.60%	
	64,067	91,374	27,307	0.20%	Amalgamated	8/12/2003	5/15/2033	11.65	FHLMC	18.78%	
	24,292	34,790	10,497	0.08%	Amalgamated	10/17/2003	5/15/2033	4.42	FHLMC	19.18%	
	98,063	104,788	6,725	0.23%	Amalgamated	11/3/2004	4/20/2034	18.82	GNMA	8.52%	
	FUND TOTAL	25,815,714	26,011,725	196,011	57.59%				5.99	Weighted Avg	0.77%
WATER	3,282,826	3,282,826	0	7.27%	Amalgamated			0.10	Money Market	0.42%	
	261,253	261,253	0	0.58%	Illinois Funds			0.01	Ill Funds (mmkt)	0.35%	
	31,060	31,060	0	0.07%	Illinois Funds(eyap credit card not online payments)			0.001	Ill Funds (mmkt)	0.35%	
	2,899,020	2,899,020	0	6.42%	PNC			0.09	DDA (earnings credits)	0.25%	
	525,090	525,090	0	1.16%	JP Morgan			0.016	Water Bill Lock Box	0.00%	
	140,839	140,839	0	0.31%	Illinois Funds(online water)	7/23/2010		0.02	Ill Funds (mmkt)	0.35%	
	5,000	5,000	0	0.011%	Ill Funds (INB)			0.0000	Credit Card Deposit	0.00%	
	10,757	10,757	0	0.02%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	FUND TOTAL	7,155,844	7,155,844	0	15.84%				0.03	Weighted Avg	0.32%
	DUI FUND	164,045	164,045	0	0.36%	PNC			0.0049	DUI Enforcement	0.25%
DRUG ASSET FORFEIT FUND (STATE)	72,307	72,307	0	0.16%	PNC(SEIZURE)			0.0021	Drug Seizure	0.25%	
ART, 36 ASSET FORFEIT FUND	651	651	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	3,272,667	3,272,667	0	7.25%	Illinois Funds			0.10	Ill Funds (mmkt)	0.35%	
	345,730	345,730	0	0.77%	PNC			0.01	DDA (earnings credits)	0.25%	
	26,666	26,666	0	0.08%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
FUND TOTAL	3,645,064	3,645,064	0	8.07%				0.04	Weighted Avg	0.34%	
DEBT SERV 1M %	58,949	58,949	0	0.13%	PNC			0.002	Money Market	0.25%	
FITNESS	245,646	245,646	0	0.54%	PNC			0.007	DDA (earnings credits)	0.25%	
	0	0	0	0.000%	Ill Funds (E-Pay)			0.0000	Credit Card Deposit	0.00%	
FUND TOTAL	245,646	245,646	0	0.54%				0.0024	Weighted Avg	0.25%	
CAPITAL PROJ	522,678	522,678	0	1.16%	PNC			0.02	DDA (earnings credits)	0.25%	
GROSS PT/TOUHY TIF	26,760	26,760	0	0.06%	PNC			0.00	DDA (earnings credits)	0.25%	
MILWAUKEE TOUHY TIF	1,801,584	1,801,584	0	3.99%	PNC			0.05	DDA (earnings credits)	0.25%	
	79,303	79,303	0	0.18%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%	
	5,409,977	5,409,977	0	11.98%	Illinois Funds			0.16	Ill Funds (mmkt)	0.35%	
FUND TOTAL	7,290,865	7,290,865	0	16.14%				0.07	Weighted Avg	0.32%	
GRAND TOTAL	44,971,763	45,167,775	196,011	100.00%				2.86	Weighted Avg	0.58%	
								84	90 Day Treasury (3):	0.32%	
									24 Month Treasury (4):	0.71%	

Institution	Amount	Percent of Portfolio	Investment Policy Limit (1)
Illinois Funds	17,212,524	38.1%	40%
PNC	8,524,265	18.9%	50%
Amalgamated	17,177,895	38.0%	50%
IMET	355,984	0.8%	40%
Others	782,553	1.7%	
Securities	1,114,754	2.5%	
Total Portfolio	45,167,775	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.