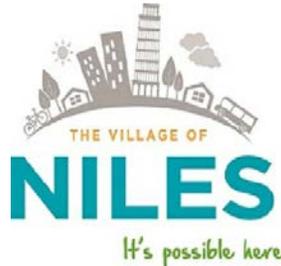


MAYOR
Andrew Przybylo

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
November 15, 2016
7:00 PM

REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

October 25, 2016 Regular Board Meeting

PROCLAMATIONS

National Impaired Driving Prevention Month - December 2016

PRESENTATIONS

None.

ANNOUNCEMENTS

2017 Village Board Meeting Schedule

Village Hall Closed on November 24 and 25 for the Thanksgiving Holiday

Call for Volunteers - Holly Jolly Market & Christmas Tree Lighting Ceremony - November 26, 2016 from 3:00 p.m. to 9:00 p.m. Oasis Fun Center

COMMITTEE REPORTS

General Government/IT Committee (Trustee Alpogianis)

Northwest Municipal Conference (Trustee Jekot)

Solid Waste Agency of Northern Cook County (Trustee Jekot)

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.

NEW BUSINESS

- | | | |
|----------------|--|--------------------|
| Item 1 | Appointment of Finance Director and Treasurer Jeffrey Martynowicz | President Przybylo |
| Item 2 | Board Approval - Touhy Triangle Master Plan | Trustee McCreery |
| Item 3 | Board Approval - Renewal of the Village of Niles Workers Compensation and Liability Insurance Program for 2017 Provided by Mesirow Insurance Services | Trustee Alpogianis |
| Item 4 | Resolution Authorizing a Renewal of the Contractual Agreement with Mesirow Insurance Service Inc., as the Village's Workers Compensation and Liability Insurance Broker for Calendar Year 2017 | Trustee Alpogianis |
| Item 5 | Resolution Authorizing a Contractual Agreement with Claim Management Consultants LLC to Provide Claims Management Services for General Liability, Auto Liability, Professional Liability and Property Claims | Trustee Alpogianis |
| Item 6 | Resolution Authorizing a Contractual Agreement with Claim Management Consultants LLC as the Village's Claims Administrator for Outstanding Workers Compensation Claims Incurred up to January 1, 2015 | Trustee Alpogianis |
| Item 7 | Ordinance Amending the Village of Niles Budget Document and Appropriation Ordinance for Fiscal Year 2016 | Trustee Strzelecki |
| Item 8 | Ordinance Approving a Plat of Subdivision for Property Located at 5757-5959 Howard Street (16-ZP-36) | Trustee McCreery |
| Item 9 | Ordinance Approving a Special Use for a CPR Training School Located at 7017 N. Milwaukee Avenue (16-ZP-37) | Trustee McCreery |
| Item 10 | Ordinance Approving a Special Use Permit to Allow Additional Wireless Telecommunications Equipment on an Existing Monopole Located at 7500 N. Caldwell Avenue (16-ZP-39) | Trustee McCreery |

FINANCIAL REPORTS

Treasurers Report - October 2016

NEXT MEETINGS

December 13, 2016 - Regular Meeting at 7:00 p.m.

PUBLIC COMMENTS

ADJOURNMENT

Proclamation

NATIONAL IMPAIRED DRIVING PREVENTION MONTH December 2016

WHEREAS, motor vehicle crashes killed 924 people in Illinois during 2015, and hundreds of those deaths involved a driver impaired by alcohol and/or drugs; and

WHEREAS, the December holiday season is traditionally one of the most deadly times of the year for impaired driving; and

WHEREAS, organizations across the state and the nation have joined the “Drive Sober or Get Pulled Over” and other campaigns that foster public awareness of the dangers of impaired driving and anti-impaired driving law enforcement efforts; and

WHEREAS, the Village of Niles is proud to partner with the Illinois Department of Transportation’s Division of Traffic Safety and other traffic safety groups in that effort to make our roads and streets safer.

NOW, THEREFORE, President Andrew Przybylo and the Board of Trustees of the Village of Niles do hereby proclaim

December 2016 National Impaired Driving Prevention Month

in the Village of Niles and do hereby call upon all citizens, government agencies, business leaders, hospitals and health care providers, schools, and public and private institutions to promote awareness of the impaired driving problem; to support programs and policies to reduce the incidences of impaired driving; and to promote safer and healthier behaviors regarding the use of alcohol and other drugs this December holiday season and throughout the year.

Dated this 15th day of November, 2016

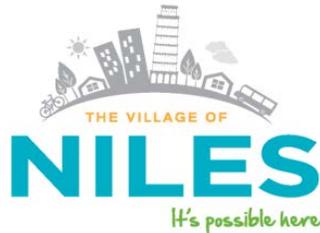
Andrew Przybylo, President
Village of Niles

Attested:

Marlene J. Victorine, Village Clerk

MAYOR
Andrew Przybylo

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
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1000 Civic Center Drive, Niles, Illinois 60714

2017 MEETING SCHEDULE

Meetings are held at Village Hall unless posted otherwise.

1000 Civic Center Drive, Niles, Illinois 60714

Telephone (847) 588-8000

BOARD OF TRUSTEES

7:00 PM

Regular Meeting

January 24
February 28
March 28
April 25
May 23
June 27
July 25
August 22
September 26
October 24
November 28
December 12

Informal Consideration

January 10
February 14
March 14
April 11
May 9
June 13

September 12
October 10

COMMUNITY RELATIONS COMMISSION

6:00 PM

January 12
April 13
July 13
October 12

PLANNING AND ZONING BOARD

7:00 PM

January *	July 10
February 6	August 7
March 6	September 11
April 3	October 2
May 1	November 6
June 5	December 4

**To be determined*

BOARD OF ETHICS – meetings scheduled at the call of the Chair

STANDING COMMITTEES – meetings scheduled at the call of the Chair

BUILDING & ZONING

FINANCE

HUMAN SERVICES

GENERAL GOVERNMENT / INFORMATION TECHNOLOGY

PUBLIC SAFETY

PUBLIC SERVICES

11/10/2016



NILES SCHEDULE OF EVENTS

SATURDAY, NOVEMBER 26, 2016
3:00 P.M. - 9:00 P.M.

INSIDE

SANTA CLAUS
STORYTELLING W/ MRS. CLAUS -
NILES ARTS & CULTURE COUNCIL
MAKE & TAKE CRAFTS -
NILES PUBLIC LIBRARY
CRAFT VENDORS
HOME DEPOT POINSETTIA SALES

3:30 P.M. - 7:30 P.M.
3:00 P.M. - 7:30 P.M.
3:00 P.M. - 5:00 P.M.
3:00 P.M. - 9:00 P.M.
3:00 P.M. - 9:00 P.M.

OUTSIDE

PETTING ZOO
SANTA'S WORKSHOP - HOME DEPOT
HORSE-DRAWN TROLLEY RIDE
TRACKLESS TRAIN
S'MORES
HOLLY TROLLEY
TREE LIGHTING & FIREWORKS

3:00 P.M. - 7:00 P.M.
3:00 P.M. - 9:00 P.M.
3:00 P.M. - 9:00 P.M.
5:30 P.M.

TENT

GEMINI JUNIOR HIGH BAND
EAST MAINE SCHOOL DISTRICT 63
B-SIDE BAND
BALLOON ART
FACE PAINTING
FOOD & BEVERAGE SALES

3:00 P.M. - 4:00 P.M.
4:00 P.M. - 9:00 P.M.
3:00 P.M. - 9:00 P.M.
3:00 P.M. - 9:00 P.M.
3:00 P.M. - 9:00 P.M.



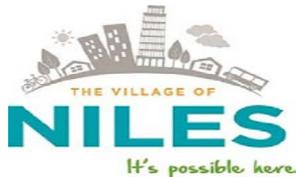
**HOLLY
JOLLY
NILES**
market

**SATURDAY, NOVEMBER 26, 2016
3:00 P.M. - 9:00 P.M.**

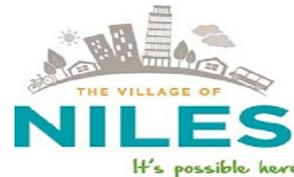
Celebrate the season at the Village of Niles' annual tree lighting and holiday market!

**MEET SANTA | STORYTELLING WITH MRS. CLAUS
NILES PUBLIC LIBRARY DISTRICT CRAFTS
PETTING ZOO | BALLOON ARTIST | FACE PAINTING
TROLLEY AND TRAIN RIDES | FIREWORKS
LIVE MUSIC BY B-SIDE BAND
FOOD AND DRINK FOR SALE INCLUDING BEER AND WINE**

Oasis Fun Center
7877 N Milwaukee Avenue
Saturday, November 26, 2016
3:00 P.M. - 9:00 P.M.



BOARD AGENDA ITEM EXPLANATION FORM



Appointment of Finance Director and Treasurer Jeffrey Martynowicz

Meeting Date 11/15/2016 Item Number 1
Requested by President Przybylo Action Requested REQUEST FOR BOARD APPROVAL
Prepared by Village Clerk Assigned to: President Przybylo

ATTACHMENTS:

Table with 2 columns: Type, Description. Includes Department Memo and Backup Material.

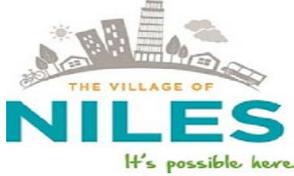
MOTION

I recommend the appointment of Jeffrey Martynowicz as the new Village of Niles Finance Director and Village Treasurer.
I move for Board approval of the appointment of Jeffrey Martynowicz as the new Finance Director and Treasurer for the Village of Niles.

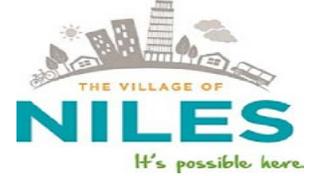
REASON FOR REQUEST / BACKGROUND

Jeffrey Martynowicz comes to the Village of Niles from the Village of Bartlett, Illinois where he served nine years as Finance Director overseeing a \$62M annual budget and fourteen employees. In addition to the Finance Department, he managed IT and Human Resources. In all, he has over twelve years of experience in the position of Finance Director and twenty-one years in municipal government.

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



BOARD AGENDA ITEM EXPLANATION FORM



Board Approval - Touhy Triangle Master Plan

Meeting Date 11/15/2016 Item Number 2

Requested by Charles Ostman, Director of Community Development Action Requested REQUEST FOR BOARD APPROVAL

Prepared by Ross Klicker, Economic Development Coordinator Assigned to: Trustee McCreery

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Department Memo	Memo- Touhy Triangle Master Plan
<input type="checkbox"/> Executive Summary	Executive Summary - Touhy Triangle Master Plan
<input type="checkbox"/> Backup Material	Touhy Triangle Master Plan

MOTION

I move for Board approval of the Touhy Triangle Master Plan as the desired development scenario for the Touhy Triangle.

REASON FOR REQUEST / BACKGROUND

The Village has been working with The Lakota Group on development of a Land Use Plan for the Touhy Triangle. This plan is now complete and will help guide future development and redevelopment scenarios in this area.

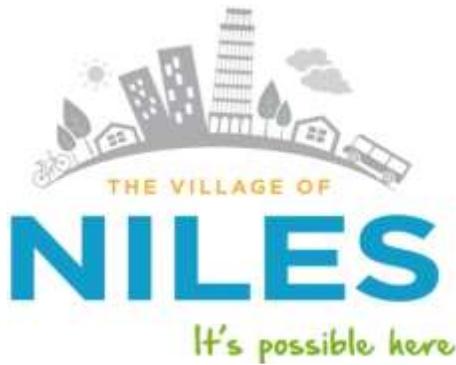
Will this action involve an expenditure of funds? No

If yes, is this a budgeted item?

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance



MAYOR
Andrew Przybylo

VILLAGE MANAGER
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
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Denise McCreery
Dean Strzelecki

Memorandum

To: Charles Ostman, Director of Community Development

From: Ross Klicker, Economic Development Coordinator

Date: 11/2/2016

Re: Touhy Triangle Master Plan

The Touhy Triangle Master plan prepared by The Lakota Group and Gewalt Hamilton and Associates, examines the prevailing land use and building patterns, transportation and infrastructure conditions, and development potential of the 'Touhy Triangle'. Out of this analysis, a site development and planning framework was established, including a master plan vision for the Study Area. While this plan is intended to serve as an essential resource in guiding the area's future it must be noted that this is not a "blueprint". Elements shown within this plan are desirable elements to achieve the areas goals of becoming a Hospitality, Retail and Cultural destination for our community and the region. Their locations can change but the Village should strive to place these elements within the final development and redevelopment scenarios.

Once approved this plan will become the basis for all marketing efforts within this area and will include the development of marketing materials for distribution to broker developers, and end users. This plan will be used in promoting the area at regional and national trade events. Additionally this plan will allow us to host "Open House" events where those who are interested can come and see the potential of the area. All of these efforts will be made with the hope of seeing significant development of the elements within this plan within the next 5 to 7 years. Of course we will strive to make this a shorter timeframe, but with current market conditions and development patterns within the region we believe this will be a reachable goal for this plan.

Village of Niles, Illinois

TOUHY TRIANGLE MASTER PLAN EXECUTIVE SUMMARY

**THE
LAKOTA
GROUP.**

Gewalt Hamilton
Associates

NOVEMBER 2016

Plan Purpose

One of the Top Community Issues to emerge from the Niles 2030 Comprehensive Plan was the Village's lack of a 'true downtown area', which was believed to "negatively impact the Village's sense of community, image and identity". In response the Village of Niles has undertaken a proactive effort to develop and implement a bold vision for a new town center within the Touhy Triangle. In support of this vision, the *Touhy Triangle Master Plan* was developed with an aim to achieve the following goals:

- **Enhance Economic Vitality** - the new plan calls for a vibrant, mixed-use, entertainment district with strong commercial uses and modern employment centers.
- **Foster a Greater Sense of Community** - in the future the Touhy Triangle will be a distinct, vibrant place that residents will proudly identify as the 'heart' of their community.
- **Provide Opportunities for Recreation and Entertainment** - new public open spaces programmed with a variety of amenities and activities will anchor a range of active commercial and entertainment-oriented uses.
- **Promote Arts and Culture within the Village** - as a key destination within the region, the new town center will provide a setting for concerts in the park, fairs and festivals, and public art opportunities all set within a rich urban environment.

The Village will work in close partnership with area land and business owners, residents, and the development community to achieve these goals.

EXISTING CONDITIONS

OVERVIEW

The *Touhy Triangle Master Plan*, prepared by The Lakota Group and Gewalt Hamilton Associates, examines the prevailing land use and building patterns, transportation and infrastructure conditions, and development potential of the 'Touhy Triangle' area in Niles. Out of this analysis, a site development and planning framework was established, including a master plan vision for the Study Area. While the Plan is intended to serve as an essential resource in guiding the area's future redevelopment, a more detailed examination of real estate market trends will ultimately be required to determine final plan direction.

Currently, the site is zoned for entertainment and mixed-use development (ENT-MU), however, until recently, it was zoned primarily for larger-scale industrial (M) or service business uses (B2), with a limited amount of retail business zoning (B1) in specific locations.

Existing traffic levels near the Study Area are relatively high - especially on Touhy Avenue - suggesting the potential for high visibility and exposure for any new development within the area.

Study Area Size: ~110 ACRES

Current Zoning: ENT-MU - ENTERTAINMENT / MIXED-USE

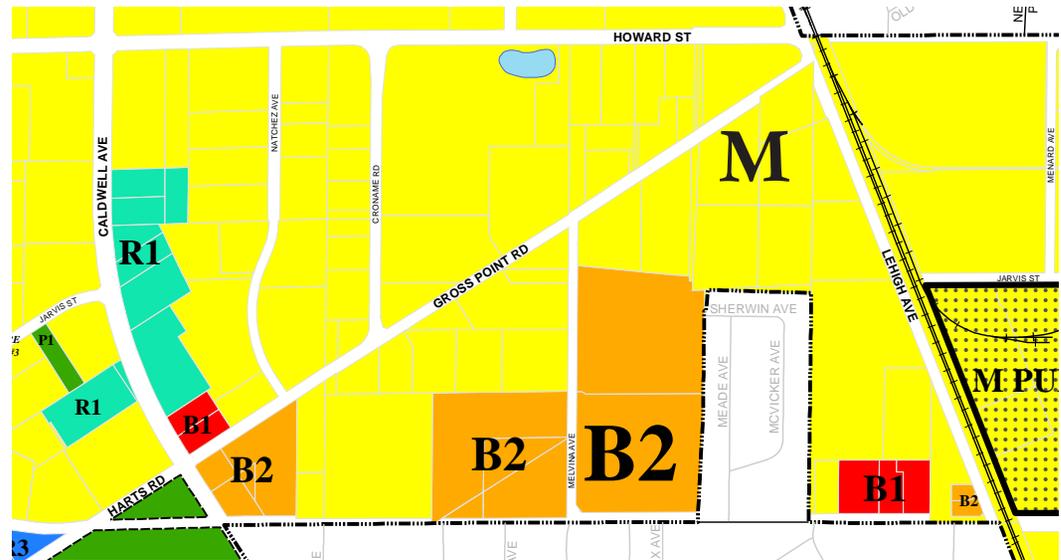
Previous Zoning: M - LIMITED MANUFACTURING
B2 - SERVICE BUSINESS
B1 - RETAIL BUSINESS

Max. F.A.R.: 1.5 (M), 1.8 (B1), 2.0 (B2)

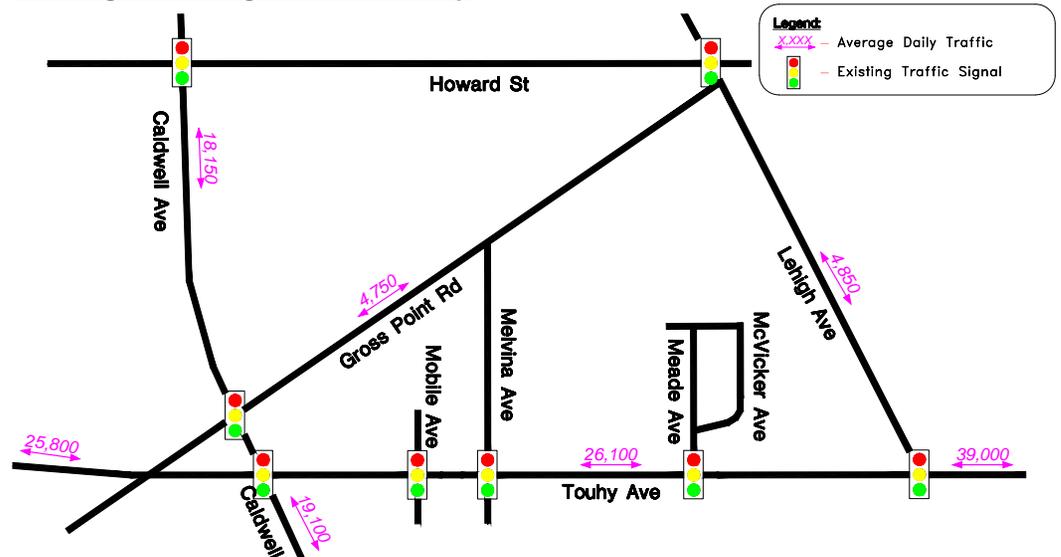
Max. Height: 36 FEET

Typical Building: 2 - 3 STORIES
140,000 - 220,000 SF

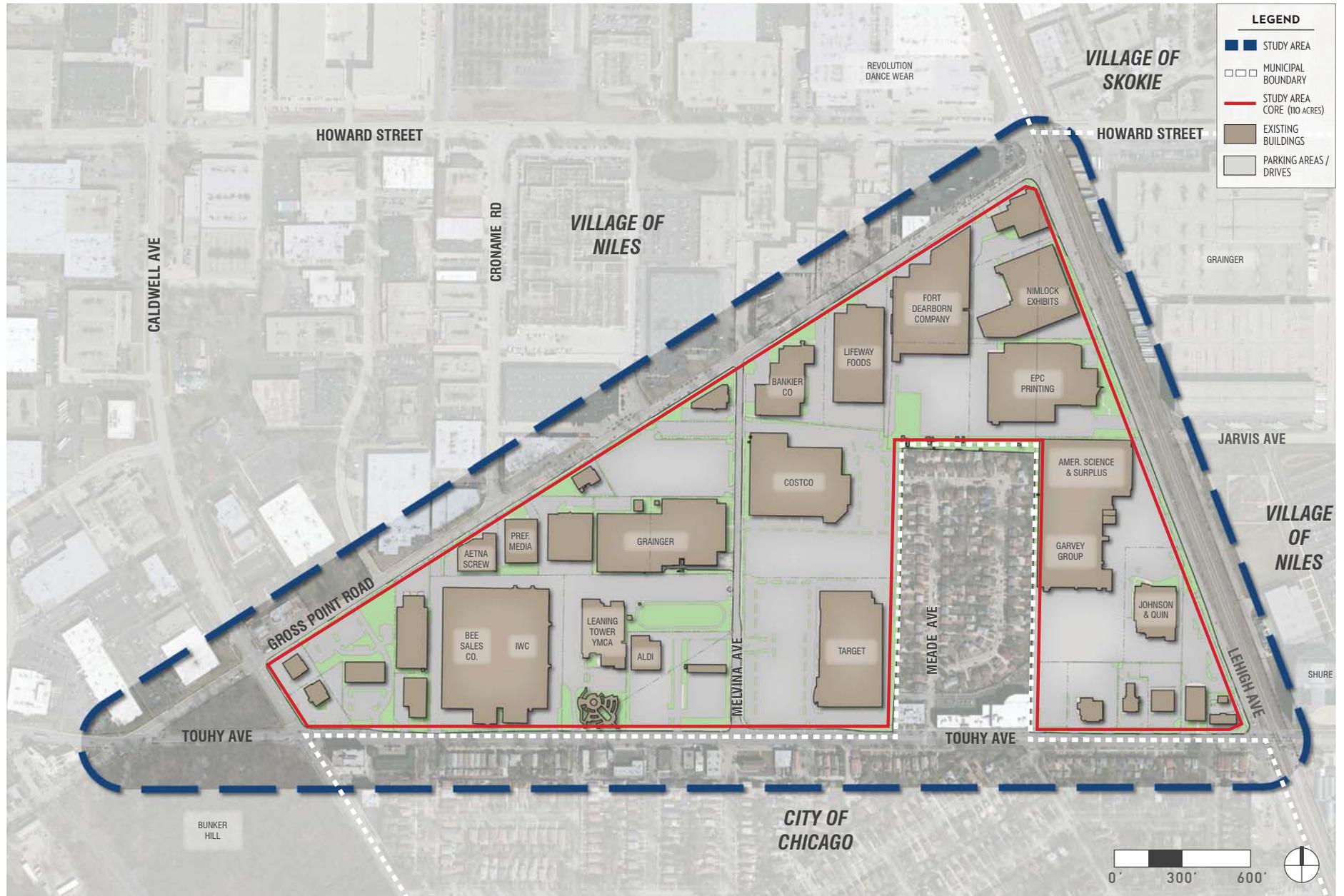
Previous Niles Zoning Map



Existing Traffic Signals & ADT Map



Study Area Context Map



DEVELOPMENT POTENTIAL

Infrastructure

Major utility lines within the study area have also been highlighted on the Site Analysis Map on the facing page (dashed purple lines), indicating potential obstacles to be considered when exploring future development opportunities. While most of the utility lines serving the area are located within the right-of-ways of existing streets, and are therefore unlikely to require relocation, it should be noted that significant modifications to the roadway network may impact utilities. Several key lines are identified on the preceding page and described below.

1. 8" water main to the East of 6450 W. Touhy, runs north to south, about 1,350'.
2. 10" water main to the west of 6310-6330 W. Touhy, runs north to south, about 1,600'.
3. Melvina Avenue, 10" water main, sanitary sewer and storm sewer (10" - 36").
4. 10" and 12" water main running behind 6150 Touhy & 7311 Melvina. The section behind 6150 Touhy is likely to remain.
5. 48" storm sewer that runs from Gross Point (along the extension of Jarvis Ave) towards the west to Gross Point.
6. There is sanitary, storm and water main running mostly north & south to the East of 7300 Leigh.

Stormwater

Given the reasonably high value of land within the study area, it is assumed that most stormwater detention will occur underground, though a portion of storage could be supported through surface retention in the form of parking lots, open spaces, and rain gardens or bio-swales. For the purposes of this planning effort, Gewalt Hamilton Associates has calculated a conceptual stormwater detention requirement ratio of 0.35 acre feet for every 1 acre redeveloped.

Anticipated Future Stormwater Allocation:

85% UNDERGROUND STORAGE

15% SURFACE RETENTION

Development Opportunities and Constraints

A number of existing opportunities and constraints will have a direct impact on the physical design and character of the Study Area's future redevelopment.

Potential for Change

The Site Analysis Map shown on the next page outlines the extent to which each building in the study area is susceptible to change. The designations shown are based a variety of criteria, taking into account factors like building age and condition, functional significance, ownership, locational relevance, and environmental issues.

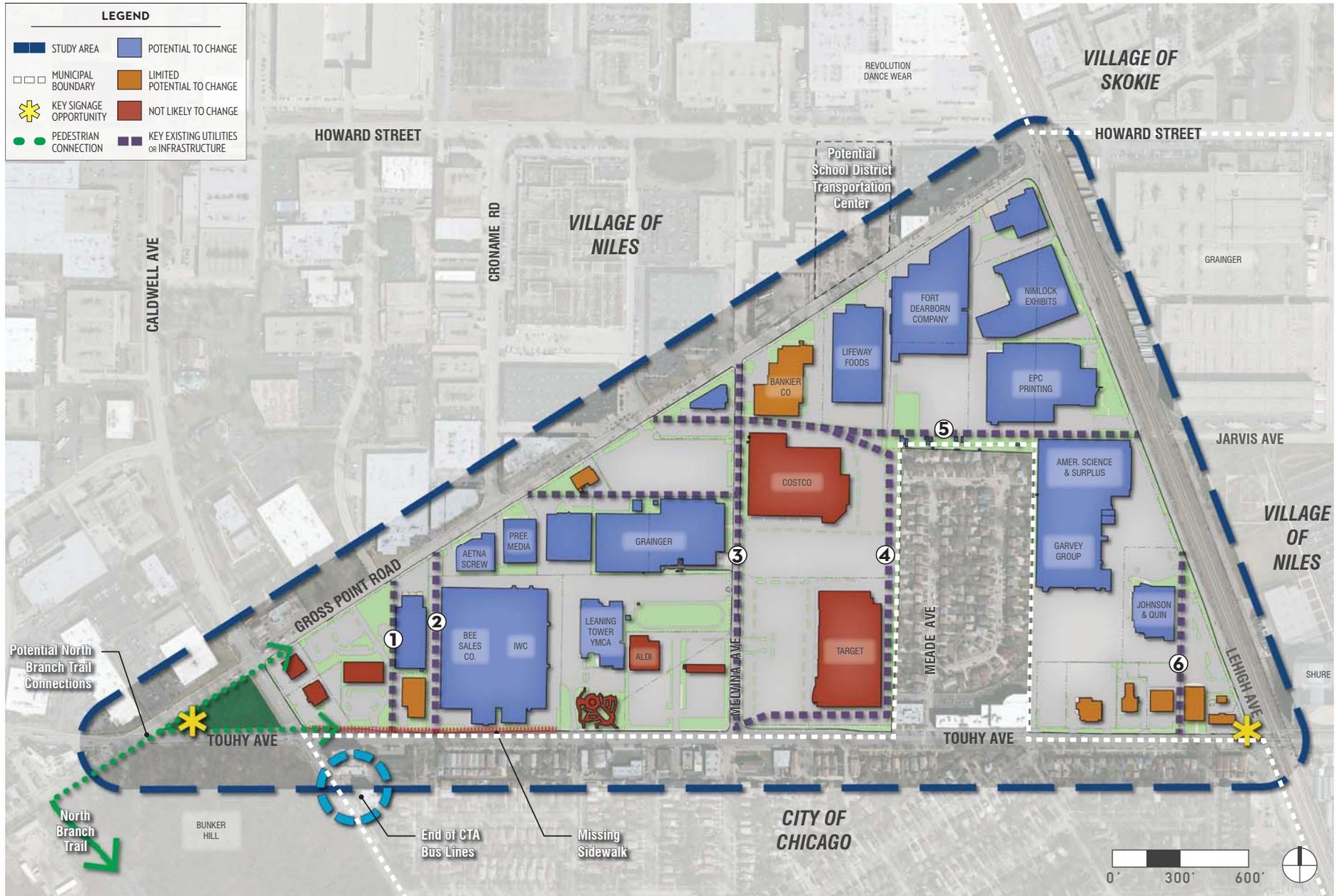
Connectivity

Several opportunities exist to enable greater connectivity between the Touhy Triangle and surrounding neighborhoods, but remain unrealized due to existing conditions. One major opportunity is to establish an improved connection with the North Branch Trail, which intersects with Touhy Avenue immediately west of the study area. Another opportunity for enhanced connectivity is the site's proximity to the terminus of several CTA bus lines on Gross Point Road. There are also a number of potential street and road network enhancements that could help to improve connectivity within and around the Touhy Triangle. One example includes enabling better connectivity between Gross Point Road, Lehigh Avenue, and Howard Street in the far northeast corner of the Study Area.

Branding

Two key signage opportunities are identified on the Site Analysis Map at the intersections of Touhy Avenue, Gross Point Road, and Lehigh Avenue, respectively. Major gateway/landmark elements are recommended in these areas due to the high visibility of these locations (identified by yellow asterisks).

Site Development Potential Analysis Map



Site Organization

Specific areas within the Touhy Triangle have been identified as potential development 'pods' or clusters, establishing a broad-level of organization.

Area 1

Total Area Size: ~33 ACRES

Priority Uses: COMMERCIAL & ENTERTAINMENT

Area 2

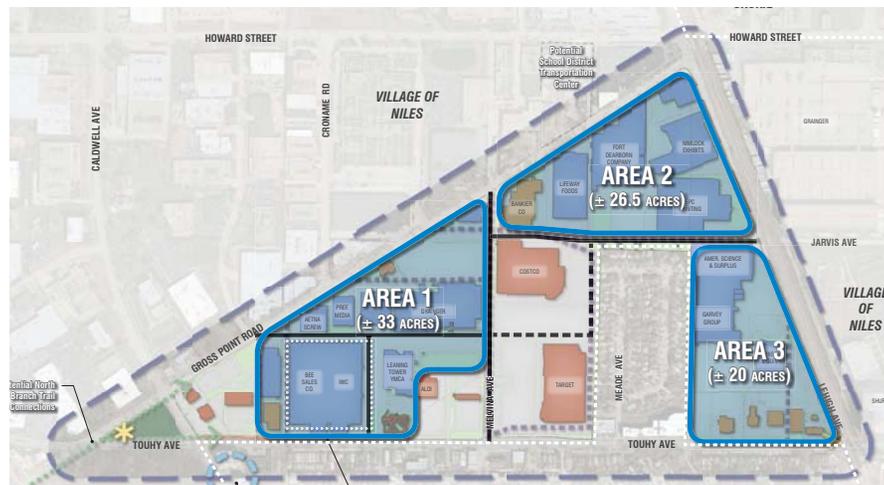
Total Area Size: ~26.5 ACRES

Priority Uses: LIGHT INDUSTRIAL, OFFICE, AND/OR COMMERCIAL

Area 3

Total Area Size: ~20 ACRES

Priority Uses: COMMERCIAL, LIGHT INDUSTRIAL, OR MANUFACTURING



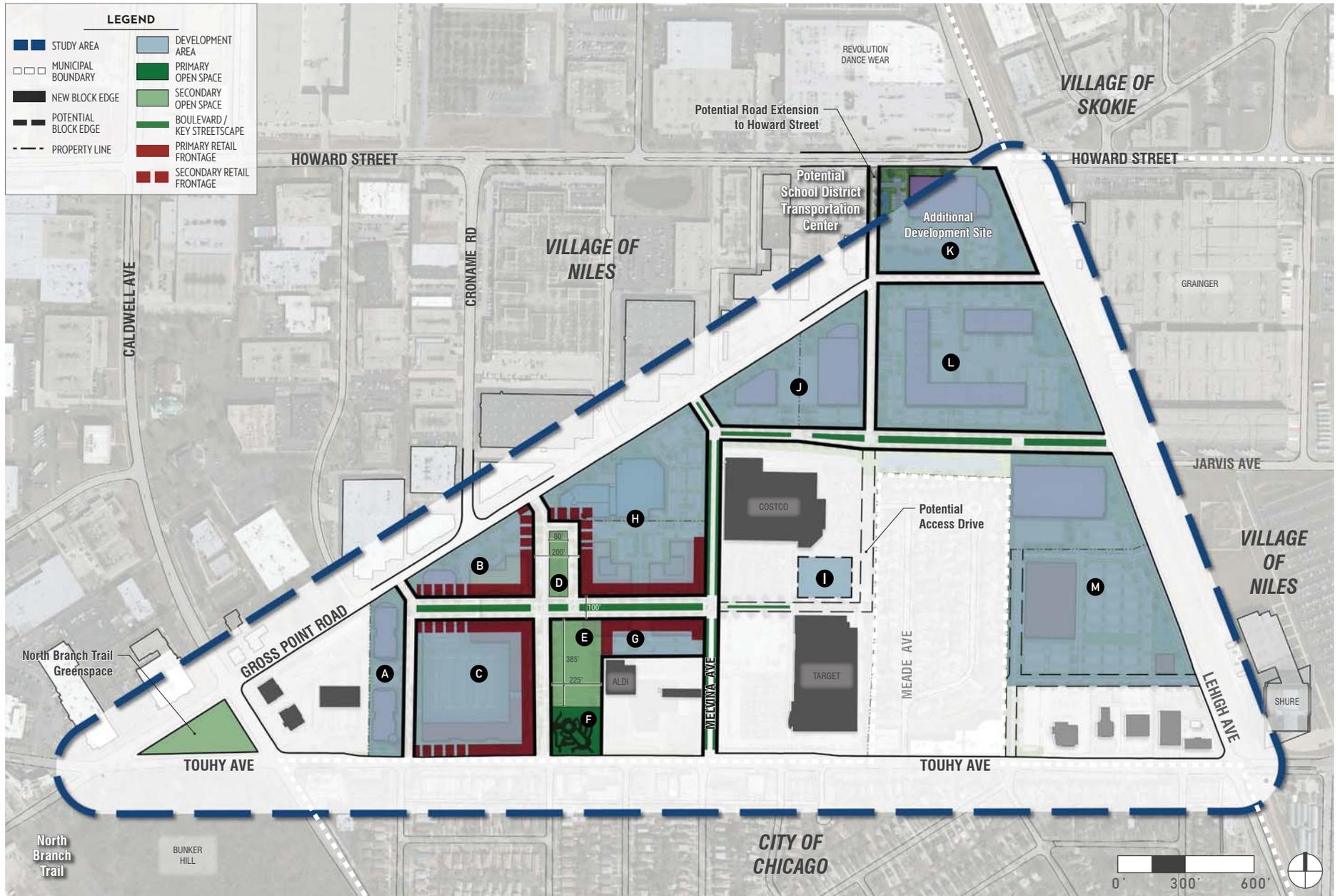
Development Framework

The Potential Development Framework shown on the facing page establishes an over-arching strategy for redevelopment of the Touhy Triangle, balancing physical design requirements while also maintaining enough flexibility to accommodate a wide range of land use goals.

Framework Notes

- Opportunity Site A - 95,970 square feet (2.20 acres)
- Opportunity Site B - 68,750 square feet (1.58 Acres)
- Opportunity Site C - 275,000 square feet (6.31 Acres)
- Site D - 11,000 square feet (0.25 acres). New linear open space.
- Site E - 72,000 square feet (1.65 acres). New central open space
- Site F - 40,000 square feet (0.92 acres) Refurbished, existing landmark open space. Leaning Tower landmark to be preserved.
- Opportunity Site G - 72,500 square feet (1.66 acres)
- Opportunity Site H - 395,000 square feet (9.07 acres)
- Opportunity Site I - Potential for a 40,000 - 50,000 square foot commercial infill building.
- Opportunity Site J - 235,000 square feet (5.39 acres)
- Opportunity Site K - 255,000 square feet (5.85 acres). Requires roadway network reconfiguration of Gross Point Road.
- Opportunity Site L - 520,000 square feet (11.94 acres)
- Opportunity Site M - 615,000 square feet (12.12 acres)

Potential Development Framework (Preferred Concept)



THE TOUHY TRIANGLE MASTER PLAN

Preferred Master Plan Concept

The Preferred Development Master Plan, shown on the facing page, provides an illustration of how the Village's preferred land use goals might be achieved through site design that is focused on fostering a dynamic, pedestrian-oriented public realm. Inherent in both the Preferred and Alternative Master Plan concepts presented in this report is a focus on compact, walkable, and well-balanced development that provides a range of uses and scale.

Developable Area: ~ 60.7 ACRES

Retail: 228,500 SF

Hotel: 90,000 - 180,000 SF

YMCA: 105,000 SF

Residential: 80 - 255 UNITS

Office: 104,000 - 369,000 SF

Industrial: 344,500 SF

Open Space: 2.8 ACRES



Preferred Master Plan Details

Area 1

- Retail: ± 149,500 square feet.
- Hotel: ± 90,000 - 180,000 square feet, with ground-floor amenities and retail space (included in retail total).
- Office: ± 104,000 - 369,000 square feet, depending on the preferred use of the proposed parking structure development.
- YMCA: ± 105,000 square feet, with aquatic center, recreation facilities, and potential for additional upper-story development.
- Residential: ± 80 - 255 units, depending on the preferred use of the proposed parking structure development. Assume ± 1,000 square foot units, with 1 - 2 parking spaces per unit.
- Open Space: ± 2.8 acres of combined open space, including a new 11,000 sf linear open space, and a new central green space that incorporates the existing Leaning Tower and surrounding plaza.

Area 2

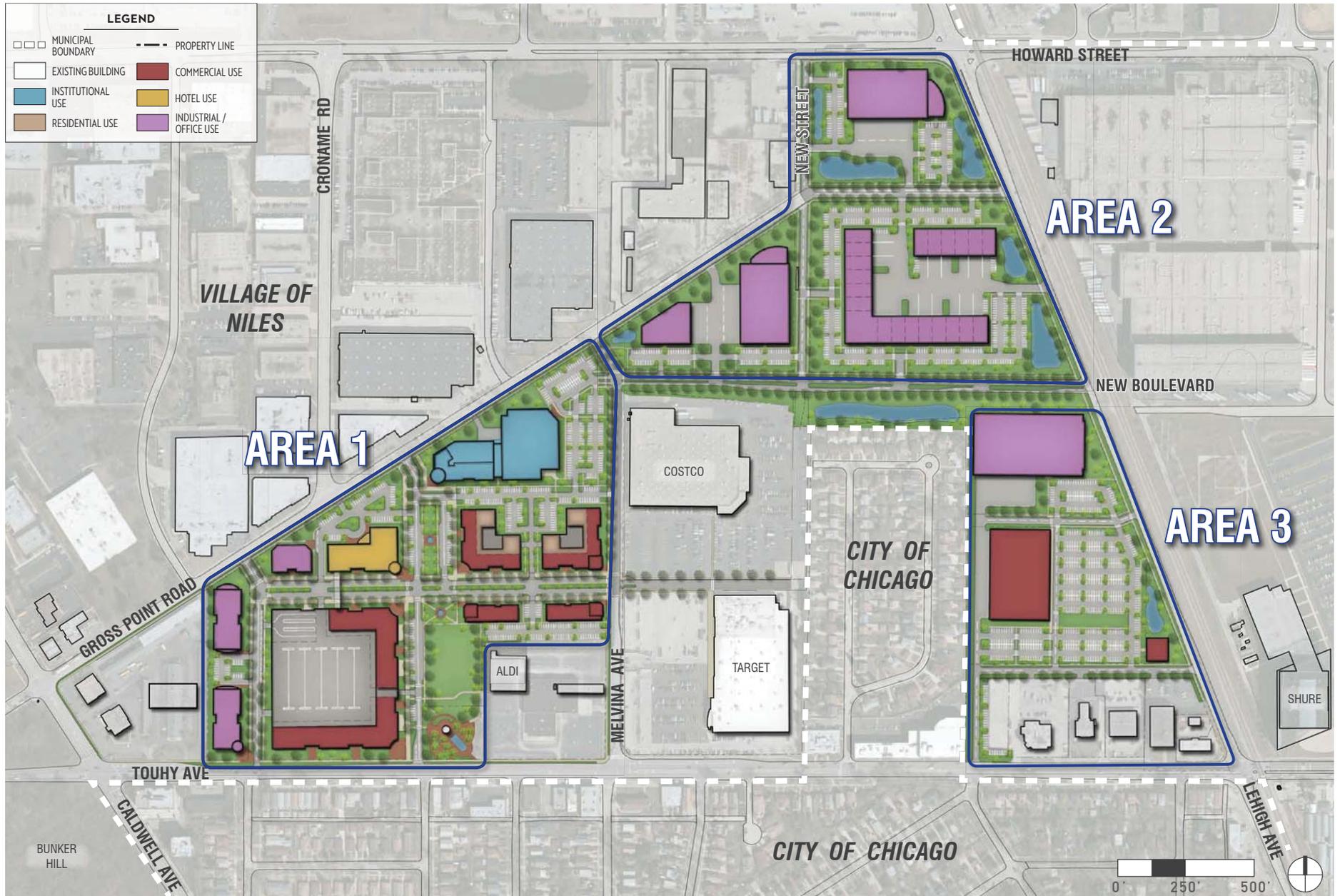
- Industrial: ± 254,500 square feet of new industrial, warehouse, and/or light manufacturing development. Roughly 114,500 square feet would be smaller format and dividable to suit user needs.

Area 3

- Retail: ± 79,000 square feet, primarily as retail anchor space.
- Industrial: ± 90,000 square feet of new industrial, warehouse, and/or light manufacturing development.

Bayshore Towncenter in Glendale, Wisconsin (shown to the left) is an example of an entertainment-oriented, mixed-use development centered around active pedestrian environments.

Preferred Development Master Plan



Alternative Master Plan Concept

Similar to the Preferred Plan, the Alternative Master Plan concept (see facing page) focuses on the development of a new entertainment center district. However, in the alternative scheme, a greater emphasis is placed on private sector development, primarily by the reduction of public open space and relocation of the YMCA outside of the Area 1 core. A greater emphasis would be also be placed on residential use in Area 1.

Developable Area: ~ 60.7 ACRES

Retail: 137,500 SF

Hotel: 120,000 SF

YMCA: 108,500 SF

Residential: 200 - 290 UNITS

Office: 224,000 - 249,000 SF

Industrial: 359,500 SF

Open Space: 1.5 ACRES



Alternate Master Plan Details

Area 1

- Retail: ± 137,500 square feet.
- Hotel: ± 120,000 square feet, with potential conference/events space and related amenities.
- Office: ± 224,000 - 249,000 square feet, depending on the preferred use of the proposed parking structure development.
- Residential: ± 200 - 290 units, depending on the preferred use of the proposed parking structure development. Assume ± 1,000 square foot units, with 1 - 2 parking spaces per unit.
- Open Space: 2 new linear open spaces ± 27,000 sf (total), and improvements to the existing Leaning Tower plaza (± 40,000 sf).

Area 2

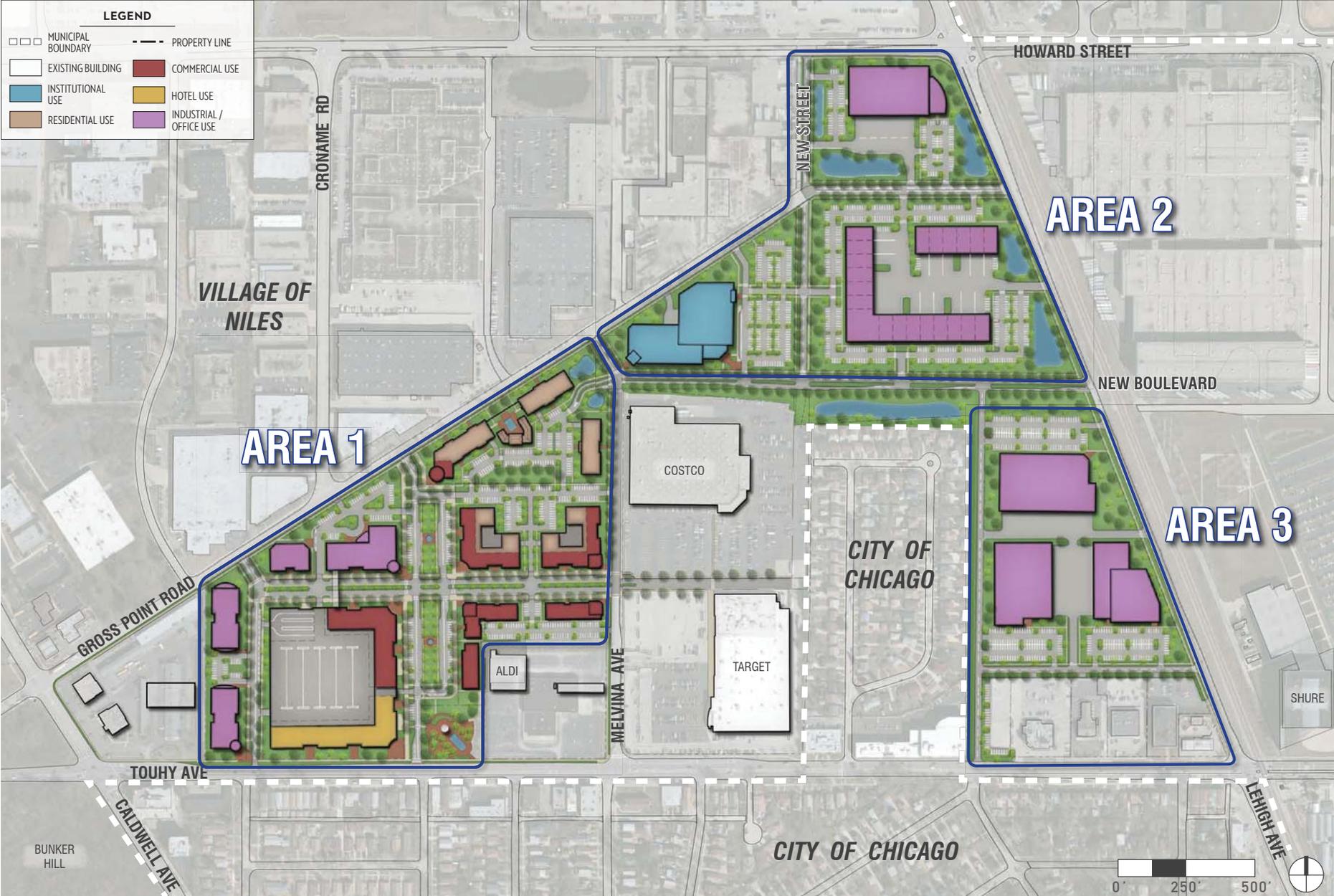
- YMCA: ± 108,500 square feet, with aquatic center and recreation facilities.
- Industrial: ± 174,500 square feet of new industrial, warehouse, and/or light manufacturing development. Roughly 114,500 square feet would be smaller format and dividable to suit user needs.

Area 3

- Industrial: ± 185,000 square feet of new industrial, warehouse, and/or light manufacturing development.

Burr Ridge, Michigan's Village Center - a planned, mixed-use development - is set around a linear "village green" that also regularly hosts festivals, events, and performances

Alternative Development Master Plan



Bird's Eye Illustration of Envisioned Entertainment District



Area 2 - 'Transit-Oriented' Residential Development Master Plan Alternative

While there is no train station planned at this time, the concept shown below was developed to illustrate what 'transit-oriented' residential development might look like in the Touhy Triangle if Niles were to get its own commuter rail station in the future.

Plan Notes

i SUB-AREA 1 (30.6 DU/AC)

A 4-Story Residential

- 60 units (± 1,000 sf typ.)
- 1 ground-floor space/unit
- 1.9 parking spaces/unit total

ii SUB-AREA 2 (21.4 DU/AC)

C 3-Story Residential

- 36 units (± 1,000 sf typ.) each
- 1.4 parking spaces / unit total

D 2 to 3-Story Townhomes

- 17 units (± 2,000 sf typ.)
- 2 private garage spaces / unit
- 12 additional guest parking spaces

E Re-Routed Gross Point Road

iii SUB-AREA 3 (16.25 DU/AC)

F 3-Story Residential

- 42 units (± 1,000 sf typ.) each
- 1.4 parking spaces / unit total

G 3-Story Residential

- 36 units (± 1,000 sf typ.)
- 1.3 parking spaces / unit total

H 1-Story Clubhouse: 6,500 square feet

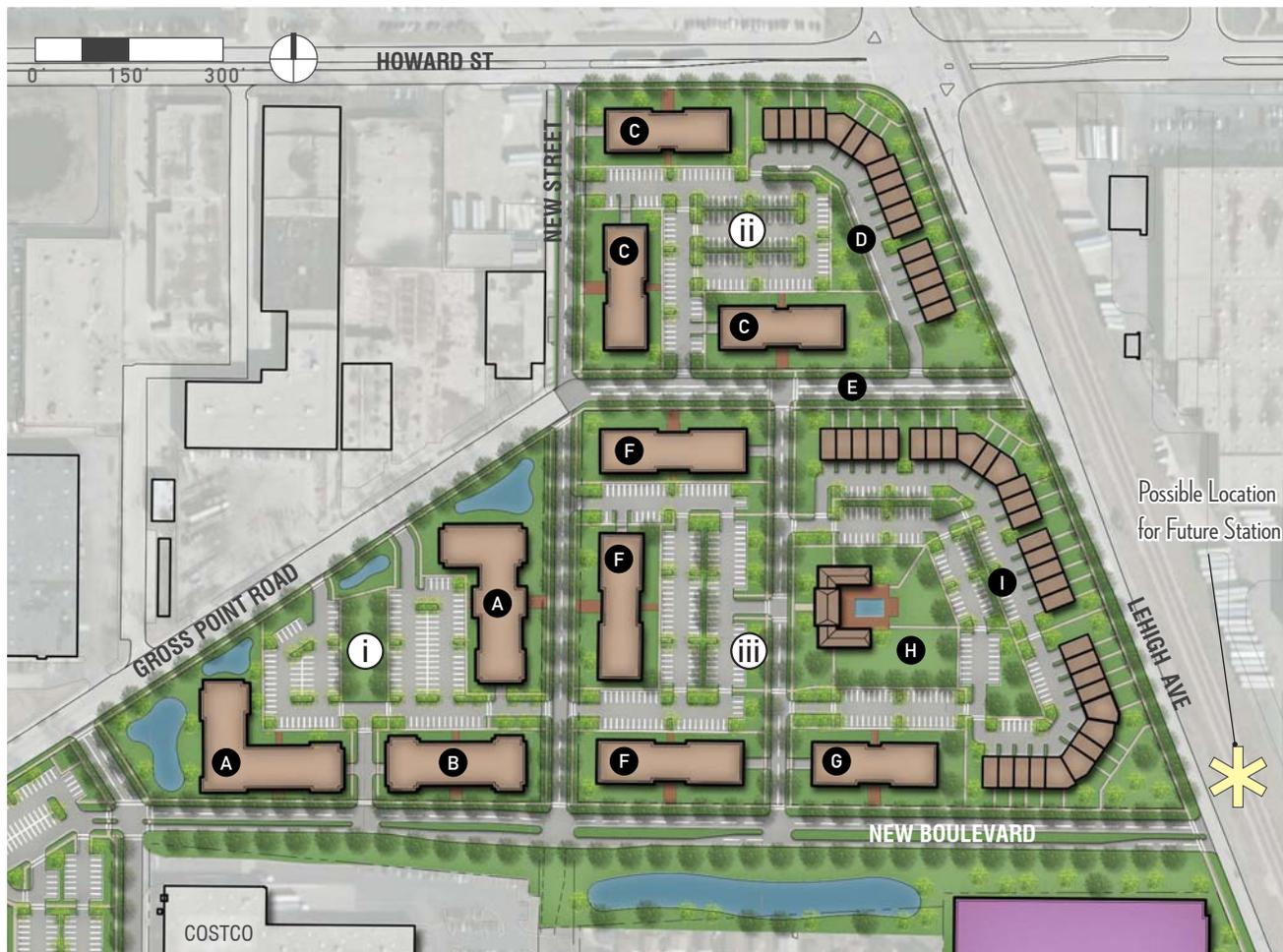
- 65 overflow parking spaces
- Shared amenities & open space

I 2 to 3-Story Townhomes

- 32 units (± 2,000 sf typ.)
- 2 private garage spaces / unit
- 48 additional guest parking spaces

Option: Increased Indoor Parking

3-story buildings could become 4-story, with 1 internal ground-floor space per unit.



Development Character

The images shown below and on the facing page provide some examples of the type of development character envisioned as part of the proposed master plan. These potential development 'products' reflect typical land uses and building types that are found in similar settings both regionally and nationally. The applicable development area is noted in the upper right corner of each of the potential building types shown.

Mixed-Use Development



Entertainment-oriented uses front an active public open space at MB Financial Park in Rosemont, Illinois.



Eddy Commons in South Bend, Indiana uses residential and commercial development to line a large, internal parking deck.



Walnut Flats in Denver, Colorado is an example of a contemporary mixed-use development located near the City's ballpark.

Hotel



A mid-rise hotel development at Randhurst Village in Mount Prospect, Illinois.

Commercial



Low-rise commercial development that focuses on dining & entertainment-oriented use, with ample outdoor seating areas.



Larger-format commercial anchors that serve as retail destinations, bringing people to the Touhy Triangle.

Office



Low-rise office developments with smaller footprints provide a transitional use and accommodate infill sites.

Industrial / Manufacturing



Temperance Brewery in Evanston, Illinois is an example of a light-industrial use with an active, commercial component.



Manufacturing and light-industrial uses should have appropriate landscaping and clearly identifiable entrances oriented towards public right-of-ways

YMCA



A modernized YMCA with an aquatic center and a variety of amenities could act as a major destination within the Touhy Triangle.

Residential



Mid-rise residential developments provide density that supports nearby commercial and entertainment-oriented uses.



The North Center Senior Campus in Chicago is an example of a residential 'campus' development set within an active urban area.

Open Space Character

New community open spaces are at the heart of both the preferred and alternate plans for the proposed Touhy Triangle entertainment district. In either concept, the proposed spaces are intended to be active and inviting, with unique elements and attractive landscaping and furnishings that help to attract visitors and promote the area as a destination. In the preferred scheme, a large community green provides space for a performance venue and art installations. Examples of similar open spaces as those proposed in this plan, as well as some potential amenities that could be included are shown on the following page.

Eye-Level Illustration of Envisioned Open Space



An artist's illustration of the envisioned entertainment district open space - looking south.

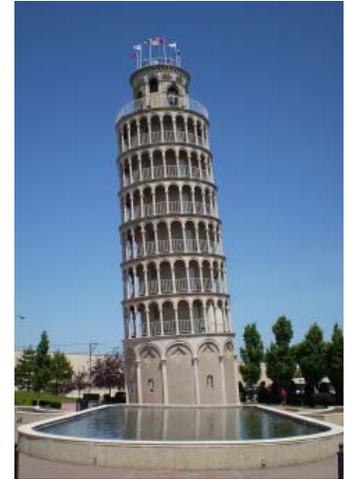
Open Space Elements



A park shelter in Winnetka's Hubbard Woods District doubles as a stage for performances and events.



Focal elements at the ends of the open areas serve as landmark features and create visual interest.



*Emphasize the Leaning Tower of Niles is a focal point.
photo by Miroslaw Mucha - Wikipedia*



Food trucks and kiosks with outdoor dining areas provide informal commercial opportunities that can be incorporated into open spaces.



Interactive elements such as splash pads help to generate activity and excitement without being visually obtrusive.



Incorporate unique elements and features to help promote the new district as a destination.



BOARD AGENDA ITEM EXPLANATION FORM



Board Approval - Renewal of the Village of Niles Workers Compensation and Liability Insurance Program for 2017 Provided by Mesirow Insurance Services

Meeting 11/15/2016 Item Number 3
Date
Requested by Kathy Barnat, Human Resources Director Action REQUEST FOR BOARD APPROVAL Requested
Prepared by Katy Darr, Records and Benefits Coordinator Assigned to: Trustee Alpogianis

ATTACHMENTS:

Table with 2 columns: Type, Description. Includes Department Memo, Backup Material, Executive Summary.

MOTION

I move for Board approval of the renewal of the Village of Niles Workers Compensation and Liability Insurance Program for 2017 provided by Mesirow Insurance Services in the amount of \$489,024.

REASON FOR REQUEST / BACKGROUND

The proposed renewal premium for all insurance coverages is a decrease of \$12,372 (-2.5%) from the 2016 premiums. There has been a decrease in the following amount for all coverages, including; \$3,188 decrease for Workers Compensation coverage, \$994 decrease for Primary Liability coverage, \$1,244 decrease for Excess Liability coverage, \$2,627 decrease for Property coverage, and \$4,319 decrease for Cyber coverage. The change in the Workers Compensation coverage in 2015 lowered the Village's self-insured retention from \$700,000 to \$300,000 which has translated into savings for the Village, pending the claims experience.
The Village's liability self-insured retentions (SIR) remained at \$75,000 and \$100,000. The liability aggregate limit for our SIR was lowered to \$300,000. The SIR for Workers Comp remains the same at \$300,000.
The Finance Committee reviewed the recommendations and recommended approval on October 19, 2016.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG# 6210 Total Amount for Approval \$489,024
ACCT# 3220 Budget Amount \$528,200
Variance (\$39,176)



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Renewal of the Contractual Agreement with Mesirow Insurance Service Inc., as the Village's Workers Compensation and Liability Insurance Broker for Calendar Year 2017

Meeting Date 11/15/2016

Item Number **4**

Requested by Kathy Barnat, Human Resources Director

Action Requested RESOLUTION

Prepared by Katy Darr, Records and Benefits Coordinator

Assigned to: Trustee Alpigianis

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Agreement	Mesirow Contract

MOTION

I move for Board approval of a Resolution authorizing a renewal of the contractual agreement with Mesirow Insurance Service Inc., as the Village's Workers Compensation and liability insurance broker for calendar year 2017.

REASON FOR REQUEST / BACKGROUND

Mesirow Financial was approved as the Village's broker in August of 2014. The Finance Committee reviewed the 2017 insurance program on October 19 and recommended Village Board approval. This contract allows for a one year term renewal for calendar year 2017.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG# <input type="text" value="6210"/>	Total Amount for Approval <input type="text" value="\$47,000"/>
ACCT# <input type="text" value="3370"/>	Budget Amount <input type="text" value="\$47,000"/>
	Variance <input type="text" value="\$0"/>

RESOLUTION 2016-

RESOLUTION AUTHORIZING A RENEWAL OF THE CONTRACTUAL AGREEMENT WITH MESIROW INSURANCE SERVICES, INC., TO PROVIDE WORKERS COMPENSATION AND LIABILITY INSURANCE FOR CALENDAR YEAR 2017

WHEREAS, Mesirow Insurance Services Inc. shall provide workers compensation and liability insurance for the calendar year 2017.

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 renew a contractual agreement with Mesirow Insurance Services, Inc.

PASSED: This 15th day of November, 2016

YEAS:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 15th day of November, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



353 N. Clark Street, Chicago, IL 60654
312-595-8596 • mailroom353@mesirofinancial.com

September 9, 2014

Ms. Marlene J. Victorine
C/o Village of Niles
1000 Civic Center Drive
Niles, IL 60714

Dear Ms. Victorine:

Mesirow Insurance Services, Inc. is happy to be serving as the Village of Niles new insurance agent. We are proud to represent such a fine company with an outstanding reputation.

We realize the decision to move the insurance was a difficult one in light of the relationship with the prior agent. We appreciate your trust and confidence in us all the more for that reason. We will work hard to earn your continued loyalty and to ensure that your coverage is well written and competitively priced.

We would also like to thank you and Mr. Scot Neukirch your efforts and responsiveness in getting us the information needed to service the current program and start to work on the renewal. Along with the broker of record letters, thank you for the signed Service Agreement. A copy of the agreement signed by our Chief Operating Officer, John Harney, is included with this letter.

I look forward to working with you and servicing your account. My contact information is listed below so please do not hesitate to reach out to me with any questions or concerns.

Sincerely,

Leah Cozad
Account Executive
P: 312 595-7142
F: 312 595-7163
E: lcozad@mesirofinancial.com

2494379/LZC



**Client Service Agreement
Between
Mesirow Insurance Services, Inc.
and
Village of Niles**

This Client Service Agreement (the "**Agreement**") is entered into between Mesirow Insurance Services, Inc. ("**MIS**") and the Village of Niles ("**Client**"). MIS and Client may be individually referred to herein as a "**Party**" or collectively as the "**Parties**."

The Parties agree as follows:

I. Scope of Services

MIS is hereby engaged to act as the Client's insurance broker, and shall provide the Client with the services set forth in Appendix A (the "**Services**") for the lines of coverage set forth in Appendix C (the "**Coverage**"), in accordance with the terms described herein. Appendix A and Appendix C may be amended from time to time by written agreement of the Parties.

II. Compensation

MIS will be compensated for providing the Services to Client as set forth in Appendix B. Appendix B may be amended from time to time by written agreement of the Parties. If there is a significant change in the Client's operations or exposures that affects the nature and scope of its insurance program and/or services needs, MIS and the client agree to renegotiate MIS' compensation in good faith as appropriate.

III. Term and Termination

a. This Agreement shall become effective on August 18, 2014 (the "**Effective Date**"), and unless earlier terminated as provided for herein shall remain in effect for through December 31, 2015 (the "**Initial Term**"). After the expiration of the Initial Term, this Agreement may be renewed by the Village for two additional one (1) year terms (each a "**Renewal Term**"), with the first such extension commencing January 1, 2016 and terminating December 31, 2016 and the second such extension commencing January 1, 2017 and terminating December 31, 2017. The Initial Term and any Renewal Term may be referred to collectively herein as the "**Contract Term**."

b. Notwithstanding the Contract Term, this Agreement may be terminated upon ninety (90) days written notice to the other Party. In the event of termination of this Agreement by Client prior to expiration of the Contract Term, MIS' annual compensation will be deemed fully earned in accordance with the following schedule: 60% at commencement of the applicable billing cycle; 75% after four (4) months; and 100% after seven (7) months. In the event of a termination by MIS prior to expiration of the Contract Term, MIS' annual compensation for the applicable billing cycle will be deemed earned on a pro-rata basis. It is further agreed that MIS' responsibility to provide the Services will cease on the effective date of any termination of this Agreement, except for such continued responsibilities as may be required by law.

IV. Confidentiality

MIS agrees to take all reasonable measures to maintain the confidentiality of the information that it receives from Client. MIS will use this information solely to meet the objectives of this Agreement. Conversely, Client recognizes that it may use or be exposed to certain proprietary information and trade secrets of MIS, including but not limited to MIS' proprietary computer products. Client will take all reasonable steps to maintain the confidentiality of MIS' proprietary information and trade secrets and will not disclose them to any third-party.

V. Governing Law

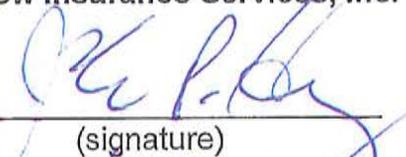
This Agreement will be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of law provisions.

VI. Entire Agreement

This Agreement sets forth the complete, final and entire understanding and agreement of the Parties and supersedes any and all prior oral or written agreements between them. This Agreement may be amended, modified or changed only by a writing signed by both Parties.

In witness whereof, by having their authorized representatives sign below, the Parties each agree to be bound by the terms of this Agreement as of the Effective Date.

Mesirow Insurance Services, Inc.

By: 
(signature)

Title: 

Date: 9-9-14

Village of Niles

By: 
(signature)

Title: Village President

Date: August 27, 2014

Appendix A

Scope of Services

MIS will perform the following services:

- Design, market, propose and implement the broadest insurance program that adequately and economically protects Client. Evaluate all proposals and make recommendations using dedicated personnel who provide professional services that are necessary to perform the type of service required by Client.
- Represent Client in all negotiations with insurers, underwriters, intermediaries, insurance regulators and other parties (except legal issues).
- Assure that insurance coverage is placed with reputable insurers that are eligible to conduct business in Illinois and have the financial capacity to pay claims.
- Monitor and assess the current market and provide information on market conditions.
- Provide recommendations to Client on areas that might result in cost savings to Client.
- Ensure the availability of qualified personnel for consultation, conference, marketing and service, including attendance at meeting and Board meetings as needed.
- Provide evaluation, training and education relative to loss control and safety areas.
- Request all necessary underwriting data from Client seven months prior to renewal. Utilize electronic means to request and receive data. A client portal is preferred.
- Provide renewal plan including coverage line budgets five months prior to renewal.
- Meet with Client's staff to review and explain data requests and renewal plans.
- Prepare coverage submission and review with Client prior to release.
- Market the insurance program and any requested options to secure the broadest coverage at the lowest possible cost with financially secure insurers.
- Meet with key insurers and intermediaries to explain Client data and include Client staff/consultants as appropriate.
- Provide a renewal proposal 60 days prior to renewal, summarizing results of all insurers approached for coverage.
- Bind coverage as directed by Client.
- Provide necessary renewal documents (Binders, etc.) prior to renewal.
- Issue all insurance policies with 60 days of renewal.
- Review policies and endorsements for conformity to agreed terms and coverage.
- Respond to questions and inquiries from Client. Serve as a resource for information on coverage issues, policy interpretation, claims issues, potential/new exposures and other issues.
- Assist with review of contracts and certificates of insurance from other parties.
- Provide risk management expertise as requested.
- Issue certificates of insurance as necessary.
- Assist in processing non-TPA claims.

- Provide periodic non-TPA claim reports.
- Disclose all sources of revenue in placing and servicing the account, and all revenues to other providers, owned and non-owned.
- Schedule and facilitate claim review meetings as directed by Client.
- Provide Client with detailed invoices, except in the case of direct billing by insurers. Remit premiums to insurers and taxes and fees to the relevant authorities on a timely basis, following receipt thereof from Client.
- Provide consultation to Client on special exposures, interpretations of existing coverage, and on the desirability and/or feasibility of any and all potential program changes.
- Analyze the program structure in relation to Self-Insured Retentions, maintenance deductibles and layer attachment points. Make appropriate recommendations in relation to these items to optimize program structure.
- Serve as liaison when necessary between Client and insurers.
- Create and maintain electronic spreadsheets/database files.
- Establish and maintain excellent professional working relations with Client.
- Share with Client relevant industry or coverage information that can be useful in any facet of its risk management program.
- Coordinate claims questions from Client and its legal counsel.
- Coordinate the loss prevention program.
- Request endorsements, ensuring accuracy and delivery in a timely manner.
- Complete quality checklist and policy review.
- Prepare all invoices, binders, certificates of insurance and auto ID cards.
- Provide ongoing coverage analysis and critique of policy language.

Appendix B

Compensation

As full compensation to MIS for the services in Appendix A for the lines of coverage set forth in Appendix C, Client shall pay MIS a fee at a rate of \$47,000 per annum. This fee will be invoiced as follows:

- \$47,000 due by January 1, 2015
- \$47,000 due by January 1, 2016 - Optional
- \$47,000 due by January 1, 2017 - Optional

With respect to the insurance placed by MIS on the Client's behalf (as referenced in Appendix C), MIS will, at Client's request, place insurance coverage on a fixed fee without commission. The fees indicated above include the fixed fee for the placement of insurance coverage. If MIS receives any form of remuneration, directly or indirectly, for such placed insurance coverage from the insurance company, the above fee will be offset by such remuneration.

In the event there is a significant change in Client's operations which affects the nature and scope of its insurance program, MIS and Client shall renegotiate MIS's annual fee in good faith.

Appendix C

Schedule of Coverages

- Property, Mobile Equipment, Auto Physical Damage
- General Liability
- Law Enforcement Liability
- Automobile Liability
- Public Officials Errors & Omissions (Including EPLI)
- Employee Benefits Liability
- Crime
- Boiler & Machinery
- Excess Workers Compensation
- Cyber Liability

Village of Niles

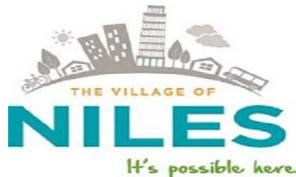
Insurance Proposal

Premium Summary - All Lines

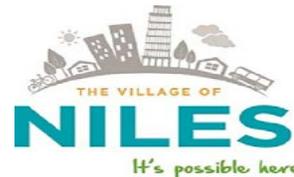
	EXPIRING		RENEWAL	
	Premium	Carrier	Premium	Carrier
Primary Liability	131,910	Alteris	130,916	Alteris
Excess Liability - \$11M xs \$5M	48,620	Evanston	47,376	Evanston
Property & BM	79,999	Chubb	77,372	Chubb
Cyber	<u>15,474</u>	AIG	<u>11,155</u>	AIG
Total Property and Liability	276,003		266,819	-3.3%
Workers Compensation	225,393	ICRMT	222,205	ICRMT
Total	501,396		489,024	-2.5%

Fiduciary coverage is effective 3/1/17

Alliant / Mesirow
INSURANCE SERVICES



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Contractual Agreement with Claim Management Consultants LLC to Provide Claims Management Services for General Liability, Auto Liability, Professional Liability and Property Claims

Meeting Date 11/15/2016

Item Number 5

Requested by Kathy Barnat, Human Resource Director

Action Requested RESOLUTION

Prepared by Katy Darr, Records and Benefits Coordinator

Assigned to: Trustee Alpigianis

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Agreement	Contract

MOTION

I move for Board approval of a Resolution authorizing a contractual agreement with Claim Management Consultants LLC to provide claims management services for general liability, auto liability, professional liability and property claims in the amount of \$30,300.

REASON FOR REQUEST / BACKGROUND

The Finance Committee reviewed this contract at their October 19, 2016 meeting and recommended it be moved to the Village Board for approval.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance

RESOLUTION 2016-

RESOLUTION AUTHORIZING A CONTRACTUAL AGREEMENT WITH CLAIM MANAGEMENT CONSULTANTS LLC, TO PROVIDE CLAIM MANAGEMENT SERVICES FOR GENERAL LIABILITY, AUTO LIABILITY, PROFESSIONAL LIABILITY AND PROPERTY CLAIMS

WHEREAS, Claim Management Consultants, LLC, shall administer and manage all general liability, auto liability, professional liability and property claims.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby authorize the President or his designee of the Village of Niles to execute a contractual agreement with Claim Management Consultants, LLC.

PASSED: This 15th day of November, 2016.

YEAS:

NAYS:

ABSENT:

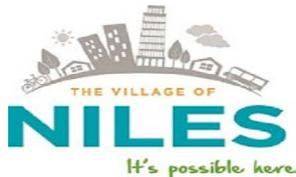
ABSTAIN:

APPROVED by me this 15th day of November, 2016.

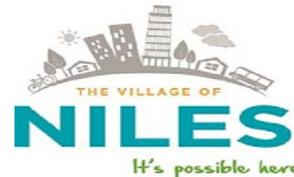
President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk



BOARD AGENDA ITEM EXPLANATION FORM



Resolution Authorizing a Contractual Agreement with Claim Management Consultants LLC as the Village's Claims Administrator for Outstanding Workers Compensation Claims Incurred up to January 1, 2015

Meeting Date 11/15/2016

Item Number 6

Requested by Kathy Barnat, Human Resources Director

Action Requested RESOLUTION

Prepared by Katy Darr, Records and Benefits Coordinator

Assigned to: Trustee Alpogianis

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Agreement	Contract

MOTION

I move for Board approval of a Resolution authorizing a contractual agreement with Claim Management Consultants LLC as the Village's claims administrator for outstanding Workers Compensation claims incurred up to January 1, 2015 in the amount of \$6,000.

REASON FOR REQUEST / BACKGROUND

The Village transitioned to the ICRMT (Illinois County Risk Management Trust) for its Workers Compensation claims administration as of 1/1/2015. Claim Management already has all the necessary records and the understanding of the existing claims up to that date and has been providing good service of these claims; therefore, it is recommended that they continue to manage those claims. The Finance Committee reviewed this contract on 10/19/2016 and recommended it be moved to the Village Board for approval.

Will this action involve an expenditure of funds? Yes

If yes, is this a budgeted item? Yes

ORG#	<input type="text" value="6210"/>	Total Amount for Approval	<input type="text" value="\$6,000"/>
ACCT#	<input type="text" value="3370"/>	Budget Amount	<input type="text" value="\$10,800"/>
		Variance	<input type="text" value="(\$4,800)"/>

RESOLUTION 2016-

RESOLUTION AUTHORIZING A CONTRACTUAL AGREEMENT WITH CLAIM MANAGEMENT CONSULTANTS LLC., TO PROVIDE CLAIM MANAGEMENT SERVICES FOR OUTSTANDING WORKERS COMPENSATION CLAIMS

WHEREAS, Claim Management Consultants LLC., shall administer and manage outstanding workers compensation claims incurred up to January 1, 2015.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Niles, Cook County, Illinois, hereby authorize the President or his designee of the Village of Niles to execute a contractual agreement with Claim Management Consultants LLC.

PASSED: This 15th day of November, 2016.

YEAS:

NAYS:

ABSENT:

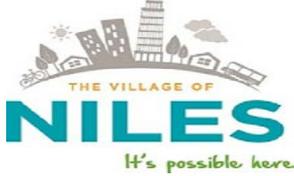
ABSTAIN:

APPROVED by me this 15th day of November, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 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 the Village of Niles Budget Document and Appropriation Ordinance for Fiscal Year 2016

Meeting Date 11/15/2016 Item Number 7
Requested by Laurie Nannini, Asst. Finance Director Action Requested ORDINANCE
Prepared by Laurie Nannini, Asst. Finance Director Assigned to: Trustee Strzelecki

ATTACHMENTS:

Table with 2 columns: Type, Description. Includes entries for Ordinance and Exhibit with their descriptions.

MOTION

I move for Board approval of an Ordinance amending the Village of Niles Budget Document and Appropriation Ordinance for Fiscal Year 2016.

REASON FOR REQUEST / BACKGROUND

The Fiscal Year 2016 audit process determined that four funds deviated from their appropriations for Fiscal Year 2016 as follows:
- The Capital Projects Fund overspent its appropriation due to rounding of the Bank of NY invoice amounts for paying agent fees for existing debt during FY 16.
- The Automotive Fund vehicles are depreciated annually on a straight line basis over a specific number of years. The amount budgeted for FY 16 was less than the actual expense incurred for depreciation.
- The Risk Management Fund's liability insurance claims exceeded budget.
- The Firefighters Pension Fund benefits paid out in FY 16 exceeded budget due to unforeseen retirements during the fiscal year.

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

If yes, is this a budgeted item? []

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

ORDINANCE 2016-

ORDINANCE AMENDING THE VILLAGE OF NILES BUDGET DOCUMENT AND APPROPRIATION ORDINANCE FOR FISCAL YEAR 2016

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Niles, Cook County, Illinois (the Village"), with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the President and Board of Trustees of the Village of Niles had duly approved an annual budget as a guide for municipal expenditures; and

WHEREAS, pursuant to 65 ILCS 5/8-2-9, the Village adopted the annual appropriation ordinance for fiscal year 2016; and

WHEREAS, the President and Board of Trustees believe it to be in the best interests of the Village to amend said budget document and appropriation ordinance as set forth herein below;

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

SECTION 1: The President and Board of Trustees find as facts the recitals hereinabove set forth. The President and Board of Trustees further find that the supplemental appropriation approved hereby is not in excess of revenue or reserves available to the Village for such purposes.

SECTION 2: The annual appropriation ordinance for Fiscal Year 2016 for the Village of Niles shall be, and the same is hereby, amended as shown on Exhibit 1 attached hereto and made a part hereof.

SECTION 3: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this ordinance shall be and are hereby repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED: This 15th day of November, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by me this 15th day of November, 2016.

President, Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

FY 2016 Supplemental Appropriation Detail

ARTICLE XII CAPITAL PROJECTS FUND

Original

4300 CAPITAL PROJECTS FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
4330 POLICE BUILDING CONSTRUCTION	\$0	\$1,600	\$0	\$997,848	\$0	\$0	\$999,448
TOTAL CAPITAL PROJECTS FUND	\$0	\$1,600	\$0	\$997,848	\$0	\$0	\$999,448

Amended

4300 CAPITAL PROJECTS FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
4330 POLICE BUILDING CONSTRUCTION	\$0	\$1,650	\$0	\$997,848	\$0	\$0	\$999,498
TOTAL CAPITAL PROJECTS FUND	\$0	\$1,650	\$0	\$997,848	\$0	\$0	\$999,498

ARTICLE XVI AUTOMOTIVE FUND

Original

6100 AUTOMOTIVE FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
6120 GARAGE	\$0	\$16,000	\$754,500	\$0	\$424,000	\$11,400	\$1,205,900
TOTAL AUTOMOTIVE FUND	\$0	\$16,000	\$754,500	\$0	\$424,000	\$11,400	\$1,205,900

Amended

6100 AUTOMOTIVE FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
6120 GARAGE	\$0	\$16,000	\$754,500	\$0	\$492,000	\$11,400	\$1,273,900
TOTAL AUTOMOTIVE FUND	\$0	\$16,000	\$754,500	\$0	\$492,000	\$11,400	\$1,273,900

ARTICLE XVII RISK MANAGEMENT FUND

Original

6200 RISK MANAGEMENT FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
6210 RISK MANAGEMENT ADMIN	\$0	\$1,602,480	\$0	\$0	\$0	\$0	\$1,602,480
TOTAL RISK MANAGEMENT FUND	\$0	\$1,602,480	\$0	\$0	\$0	\$0	\$1,602,480

Amended

6200 RISK MANAGEMENT FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
6210 RISK MANAGEMENT ADMIN	\$0	\$2,110,480	\$0	\$0	\$0	\$0	\$2,110,480
TOTAL RISK MANAGEMENT FUND	\$0	\$2,110,480	\$0	\$0	\$0	\$0	\$2,110,480

ARTICLE XIX FIRE PENSION FUND

Original

7100 FIRE PENSION FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
7110 FIRE PENSION ADMIN	\$3,560,810	\$113,070	\$0	\$0	\$0	\$6,075	\$3,679,955
TOTAL FIRE PENSION FUND	\$3,560,810	\$113,070	\$0	\$0	\$0	\$6,075	\$3,679,955

Amended

7100 FIRE PENSION FUND	PERSONAL SERVICES	CONTRACTUAL	COMMODITIES	Debt Service	CAPITAL OUTLAYS	OTHER	TOTAL APPROPRIATION
7110 FIRE PENSION ADMIN	\$3,616,810	\$113,070	\$0	\$0	\$0	\$6,075	\$3,735,955
TOTAL FIRE PENSION FUND	\$3,616,810	\$113,070	\$0	\$0	\$0	\$6,075	\$3,735,955

Budget Document Account Detail

Org	Org Description	Acct	Description	Original Budget	Amendment	Revised Total
4330	POLICE BUILDING CONSTRUCTION	3370	Special Services	\$1,600	\$50	\$1,650
6120	GARAGE	3850	Depreciation	\$475,000	\$68,000	\$543,000
6210	RISK MANAGEMENT ADMIN	3221	Claims	\$1,000,000	\$508,000	\$1,508,000
7110	FIRE PENSION ADMIN	2705	Pension Benefits-Payouts	\$3,560,810	\$56,000	\$3,616,810



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Plat of Subdivision for Property Located at 5757-5959 Howard Street (16-ZP-36)

Meeting Date	11/15/2016	Item Number	8
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 plat of subdivision as required in Appendix B, Section XI(C.1)(3)(i) for property located at 5757-5959 Howard Street.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 7-0 to recommend approval at their public hearing on November 7, 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-

ORDINANCE APPROVING A PLAT OF SUBDIVISION AS REQUIRED IN APPENDIX B, SECTION XI (C.1)(3)(i) FOR PROPERTY LOCATED AT 5757-5959 HOWARD ST., NILES, ILLINOIS

WHEREAS, the question of granting a plat of subdivision for property located at 5757-5959 Howard St., included in this ordinance was referred to the Plan Commission and Zoning Board of Appeals to hold a public hearing;

WHEREAS, a public hearing was held on November 7, 2016, after proper notice in a manner provided by law;

WHEREAS, the Plan Commission and Zoning Board of Appeals has made a report, containing findings of fact and recommending the granting a plat of subdivision for property located at 5757-5959 Howard St., Niles, IL 60714; and

WHEREAS, the corporate authorities of the Village of Niles, Cook County, Illinois have duly considered said Plan Commission and Zoning Board of Appeals 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 plat of subdivision entitled “Howard Street Subdivision” as required in Appendix B, Section XI (C.1)(3)(i) for property located at 5757-5959 Howard St., Niles, IL 60714, is approved.

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

PASSED: This 15th day of November, 2016

YEAS:

NAYS:

ABSENT:

ABSTAIN:

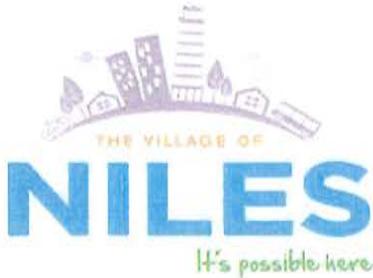
APPROVED by me this 15th day of November, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 4
REPORT NUMBER: PC-16-46
CASE NUMBER: 16-ZP-36
TYPE: PLAT OF RESUBDIVISION



Plan Commission and Zoning Board of Appeals Staff Report November 7, 2016

Item for Plan Commission Consideration: Consideration of a proposed Plat of Subdivision for FedEx properties at 5757-5959 Howard Street.

I. Background.

Note—this case was submitted before the Village's new subdivision ordinance went into effect on July 1, 2016 and must therefore be reviewed under the old/former ordinance. This staff report references/uses the older regulations.

The new FedEx distribution facility at 5757-5959 Howard Street occupies the former Granger site. This site includes outdated lot lines (shown in blue on the attached aerial photo...), a remnant railroad right-of-way and parcel lines that transect the property (...both shown with yellow lines...), and a right-of-way for Menard Street that does not correspond with the constructed street at its intersection with Howard Street.

To remedy the problems described above, the Village required the property owner to create a new plat of subdivision to 'clean-up' the parcel and lot lines for this large property, and specifically to:

- Create lot lines that do not cross under buildings;
- Eliminate unnecessary parcel lines;
- Eliminate abandoned railroad right-of-ways; and
- Dedicate right-of-way for Menard to insure public improvements (...streets, sidewalks, traffic signals, etc...) are located in public right-of-way rather than on private property, particularly at the intersection with Howard Street.

The property owner was very cooperative in the preparation of this plat of subdivision and initially submitted it for Village review over a year ago, prior to the opening and operation of this new distribution facility. However, I-DOT signatures were needed on the plat because a portion of the property—along Howard Street—abuts I-DOT jurisdiction. I-DOT refused to sign the plat because a contractor on the demolition of the former Grainger building had not paid his employees for their work related to the demolition project, and these employees filed a lien against the property. I-DOT will not sign-off on plats to

subdivide property if a lien is present against the property, and so the lien had to be settled/resolved before I-DOT would sign the plat. The lien was finally resolved earlier this year and the property owner was able to obtain the necessary I-DOT signature, which allowed the plat to now be presented to the Planning and Zoning Board for approval.

A. Critical Issues

Zoning

The property is zoned 'M—Manufacturing'. All proposed lots will meet all applicable Village requirements for minimum lot width, area, and other zoning matters.

Comments from other Village Departments

Fire Department: No concerns

Fire Inspections: No concerns

Police Department: No Law Enforcement Issues

Engineering Department: The former Village Engineer reviewed the plat and required no changes. The plat was also reviewed by the Village's outside surveyor consultant for compliance with all applicable requirements.

Findings of Fact

The Plan Commission is encouraged to consider the following staff findings as it discusses this request:

- The plat will dedicate right-of-way so public facilities are on public land;
- The plat will eliminate parcel lines that run underneath buildings;
- The plat will eliminate lot lines that run underneath buildings;
- The plat will eliminate a railroad right-of-way that runs underneath buildings; and
- The proposed lots will comply with applicable zoning requirements for minimum lot area, width, set-backs and lot-coverage.

B. Legal:

Notification: Notices are not required for plats.

C. Other Actions:

For plats, the Plan Commission is a recommending body to the Village Board. The Village Board is tentatively scheduled to consider this plat at its November 15, 2016 meeting.

II. Attachments and References

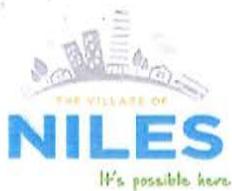
1. Location Map showing existing lot lines (...in blue...) and existing parcel lines (...in yellow...);
2. Proposed Plat of Subdivision.

III. Principal Parties Expected at Meeting:

1. Mr. Brett Duffy, SpaceCo, 9575 West Higgins Road, Suite 700, Rosemont, Illinois, representing the property owner.

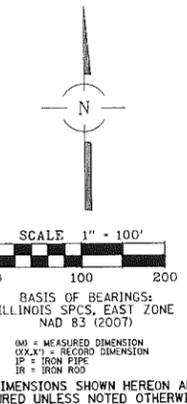
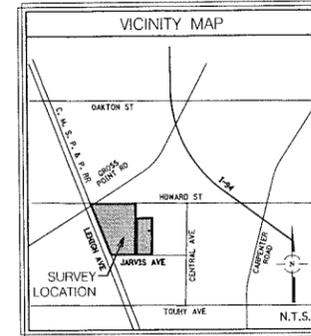


**Proposed Plat of Resubdivision
For FedEx Properties
5757-5959 Howard Street
November, 2016**



FINAL PLAT OF SUBDIVISION HOWARD STREET SUBDIVISION

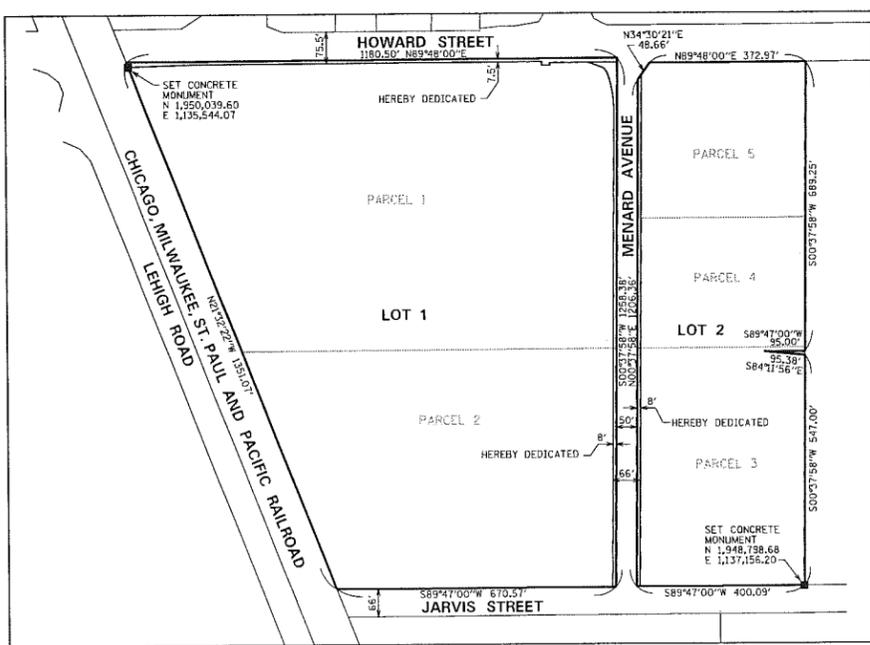
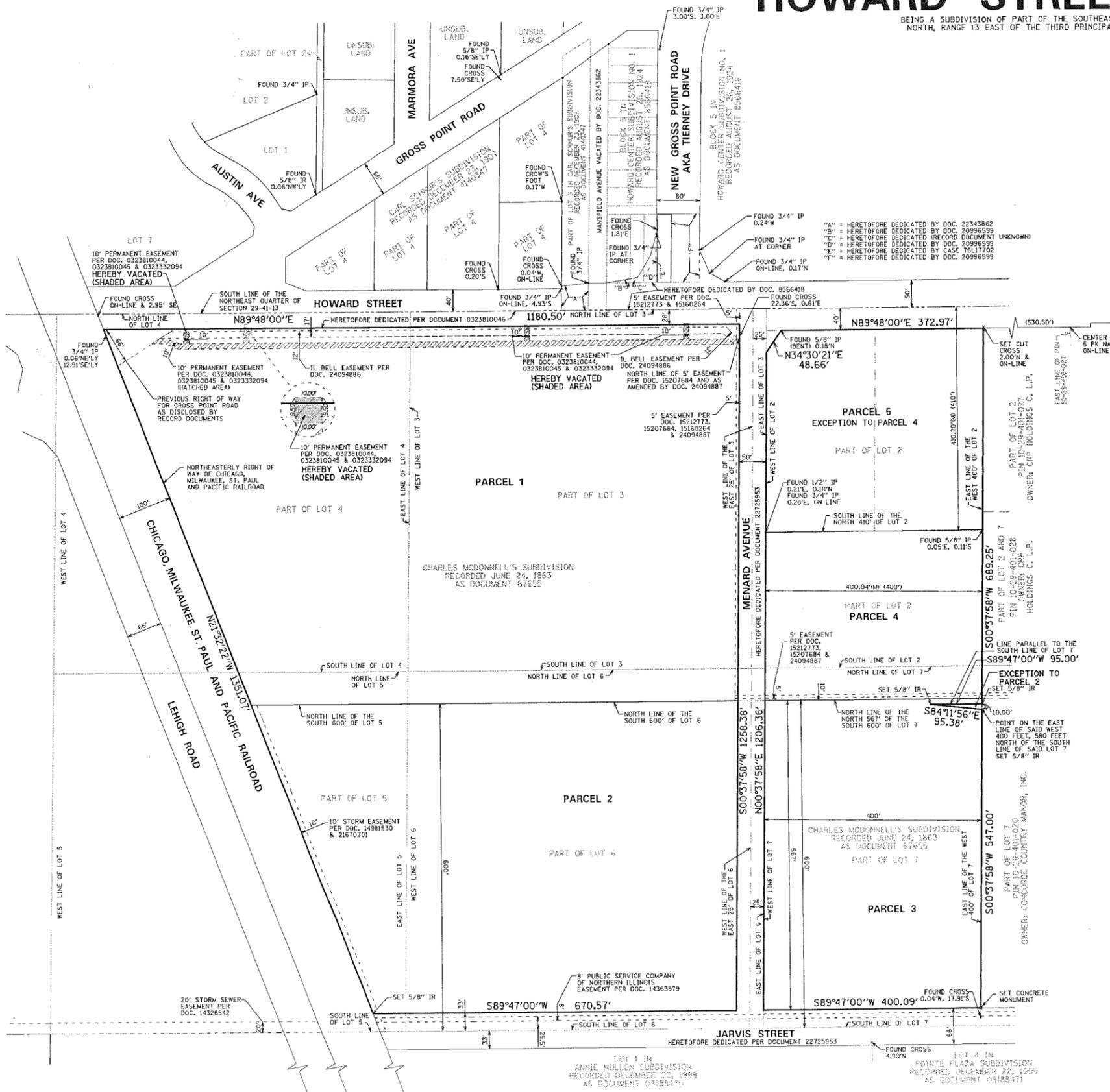
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 100'
BASIS OF BEARINGS:
ILLINOIS SPCS, EAST ZONE
NAD 83 (2007)
M = MEASURED DIMENSION
C/M = RECORD DIMENSION
IP = IRON PIPE
IR = IRON ROD
ALL DIMENSIONS SHOWN HEREON ARE
MEASURED UNLESS NOTED OTHERWISE

TABLE OF CONTENTS

SHEET 1	EXISTING CONDITIONS
SHEET 2	PROPOSED LOT LAYOUT & EASEMENTS
SHEET 3	CERTIFICATES & SIGNATURES



PROPOSED LOT CONFIGURATION
SCALE: 1" = 200'
(SEE SHEET 2 OF 3 FOR LOT DETAILS)

PREPARED FOR:
SCANNELL PROPERTIES
800 EAST 96TH STREET, SUITE 175
INDIANAPOLIS, INDIANA 46240

FOUND IR WITH I.D.O.T. CAP AT
SOUTHEAST CORNER OF PERMANENT
EASEMENT 2PE-B PER PLAT OF
HIGHWAYS RECORDED JULY 3, 1984 AS
DOCUMENT 27158247

LOT 1 IN
ANNIE MULLEN SUBDIVISION
RECORDED DECEMBER 20, 1989
AS DOCUMENT 03188471

LOT 4 IN
POINTE PLAZA SUBDIVISION
RECORDED DECEMBER 22, 1999
AS DOCUMENT 09188471

REVISIONS:

03/03/2016	
04/08/2016	



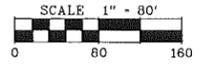
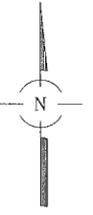
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696 4060 Fax: (847) 696 4065

DATE: 01/21/2016
JOB NO: 7314
FILENAME: 7314SLIB-02
SHEET 1 OF 3

FINAL PLAT OF SUBDIVISION HOWARD STREET SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
ILLINOIS SPCS, EAST ZONE
NAD 83 (2011)
ALL DIMENSIONS SHOWN HEREON ARE
MEASURED UNLESS NOTED OTHERWISE

AREA TABLE			
LOT	SQ. FT.	ACRES	
1	1,143,610	26.254	
2	487,862	11.200	
HOWARD ST	9,730	0.223	
MENARD AVE	21,020	0.483	
TOTAL	1,662,222	38.160	

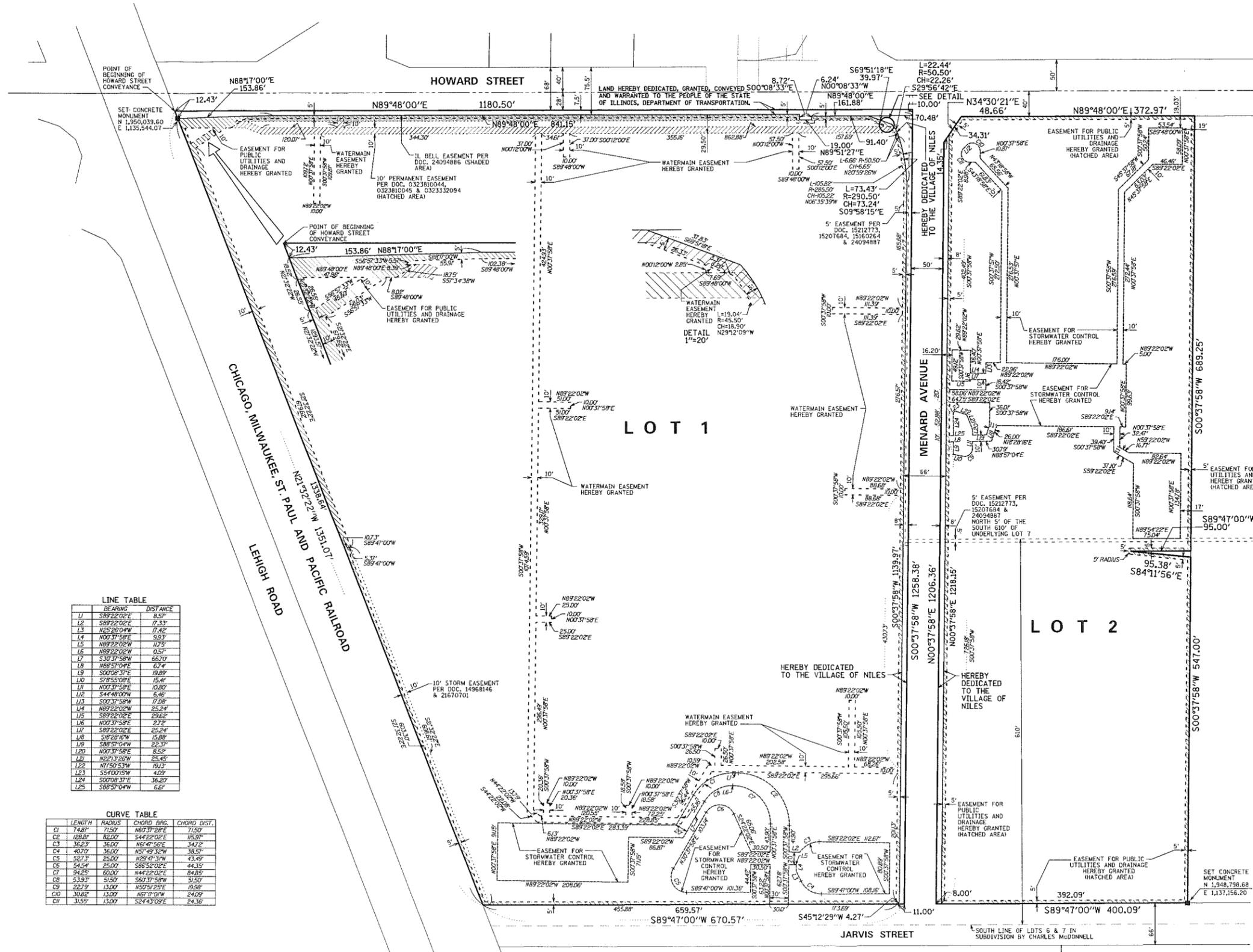
HOWARD STREET DEDICATION:
THAT PART OF LOTS 3 AND 4, LYING EAST OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, IN CHARLES MCDONNELL'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART DEDICATED FOR PUBLIC STREET PER DOCUMENT NO. 2272953 RECORDED MAY 22, 1914 AND DOCUMENT NO. 032310046 RECORDED AUGUST 26, 2003, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF HOWARD STREET AS DEDICATED FOR PUBLIC STREET BY PLAT OF DEDICATION RECORDED AUGUST 26, 2003 AS DOCUMENT 032310046; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DEDICATION, 1180.50 FEET TO THE WEST LINE OF MENARD AVENUE AS DEDICATED BY ORDINANCE RECORDED MAY 22, 1914 AS DOCUMENT 2272953; THENCE SOUTH 00 DEGREES 37 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE, 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID HOWARD STREET DEDICATION; THENCE SOUTH 89 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 161.88 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 33 SECONDS EAST 6.24 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 27 SECONDS WEST, PERPENDICULAR TO THE LAST LINE, 19.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 33 SECONDS WEST, PERPENDICULAR TO THE LAST LINE, 8.72 FEET TO A POINT ON A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID HOWARD STREET DEDICATION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE, 841.15 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 00 SECONDS WEST, 153.86 FEET TO A POINT ON THE EAST LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 21 DEGREES 32 MINUTES 22 SECONDS WEST, ALONG SAID EAST LINE, 12.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE
THE PROPOSED DEDICATION FOR PUBLIC HIGHWAY PURPOSES TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.
BY: _____ DATE: _____
JOHN A. FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO LOTS 1 OR 2 FROM HOWARD ST.

LINE TABLE		
BEARING	DISTANCE	
L1	S89°22'02"E	8.57'
L2	S89°22'02"E	17.33'
L3	N28°26'04"W	17.42'
L4	N00°31'58"E	9.93'
L5	N89°22'02"W	11.75'
L6	N89°22'02"W	0.51'
L7	S30°31'58"W	66.70'
L8	N89°21'04"E	67.4'
L9	S00°09'37"E	19.89'
L10	S18°51'08"E	15.41'
L11	N00°31'58"E	10.82'
L12	S44°48'00"W	6.46'
L13	S00°31'58"W	17.08'
L14	N89°22'02"W	25.24'
L15	S89°22'02"E	28.65'
L16	N00°31'58"E	2.72'
L17	S89°22'02"E	25.24'
L18	S18°28'18"W	15.88'
L19	S89°21'04"W	22.37'
L20	N00°31'58"E	8.52'
L21	N22°13'25"W	35.45'
L22	N11°53'53"W	19.13'
L23	S54°00'15"W	4.02'
L24	S00°09'37"E	36.20'
L25	S89°21'04"W	6.61'

CURVE TABLE			
LENGTH	RADIUS	CHORD BEG.	CHORD DIST.
C1	74.87'	71.50'	N89°31'28"E 71.50'
C2	128.89'	82.00'	S44°22'02"E 105.91'
C3	36.23'	36.00'	N81°47'56"E 34.72'
C4	40.70'	36.00'	N57°49'34"W 38.31'
C5	52.73'	25.00'	N29°41'31"W 43.49'
C6	54.54'	25.00'	S85°20'02"E 44.35'
C7	34.25'	80.00'	N44°22'02"E 84.85'
C8	43.94'	51.50'	S89°17'59"W 31.50'
C9	22.79'	13.00'	N59°54'25"E 19.58'
C10	30.82'	13.00'	N61°17'10"W 24.09'
C11	31.55'	13.00'	S24°43'09"E 24.38'



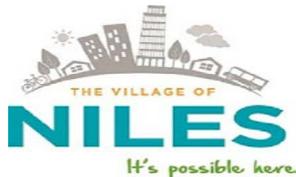
PREPARED FOR:
SCANNELL PROPERTIES
800 EAST 96TH STREET, SUITE 175
INDIANAPOLIS, INDIANA 46240

REVISIONS:	DATE:
03/03/2016	01/21/2016
04/08/2016	JOB NO: 7314
	FILENAME:
	7314SUB-02
	SHEET
	2 OF 3



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9375 W. Higgins Road, Suite 700,
Chicago, IL 60631
Phone: (847) 696-6050 Fax: (847) 696-4065

DATE:	01/21/2016
JOB NO:	7314
FILENAME:	7314SUB-02
SHEET:	2 OF 3



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use for a CPR Training School Located at 7017 N. Milwaukee Avenue (16-ZP-37)

Meeting Date	11/15/2016	Item Number	9
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) (u) for a CPR Training School located at 7017 N. Milwaukee Avenue.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 7-0 to recommend approval at their public hearing on November 7, 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)(u) TO ALLOW A CPR TRAINING SCHOOL LOCATED AT 7017 N. MILWAUKEE AVE., NILES, ILLINOIS

WHEREAS, the question of granting a special use to 7017 N. 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 November 7, 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 CPR Training School located at 7017 N. 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)(u) to allow a CPR Training School located at 7017 N. Milwaukee Ave., Niles, IL 60714, is approved.

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

PASSED: This 15th day of November, 2016
AYES:
NAYS:
ABSENT:
ABSTAIN:

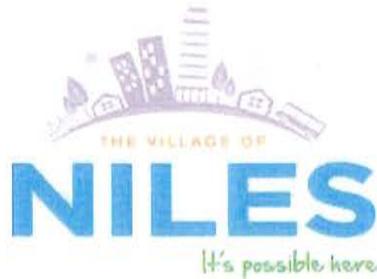
APPROVED by me this 15th day of November, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 5
REPORT NUMBER: PC-16-47
CASE NUMBER: 16-ZP-37
TYPE: SPECIAL USE



Plan Commission and Zoning Board of Appeals Staff Report November 7, 2016

Item for Plan Commission Consideration: Consideration of a proposed Special Use Permit to allow a CPR training school at 7017 Milwaukee Avenue.

I. **Background and Zoning**

Note—this case was submitted before the Village's new zoning ordinances went into effect on July 1, 2016 and must therefore be reviewed under the old/former zoning ordinance. This staff report references/uses that old/former zoning code.

Mr. Kyle Nowack of 'Certify Chicago' is proposing to open and operate a CPR training school in the multi-tenant Harts Plaza building at 7017 Milwaukee Avenue. The property was zoned B-2 at the time the application was submitted. The proposed use is classified as a 'School-Commercial or Trade' and a Special Use Permit is required for such a business/use in the B-2 zoning district per zoning ordinance Appendix B, Sections VIII(B)(3)(u) and VIII(C)(3)(a).

The proposed school will occupy an existing vacant tenant space and provide classes once or twice a day for up to 12 students per class. See the additional information provided by the applicant for more details about the proposed business. Parking will be provided in the parking in front of the building.

A. **Critical Issues**

Adjacent Land-Uses

The proposed business will be in Harts Plaza, a multi-tenant commercial center on Milwaukee Avenue. Harts Plaza abuts a single-family residential homes on Franks Avenue to the rear.

Comments from other Village Departments

Fire and Fire Inspections: No comments.

Police Department: No concerns.

Engineering Department: No comments on interior-space uses.

Parking

Parking is sufficient for the proposed business. Village ordinance Appendix B, Section X(B)(10)(ee) requires 1 parking stall for every 2 students. At a maximum

of 12 students per class, 6 parking stalls are required. 45 parking stalls are provided for this multi-tenant building.

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:

- None

C. Legal:

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

D. Other Actions:

For special use permits, the Planning and Zoning Board is a recommending body to the Village Board. The Village Board is tentatively scheduled to consider this request at its November 15, 2016 meeting.

II. Attachments and References

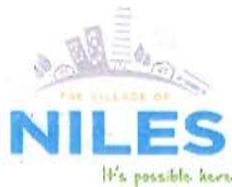
1. Location Map; and
2. Information from the applicant, including Project Description and an explanation for how the requirements for receiving a Special Use Permit are satisfied.

III. Principal Parties Expected at Meeting:

1. Mr. Kyle Nowack, Certify Chicago, applicant; and
2. Interested members of the public.



**Request for a Special Use Permit
For a CPR Training School
7017 Milwaukee Avenue
November, 2016**





ZONING PERMIT APPLICATION

VILLAGE OF NILES

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

To Be Completed by the Applicant—Please Print

Variation Special Use Permit Rezoning Plat PUD Other: _____

Address for Subject Property/Petition: 7017 N Milwaukee Ave

Parcel Identification Number (PIN): _____

Applicant's Name: Kyle Nowack

Street Address: 6320 W Holbrook

City, State, Zip: Chicago, IL, 60646

Phone Number: 773-719-1678

E-Mail Address: kyle@certifychicago.com

Name of Business (if applicable): Certify Chicago

Applicant is (Check **ALL** that apply):

Property Owner* Business Owner Attorney Engineer Architect Other:

* If the applicant is *not* the property owner, the owner of the property or their agent must print their name and sign below:

Property Owner Name (*Printed*) _____

Property Owner Signature _____

Note: By signing this form, you grant permission to Village of Niles staff to enter onto the subject property.

Signature of Applicant: _____

Note: By signing this form, you grant permission to Village of Niles staff to enter onto the subject property.

To be completed by Staff:

PETITION #: _____

Date of Initial Consultation _____

Date of Preliminary Application _____

Date of Final Application _____

Hearing Dates: _____

Parcel Zoning Classification _____

(1) _____

(2) _____

(3) _____

Tentative: _____ Actual: _____

Application Fees:

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

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

Our team consists of highly trained emergency professionals who understand the intricacies of CPR training. We are committed to helping our clients properly execute lifesaving procedures that contribute to the health and safety of their community.

We provide American Heart Association and American Red Cross CPR and First AID training. Our unique services include custom tailored training classes, which allow us to customize our training to suit the needs of our clients.

Classes are typically held once or twice a day and about 3-4 days a week, days may vary dependent on registration numbers. Most of our classes range from one hour up to four hours. Up to 12 students per class if the class fills. Classes will be taught with a minimum of 5 students.

Currently there is only one employee, myself. As we grow, I will have 1-3 certified instructors as needed.

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

As part of your application, please provide written responses explaining 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?
Yes, our health and safety classes are necessary to educate the public in life-saving courses.

- Is the special use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected?
Yes, all classes are taught by certified instructors.

- Will the special use cause substantial injury to the value of other property in the neighborhood in which it is proposed to be located?
No, our classes will not cause injury to the value of other properties.

Your explanation of/answer to the questions listed above will be the basis for a recommendation 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 special use permit.



BOARD AGENDA ITEM EXPLANATION FORM



Ordinance Approving a Special Use Permit to Allow Additional Wireless Telecommunications Equipment on an Existing Monopole Located at 7500 N. Caldwell Avenue (16-ZP-39)

Meeting Date	11/15/2016	Item Number	10
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 for a special use permit as required in Appendix B, Section 8.2(A) and principal use standards as defined under Section 8.3(Y) to allow additional wireless telecommunications equipment on an existing monopole located at 7500 N. Caldwell Avenue.

REASON FOR REQUEST / BACKGROUND

The Planning and Zoning Board voted 7-0 to recommend approval at their public hearing on November 7, 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 PERMIT AS REQUIRED IN APPENDIX B, SECTION 8.2(A) TO ALLOW ADDITIONAL WIRELESS TELECOMMUNICATIONS EQUIPMENT ON AN EXISTING MONOPOLE LOCATED AT 7500 N. CALDWELL AVE., NILES, ILLINOIS

WHEREAS, the question of granting a special use permit to 7500 N. Caldwell Ave., included in this ordinance, was referred to the Planning and Zoning Board for a public hearing;

WHEREAS, a public hearing was held on November 7, 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 permit to allow additional wireless telecommunications equipment located at 7500 N. Caldwell 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 permit as required in Appendix B, Section 8.2(A) and principal use standards as defined under Section 8.3(Y) to allow additional wireless

telecommunications equipment on an existing monopole located at 7500 N. Caldwell Ave., Niles, IL 60714, is approved.

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

PASSED: This 15th day of November, 2016

AYES:

NAYS:

ABSENT:

ABSTAIN:

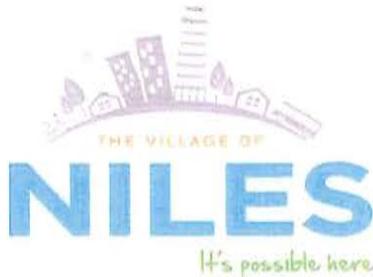
APPROVED by me this 15th day of November, 2016.

President of the Village of Niles
Cook County, Illinois

ATTESTED AND FILED in my office this 15th day of November, 2016, and published in pamphlet form as provided by law in the Village of Niles, Illinois.

Village Clerk

AGENDA NUMBER: 7
REPORT NUMBER: PC-16-49
CASE NUMBER: 16-ZP-39
TYPE: SPECIAL USE



Plan Commission and Zoning Board of Appeals Staff Report November 7, 2016

Item for Plan Commission Consideration: Consideration of a proposed Special Use Permit to allow additional cellular antenna on an existing monopole located at 7500 Caldwell Avenue.

I. **Background and Zoning**

Tina Fedele of Crown-Castle has submitted an application on behalf of T-Mobile to install additional cell-phone antenna onto an existing monopole at 7500 Caldwell Avenue and to add additional ground-mounted equipment at the base of the monopole. The property is zoned 'M—Manufacturing' and the Village's technical consultant for cellular antenna matters—Mr. Stu Chapman—has determined that a special use permit is required for the proposed additions based on language found in Village zoning ordinance Appendix B, Section 8.3(Y)(7). Mr. Chapman has also reviewed the proposed antennae to make sure they comply with all applicable FCC and Village technical (...non-zoning...) requirements. A copy of Mr. Chapman's technical review report is attached.

Federal law imposes a 90 day time-limit, or a '90 day clock', for municipalities to review and approve or deny requests for zoning permits for proposed wireless communication facilities such as the one proposed here. This application was officially received by the Village on September 12, 2016 and requires a decision by the Village Board no later than December 12, 2016. **Important Note:** *Because there may be no Planning and Zoning Board meeting in December, the Planning and Zoning Board is strongly encouraged to vote on this matter at tonight's meeting and forward a recommendation to the Village Board so it can be acted upon before the December, 2016 deadline.*

Please see the attached materials provided by the applicant for more information about the additional new antenna and facilities proposed to be installed, including a site plan and elevations showing the existing appearance of the monopole structure and what the monopole will look like if the proposed antenna are installed.

A. Critical Issues

Adjacent Land-Uses

The area surrounding the existing monopole is entirely industrial, manufacturing, warehousing, and office in nature. Several churches are located to the east, across Caldwell Avenue.

Comments from other Village Departments

Fire and Fire Inspections: No concerns

Police Department: No concerns.

Engineering Department: No comments on cellular-antenna proposals.

Requirements for a Special Use Permit and Findings of Fact

Section 15.3(E) of the Niles zoning code provides 4 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 in the specific location proposed consistent with the spirit and intent of the zoning ordinance, the adopted Comprehensive Plan, and other adopted Village land use policies?
- Will the proposed special use endanger the public health, safety, and welfare?
- Is the proposed special use compatible with the general land use of adjacent properties and other property within the immediate vicinity?
- Is the proposed special use deemed necessary for the public convenience at the proposed location?

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

B. Legal:

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

C. Other Actions:

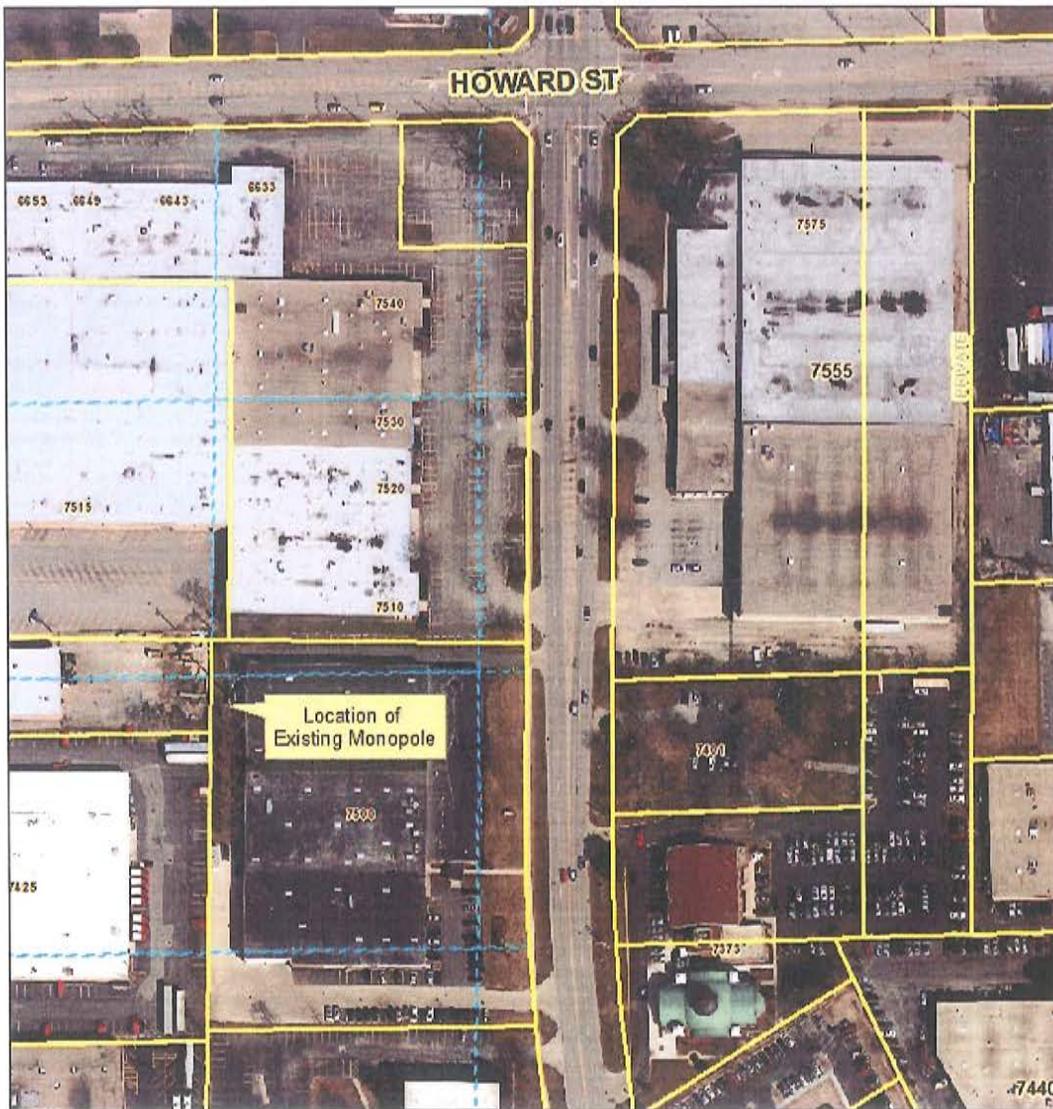
For special use permits, the Plan Commission is a recommending body to the Village Board. The Village Board is tentatively scheduled to consider this request at its November 15, 2016 meeting.

II. Attachments and References

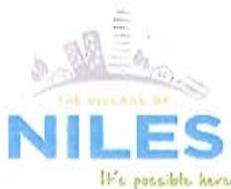
1. Location Map;
2. Technical review report/memo from Village wireless communications consultant Stu Chapman; and
3. Information from the applicant, including a Project Description; a Site Plan; and 'Before' and 'After' elevation drawings.

III. Principal Parties Expected at Meeting:

1. Ms. Tina Fedel, Crown-Castle on behalf of the applicant—T-Mobile; and
2. Interested members of the public.



**Proposed Special Use Permit
For Additional Antenna on an
Existing Monopole Located at
7500 Caldwell Avenue
November, 2016**



MSA MUNICIPAL SERVICES ASSOCIATES, INC.

October 27, 2015

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

Dear Mr. Ostman:

At the direction of the Village of Niles, Municipal Services Associates, Inc. (MSA) has reviewed the plan submitted by Crown Castle and T-Mobile (“T-Mobile”) for the installation of three (3) new antenna panels, three (3) Nokia FRBG multiradio units, two (2) cable over-voltage protection boxes (COVP), a power protection cabinet, a 200-amp meter, a step-down transformer, a new Ciena Ethernet switch, two (2) base station system modules, a steel cube module base, a site support cabinet, and a new ice bridge and 8' x 9' steel equipment platform, and associated cables and conduits for power and telephone connections. All of the above is to be installed on or near an existing monopole tower with a height of 90' (27.44 meters) above ground level (AGL) located behind an industrial building at 7500 North Caldwell Avenue. The project and the recommendations of MSA are described below.

Existing Facilities: There is an existing antenna array and equipment shelter containing a base station at the proposed project site. The antenna array belongs to Sprint and it is mounted at 88' AGL. The array contains nine (9) antennas and nine (9) radios. The equipment shelter located beneath the tower contains Sprint’s base station. There are no other antenna facilities on this monopole tower.

FCC 2014 Authorization Order “Shot Clock” Period of Review: Crown Castle and T-Mobile submitted their application for permit to the Village on September 12, 2016. A letter to the Village from MSA to the Village requesting additional information from tower owner Crown Castle and T-Mobile was sent on September 17, 2016. Crown Castle responded to this request on October 25, 2016. As a result, the application review period was tolled for a period of thirty-nine (39) days. The proposed project entails a “Substantial Change” as defined by the “Spectrum Act” at 47 CFR 1.1.40001(c)(3)(i), and the review period for Eligible Facilities Requests such as that proposed by Crown Castle and T-Mobile is 90 days. At the time of preparation of this report, seven (7) days have elapsed. There are substantial construction activities proposed for this project, and the carrier is installing an antenna array on this site for the first time. The Village has determined that the project requires a Special Use Permit, along with issuance of required building and electrical permits.

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E-Mail: MSASchapman@cs.com
www.msatelecom.com

Proposed Project

T-Mobile is proposing a new antenna array on the existing monopole. This project would be T-Mobile's first at this location. The proposed project will provide densification and additional capacity for T-Mobile's 4G Long-Term Evolution (LTE) services in the southern and eastern areas of the Village, particularly to the Caldwell Avenue, Howard Street, and Touhy Avenue corridors.

T-Mobile intends to install three (3) Long-Term Evolution (LTE)/Advanced Wireless Services (AWS) antenna panels and three (3) Nokia Siemens FRBG "Flexi" radios to be mounted at a height of 77' (23.48 meters)**. The new antenna panels will carry two (2) frequency ranges: 694-894 Megahertz (MHz) and 1.695-2.180 Gigahertz (GHz). The multiple radio frequency (RF) spectrum bands will accommodate a substantial level of voice, video, and data traffic, and the frequency range will provide capacity for anticipated cellular traffic growth.

The proposed antennas will be capable of receiving and transmitting full motion video in real time as well as improved voice and data services. The new antenna panels will be supported by three (3) new FRBG "Flexi" radio modules (FRBGs) to be mounted behind the LTE/AWS antennas on the new antenna array platform. A Raycap cable over-voltage protection box (COVP) will be attached directly to the monopole tower in the center of the array.

T-Mobile will connect the new antennas and multiradios to its base station through a 100' (30.49 meters) run of hybrid power and fiber optic cable. A series of coaxial, hybrid fiber-power, RF, and Remote Electrical Tilt (RET) jumper cables will lead from the COVP box to each antenna and to the multiradios. T-Mobile will build a four-sided mounting platform which includes mesh flooring segments, and room for up to twelve (12) antenna mounting posts. Twelve (12) mounting posts will be attached to the platform for this project. The platform will be located on the tower beneath a Sprint antenna array at a height of 75' (22.87 meters). The platform measures 12.5' (3.81 meters) by 12.5' (3.81 meters) in area, and has a height of 10" (.254 meters). The platform will include a handrail kit which will be mounted to the top of the antenna mounting pipes. The platform, including the handrail kit, weighs 2770.6 pounds (1259.4 kilograms), and will be connected to the monopole tower by a ring mount, which is connected to the platform by four (4) stand-off arms measuring 3' (.915 meters) in length.

T-Mobile's base station will be located on a H-frame steel platform measuring 9' (2.74 meters) x 8' (2.44 meters) sited immediately east of the base of the tower. The platform will be mounted on base plate mounted legs in each platform corner that will be placed on concrete pavers measuring 2' (.610 meters) in length, 2' (.610 meters) in width, and 2" (.051 meters) in height. The legs are adjustable and will enable elevation of the platform to a maximum height of 18" (.458 meters) above ground level (AGL).

** - Antenna centerline is at 77' (23.48 meters).

The base station platform will include the following:

- An Ice Bridge for directing cabling from the base station to the tower.
- A Delta Site Support Cabinet.
- A Battery Cabinet.
- A Cable Over-Voltage Protection (COVP) box.
- Two (2) LTE and AWS system radio frequency (RF) modules mounted on a steel support cube connected to the platform.
- A 200-Amp meter.
- A Power Protection Cabinet.
- Nokia Flexi System External Alarm Module (FSEB)
- A Ciena Carrier Fiber Ethernet service delivery switch box and fiber pull box.
- A Step-Down Transformer.
- Two (2) Electrical Junction Boxes and a 48-volt Breaker Box.
- A GPS antenna and cable mounted to a post supporting the ice bridge.
- A LED Service Light and junction box.

Project Purpose

T-Mobile has identified the existing monopole tower cell site at 7500 North Caldwell Avenue as a location from which to improve its capacity, coverage, and density. The placement of the cell site in an industrial area will enable T-Mobile to provide additional coverage to the factories, offices, and other commercial enterprises in the industrial park. To date, T-Mobile has insufficient coverage in this area of Niles. T-Mobile's nearest cell sites are at 6849 Touhy Avenue at the Niles Public Services Center, and at 7007 North Austin, which is at the southernmost edge of the Village.

Within the industrial park, there is a rapidly growing need for bandwidth demand from users of smartphones, tablet devices, laptop computers, and particularly from other devices that communicate through "Internet-of-Things" (IoT) applications. IoT is quickly taking hold in industrial and commercial settings as a means of integrating communications between different types of equipment. T-Mobile's antenna and radio installations will provide additional capacity for 4G, Long-Term Evolution (LTE) wireless voice, video, and data service to the industrial park, as well as to adjacent residences west of the Howard Street/Waukegan Road intersection. Businesses along the Waukegan Road/Milwaukee Avenue/Harlem Avenue corridors will also benefit as they are within the cell site antenna array coverage range.

Motorists using the Caldwell Avenue, and Waukegan Road/Milwaukee Avenue/Harlem Avenue corridors will also encounter improved cellular signal reception and coverage. T-Mobile's antenna and radio installations will provide the bandwidth for these devices, as well as for motorists using in-car, hands-free cellular devices.

The acceleration of bandwidth demand from fixed and mobile sources, as well as from business, industrial, residential, and recreational uses requires substantial bandwidth resources to provide higher data speeds and signal processing capacity. The 694-894 Megahertz (MHz) and 1.695-2.180 Gigahertz (GHz) bandwidth levels proposed by T-Mobile will enable IoT communications and provide a platform for high-speed wireless streaming that will allow real-time transmission of television, movies, games, and other video applications transmitted over T-Mobile's wireless network.

Project Description—Antenna Array

T-Mobile proposes installation of three (3) new quad-pole antenna panels on each side of a four(4) sided antenna platform to be installed at a height of 75' (22.87 meters) AGL. The antenna centerline will be installed at 77' (23.48 meters). The proposed array would be located beneath an antenna array currently utilized by Sprint. The proposed antenna panels are manufactured by Nokia under its "Flexi" Radio Antenna System product line. These panels measure 8' (2.44 meters) in height, 14.96" (.381 meters) in width, and 13.39" (.341 meters) in depth. The Nokia FASB panels have a weight of 207 lbs. (94.1 kilograms). The antenna panels are six-pole units capable of receiving three (3) jumper cables and Remote Electrical Tilt (RET) cables. Each new panel will be connected by clamp brackets to a new galvanized steel mounting pipe measuring 8' (2.44 meters) in height. The mounting pipes are connected to the antenna array frame. The Nokia FRBG radios will be connected to the mounting pipe immediately behind the antenna panels.

Each FRBG multiradio unit measures 22.9" (.583 meters) in height, 12.6" (.321 meters) in width, and 6.3" (.160 meters) in depth and each FRBG weighs 57 lbs. (25.9 kilograms). The FRBG multiradios will be connected to a mounting pipe located adjacent to the LTE/AWS antenna panel. Two (2) 1½" fiber jumper cables will be connected from the FRBG multiradios to each LTE/AWS antenna panel. The antenna panels include a RET connection. The jumper cables will run from 6' (1.83 meters) to 15' (4.57 meters) in length.

Each FRBG multiradio will be connected by a 1½" fiber cable to a cable over-voltage protection box (COVP) banded to the tower at the base of the mounting platform. The COVP box measures 20.38" (.518 meters) in height, 16.1" (.408 meters) in width, and 5.63" (.143 meters) in depth. The COVP box has a weight of 19 pounds (8.64 kilograms). The tower-mounted COVP will be connected by a hybrid fiber/power cable to a second COVP box attached to the steel platform at the base of the tower. The base station COVP box will have the same dimensions as the tower-mounted COVP unit.

The hybrid fiber/power cable runs between the tower COVP box and the platform COVP box will be 100' (30.49 meters).

The antenna panels, multiradios, and COVP box will be attached to a four-sided mounting platform. The platform will be attached to the tower shaft by means of a ring consisting of four (4) steel shafts connected to four (4) bolting plates. Each bolting plate will have six (6) bolts that connect the ring to the tower shaft. The platform will include four (4) steel mesh panel sections connected by four (4) horizontal mounting pipes to form a four-sided floor. Four (4) vertically mounted pipes will be connected to each horizontal pipe, and four (4) horizontally mounted pipes will be installed at the top of each vertical pipe along with four (4) cross braces in order to form a handrail.

Project Description—Ice Bridge, Steel Platform, and Base Station

T-Mobile proposes installation of an ice bridge to serve as a cable tray between the monopole tower and the proposed steel platform that will contain T-Mobile's base station. The ice bridge will be trapezoidal-shaped, and will measure 3.5' (1.07 meters) by 3.0' (.938 meters) by 2.0' (.610 meters) by 2.0' (.610 meters). A stair step will be installed next to the ice bridge that will be connected to the west side of the platform. The step will be 18" (.458 meters) in height, 3.0' (.938 meters) in length, and 1.25' (.381 meters) in depth.

The ice bridge will be supported by three (3) ice bridge posts measuring 10.5' (3.20 meters) in height. A GPS antenna will be mounted on an ice bridge post, and cable hangers will also be mounted on the ice bridge posts. The posts will be mounted in 12" of concrete buried to a depth of 3.5' (1.07 meters).

T-Mobile has leased an area at the cell site measuring 18.0' (5.49) meters by 14.2' (4.33 meters) by 10.0' (3.05 meters) by 6.5' (1.98 meters). Within this space, T-Mobile proposes a base station that will be located on a H-frame steel platform measuring 9' (2.74 meters) x 8' (2.44 meters) sited immediately east of the base of the tower. The platform will be mounted on adjustable legs in each platform corner that will elevate the platform to a height of 18" (.458 meters) AGL. The platform will include a steel mesh floor grating upon which equipment will be mounted. A similar platform with the same dimensions installed at Village of Niles Fire Station #2 was designed to support up to 10,000 pounds (4,545 kilograms). The proposed platform is likely to support approximately the same weight.

The platform will also include posts on each corner measuring 10.0' (3.05 meters). A series of Unistrut H-Frame mounts that measure 8' (2.44 meters) in width will be used as bracing for the site support and battery cabinets, a module support cube, a COVP box, and an alarm box. Two (2) separate Unistrut frames will be located on the north side of the platform. One Unistrut frame measuring 3.0' (.915 meters) in width by 6.0' (1.97 meters) in height will support a power meter, a 100-amp disconnect breaker box, and a step-down transformer.

Mr. Charles Ostman

Page 6

The second Unistrut frame measuring 22" (.560 meters) in width by 8.0' (2.44 meters) in height, will support a Ciena Ethernet service delivery switch, a 15-amp DC breaker box, and a fiber optic cable pull box.

A separate Unistrut frame measuring 6.0' (1.83 meters) in height by 3.0' (.915 meters) in width will be installed outside of the steel platform, but within the leased area, for the posting of mandatory notifications. The Unistrut frame legs will be buried at a depth of 3.0' (.915 meters) below grade.

The battery cabinet will be mounted directly to the steel platform floor. The battery cabinet measures 77.9" (1.98 meters) in height, 29.4" (.748 meters) in width, and 33.7" (.857 meters) in depth. With installed equipment, the battery cabinet will weigh 2564.8 pounds (1165.8 kilograms). The interior of the battery cabinet will house battery backup equipment.

The site support cabinet will be installed next to the battery cabinet. The site support cabinet will have the same dimensions as the battery cabinet, however, it will weigh somewhat less. With installed equipment, the site support cabinet will weigh 1637.7 pounds (744.4 kilograms). The site support cabinet will contain a signal router and backup batteries.

A cube support cabinet will be used as a mounting platform for two (2) Nokia Radio Frequency FSMF modules. The cube cabinet will measure 24" (.611 meters) in height, 17.9" (.455 meters) in width, and 19.9" (.506 meters) in depth. The cube support cabinet has a weight of 50 pounds (22.7 kilograms). The Nokia FSMF LTE/AWS signal modules will be attached to the top of the cabinet. The modules will be connected to the COVP box located on the side of the platform, and to a GPS antenna located on the ice bridge post.

A power protection cabinet will be mounted outside of the north edge of the platform. The cabinet measures 40.0" (1.02 meters) in height, 19.9" (.506 meters) in width, and 13.9" (.354 meters) in depth. No weight for the power protection cabinet was provided.

Power connections for the base station equipment are extensive. Conduits will be installed underground and above ground. Connections from the base station equipment are described as follows:

- | | |
|-----------------------|---|
| Site Support Cabinet: | Electrical and fiber connections in a 1" rigid conduit to the 48-volt breaker box, and in a 2" rigid conduit to the power protection cabinet, and battery cabinet. Fiber connections in a 2" conduit to fiber pull box. |
| Battery Cabinet: | Electrical connection in a 2" conduit to the site support cabinet. |

Power Protection Cabinet:	Electrical connections in a 1" rigid conduit to the site support cabinet. Electrical connections will be housed in a 2" rigid conduit to the step-down transformer.
Ciena Ethernet Switch:	Fiber connection w/CAT-5 telephone cable in a 1" rigid conduit to a utility pole riser housing an overhead fiber connection. The utility pole is outside of the cell site. The conduit runs underground from the utility pole to a Ciena Ethernet switch box. The conduit run is approximately 140' (42.68 meters).
Step-Down Transformer:	Electrical connection will be in a 1.5" conduit to the service disconnect box.
Service Disconnect Box:	Electrical connection in a 1.5" conduit to the power meter. The conduit is underground from the meter to the disconnect box. The conduit run is approximately 15' (4.57 meters).
Power Meter:	Electrical connection in a 1.5" conduit to the existing electrical transformer adjacent to the cell site. Electrical connection will be contained in a 1.5" conduit from the meter to the 100-amp disconnect box. The conduit to the disconnect box will run underground for a distance of approximately 25' (7.62 meters).

Grounding: T-Mobile provided a grounding plan as a part of its submission. Each new antenna panel will be grounded using #2 solid tinned bare copper ground wire to a new antenna ground bar serving each of the three (3) antenna array sectors. Each sector ground bar will be grounded with #2 AWG ground wire bonded directly to the tower. The Nokia FRBG radios and COVP box will be grounded to the new antenna ground bars using #2 AWG stranded insulated copper ground wire.

The grounding plan for the ice bridge, steel platform, and base station equipment is quite extensive. The platform and base station ultimately ground to a ground ring and six (6) ground rods buried to a depth of 10' (3.05 meters). Grounding for the base station elements is described below:

Ice Bridge Posts:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in ½" flexible sealtight conduit.
Ice Bridge Canopy:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in ½" flexible sealtight conduit.

Electric Meter and Disconnect Box:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.
Power Protection Cabinet:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.
Step-Down Transformer:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.
48-volt Breaker Box:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.
Fiber Pull Box:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.
Ciena Ethernet Switch:	Grounded with #6 AWG stranded insulated copper ground wire to the Site Support Cabinet internal ground bar.
Site Support Cabinet:	Internal ground bar grounded with #6 AWG stranded insulated copper ground wire to the master ground bar.
Battery Cabinet:	External ground bar grounded with #6 AWG stranded insulated copper ground wire to the master ground bar.
Nokia FSMF Modules:	Grounded to the master ground bar with #2 solid tinned bare copper ground wire.
Cube Support Cabinet:	Grounded to the master ground bar with #2 solid tinned bare copper ground wire.
Platform COVP Box:	Grounded to the master ground bar with #2 solid tinned bare copper ground wire.
Alarm Box:	Grounded to the master ground bar with #2 solid tinned bare copper ground wire.
GPS Antenna:	Grounded to the master ground bar with #2 solid tinned bare copper ground wire.
Unistrut H-Frame Post:	Grounded to the underground ground ring with #2 solid tinned bare copper ground wire in 1/2" flexible sealtight conduit.

Master Ground Bar:	Grounded to an underground ground ring with #2 solid tinned bare copper ground wire in ½" flexible sealtight conduit.
Ground Ring:	Grounded to six (6) separate isolated ground rods using #2 stranded insulated copper ground wires. The ground ring is buried at a minimum depth of 3.5' (1.07 meters).

Requested Information of Applicant

MSA reviewed T-Mobile's initial submission. On September 17, 2016, MSA requested information through the Village Community Development Department from the project representative, Ms. Tina Fedele of Crown Castle, representatives for T-Mobile. Specifically, MSA requested the following informational items:

1. A legal description of the project site.
2. A statement indicating that T-Mobile will comply with zoning district requirements, and applicable Federal, State, and Local laws.
3. Photo simulations of the proposed project before and after completion.
4. An indication of the backhaul network entity that T-Mobile will utilize.
5. A statement from T-Mobile indicating that it will undertake best efforts to prevent frequencies transmitted from the proposed project will not interfere with frequencies used by Village of Niles Police, Fire, or Public Safety personnel.
6. Completion of FCC Office of Engineering and Technology (OET) Bulletin 65 Appendix A forms showing that the proposed project is exempt from FCC RF regulations and requirements. These forms were attached. They could be found at: http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf on page 18.

Crown Castle provided all required information on October 25, 2016, which was found to be acceptable.

FCC OET Bulletin 65 Appendix A Checklist: Crown Castle provided a completed FCC OET Bulletin 65 checklist indicating that the proposed antennas are exempted from FCC Radio Frequency (RF) regulations due to the lowest point of the mounting height of the antennas at 73' (22.26 meters) AGL. The antenna array is 40.2' (12.26 meters) above the maximum regulatory threshold of 32.8' (10.00 meters) AGL, and that the proposed project is a broadband personal communications service that is not subject to FCC RF regulations.

Radio Frequency Interference Issues and Radio Frequency Emissions Safety Compliance: The use of panel antennas and other forms of wireless telecommunications creates a concern that radio frequencies used by cellular and wireless providers might interfere with radio frequencies used for local government public safety and public services communications. T-Mobile and other wireless providers may be using a radio frequency spectrum that had been previously used for analog television transmission. Other frequencies formerly used for television transmission will be allocated by the FCC to local governments for public safety uses. To address this concern, T-Mobile was requested to provide the “good faith efforts” statement concerning radio frequency interference shown in informational item five (5) above.

Crown Castle, on behalf of T-Mobile, responded that:

“Global Signal Acquisitions II LLC, as attorney-in-fact, will undertake their best efforts to prevent frequency interference with the frequencies used by the Village of Niles Police, Fire, or Public Safety personnel.”

T-Mobile’s statement is attached. In addition, T-Mobile has included photographic simulations showing the monopole tower as it presently exists, and as it is proposed to exist with the new antenna panels and proposed steel platform. Based on the responses from T-Mobile, MSA is satisfied that T-Mobile has met the informational requirements necessary in order for us to properly opine on this project.

Radio Frequency Emissions Safety Compliance

The FCC completely occupies the field as to setting RF safety standards in the United States. The Village is not permitted to set its own standards regardless of whether higher, lower, or even the same as the FCC’s standards. The Commission derives its authority under a provision of the National Environmental Policy Act (NEPA) of 1969. The Commission permits the Village to determine if a proposed wireless project meets the required FCC 47 CFR § 1.1307 et seq. (the “FCC rules”) and FCC Office of Engineering and Technology Bulletin 65 (“OET 65”) RF safety requirements.

The actual standards set by the Commission are found in the FCC Office of Engineering and Technology Bulletin 65, titled “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.” A website containing the bulletin is at http://www.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf.

Under the FCC rules, certain types of wireless projects are deemed to be “categorically excluded,” thus not subject to further RF evaluation under the rules due to identified factors including: whether the antenna supporting structure is a building or is shared to perform some other function, and the lowest portion of the transmitting antenna is at least 10 meters (32.8 feet) above ground.

Structural Evaluation: T-Mobile included a structural evaluation prepared by Crown Castle on August 26, 2016. The evaluation indicated that the building would have sufficient capacity for loads created by the antennas, radios, the COVP box, the antenna array platform, and antenna mount installations based on the following:

- Ultimate basic wind speed of 115 MPH.
- Nominal 3-Second gust wind speed of 89 MPH.
- 40 MPH wind speed with 0.75 inch ice thicknesses.
- Ice density of 56 pounds per square foot (lbf).
- 60 MPH wind speed under service loads.

The Telecommunications Industry Association/Electronics Industry Association (TIA/EIA) Standards found in Section 222-G were applied. (1) Tests were calculated based on an antenna height of 78' (23.78 meters), with existing and proposed antennas included as elements of the analysis. Results of the analysis found that the center of the monopole tower where the proposed project is to be located passed section capacity and wind speed tests, and that stress capacity at the center of the tower also passed. Crown Castle assigned a structure rating of 85.9%, which is within the acceptable range for capacity of the tower to accept the new equipment under stress tests. It should be noted that a higher structure rating percentage indicates less capacity on the tower to accommodate additional antennas, radios, and other equipment, and for such equipment to withstand high wind speeds and loads.

The report states that “The tower and its foundation have sufficient capacity to carry the existing and proposed loads. No modifications are required at this time. (2)” A copy of the structural analysis is attached to this report.

Crown Castle did not evaluate the capacity of the steel platform to support the proposed Unistrut H-Frame, the Battery Cabinet, Cube Support Cabinet, and the Site Support Cabinet. The project plans do not provide design load information for the steel platform. However, a similar steel platform having the same dimensions which were installed at T-Mobile’s cell site at Fire Station #2, was documented within plans for that platform to support up to 10,000 pounds (4,545 kilograms) (3). The proposed site support cabinet, battery cabinet, cube support cabinet, COVP box and related equipment will weigh less than 5,000 pounds based upon weight information provided in T-Mobile’s plans for this project.

Section 6409(a) - Spectrum Act - Evaluation:

MSA has reviewed the Crown Castle and T-Mobile application for the following scope of work at 7500 North Caldwell Avenue, and located in the Village of Niles stated earlier in this report:

(1) Crown Castle, 90 Ft Monopole Tower Structural Analysis, Project No. 1289231, August 26, 2016, at 3.

(2) *Ibid.* at 5.

(3) T-Mobile Proposed Plans for Project at Site Number CH312580, at C-3.

- Installation of an antenna array platform and handrail kit.
- Installation of three (3) new antenna panels.
- Installation of three (3) Nokia FRBG multiradio units, along with 100' (30.49 meters) of fiber cabling.
- Installation of two (2) cable over-voltage protection boxes (COVP) on the monopole tower, and on the base station platform.
- Installation of an ice bridge.
- Construction of an 8' x 9' steel base station platform, and separate Unistrut mounts for electrical breaker box and Ethernet equipment, and mandatory signage.
- Installation of a site support cabinet, a battery cabinet, a cube support cabinet, a power protection cabinet, a 200-amp meter, a step-down transformer, a new Ciena Ethernet switch, two (2) Nokia FSMF base station system modules, a Nokia Flexi System External Alarm Module (FSEB), A GPS antenna and cable mounted to a post supporting the ice bridge, and associated cables and conduits for power and telephone connections. All of the above is to be installed on or near an existing monopole tower with a height of 90' (27.44 meters) above ground level (AGL).
- Installation of a 140' (42.68 meters) fiber connection extending from an existing utility pole located north of the tower, to the Ciena Ethernet switch and fiber pull box located adjacent to the steel platform.

MSA has reviewed the proposed project and plans in light of Section 6409(a), also known as the “Spectrum Act,” contained within the Middle Class Tax Relief and Job Creation Act of 2012. Section 6409(a), codified at 47 CFR §1.40001, addresses mandatory collocations at existing wireless towers and base stations, facially eliminating local discretion in connection with collocation projects in the event that there is no “Substantial Change” to the tower or base station.

In the definition below, the new FCC rules regarding Wireless Facility Modifications shows that the term “Collocation” is construed broadly by the FCC for considering wireless facilities installations.

47 CFR §1.40001 says in its entirety:

Subpart CC - State and Local Review of Applications for Wireless Service Facility Modification

§ 1.40001 Wireless Facility Modifications

(a) *Purpose.* These rules implement §6409 of the Spectrum Act (codified at 47 U.S.C. 1455) which requires a State or local government to approve any eligible facilities request for a modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

(b) *Definitions.* Terms used in this section have the following meanings.

(1) *Base Station.* A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i)-(ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) *Collocation.* The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) *Eligible Facilities Request.* Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of each such tower or base station, involving:

- (i) collocation of new transmission equipment;
- (ii) removal of transmission equipment; or
- (iii) replacement of transmission equipment.

(4) *Eligible Support Structure.* Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) *Existing*. A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) *Site*. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed and on the ground.

(7) *Substantial Change*. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) for towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in §1.40001(b)(7)(i) through (iv).

(8) *Transmission equipment.* Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) *Tower.* Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) *Review of applications.* A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) *Documentation requirement for review.* When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) *Timeframe for review.* Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) *Tolling of the timeframe for review.* The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) Remedies. Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

[80 FR 1269, Jan. 8, 2015]

Effective Date Note: Effective Date Note: At 80 FR 1269, Jan. 8, 2015, §1.40001 was added, effective Apr. 8, 2015. Paragraphs (c)(3)(i), (iii), and (4) contain information collection and recordkeeping requirements that became effective upon approval from the Office of Management and Budget on May 18, 2015.

Spectrum Act Rules Analysis

The rules as shown above cited in 47 CFR §1.40001 which implement Section 6409(a) of the Middle Class Tax Relief and Job Creation Act (P.L. 112-96) (“Spectrum Act”) enacted into law on February 22, 2012, provide for mandatory collocation permitting at eligible facilities when requests for collocating antenna facilities are submitted to a local government.

The proposed project includes installation of a new antenna array platform, antennas, radios, COVP boxes, an ice bridge, three (3) base station cabinets, fiber optic and electrical switch, breaker, and transformer equipment, two (2) radio frequency modules, and associated cabling and electrical wiring. Having reviewed the current project plans for this site, MSA’s opinions as the Village’s technology expert are as follows:

1. The instant project is a collocation of new transmission equipment within the meaning of 47 CFR §1.40001(b);
2. The instant project consists of several substantial modifications or extensive external changes. The Spectrum Act, codified at 47 CFR 1.40001(b)(7) has defined “Substantial Change” to include collocation of new facilities that entail deployment outside of the boundaries of the current site. T-Mobile will be adding an entirely new antenna array and base station to existing antenna facilities currently occupied by another cellular carrier. These modifications are significant, and they substantially change the physical dimensions of the tower, and the ground beneath the tower.
3. The project will comply with the FCC 47 C.F.R. § 1.1307 *et seq.* rules for radio frequency emission safety, thus this element should not be a consideration of the Village when considering the instant project approval.

For the reasons discussed above and based on these conclusions, it is MSA’s recommendation that the Village recognizes that § 6409(a) **does not** apply to this project, therefore the Village may approve or deny the proposed project based upon the applicant’s compliance with the Village’s requirements for a Special Use Permit.

Recommendations

Wireless telecommunications is an essential element of the infrastructure necessary to promote a municipality’s economic development. The location of T-Mobile’s proposed cell site within the Village’s industrial district will be a much-needed addition of wireless facilities to an area which has few such facilities within the industrial district itself. The proposed cell site will provide added coverage within a 1.5 mile radius of the nearby intersection of Howard Street and Caldwell Avenue.

The variety of bandwidth frequencies discussed earlier in this report that the proposed cell site will make available will enable local businesses and industries to more fully avail themselves of wireless services that are important to their enterprises. Additionally, nearby residential areas and mobile traffic utilizing wireless technology will benefit, and the proposed cell site will eliminate “dead zones” where cellular reception for T-Mobile users is either minimal or non-existent. Increased data transmission speeds, enhanced video reception, and improved voice quality should result from the additional 4G LTE frequencies. With the addition of this cell site, users of iPads and other tablet devices, laptop computers, and smartphones in the business district along Milwaukee Avenue, Harlem Avenue, and Waukegan Road will see improvement in the performance of their wireless devices. The proposed project will further enhance T-Mobile’s 4G LTE platform which covers a substantial area of the Village.

The proposed project primarily involves the addition of antenna panels, radios, and base station equipment, and the project requires new tower and platform construction. The proposed project does not alter the aesthetic appearance of the industrial building where it will be located, does not include any increase in the height of the existing monopole tower, will not create an adverse effect upon nearby properties, or have an adverse effect on the character or future development of the zoning district.

This project is eligible for a Special Use Permit as it is a new antenna array in the M (Manufacturing) zoning district. MSA recommends the following conditions to the Special Use Permit:

- The proposed antenna array may accommodate up to twelve (12) antenna panels. In order to meet future wireless demand, the Special Use Permit should allow T-Mobile to be able to install up to an additional nine (9) panels on the array. This condition is consistent with other Special Use Permits issued to T-Mobile and other carriers in the Village.
- That T-Mobile paint the antenna panels, radios, and cabling to match the color of the pole in order to minimize visual impact. In the event that cabling is extended through the interior of the pole, such interior concealment of the cabling would be sufficient to meet this condition.
- That no additional Special Use Permits be required for the removal and/or replacement of antenna panels, radios, cable over-voltage protection boxes, or radio frequency modules.
- It is also recommended that if there is any interference by T-Mobile’s facilities to the frequencies used by the Village due to the existence of other Village communications antennas on the tower that T-Mobile will correct such interference at its own cost, and not at the cost of the Village.

Mr. Charles Ostman
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Based on MSA's analysis of this project, the information provided by T-Mobile, and the benefits that the proposed project will provide to the community, MSA recommends approval of the proposed project by the Plan Commission and the Village Board.

Should the Village have any questions concerning this report, or if any additional background is needed, please contact me at your first opportunity.

Sincerely,

Stuart Chapman

Stuart Chapman, President
Municipal Services Associates, Inc.

Attachments

cc: Mr. Steve Vinezeano, Village Manager (ls./att.) (by e-mail)
Mr. Rich Wlodarski, Assistant Director of Community Development (ls./att.)(by e-mail)
Mr. Bruce Sylvester, Senior Planner, (ls./att.)(by e-mail)
Mr. Harry Martin, Zoning Permit Technician, (ls./att.)(by e-mail)
Ms. Tina Fedele, Crown Castle, representative for T-Mobile (ls./att.)(by e-mail)

T/EXISTING LIGHTNING ROD AND OVERALL STRUCTURE HEIGHT
ELEV. = 95'-0" ± A.G.L.

T/EXISTING MONOPOLE
ELEV. = 90'-0" ± A.G.L.

☉ OF EXISTING ANTENNAS
ELEV. = 88'-0" ± A.G.L.

☉ BOTTOM OF EXISTING ANTENNAS
ELEV. = 85'-0" ± A.G.L.

☉ TOP OF NEW T-MOBILE ANTENNAS
ELEV. = 81'-0" A.G.L.

☉ ☉ OF NEW T-MOBILE ANTENNAS
ELEV. = 77'-0" A.G.L.

NEW T-MOBILE COVP ATTACHED DIRECTLY TO MONOPOLE

EXISTING ENTRY PORT AT 72 FT. A.G.L. TO BE UTILIZED BY T-MOBILE

(3) NEW T-MOBILE ANTENNAS (TYP. OF 1 PER SECTOR)

NEW T-MOBILE ANTENNA PLATFORM W/HANDRAIL

NEW T-MOBILE HYBRID CABLE(S) ROUTED ON INTERIOR OF MONOPOLE SUPPORT WITH HOISTING GRIPS ON J-HOOKS FROM TOP COVP TO BOTTOM COVP

EXISTING MONOPOLE

EXISTING BUILDING

NEW T-MOBILE 6'-0" x 8'-0" STEEL PLATFORM

EXISTING WOOD AND CHAIN LINK FENCE

T/GRADE
ELEV. = 0'-0" A.G.L.
(ELEV. = 625' ASML)

NOTES:

1. CALCULATIONS FOR THE STRUCTURE AND ANTENNA MOUNTS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
2. GENERAL CONTRACTOR TO ENSURE THAT NO PART OF NEW T-MOBILE STRUCTURE-MOUNTED EQUIPMENT WILL IMPEDE THE CLIMBING FACE OR AFFECT THE STRUCTURE SAFETY CLIMB. IF THE CLIMB NEEDS TO BE MOVED OUT TO ACCOMMODATE THE CABLE CLAMP THEN THIS FALLS UNDER T-MOBILE'S GENERAL CONTRACTOR'S RESPONSIBILITY.

NEW T-MOBILE ANTENNA PLATFORM W/HANDRAIL

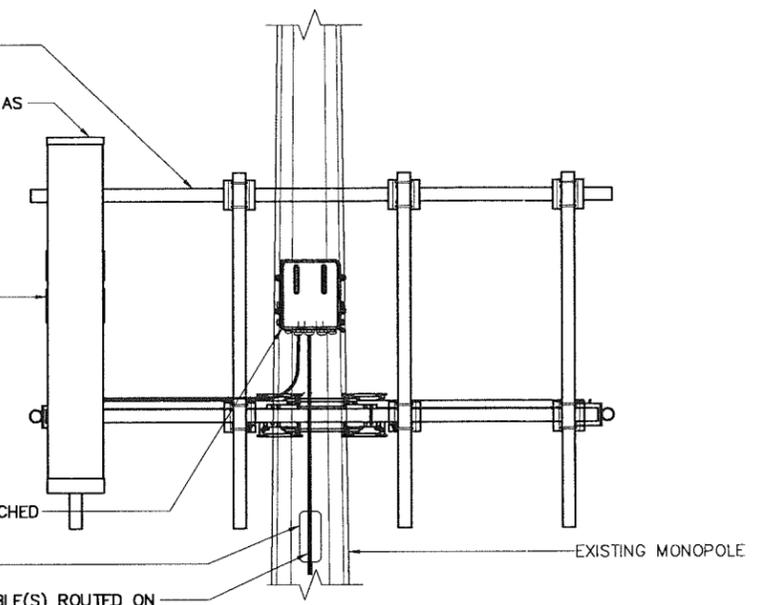
(3) NEW T-MOBILE ANTENNAS (TYP. OF 1 PER SECTOR)

NEW T-MOBILE FRBG(S) MOUNTED ON NEW PIPE (TYP. OF 1 PER SECTOR)

NEW T-MOBILE COVP ATTACHED DIRECTLY TO MONOPOLE

EXISTING ENTRY PORT

NEW T-MOBILE HYBRID CABLE(S) ROUTED ON INTERIOR OF MONOPOLE SUPPORT WITH HOISTING GRIPS ON J-HOOKS



ENLARGED ANTENNA ELEVATION

SCALE: 3/8" = 1'-0" 2

EXISTING MONOPOLE
EXISTING CHAIN LINK FENCE W/ WOOD EXTERIOR CLADDING

NEW T-MOBILE HYBRID CABLE(S) ROUTED ON INTERIOR OF MONOPOLE SUPPORT WITH HOISTING GRIPS ON J-HOOKS

EXISTING ± 10 FT. HIGH ENTRY PORT TO BE UTILIZED BY T-MOBILE
NEW T-MOBILE NEW CANOPY POST

NEW SITE SUPPORT CABINET
NEW BATTERY CABINET

NEW T-MOBILE COVP W/ ALARM BOX ABOVE

NEW T-MOBILE CUBE W/(2) SYSTEM MODULES

NEW T-MOBILE 8'-0" x 9'-0" STEEL PLATFORM

ENLARGED EQUIPMENT ELEVATION

SCALE: 1/4" = 1'-0" 3

ELEVATION

SCALE: 1/16" = 1'-0" 1



8550 BRYN MAWR, SUITE 100
CHICAGO, ILLINOIS 60631



CROWN CASTLE INTERNATIONAL
20 N MARTINGALE, SUITE 440
SCHAUMBURG, ILLINOIS 60173



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	8/2/16	90% REVIEW	MC
B	8/19/16	REVISION	RD
O	8/23/16	FINAL	RD

I HEREBY CERTIFY THAT THESE DRAWING WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



SITE NAME

CCI 875517

SITE NO./BU NO.
CH61441E
875517

SITE ADDRESS
7500 N CALDWELL AVE
NILES, IL 60714

SHEET NAME
TOWER
ELEVATION

SHEET NUMBER

C-4

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PROJECT DESCRIPTION

T-MOBILE will be installing new equipment on the existing tower. The new equipment included 3 new antennas, 3 FRBG, 1 platform, new 8 x 9 equipment platform on the ground with 2 cabinets. There will be no change to the size of the existing fenced in area or the height of the existing cell tower making this site Section 6409 compliant.

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

As part of your application, please provide written responses explaining 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?

Yes, will improve coverage & Public Safety

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

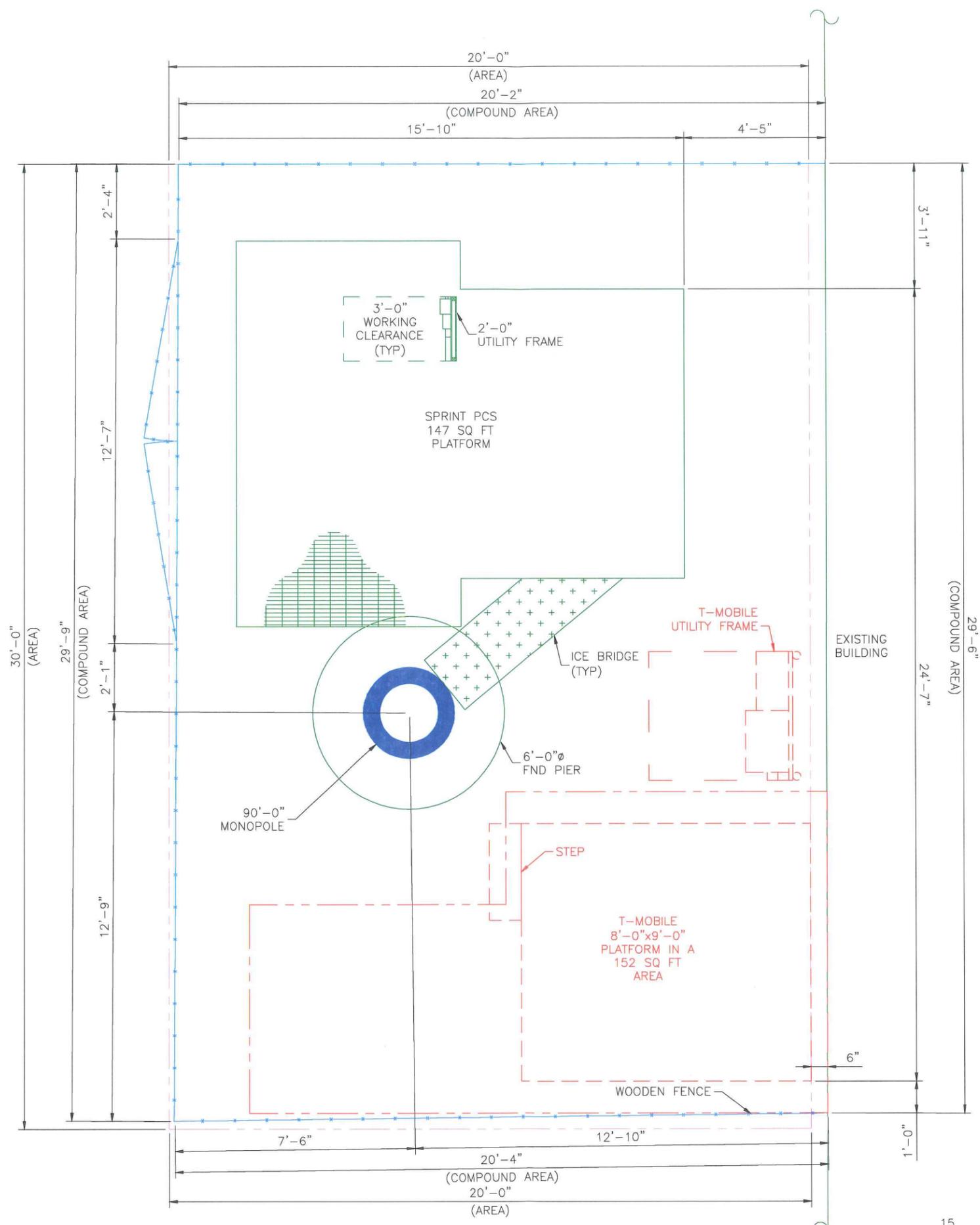
Yes, collocated on the existing Cell Tower

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

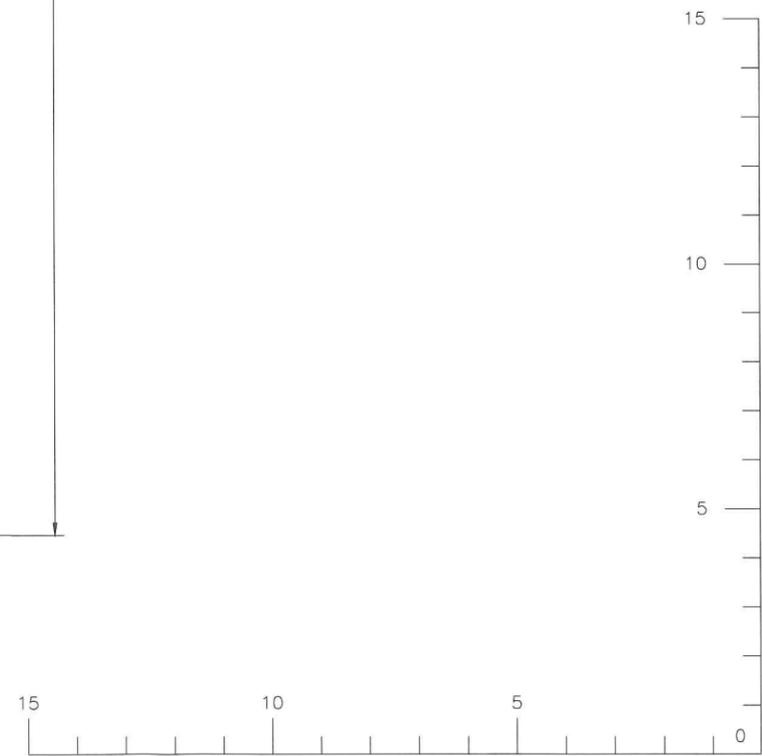
No, Tower is existing

Your explanation of/answer to the questions listed above will be the basis for a recommendation 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 special use permit.

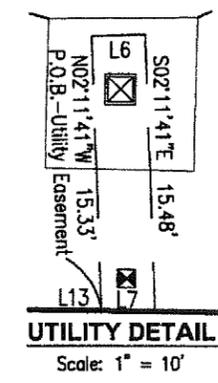
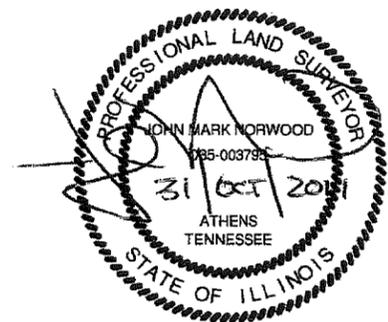
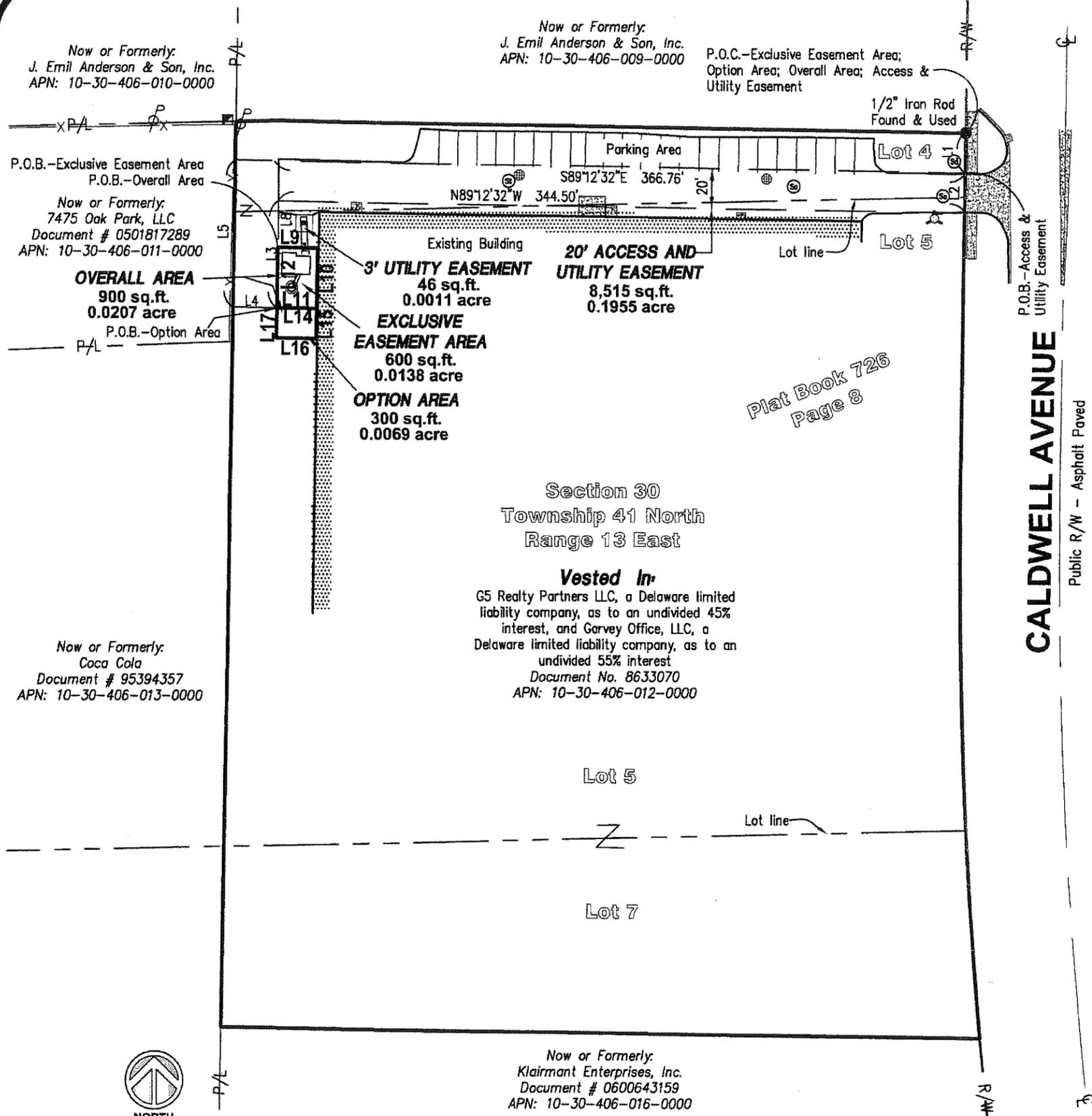
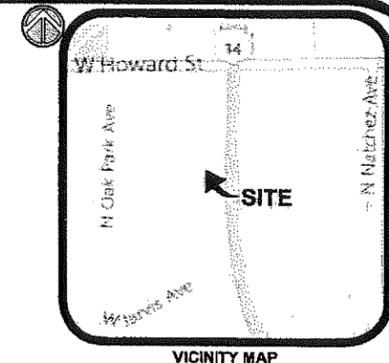
Site Plan 1



BUSINESS UNIT: 875517



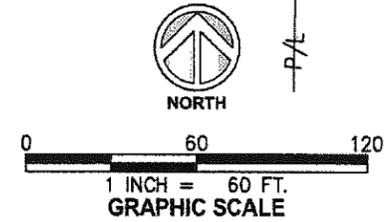
Site Plan 2



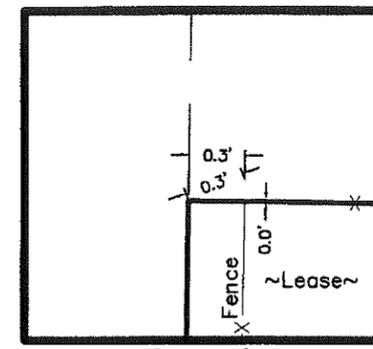
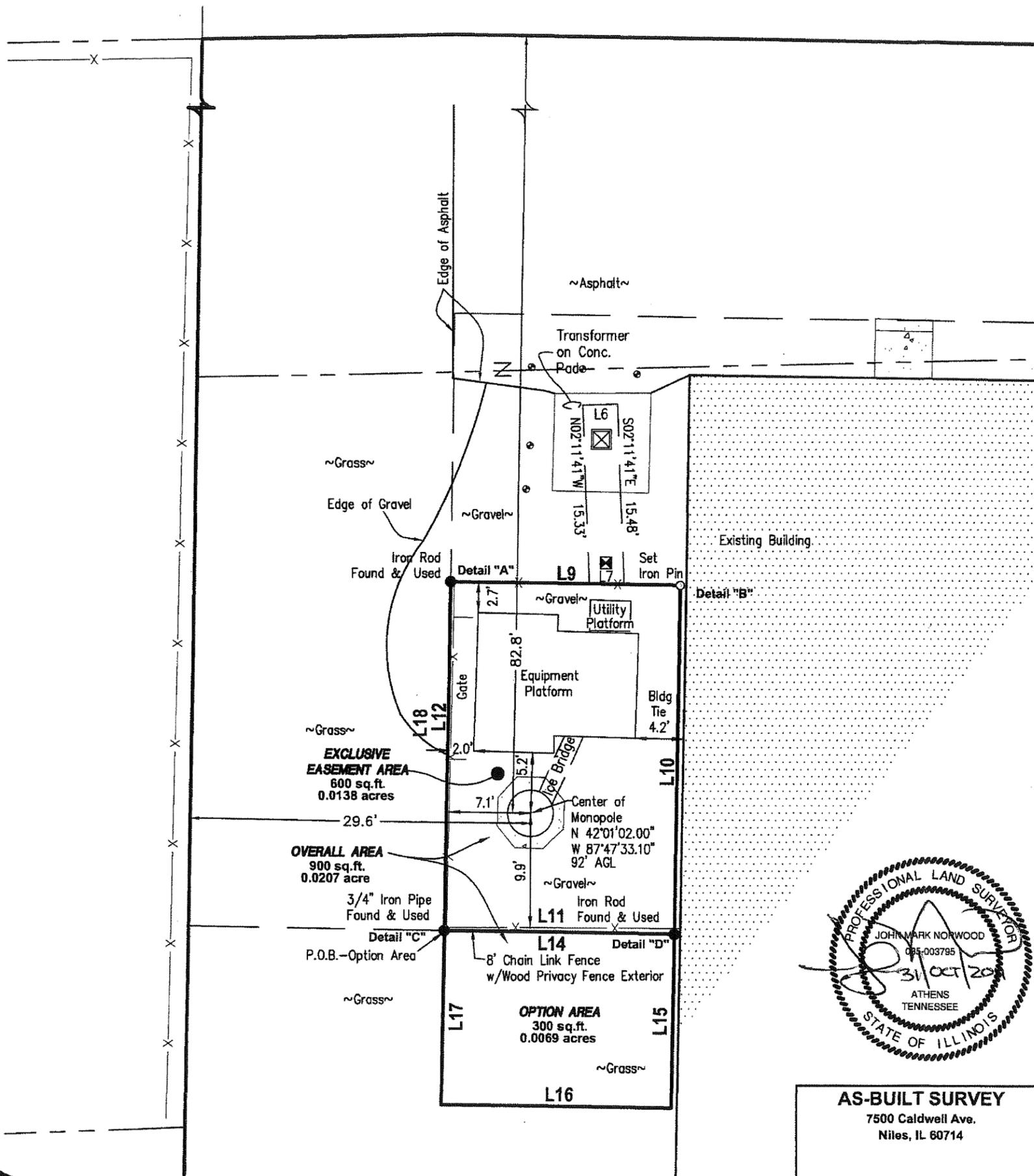
LINE	BEARING	DISTANCE
L1	S 00°43'07" W	19.75'
L2	S 00°43'07" W	20.00'
L3	S 00°47'10" W	53.07'
L4	N 89°12'50" W	22.19'
L5	N 00°43'07" E	73.08'
L6	N 87°48'19" E	3.00'
L7	N 89°10'48" W	3.00'
L8	S 00°47'10" W	23.07'
L9	S 89°12'50" E	20.00'
L10	S 00°47'10" W	30.00'
L11	N 89°12'50" W	20.00'
L12	N 00°47'10" E	30.00'
L13	S 89°12'50" E	12.09'
L14	S 89°12'50" E	20.00'
L15	S 00°47'10" W	15.00'
L16	N 89°12'50" W	20.00'
L17	N 00°47'10" E	15.00'
L18	S 00°47'10" W	53.07'

SYMBOL LEGEND

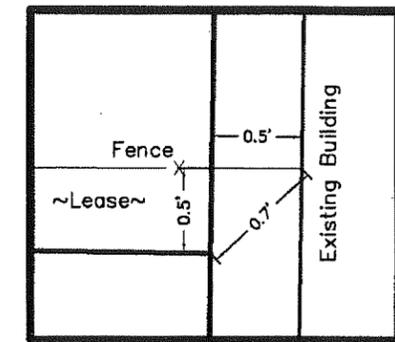
- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- C - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- ▲ - Encroachment/Protrusion
- No. - Number
- Dd. - Deed
- Sur. - Surveyed
- - Monumentation Found as Noted
- SM - Storm Manhole
- SB - Sanitary Manhole
- FD - Fire Hydrant
- UM - Utility Pedestal (As Noted)
- EM - Electric Meter
- ET - Electric Transformer
- BP - Bollard Post
- UP - Utility Pole
- X - Fence
- OU - Overhead Utilities
- CA - Concrete Area
- NP - No Parking Area
- BA - Building Area



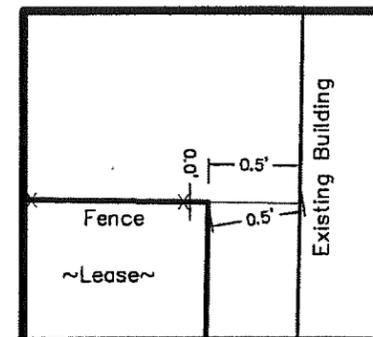
AS-BUILT SURVEY 7500 Caldwell Ave. Niles, IL 60714	Millman Surveying, Inc. 1742 Georgetown Road, Suite H Hudson, Ohio 44236 Phone: (800) 520-1010 www.MILLMANSURVEYING.com ORDERS@MILLMANSURVEYING.com	Drawn By: CEB Date: 10/31/11	Project Manager: MR Scale: 1"=60' Sheet: 1 of 3	MICROWN CASTLE BUN NO: 875517 SITE NAME: 7500 CALDWELL
		Checked: JMN MSI Project No. 23851		



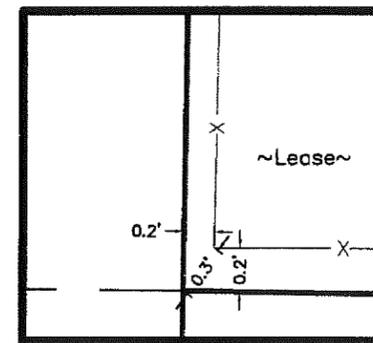
Compound Corner Detail "A"
1"=1'



Compound Corner Detail "D"
1"=1'



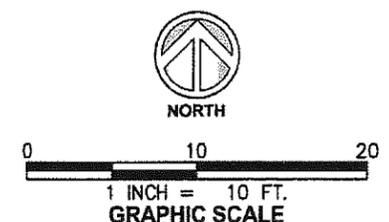
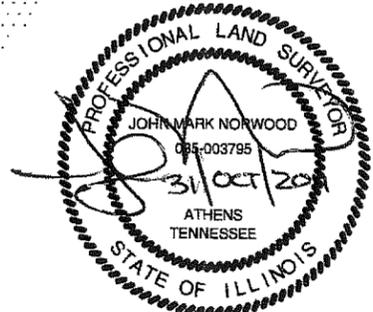
Compound Corner Detail "B"
1"=1'



Compound Corner Detail "C"
1"=1'

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ⊙ - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- ▲ - Encroachment/Protrusion
- No. - Number
- Dd. - Deed
- Sur. - Surveyed
- - Monumentation Found as Noted
- ⊗ - Storm Manhole
- ⊕ - Catch Basin
- ⊗ - Sanitary Manhole
- ⊕ - Fire Hydrant
- ⊕ - Utility Pedestal (As Noted)
- ⊕ - Electric Meter
- ⊕ - Electric Transformer
- - Bollard Post
- ⊕ - Utility Pole
- X - Fence
- ou - Overhead Utilities
- ▭ - Concrete Area
- ▨ - No Parking Area
- ▭ - Building Area



AS-BUILT SURVEY
7500 Caldwell Ave.
Niles, IL 60714

Millman Surveying, Inc.
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
Phone: (800) 520-1010
www.MILLMANSURVEYING.com
ORDERS@MILLMANSURVEYING.com

Drawn By: CEB
Date: 10/31/11
Checked: JMN
MSI Project No. 23851

Project Manager: MR
Scale: 1"=10'
Sheet: 2 of 3
BUN NO: 875517
SITE NAME: 7500 CALDWELL



EXCLUSIVE EASEMENT AREA (As Created by this Office)

An easement area situated in the City of Niles, County of Cook, State of Illinois, and known as being a 600 sq.ft. easement area over and upon the lands described in deed to G5 Realty Partners LLC, a Delaware limited liability company, as to an undivided 45% interest, and Garvey Office, LLC, a Delaware limited liability company, as to an undivided 55% interest by Document No. 8633070 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at a 1/2-inch Iron Pipe found at the northeast corner of the aforesaid G5 Realty Partners Property, said point also being on the western margin of the right-of-way of Caldwell Avenue;
 Thence S 00°43'07" W a distance of 19.75 feet;
 Thence S 00°43'07" W a distance of 20.00 feet;
 Thence N 89°12'32" W a distance of 344.50 feet;
 Thence S 00°47'10" W a distance of 23.07 feet to the place of beginning.
 Thence S 89°12'50" E a distance of 20.00 feet;
 Thence S 00°47'10" W a distance of 30.00 feet;
 Thence N 89°12'50" W a distance of 20.00 feet;
 Thence N 00°47'10" E a distance of 30.00 feet to the place of beginning. Said easement area encompassing 600 square feet (0.0138 acres), more or less.

OPTION AREA (As Created by this Office)

An easement area situated in the City of Niles, County of Cook, State of Illinois, and known as being a 300 sq.ft. easement area over and upon the lands described in deed to G5 Realty Partners LLC, a Delaware limited liability company, as to an undivided 45% interest, and Garvey Office, LLC, a Delaware limited liability company, as to an undivided 55% interest by Document No. 8633070 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at a 1/2-inch Iron Pipe found at the northeast corner of the aforesaid G5 Realty Partners Property, said point also being on the western margin of the right-of-way of Caldwell Avenue;
 Thence S 00°43'07" W a distance of 19.75 feet;
 Thence S 00°43'07" W a distance of 20.00 feet;
 Thence N 89°12'32" W a distance of 344.50 feet;
 Thence S 00°47'10" W a distance of 53.07 feet to the place of beginning.
 Thence S 89°12'50" E a distance of 20.00 feet;
 Thence S 00°47'10" W a distance of 15.00 feet;
 Thence N 89°12'50" W a distance of 20.00 feet;
 Thence N 00°47'10" E a distance of 15.00 feet to the place of beginning. Said easement area encompassing 300 square feet (0.0069 acre), more or less.

OVERALL AREA (As Created by this Office)

An easement area situated in the City of Niles, County of Cook, State of Illinois, and known as being a 900 sq.ft. easement area over and upon the lands described in deed to G5 Realty Partners LLC, a Delaware limited liability company, as to an undivided 45% interest, and Garvey Office, LLC, a Delaware limited liability company, as to an undivided 55% interest by Document No. 8633070 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at a 1/2-inch Iron Pipe found at the northeast corner of the aforesaid G5 Realty Partners Property, said point also being on the western margin of the right-of-way of Caldwell Avenue;
 Thence S 00°43'07" W a distance of 19.75 feet;
 Thence S 00°43'07" W a distance of 20.00 feet;
 Thence N 89°12'32" W a distance of 344.50 feet;
 Thence S 00°47'10" W a distance of 23.07 feet to the place of beginning.
 Thence S 89°12'50" E a distance of 20.00 feet;
 Thence S 00°47'10" W a distance of 45.00 feet;
 Thence N 89°12'50" W a distance of 20.00 feet;
 Thence N 00°47'10" E a distance of 45.00 feet to the place of beginning. Said easement area encompassing 900 square feet (0.0207 acre), more or less.

SURVEYOR'S NOTES:

1. All equipment and improvements are located within the fenced and/or leased area.
2. There are no generators or propane tanks within the fenced and/or leased area.
3. All bearings are shown hereon as per GPS observations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X Unshaded) Areas determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Map for the County of Cook, Community Panel No. 170130 0243 J, Effective Date August 19, 2008.

20' ACCESS & UTILITY EASEMENT (As Created by this Office)

A 20' access and utility easement situated in the City of Niles, County of Cook, State of Illinois, and known as being a 8,515 sq.ft. easement area over and upon the lands described in deed to G5 Realty Partners LLC, a Delaware limited liability company, as to an undivided 45% interest, and Garvey Office, LLC, a Delaware limited liability company, as to an undivided 55% interest by Document No. 8633070 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at a 1/2-inch Iron Pipe found at the northeast corner of the aforesaid G5 Realty Partners Property, said point also being on the western margin of the right-of-way of Caldwell Avenue;
 Thence S 00°43'07" W a distance of 19.75 feet to the place of beginning.
 Thence S 00°43'07" W a distance of 20.00 feet;
 Thence N 89°12'32" W a distance of 344.50 feet;
 Thence S 00°47'10" W a distance of 53.07 feet;
 Thence N 89°12'50" W a distance of 22.19 feet;
 Thence N 00°43'07" E a distance of 73.08 feet;
 Thence S 89°12'32" E a distance of 366.76 feet to the place of beginning. Said easement area encompassing 8,515 square feet (0.1955 acres), more or less.

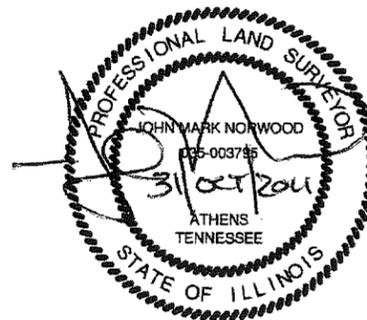
3' UTILITY EASEMENT (As Created by this Office)

A 3' utility easement situated in the City of Niles, County of Cook, State of Illinois, and known as being a 46 sq.ft. easement area over and upon the lands described in deed to G5 Realty Partners LLC, a Delaware limited liability company, as to an undivided 45% interest, and Garvey Office, LLC, a Delaware limited liability company, as to an undivided 55% interest by Document No. 8633070 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at a 1/2-inch Iron Pipe found at the northeast corner of the aforesaid G5 Realty Partners Property, said point also being on the western margin of the right-of-way of Caldwell Avenue;
 Thence S 00°43'07" W a distance of 19.75 feet;
 Thence S 00°43'07" W a distance of 20.00 feet;
 Thence N 89°12'32" W a distance of 344.50 feet;
 Thence S 00°47'10" W a distance of 23.07 feet;
 Thence S 89°12'50" E a distance of 12.09 feet to the place of beginning.
 Thence North 02°11'41" West, a distance of 15.33 feet;
 Thence North 87°48'19" East, a distance of 3.00 feet;
 Thence South 02°11'41" East, a distance of 15.48 feet;
 Thence North 89°10'48" West, a distance of 3.00 feet to the place of beginning. Said easement area encompassing 46 square feet (0.0011 acres), more or less.

CERTIFICATION:

I hereby certify to Crown Castle USA and Old Republic Title Insurance Company that the above is a representation of an actual survey made on the ground under my supervision and that all equipment and improvements are located within the fenced and/or leased area. This professional service conforms to the current Illinois minimum standards for a boundary survey.



By:

John Mark Norwood, PLS
 Illinois License No. 35003795
 License renewal date: 11/30/2012
 Sheets covered by this Signature & Seal: Sheet 1 and 2
 For and on behalf of Millman Surveying, Inc.
 Date of Survey: 10/31/11

Note: This survey does not represent a boundary survey of the parent parcel.

AS-BUILT SURVEY 7500 Caldwell Ave. Niles, IL 60714	Millman Surveying, Inc. 1742 Georgetown Road, Suite H Hudson, Ohio 44236 Phone: (800) 520-1010 www.MILLMANSURVEYING.com ORDERS@MILLMANSURVEYING.com	Drawn By: CEB	Project Manager: MR	 BUN NO: 875517 SITE NAME: 7500 CALDWELL
		Date: 10/31/11	Scale: N/A	
		Checked: JMN	Sheet: 3 of 3	
		MSI Project No. 23851		



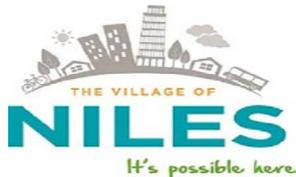
Elevation 1





Elevation 2 - Proposed





BOARD AGENDA ITEM EXPLANATION FORM



Treasurers Report - October 2016

Meeting Date 11/15/2016

Item Number

Requested by Finance Department

Action Requested

Prepared by Laurie Nannini, Asst. Finance Director

Assigned to: Trustee Loverde

ATTACHMENTS:

Type	Description
☐ Department Memo	Treasurers Report - October 2016

MOTION

First motion to approve the accounts payable, including payroll in the amount of \$8,926,045 for the month ending October 31, 2016.

Second motion - I move that the Treasurer's Report for the month ending October 31, 2016 be approved and filed for audit with a beginning cash balance of \$49,344,825; receipts of \$5,149,729, disbursements of \$9,138,319 and ending cash balance of \$45,356,235.

REASON FOR REQUEST / BACKGROUND

Will this action involve an expenditure of funds?

If yes, is this a budgeted item?

ORG# Total Amount for Approval

ACCT# Budget Amount

Variance

Village of Niles Treasurer's Report

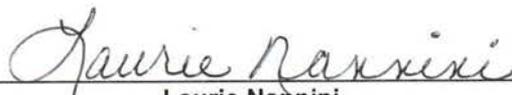
October 31, 2016

ACCOUNTS PAYABLE

ORG	FUND	AMOUNT
10000	General	\$ 2,676,005
22000	Motor Fuel Fund	\$ 1,297
23000	Street & Bridge	\$ 20,379
25000	Debt Serv 1/4%	\$ 181
30000	DUI Fund	
31000	Drug Asset Forfeiture	
32000	Fed Equity Sharing	
33000	Art 36 Asset Forfeiture	
41000	Milwaukee/Touhy TIF	\$ 181
43000	Cap Projects	\$ 803
45000	Gross Pt/Touhy TIF	\$ 12,800
46000	Milwaukee TIF	
50000	Water	\$ 3,865,510
52000	Fitness	\$ 43,073
55000	Municipal Waste	\$ 163,506
61000	Automotive	\$ 50,684
62000	Risk Management	\$ 35,921
Total A/P		\$ 6,870,338
Total Payroll		\$ 2,055,708
Grand Total		\$ 8,926,045

CHANGES IN CASH/INVESTMENT BALANCES

FUND	BEGINNING BALANCE		RECEIPTS		DISBURSEMENTS		ENDING BALANCE	
	CASH/INVESTMENTS		CASH/INVESTMENTS		CASH/INVESTMENTS		CASH/INVESTMENTS	
GENERAL(plus)	\$ 27,321,520		\$ 3,520,397		\$ 5,341,391		\$ 25,500,526	
WATER	\$ 8,838,701		\$ 1,414,473		\$ 3,792,765		\$ 6,460,409	
MOTOR FUEL TAX	\$ 3,780,221		\$ 58,355		\$ -		\$ 3,838,576	
DEBT SERVICE 1/4%	\$ 58,949		\$ 20,852		\$ -		\$ 79,801	
DUI FUND	\$ 165,499		\$ 896		\$ -		\$ 166,396	
DRUG ASSET (STATE)	\$ 99,654		\$ 496.56		\$ -		\$ 100,151	
ARTICLE 36	\$ 651		\$ 0.02		\$ -		\$ 651	
DRUG ASSET (FED)	\$ -		\$ -		\$ -		\$ -	
FITNESS	\$ 418,546		\$ 90,386		\$ 4,163		\$ 504,770	
CAP PRJCT (POLICE BUILDING & SSAs)	\$ 545,605		\$ 0.03		\$ -		\$ 545,605	
GROSS PT/TOUHY TIF	\$ -		\$ 41,998.06		\$ -		\$ 41,998	
MILW/TOUHY TIF	\$ 8,115,479		\$ 1,874		\$ -		\$ 8,117,353	
TOTAL	\$ 49,344,825		\$ 5,149,729		\$ 9,138,319		\$ 45,356,235	



Laurie Nannini
Treasurer

Statement of Investments

October 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	7,437,389	7,437,389	0	16.33%	Illinois Funds			0.22	Ill Funds (mmkt)	0.35%
	766,522	766,522	0	1.68%	Illinois Funds(epay credit card not online payments)			0.023	Ill Funds (mmkt)	0.35%
	20,000	20,000	0	0.04%	PNC (Underground Storage Tanks)			0.00	DDA (earnings credits)	0.25%
	1,683,516	1,683,516	0	3.70%	PNC			0.05	DDA (earnings credits)	0.25%
	13,991,672	13,991,672	0	30.73%	Amalgamated			0.41	Money Market	0.42%
	56,294	56,294	0	0.12%	Fifth Third (IPMG)			0.00	Checking	0.35%
	112,569	112,569	0	0.25%	Fifth Third (Claims Mgmt)			0.00	Checking	0.35%
	114,361	114,361	0	0.25%	PNC(E911)	3/1/2014		0.0034	Emergency Telephone	0.25%
	362,284	362,284	0	0.80%	Wintrust			0.011	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%
	87,432	107,554	20,122	0.24%	Amalgamated	1/6/2006	8/25/2035	17.66	CWHL	17.87%
	2,127	2,179	53	0.00%	Amalgamated	7/1/2003	7/25/2033	0.38	FNMA	12.70%
	514,188	597,774	83,585	1.31%	Amalgamated	1/31/2005	8/25/2023	37.62	FNMA	8.52%
	24,759	33,239	8,479	0.07%	Amalgamated	9/30/2003	4/15/2033	4.37	FHLMC	18.44%
	59,239	82,501	23,262	0.18%	Amalgamated	9/30/2003	5/15/2033	10.52	FNMA	18.37%
	59,482	83,682	24,201	0.18%	Amalgamated	8/12/2003	5/15/2033	10.56	FHLMC	18.56%
22,868	32,375	9,507	0.07%	Amalgamated	10/17/2003	5/15/2033	4.06	FHLMC	18.98%	
87,406	94,008	6,602	0.21%	Amalgamated	11/3/2004	4/20/2034	16.39	GNMA	8.48%	
FUND TOTAL	25,500,526	25,676,337	175,811	56.39%			5.38	Weighted Avg	0.74%	
WATER	3,285,301	3,285,301	0	7.22%	Amalgamated			0.10	Money Market	0.42%
	261,516	261,516	0	0.57%	Illinois Funds			0.01	Ill Funds (mmkt)	0.35%
	31,060	31,060	0	0.07%	Illinois Funds(epay credit card not online payments)			0.001	Ill Funds (mmkt)	0.35%
	1,247,461	1,247,461	0	2.74%	PNC			0.04	DDA (earnings credits)	0.25%
	1,408,011	1,408,011	0	3.09%	JP Morgan			0.041	Water Bill Lock Box	0.00%
	211,304	211,304	0	0.46%	Illinois Funds(online water)	7/23/2010		0.03	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	6,460,409	6,460,409	0	14.19%			0.03	Weighted Avg	0.29%
	DUI FUND	166,396	166,396	0	0.37%	PNC			0.0049	DUI Enforcement
DRUG ASSET FORFEIT FUND (STATE)	100,151	100,151	0	0.22%	PNC(SEIZURE)			0.0029	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	3,466,179	3,466,179	0	7.61%	Illinois Funds			0.10	Ill Funds (mmkt)	0.35%
	345,730	345,730	0	0.76%	PNC			0.01	DDA (earnings credits)	0.25%
	26,666	26,666	0	0.06%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
FUND TOTAL	3,838,576	3,838,576	0	8.43%			0.04	Weighted Avg	0.34%	
DEBT SERV 1/4 %	79,801	79,801	0	0.18%	PNC			0.002	Money Market	0.25%
FITNESS	504,770	504,770	0	1.11%	PNC			0.015	DDA (earnings credits)	0.25%
	0	0	0	0.000%	Ill Funds (E-Pay)			0.0000	Credit Card Deposit	0.00%
FUND TOTAL	504,770	504,770	0	1.11%			0.0049	Weighted Avg	0.25%	
CAPITAL PROJ	545,605	545,605	0	1.20%	PNC			0.02	DDA (earnings credits)	0.25%
GROSS PT/TOUHY TIF	41,998	41,998	0	0.09%	PNC			0.00	DDA (earnings credits)	0.25%
MILWAUKEE TOUHY TIF	2,622,626	2,622,626	0	5.76%	PNC			0.08	DDA (earnings credits)	0.25%
	79,303	79,303	0	0.17%	IMET(Restricted)	12/15/2010		0.00	Convenience Fund (mmkt)	0.00%
	5,415,424	5,415,424	0	11.89%	Illinois Funds			0.16	Ill Funds (mmkt)	0.35%
FUND TOTAL	8,117,353	8,117,353	0	17.83%			0.08	Weighted Avg	0.31%	
GRAND TOTAL	45,356,235	45,532,046	175,811	100.00%			2.57	Weighted Avg	0.55%	
							Investment Policy Limit (2):	84	90 Day Treasury (3):	0.32%
									24 Month Treasury (4):	0.71%

Institution	Amount	Percent of Portfolio	Investment Policy Limit (1)
Illinois Funds	17,383,090	38.2%	40%
PNC	7,473,065	16.4%	50%
Amalgamated	17,276,973	37.9%	50%
IMET	426,449	0.9%	40%
Others	1,939,158	4.3%	
Securities	1,033,312	2.3%	
Total Portfolio	45,532,046	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.