



MONDAY, MARCH 20, 2023 – 7:30 P.M.

1. Pledge of Allegiance led by Village Clerk Pramod Shah.
2. Call meeting to order and roll call.
3. Approve Consent Agenda.
- * 4. Approve, as submitted, minutes of regular meeting held Tuesday, March 7, 2023.
- * 5. Approve Voucher List #21-FY23 of March 20, 2023.
6. Proclamations and Resolutions.
 - * A. Proclamation
Certified Government Financial Manager Month – March 2023
7. Recognition, Awards and Honorary Presentations.
8. Appointments, Reappointments and Resignations.
 - * A. Appointments
Beautification & Improvement Commission: William Barney
Consumer Affairs Commission: Natalie Lopatkiewicz
Fine Arts Commission: Pramod Joshi
 - * B. Resignation
Telecommunications & Technology Commission: Frances Roehm
9. Presentations and Reports.
 - A. Presentation
Annual Comprehensive Financial Report (ACFR) Presentation by Jennifer Martinson of Lauterbach & Amen, LLP
10. Report of the Village Manager.
 - A. Private Side Cost Sharing for Lead Service Line Replacements.
 - B. Recommendation for Adoption of Code Amendments.
 - * C. 2023 Water Main & Sewer Rehabilitation Improvement Project – Martam Construction, Inc., Elgin, Illinois - \$6,216,584.
 - * D. Oakton Terrace Overhead Power Relocation Services – Intren LLC., Union, Illinois – \$147,830.
11. Report of the Corporation Counsel.

CONSENT:

 - * A. An ordinance vacating the alley behind 9965 Gross Point Road, Skokie, Illinois, in a B2 Commercial district and an R1 Single Family district. This item is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.
 - * B. An ordinance approving a plat of subdivision with a dedication for property located at 9965 Gross Point Road and 4101 Old Orchard Road, Skokie, Illinois in a B2 Business district and an R1 Single Family Residential district. This item is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.
 - * C. An ordinance amending the zoning map with regard to the property located at 9925 Kedvale Avenue, Skokie, Illinois from an R1 Single Family District to a B2 Commercial district. This item is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

12. Unfinished Business.
13. New Business.
14. Plan Commission.
 - A. Plan Commission Case 2023-01P – Site Plan Approval: 8610 Niles Center Road.
15. 2023-2024 Community Development Block Grant Public Hearing #4.
16. Public Comment.
17. Adjournment.

Items marked with an asterisk (*) indicate they are part of the Consent Agenda that contains routine items or items which have already been discussed by the Mayor and Board at a previous public meeting and require a second reading. Items on the Consent Agenda are passed in one vote at the beginning of the Board Meeting. Prior to the vote on the Consent Agenda, the Mayor will inquire if there is any matter which anyone wishes to remove from the Consent Agenda. If there is an item on the Consent Agenda which you wish to address, please inform the Mayor at that time you wish to remove it from the Consent Agenda.

13634
MINUTES of a regular meeting of the Mayor and the Board of Trustees of the Village of Skokie, Cook County, Illinois held in the Council Chambers at 5127 Oakton Street at 7:30 p.m. on Tuesday, March 7, 2023




DRAFT

Pledge of Allegiance led by Village Clerk Pramod Shah.
Mayor Van Dusen called the meeting to order.

The Clerk call the Roll. Those present were Trustees Sutker, Robinson, Khoeun, Johnson, Klein and Mayor Van Dusen. Trustee Pure Slovin was absent.

Motion to approve the Consent Agenda with the exception of Item A on Appointments and Item A on the Corporation Counsel's report.

Moved: Trustee Sutker

Seconded: Trustee Khoeun

Ayes: Sutker, Robinson, Khoeun, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin.

MOTION CARRIED

* Approve, as submitted, minutes of regular meeting held Tuesday, February 21, 2023.

Omnibus vote.

* Approve Voucher List #20-FY23 of March 7, 2023.

Omnibus vote.

Appointments, Reappointments and Resignations.

A. Appointments

Commission on Family Services: Peggy Molina

Plan Commission: Scott Berman

Kimberly Polka and Judy Mendel had questions about the appointment process for the Plan Commission. Mayor Van Dusen explained and answered the questions.

Moved: Trustee Klein

Seconded: Trustee Robinson

Ayes: Sutker, Robinson, Khoeun, Klein and Mayor Van Dusen

Nays: Johnson.

Absent: Pure Slovin.

MOTION CARRIED

* B. Reinstatement

Commission on Family Services: Laila Iqbal

* C. Resignations

Beautification & Improvement Commission: Anne VanOsdol

Commission on Family Services: Mike Stiehl

Omnibus vote.

Report of the Village Manager.

A. Proposed Ordinance Amendment for Feeding of Wildlife or Birds (Section 18-11) and Number of Dogs (Section 18-39).

Director of Health and Human Services Mike Charley and Deputy Chief Jesse Barnes answered questions from the Board and residents.

Lauren Grodnicki, Emi Yamauchi and Kimberly Polka asked questions concerning dogs being on leashes, limit of dogs for condos, and platform feedings.

Motion to concur with staff's recommendations and request Mayor and Board approval for Corporation Counsel to prepare the necessary ordinance amendments.

Moved: Trustee Robinson

Seconded: Trustee Khoeun

Ayes: Sutker, Robinson, Khoeun, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin.

MOTION CARRIED

13635

Meeting of the Mayor and Board of Trustees

Tuesday, March 7, 2023

Report of the Corporation Counsel.

A. Ordinance 23-3-Z-4637

This item was taken off the Consent Agenda.

A member from GoGreen Skokie, Mathew Gliebe, Emi Yamauchi, Judy Mendel, Kimberly Polka, and Trustee Johnson spoke about a Non partisan Corporation Counsel's office, political parties, public servants, conflict of interest, transparency, Electoral reform, Ethics Commission-comments and issues on the Open Meetings Act.

Motion to adopt an ordinance establishing the salaries of the Village Manager, Deputy Village Clerk, Corporation Counsel and Assistant Corporation Counsels of the Village of Skokie. This item is on for second reading and adoption. The first reading was on February 21, 2023.

Moved: Trustee Sutker

Seconded: Trustee Robinson

Ayes: Sutker, Robinson, Khoeun, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin.

Abstain: Johnson

MOTION CARRIED

* B. Ordinance 23-3-Z-4635

Motion to adopt an ordinance providing for the repeal of various ordinances granting special use permits and site plan approvals at multiple locations within the Village of Skokie. This item is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

Omnibus vote.

* C. Ordinance 23-3-F-4636

Motion to adopt an ordinance approving modifications to the previously approved site plan for the planned development at 8057 Niles Center Road, Skokie, Illinois in a CX Core Mixed-Use District. This item is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

Omnibus vote.

Trustee Johnson requested that at the March 20, 2023 Board meeting under New Business to review and consider revising for our Corporation Counsel's appointment process.

Public Comments

Emi Yamauchi-any updates on Carvana, Electoral Reform, Public process for information on upcoming projects.

Lauren Grodnicki-Smart Building Codes, US Global Change Research Program, Mitigation vs Adaptation vs Resilience, and Reducing risks through missions mitigation.

Boris Vernik, 4135 Main spoke about parking problems at that business.

Trustee Johnson gave a history of the Village of Skokie Legal Department from 1957 to present.

Public Comments by email.

Matt Temkin commented on Ethics Commission, Electoral Reform, appointments on Village Commissions.

Skokie Housing Commission and Statement to the Plan Commission on affordable housing-Charlie Saxe, Gail Schechter.

Adjournment.

Motion to adjourn at 9:02 p.m.

Moved: Trustee Sutker

Seconded: Trustee Klein

Ayes: Sutker, Robinson, Khoeun, Johnson, Klein and Mayor Van Dusen

Nays: None.

Absent: Pure Slovin.

MOTION CARRIED

Pramod Shah Village Clerk

Approved:

Mayor Van Dusen

**VILLAGE OF SKOKIE
VOUCHER REPORT #21
March 20, 2023**

<u>FUND</u>	<u>AMOUNT</u>
001 - GENERAL FUND	\$ 1,848,055
002 - WATER FUND	371,455
003 - MOTOR FUEL TAX FUND	65,909
008 - COMMUNITY DEVELOPMENT BLOCK	23,973
013 - CASH ESCROW FUND	14,670
014 - TIF SCIENCE & TECH	59,309
017 - CTA PARKING LOT FUND	112
018- WIRELESS ALARM FUND	3,839
020 - CAPITAL PROJECTS FUND	359,222
022 - CASUALTY SELF INSURANCE	126,639
025 - ECONOMIC DEVELOPMENT FUND	6,491
030 - OAKTON & NILES TIF	63,720
144 - OLD ORCHARD BUSINESS DISTRICT	\$ 1,162,081
ALL FUNDS TOTAL	<u><u>\$ 4,105,475</u></u>

**VILLAGE OF SKOKIE
VOUCHER REPORT # 21
MARCH 20, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
196401	03/10/2023	4IMPRINT INC	VECTOR SURVELLIANCE SUPPLIES	\$ 1,847.20
196380	03/10/2023	A FREEDOM FLAG CO	USA & INDIA FLAG	405.90
196222	03/06/2023	ACME TRUCK BRAKE & SUPPLY CO	WHEEL STUD AND INNER NUT	227.60
196447	03/13/2023	ACME TRUCK BRAKE & SUPPLY CO	BRAKE DRUM & SHOE KIT	1,790.92
196083	03/01/2023	ACTIVE 911 INC	ANNUAL LICENSE SUBSCRIPTIONS	877.50
196386	03/02/2023	ADP SCREENING & SELECTION SERVICES	PRE-PLACEMENT BACKGROUND CHECKS	114.44
196426	03/13/2023	ADVANCE AUTO PARTS	OIL FILTERS	25.08
196320	03/08/2023	ADVANCED CLEANING SYSTEMS INC	REFRIGERATOR CLEANINGS & MONTHLY INVOICE	7,517.72
196078	03/01/2023	ADVANCED CLEANING SYSTEMS INC	FIRE DEPARTMENT MARCH 2023	176.19
196252	03/07/2023	ADVANCED CLEANING SYSTEMS INC	VH & PW MAINT FOR MAR 23	5,682.24
196282	03/07/2023	ADVANCED TREECARE	TREE MAINTENANCE	148,000.00
196456	03/13/2023	AERO REMOVALS -TRISONS INC	SERVICES FOR FEBRUARY 2023	800.00
196435	03/13/2023	AL WARREN OIL CO. INC.	DIESEL	23,608.20
196372	03/10/2023	AL WARREN OIL CO. INC.	UNLEADED GAS	19,483.20
196392	03/02/2023	ALAN F FRIEDMAN PH.D., INC	PRE-PLACEMENT EVALUATION - CSO	725.00
196119	03/02/2023	ALEX FRANZ	STIPEND TO ATTEND STAT COMMISSION MTG ON FEB. 28, 2023	10.00
196557	03/15/2023	ALEX FRANZ	STIPEND TO ATTEND PERFORMING ARTS CENTER BOARD MTG ON MARCH 13, 2023	10.00
196148	03/03/2023	ALLEN THENNES	CLOTHING, DRY GOODS, NOTION	290.00
196068	03/01/2023	ALLISON A RICKETT	NEWSKOKIE PRINT, SORT & DELIVER FEES - SPRING 2023 EDITION	9,940.00
196085	03/01/2023	AMAZON CAPITAL SERVICES	ELEGRP LIGHTED 15 AMP 125 VOLT NEMA	193.20
196086	03/01/2023	AMAZON CAPITAL SERVICES	RUBBERMAID WASTEBASKET	65.99
196087	03/01/2023	AMAZON CAPITAL SERVICES	2 PACK LED GARAGE LIGHTS	89.97
196088	03/01/2023	AMAZON CAPITAL SERVICES	TIRE INFLATOR GAUGE AND HOSE, FLEXZILLA GARDEN HOSE, GIRAFFE HOSE	56.80
196113	03/02/2023	AMAZON CAPITAL SERVICES	CABLE CONNECTOR	11.99
196263	03/07/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	19.99
196190	03/01/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	92.97
196354	02/16/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - CREDIT	(26.10)
196265	03/07/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	8.62
196329	03/09/2023	AMAZON CAPITAL SERVICES	SUA5000RMTSU APC SMART UPS 5000	519.99
196330	03/09/2023	AMAZON CAPITAL SERVICES	3A 72W AC/DC ADAPTER FUJITSU	18.54
196331	03/09/2023	AMAZON CAPITAL SERVICES	FANLESS PCSTICK HEALTH DEPT	295.89
196315	03/08/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	719.11
196509	03/14/2023	AMAZON CAPITAL SERVICES	VARIOUS OFFICE SUPPLIES	159.60
196522	03/14/2023	AMAZON CAPITAL SERVICES	APPLE PENCIL -BARKHOO	89.00
196523	03/14/2023	AMAZON CAPITAL SERVICES	JUMP STARTER BOX -CATALA	299.95
196524	03/14/2023	AMAZON CAPITAL SERVICES	CREDIT FOR BUSINESS PRIME MEMBERSHIP	(179.00)
196519	03/14/2023	AMAZON CAPITAL SERVICES	CUPS FOR TRAINING ROOM -MALTESE	162.26
196520	03/14/2023	AMAZON CAPITAL SERVICES	PRO SERIES CASES FOR IPHONES -BARKHOO	469.26
196462	03/13/2023	AMAZON CAPITAL SERVICES	REPLACEMENT TV CAD MONITOR	399.00
196473	03/14/2023	AMAZON CAPITAL SERVICES	SOAP FOR BATHROOMS	69.50
196186	03/04/2023	AMITA HEALTH	SAINT FRANCIS PARAMEDIC CONED FEES	5,050.00
196187	03/04/2023	AMITA HEALTH	SYSTEM ENTRY SUTTON	40.00
196451	03/13/2023	ANDERSON ELEVATOR CO	MAR MONTHLY MAINT	227.00

**VILLAGE OF SKOKIE
VOUCHER REPORT # 21
MARCH 20, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
196260	03/07/2023	ANDERSON LOCK COMPANY LTD	SERVICE AT 7424 NILES CENTER RD	947.03
196459	03/13/2023	ASSYRIAN NATIONAL COUNCIL OF ILLINO	BD BOND REFUND-9131 NILES CENTER ROAD	500.00
196306	02/19/2023	AT&T	PHONE SERVICE	1,098.51
196307	02/19/2023	AT&T	PHONE SERVICE	2,526.10
196454	03/13/2023	AT&T MOBILITY	NETMOTION MAINTANANCE	5,985.00
196474	03/14/2023	AT&T MOBILITY	MOBILE SERVICES - ACCT #287303852401	478.57
196468	03/13/2023	AT&T MOBILITY	WIRELESS SERVICE	1,340.88
196485	03/14/2023	AT&T MOBILITY	WIRELESS SERVICE MULTI MONTH - PHONES - BODY CAMS / INVESTIGATIONS	23,493.58
196116	03/02/2023	BENISTAR/HARTFORD-6795	APRIL IMRF RETIREE INSURANCE PREMIUMS	18,731.93
196146	03/03/2023	BENJAMIN KATZ	CLOTHING, DRY GOODS, NOTION	150.00
196246	03/07/2023	BLUE CROSS BLUE SHIELD OF ILLINOIS	REFUND FOR BEAU HANLY	651.60
196247	03/07/2023	BLUE CROSS BLUE SHIELD OF ILLINOIS	REFUND FOR ROBERT SCHWARZ	1,555.50
196438	03/13/2023	BOB BARKER COMPANY INC	DETENTION SUPPLIES -MALTESE	106.14
196089	03/01/2023	BONNELL INDUSTRIES INC	LOAD SENSOR MOTOR	1,630.39
196493	03/14/2023	BRIAN BAKER	REIMBURSEMENT FOR CIVILIAN CLOTHES -BAKER	518.32
196175	03/03/2023	BRYAN BUILDERS, LLC	BD BOND REFUND-7539 LINDER AVE	10,000.00
196283	03/07/2023	CARMEN ZUNIGA	REIMBURSEMENT FOR UNIFORM ITEMS -ZUNIGA	155.55
196084	03/01/2023	CASCADE ENGINEERING	CART CREDIT	(848.30)
196081	03/01/2023	CASCADE ENGINEERING	CART CREDIT	(457.55)
196082	03/01/2023	CASCADE ENGINEERING	CART CREDIT	(356.35)
196069	03/01/2023	CASCADE ENGINEERING	REFUSE/RECYCLING CART LIDS	2,395.00
196070	03/01/2023	CASCADE ENGINEERING	RECYCLING CARTS (AP 1 OF 3)	9,550.00
196075	03/01/2023	CASCADE ENGINEERING	RECYCLING CARTS (AP 1 OF 2)	11,183.00
196076	03/01/2023	CASCADE ENGINEERING	REFUSE CARTS (AP 2 OF 2)	21,012.00
196072	03/01/2023	CASCADE ENGINEERING	REFUSE CARTS (AP 2 OF 3)	5,077.50
196073	03/01/2023	CASCADE ENGINEERING	REFUSE CARTS (AP 3 OF 3)	16,809.50
196121	03/02/2023	CDS OFFICE TECHNOLOGIES	HPE ARUBA INSTANT AP15(US)	400.00
196153	03/03/2023	CDW GOVERNMENT INC	REPLACEMENT HID EDGE DOOR CONTROLLER	388.36
196230	02/15/2023	CDW GOVERNMENT INC	PRINTER	891.43
196231	02/14/2023	CDW GOVERNMENT INC	PRINTER TRAY	218.67
196559	03/15/2023	CDW GOVERNMENT INC	HP 58X BLK TONER	237.03
196176	03/03/2023	CERTASUN LLC	BD BOND REFUND-10039 LACROSSE AVE	500.00
196192	03/06/2023	CHICAGO METROPOLITAN FIRE PREVENTN	WIRELESS ALARM MAINT FEB 2023	3,838.75
196353	03/09/2023	CHICAGO METROPOLITAN FIRE PREVENTN	SERVICE CALL FOR STATION #16	1,845.00
196309	01/31/2023	CHICAGO TRIBUNE MEDIA GROUP	LEGAL ADS	89.77
196377	03/10/2023	CHICAGOLAND TRENCHLESS	SEWER CLEAN & TELEVISION @4700 MAIN	1,600.00
196378	03/10/2023	CHICAGOLAND TRENCHLESS	CLEAN & TELEVISION	1,600.00
196430	03/13/2023	CHICAGOLAND TRENCHLESS	SECTIONAL LINING @ 9524 HAMLIN	3,950.00
196486	03/14/2023	CHICAGOLAND TRENCHLESS	2022 SEWER CLEANING AND TELEVISION	31,581.69
196147	03/03/2023	CHRISTOPHER RILEY	CLOTHING, DRY GOODS, NOTION	72.73
196217	03/06/2023	CINTAS	FIRST AID RESTOCK	207.86
196345	03/09/2023	CINTAS	FIRST AID RESTOCK AUTO	201.77
196108	03/02/2023	CINTAS CORPORATION #22	UNIFORM SERVICE	107.97
196238	02/28/2023	CITY OF EVANSTON	WATER PURCHASES FROM EVANSTON	274,400.00

**VILLAGE OF SKOKIE
VOUCHER REPORT # 21
MARCH 20, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
196239	02/14/2023	CITY OF EVANSTON	WATER PURCHASES FROM EVANSTON	64,964.26
196227	03/06/2023	CITY WELDING SALES & SERVICE INC	ACETYLENE	141.12
196199	03/06/2023	CLAIM MANAGEMENT CONSULTANTS LLC	REPLENISHMENT OF ACCT THRU 2 28 23	42,399.26
196382	03/10/2023	CLAIM MANAGEMENT CONSULTANTS LLC	PREFUNDING OF CLAIMS ACCOUNT	58,569.37
196102	03/02/2023	CLAIM MGMT CONSULTANTS SERVICING	DRAWDOWN FOR MONTHLY SERVICING OF WC CLAIMS	1,755.00
196388	03/02/2023	CLARK BAIRD SMITH LLP	FOR LEGAL SERVICES RENDERED THROUGH JAN. 2023	1,423.50
196389	03/02/2023	CLARK BAIRD SMITH LLP	FOR LEGAL SERVICES RENDERED THROUGH FEB. 2023	511.00
196071	03/01/2023	CMT	5400 OLD ORCHARD WATER AND SEWER CAPACITY ANALYSIS	3,652.50
196201	03/06/2023	COLLECTIVE RESOURCE INC	COMPOSTING PICKUP SERVICE	276.00
196155	03/03/2023	COMCAST BUSINESS	PD ANNUAL COMCAST SERVICE	958.30
196341	03/09/2023	COMCAST BUSINESS	MONTHLY CHARGE	214.33
196267	03/07/2023	COMCAST BUSINESS	MONTHLY CHARGE	31.59
196453	03/13/2023	COMCAST BUSINESS	INTERNET SERVICE - FEB 2023	1,103.87
196416	03/13/2023	COMED	8901 SKOKIE BLVD	19.60
196436	03/13/2023	COMED	5127 OAKTON	695.26
196437	03/13/2023	COMED	LITE 8000 LOCKWOOD AVE	510.65
196440	03/13/2023	COMED	O NILES AVE LITE & SEARLE PKWY	208.65
196441	03/13/2023	COMED	CONTRL 4536 OAKTON ST	363.29
196442	03/13/2023	COMED	8157 CENTRAL PARK AVE, STATION #17	36.45
196561	03/06/2023	COMED	ELECTRICITY-5001 DEMPSTER STREET PK LOT	112.26
196494	03/14/2023	COMED	5019 CARIL ST LITE RT/25	14.56
196495	03/14/2023	COMED	7949 LINCOLN AVE	355.60
196496	03/14/2023	COMED	LITE 3360 CLEVELAND ST	216.16
196497	03/14/2023	COMED	LITE, RT/25 8051 CENTRAL PARK AVE	323.89
196498	03/14/2023	COMED	LITE 8109 LAWNSDALE AVE	271.06
196492	03/14/2023	COMED	LITE METER, GOLF RD SKOKIE BVD	418.74
196352	03/09/2023	COMED	ELECTRIC SERVICE	832.21
196403	03/13/2023	COMED	TFLT 8800 BRONX AVE	1,421.54
196404	03/13/2023	COMED	O OLD ORCHARD LITE RT/25, WOODS DR	95.46
196405	03/13/2023	COMED	PARKING LOTS LITES 8200 SKOKIE BLVD	429.82
196406	03/13/2023	COMED	LITE, CONTROLLER 4031 OAKTON ST	613.82
196407	03/13/2023	COMED	TRAFFIC SIGNALS 4630 GOLF RD	85.91
196408	03/13/2023	COMED	LIGHT 8200 SKOKIE BLVD	404.92
196410	03/13/2023	COMED	O CLEVELAND ST LITE RT/25 & LINCOLN AVE	241.40
196412	03/13/2023	COMED	O NE CLEVELAND ST, FLORAL	8.40
196413	03/13/2023	COMED	COMPT CABINET 4002-JARVIS AVE	50.87
196414	03/13/2023	COMED	8651 SKOKIE BLVD	156.22
196379	03/10/2023	COMPASS MINERALS	BULK ROCK SALT	37,997.02
196371	03/10/2023	COMPRESSOR SERVICES	ANNUAL SERVICE @ 9050 GROSS POINT	790.78
196391	03/02/2023	CONRAD POLYGRAPH INC	PRE-PLACEMENT EVALUATIONS	235.00
196271	03/07/2023	CONTOUR LANDSCAPING INC	MONTHLY MAINTENANCE - CRAWFORD MEDIANS	152.00
196272	03/07/2023	CONTOUR LANDSCAPING INC	EAST INDUSTRIAL MAINTENANCE JUL 22 - JUL 23	363.00
196273	03/07/2023	CONTOUR LANDSCAPING INC	S/E INDUSTRIAL LANDSCAPE MAINTENANCE	340.00
196274	03/07/2023	CONTOUR LANDSCAPING INC	CTA DEMPSTER LNDSCP & STRT SCP MAINTENANCE - NO MULCH	456.00

**VILLAGE OF SKOKIE
VOUCHER REPORT # 21
MARCH 20, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
196275	03/07/2023	CONTOUR LANDSCAPING INC	CTA SKOKIE BLVD/OAKTON LNDSKP & STRT SCP MAINTENANCE JULY 22 - JUN23 - NO MULCH	465.00
196276	03/07/2023	CONTOUR LANDSCAPING INC	POLICE STATION LANDSCAPE MAINTENANCE	262.00
196291	03/07/2023	CUMBERLAND SERVICENTER INC	DEF TANK ASSEMBLY	1,697.11
196110	03/02/2023	CUMBERLAND SERVICENTER INC	CABIN FILTERS FOR REFUSE TRUCKS	167.52
196558	02/12/2023	DELL MARKETING LP	LAPTOP FOR RACHEL BLUT	2,119.20
196533	03/14/2023	DELL MARKETING LP	DELL ADAPTER - DISPLAYPORT TO HDMI 2.0 (4K),KIT	213.04
196536	03/14/2023	DELL MARKETING LP	DELL ME5012 STORAGE ARRAY	24,000.00
196537	03/14/2023	DELL MARKETING LP	DELL LATITUDE 3520	2,807.97
196538	03/14/2023	DELL MARKETING LP	DELL NOTEBOOK POWERBANK PW7018LC	422.10
196109	03/02/2023	DRIVETRAIN SERVICE & COMPONENTS INC	DRIVE SHAFT CENTER SUPPOR BEARING TRUCK 158	506.36
196188	03/04/2023	EMERGENCY MEDICAL PRODUCTS INC	BLOOD PRESSURE EQUIPMENT	670.00
196465	03/13/2023	ENTERPRISE LEASING	COVERT LEASE RENTAL BILLING FOR JAN/FEB 2023	3,409.60
196449	03/13/2023	FAST MRO SUPPLIES INC	LAUNDRY DETERGENT 100LB	471.97
196342	03/09/2023	FILTER SERVICES INC	25X25X2 M8 PLEATED FILTER	308.64
196343	03/09/2023	FILTER SERVICES INC	20X20X2 FILTERS	64.10
196499	03/14/2023	FIRST TAKE INC	VIDEOGRAPHY SERVICES FOR FY2023 - FEBRUARY 2023	2,050.00
196349	03/09/2023	FIVE STAR MANAGEMENT	EFA/MOHAMMAD ISMAEL AHMADI/4833 KRIK ST #1E SKOKIE, IL 60077	1,500.00
196202	03/06/2023	FOSTER COACH SALES INC	SPEAKER DRIVER	384.41
196346	03/09/2023	G & M TRUCKING INC	CA 7 WASHED GRAVEL	1,504.47
196347	03/09/2023	G & M TRUCKING INC	DIRT REMOVAL (AP 1 OF 2)	497.04
196348	03/09/2023	G & M TRUCKING INC	DIRT REMOVAL (AP 2 OF 2)	402.96
196332	03/09/2023	G & M TRUCKING INC	DIRT REMOVAL	3,279.23
196417	03/13/2023	GABRIEL MILLARD	DUFFLE BAGS	286.98
194823	01/19/2023	GALLAGHER MATERIALS INC	COLD PATCH	3,642.93
194824	01/19/2023	GALLAGHER MATERIALS INC	COLD PATCH	3,580.20
195070	01/26/2023	GALLAGHER MATERIALS INC	COLD PATCH	3,572.55
196518	03/14/2023	GALLS LLC	UNIFORM BOOTS -ORTIZ	155.48
196402	03/13/2023	GARY WATSON	CDL	60.00
196427	03/13/2023	GENUINE PARTS COMPANY	ENGINE MOUNT CAR 7	49.80
196428	03/13/2023	GENUINE PARTS COMPANY	WIPER BLADES AND BULBS	29.64
196429	03/13/2023	GENUINE PARTS COMPANY	GASKETS FOR CAR 7	49.27
196420	03/13/2023	GENUINE PARTS COMPANY	BRAKE PADS FOR 340	38.79
196421	03/13/2023	GENUINE PARTS COMPANY	TRANS FILTERS	77.46
196422	03/13/2023	GENUINE PARTS COMPANY	FILTERS-STOCK	74.16
196423	03/13/2023	GENUINE PARTS COMPANY	NOX SENSOR	491.07
196424	03/13/2023	GENUINE PARTS COMPANY	FUEL FILTER	34.85
196425	03/13/2023	GENUINE PARTS COMPANY	TRANS FLUID FOR 126	16.68
196103	03/02/2023	GENUINE PARTS COMPANY	ZIP TIES	82.57
196104	03/02/2023	GENUINE PARTS COMPANY	MIRRORS FOR REFUSE TRUCKS	49.96
196106	03/02/2023	GENUINE PARTS COMPANY	TRANS FILTER FOR 128	16.78
196107	03/02/2023	GENUINE PARTS COMPANY	BLEND DOOR ACTUATOR FOR CAR 3T	16.99
196368	03/10/2023	GEORGE VAN DUSEN	SPRINGFIELD NWMC LOBBY DAY 03092023 EXPENSES	97.78
196111	03/02/2023	GOLF MILL FORD	THERMOSTAT BOLTS	16.00
196431	03/13/2023	GOLF MILL FORD	THERMOSTAT FOR 340	30.84

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196444	03/13/2023	GOLF MILL FORD	LABOR FOR 16 FORD F450	1,343.00
196224	03/06/2023	GRAINGER	MISCELLANEOUS ITEMS FOR SIGN SHOP	196.50
196225	03/06/2023	GRAINGER	MISCELLANEOUS ITEMS FOR SIGN SHOP	35.65
196262	03/07/2023	GRAINGER	PRESSURE SWITCH	83.75
196264	03/07/2023	GRAINGER	MASONRY DRILL TIP	12.76
196356	03/09/2023	GRAINGER	MISCELLANEOUS ITEMS FOR SIGN SHOP	218.77
196357	03/09/2023	GRAINGER	MISCELLANEOUS ITEMS FOR SIGN SHOP	41.61
196359	03/09/2023	GRAINGER	CREDIT MEMO FROM GRAINGER	(52.77)
196338	03/09/2023	GRAINGER	FLUOR BALLAST	148.20
196339	03/09/2023	GRAINGER	PLUG IN CFL BLUB	68.50
196396	03/10/2023	GRAINGER	VECTOR SURVEILLANCE SUPPLIES	36.04
196308	03/08/2023	GRAINGER	FAUCET	174.83
196303	03/08/2023	GRAINGER	CHROME AMERICAN STANDARD	(194.75)
196297	03/07/2023	GRAINGER	CHROME AMERICAN STANDARD	194.75
196266	03/07/2023	GRAINGER	DISPOSABLE GLOVES	21.53
196154	03/03/2023	GREENER CLEANER DRY CLEANING SERVIC	DRESS UNIFORM CLEANING	147.52
196216	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	326.34
196205	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	4,122.02
196206	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	1,613.84
196207	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	318.72
196208	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	272.06
196209	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	2,889.18
196210	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	1,627.51
196211	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	529.35
196212	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	981.55
196213	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	1,249.43
196214	03/06/2023	H & H ELECTRIC CO	NON-ROUTINE INVOICES FOR H&H ELECTRIC DEC. 2023	693.66
196254	03/07/2023	H & H ELECTRIC CO	LINCOLN AVE & OAKTON TRAFFIC SIGNAL MAINT	3,350.33
196144	03/03/2023	H & H ELECTRIC CO	FY23 STREET LIGHT/TRAFFIC SIGNAL ROUTINE INVOICES	6,865.21
196471	03/13/2023	HADCO TOOL LLC	LIGHT COLLARS REPAIRED -CATALA	250.00
196036	02/27/2023	HANSON ROOFING INC	HOME IMPROVEMENT PROGRAM PY21 -2.1	5,125.00
196398	03/10/2023	HEALTH INSPECTION PROFESSIONALS INC	HEALTH INSPECTION - JAN 23	1,425.00
196250	03/07/2023	HEALTHCARE & FAMILY SERVICES	REFUND FOR JOANIE HAVRILLA	4,232.37
196244	03/07/2023	HEALTHCARE & FAMILY SERVICES	REFUND FOR SANDRA ROSENBAUM	97.60
196218	03/06/2023	HFS BUREAU OF FISCAL OPS. - GEMT	GEMT 2022 QUARTERS 1 & 2	1,066,163.38
196305	02/17/2023	HOME DEPOT CREDIT SERVICES	MISC. TOOLS AND HARDWARE	744.36
196373	03/10/2023	HOSSEIN KENDY	EFA/TARAMG DESAI 8854 LA CROSSE AVE #2S SKOKIE, IL 60077	1,500.00
196156	03/03/2023	IAED	EMD RECERTIFICATION FOR BRIANA TORRES	55.00
196387	03/10/2023	IDPH	DEATH SURCHARGE FEE	12.00
196385	02/01/2023	IDPH	DEATH SURCHARGE	76.00
196395	03/02/2023	ILCMA	JOB POSTING - ECON DEV COORDINATOR	50.00
196319	03/08/2023	ILLINOIS STATE POLICE	SEIZED FUNDS - CASE # 22-773	5,000.00
196302	03/08/2023	ILLINOIS TOLLWAY	MISSED TOLLS FOR M227910	42.65
196198	03/06/2023	ILLINOIS WORKERS COMP COMMISSION	RATE ADJUSTMENT AND SECOND INJURY FUND THRU 12 31 22	4,727.27

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196370	03/01/2023	IMPACT NETWORKING LLC	COPY PAPER	1,588.50
196112	03/02/2023	IMPERIAL SUPPLIES LLC	CONTROL ARM BOLTS AND WASHERS FOR 161	106.06
196284	09/01/2022	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN PARKING GARAGE PROJ. MANAGEMENT	10,620.00
196286	10/03/2022	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN GARAGE PROJ. MANAGEMENT	10,620.00
196287	11/01/2022	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN GARAGE PROJ. MANAGEMENT	10,620.00
196288	12/01/2022	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN GARAGE PROJ. MANAGEMENT	10,620.00
196289	01/03/2023	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN GARAGE PROJ. MANAGEMENT	10,620.00
196290	02/01/2023	INTEGRATED FACILITIES SOLUTIONS INC	DOWNTOWN GARAGE PROJ. MANAGEMENT	10,620.00
196120	03/02/2023	INVOLTA, LLC	NETWORK VULNERABILITY SCAN AND PENTEST FEB 2023	607.00
196299	02/23/2023	ISBS	COPIER MAINTENANCE	469.58
196317	03/08/2023	ISBS	REPLACEMENT PRINTER COMMUNICATIONS	2,785.00
196394	03/10/2023	IVAN G PETROV	BD BOND REFUND-5139 LUNT AVE	300.00
196150	03/03/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	114.00
196237	03/06/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	52.00
196500	03/14/2023	J G UNIFORMS INC	UNIFORM PANTS -MOORE	159.98
196502	03/14/2023	J G UNIFORMS INC	PROMOTION TO SERGEANT -MCCUNE	991.28
196298	03/07/2023	JASWANT SODHI	REIMBURSEMENT FOR DAMAGE TO WINDOW	277.00
196350	03/09/2023	JAY CHANDRON	EFA/MANDOZAI NOORI/8109 KILPATRICK#1S SKOKIE, IL 60076	1,250.00
196526	03/14/2023	JEFFREY GREENSPAN	RED LIGHT TICKET HEARING	412.50
196535	03/14/2023	JEFFREY GREENSPAN	PARKING TICKET HEARING	75.00
196546	03/14/2023	JEFFREY J HOEFELICH	CELL PHONE STIPEND	195.00
196327	03/09/2023	JEFFREY J HOEFELICH	REIMBURSEMENT ROTARY CLUB DUES	260.00
196328	03/09/2023	JEFFREY J HOEFELICH	STAFF MEETING	105.86
196390	03/10/2023	JENNIFER DAVIS	PARKING FOR STOP THE BLEED TRAINING	30.00
196312	03/08/2023	JOHANNA NYDEN	REIMBURSEMENT FOR FLIGHT - APA CONF IN PA	380.85
196488	03/14/2023	JOHN O'DEA	REIMBURSEMENT FOR UNIFORM BOOTS	133.88
196505	03/14/2023	JONES & BARTLETT LEARNING LLC	TEXT BOOKS	55.46
196506	03/14/2023	JONES & BARTLETT LEARNING LLC	TEXT BOOKS	402.47
196091	03/01/2023	JONES & BARTLETT LEARNING LLC	VEHICLE RESCUE AND EXTRICATION PRINCIPLES AND PRACTICE	55.46
196504	03/14/2023	JOSEPH GEORGE	REIMBURSEMENT FOR UNIFORM OPTIC -GEORGE	269.75
196326	03/08/2023	KELLY DEGENHART	COMPOST BIN REIMBURSEMENT	25.00
196340	03/09/2023	KENT AUTOMOTIVE	WIRE TIE & CABLE TIE	180.87
196313	03/08/2023	KIESLER POLICE SUPPLY INC	ATN PVS14 GEN3 NIGHT VISION MONOCULAR	11,286.00
196311	03/08/2023	KIESLER POLICE SUPPLY INC	ATN PVS14 GEN3 NIGHT VISION MONOCULAR	3,762.00
196525	03/14/2023	KIESLER POLICE SUPPLY INC	ARMOR EXPRESS HARD CORE PT CARRIER -MCCUNE	325.00
196528	03/14/2023	KIESLER POLICE SUPPLY INC	ARMOR EXPRESS BALLISTIC VEST & HARD CORE PT CARRIER -ZUNIGA	1,356.00
196529	03/14/2023	KIESLER POLICE SUPPLY INC	ARMOR EXPRESS BALLISTIC VEST & HARD CORE PT CARRIER -ZERFASS	753.00
196530	03/14/2023	KIESLER POLICE SUPPLY INC	ARMOR EXPRESS BALLISTIC VEST & HARD CORE PT CARRIER -GIANAKAKIS	1,403.00
196532	03/14/2023	KIESLER POLICE SUPPLY INC	ARMOR EXPRESS BALLISTIC VEST & HARD CORE PT CARRIER -WILKEN	1,439.00
196439	03/13/2023	KIESLER POLICE SUPPLY INC	TRAINING AMMO -ODESHOO	2,116.00
196281	03/07/2023	KLEIN THORPE AND JENKINS LTD	PAYMENT FOR LEGAL SERVICES RENDERED	108.00
196369	03/10/2023	KNEADS & WANTS ARTISAN BAKERY LLC	MEETING 03022023	2.97
196189	03/04/2023	KNO2 LLC	HOSPITAL SETUP FOR IMAGETREND	1,900.00
196483	03/14/2023	KRISTOPHER IWANSKI	REIMBURSEMENT FOR CIVILIAN UNIFORM -IWANSKI	111.56

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196470	03/13/2023	LAERDAL MEDICAL CORP	MAINTENANCE FOR CPR MANNEQUIN -GARCIA	923.00
196375	03/10/2023	LAKESHORE RECYCLING SYSTEMS	CONDOMINIUM TRASH & RECYCLING	26,587.25
196301	03/24/2023	LAKESHORE RECYCLING SYSTEMS	RESIDENTIAL RECYCLING	97,362.00
196466	03/13/2023	LAW ENFORCEMENT TRAINING LLC	2023 COURTSMART TRAINING PROGRAM FOR OFFICERS	5,000.00
196358	03/09/2023	LINDE GAS & EQUIPMENT	STATION 17 OXYGEN RENTAL	161.00
196355	03/09/2023	LINDE GAS & EQUIPMENT	OXYGEN STATION 16 RENTAL	99.82
196360	03/09/2023	LINDE GAS & EQUIPMENT	STATION 18 OXYGEN RENTAL	85.56
196361	03/09/2023	LINDE GAS & EQUIPMENT	STATION 17 DRILL TOWER BOTTLE RETURN	17.50
196362	03/09/2023	LINDE GAS & EQUIPMENT	STATION 17 OXYGEN	171.12
196363	03/09/2023	LINDE GAS & EQUIPMENT	STATION 18 OXYGEN	85.56
196364	03/09/2023	LINDE GAS & EQUIPMENT	STATION 17 OXYGEN	311.34
196365	03/09/2023	LINDE GAS & EQUIPMENT	STATION 16 OXYGEN	79.12
196333	02/22/2023	LINDENMEYR MUNROE	PAPER FOR PD	1,273.14
196334	02/24/2023	LINDENMEYR MUNROE	PAPER FOR VH	2,144.34
196220	03/06/2023	LUCY RUKAVINA	REIMBURSEMENT FOR MEETING SUPPLIES	4.40
196105	03/02/2023	MACMUNNIS INC	LAND RENTAL FEES	65.00
196279	03/07/2023	MACQUEEN EQUIPMENT LLC	COMMUNICATION HARNESS	397.36
196344	03/09/2023	MACQUEEN EQUIPMENT LLC	SRA ASSEMBLY	1,179.65
196418	03/13/2023	MANNY'S PIZZA INC	SESBA GRANT PROGRAM - MANNY'S PIZZA	14,000.00
196503	03/14/2023	MARY SENN	PROFESSIONAL SERVICE	130.00
196458	03/13/2023	MCDONALDS CORPORATION	FEBRUARY 2023 BILLABLE SALES RECEIPTS FROM STORE #7882	7.59
196245	03/07/2023	MEDICARE B ILLINOIS	REFUND FOR BHARTI DHOLAKIA	343.57
196443	03/13/2023	MEDICO- MART INC	MEDICAL SUPPLIES	349.94
196461	03/13/2023	MENARDS MORTON GROVE	CHEMICALS	231.95
196484	03/14/2023	MENARDS MORTON GROVE	RETURN EZ LEVEL SPLITTER	(9.99)
196472	03/13/2023	MENARDS MORTON GROVE	VEHICLE CLEANING SUPPLIES -CATALA	24.98
196475	03/14/2023	MENARDS MORTON GROVE	32 GAL TRASH CAN	107.82
196476	03/14/2023	MENARDS MORTON GROVE	FROSTED FILM	169.93
196477	03/14/2023	MENARDS MORTON GROVE	RETURN FOR GLASS FILM	(167.93)
196478	03/14/2023	MENARDS MORTON GROVE	FAUX SHADES FILM	89.96
196479	03/14/2023	MENARDS MORTON GROVE	HEX NUT AND EYE BOLT	4.51
196480	03/14/2023	MENARDS MORTON GROVE	SPLASH RV MARINE & VULKEM WHITE	36.93
196481	03/14/2023	MENARDS MORTON GROVE	BALL VALVE, SPRING SNAP	53.58
196482	03/14/2023	MENARDS MORTON GROVE	OUTLET PLUG COVERS	13.82
196223	03/06/2023	MENARDS MORTON GROVE	STATION REPAIR PROJECT	24.75
196203	03/06/2023	MENARDS MORTON GROVE	CUTTING WHEEL & WOOD FILLER	23.47
196204	03/06/2023	MENARDS MORTON GROVE	VINYL TUBING & HOSE CLAMP	34.03
196117	03/02/2023	MENARDS MORTON GROVE	STATION REPAIR PROJECT	198.80
196101	03/01/2023	MENARDS MORTON GROVE	GFCI AND NC TESTER	45.95
196093	03/01/2023	MENARDS MORTON GROVE	KEYED ALIKE 12 PK, REBAR STAKE, PADLOCK, DISCUS, LN HEAVY DUTY EXTREME	374.47
196067	03/01/2023	MGP INC	GIS STAFFING SERVICES FY2023 - FEBRUARY 2023	12,982.50
196292	03/07/2023	MICHAEL E POLLAK	OUTSIDE LEGAL SERVICES FY2023 - MARCH 2023	2,000.00
196285	03/07/2023	MICHAEL LIEBAU	REIMBURSEMENT FOR UNIFORM ITEMS -LIEBAU	420.10
196270	03/07/2023	MIDWEST AIR PRO INC	SWIVEL FOR 3/4 HOSE	629.80

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196277	03/07/2023	MOORE LANDSCAPES INC	DOWNTOWN LANDSCAPE MAINTENANCE CONTRACT 22-23	1,594.00
196278	03/07/2023	MOORE LANDSCAPES INC	MAIN ST MEDIANS LANDSCAPE MAINTENANCE	852.00
196463	03/13/2023	MOTOROLA SOLUTIONS-STARCOM NETWORK	FD STARCOM AIRTIME	1,598.00
196464	03/13/2023	MOTOROLA SOLUTIONS-STARCOM NETWORK	PD STARCOM AIRTIME	5,272.00
196521	03/14/2023	N & R MANAGEMENT	EFA/EMMA LIWANAG/ 4917 LOUISE AVE #2F SKOKIE, IL 60077	1,500.00
196384	03/02/2023	NCPERS GROUP LIFE INC	IMRF / NCPERS LIFE INSURANCE - MARCH 2023	1,312.00
196376	03/10/2023	NEUCO INC	DOUBLE SHAFT 115/60/1	209.04
196232	03/06/2023	NEUCO INC	OVAL RUN CAP	34.57
196366	03/09/2023	NICOLE DAVIS	DICO STUDY GUIDE MATERIAL	25.00
196318	03/08/2023	NICOR GAS	8135 CENTRAL PARK AVE	168.28
196324	03/08/2023	NICOR GAS	S FARGO 1E LONG	201.03
196321	03/08/2023	NICOR GAS	5147 MAINT ST	210.46
196433	03/13/2023	NICOR GAS	5127 OAKTON ST	5,023.23
196434	03/13/2023	NICOR GAS	7424 NILES CENTER RD	2,381.31
196098	03/01/2023	NIPSTA	FINNANDER INSTRUCTOR 1	400.00
196432	03/13/2023	NORTH COAST SEWER & DRAINAGE INC	SERVICE REPAIR @ 5248 SHERWIN	6,600.00
196235	03/06/2023	NORTH SHORE FAUCETS INC	FISHER .5 INCH RIGHT SIDE	34.07
196452	03/13/2023	O'LEARY'S CONTRCTRS EQPT & SUPPLY	DUCTILE BLADE	66.00
196185	03/04/2023	OAKTON COMMUNITY COLLEGE	FONTANA/MALONEY/BERTON OAKTON TUITION	13,500.00
196236	03/06/2023	OFFICE DEPOT INC	OFFICE SUPPLIES	51.38
196099	03/01/2023	OFFICE DEPOT INC	SFD - FPB - FILES FOR JUV FIR PROGRAM (TAYLOR)	113.32
196097	03/01/2023	OFFICE DEPOT INC	SFD TONER CARTRIDGE FOR PRINTER HQ	119.68
196095	03/01/2023	OFFICE DEPOT INC	SFD - 32 GB JUMP DRIVES	49.48
196316	03/08/2023	OLD ORCHARD URBAN LP	OOBD TAX REVENUE DISBURSEMENT FOR PERIOD ENDING 2/28/2023	1,162,081.12
196184	03/03/2023	OSTRANDER CONSTRUCTION INC	PERMIT REFUNDS	2,062.50
196460	03/13/2023	PAUL LUKE	REIMBURSEMENT FOR FLIGHT - APA CONF IN PA	312.35
196304	02/15/2023	PEERLESS NETWORK, INC.	PHONE SERVICE	12,476.65
196374	03/10/2023	PETERTIL DESIGN PARTNERS	NEW DESIGN FOR DEPARTMENT/DIVISIONS	375.00
196268	03/07/2023	PETROLEUM TECHNOLOGIES EQUIPMENT	SERVICE CALL @PD MAINT	647.25
196226	03/06/2023	PETROLEUM TECHNOLOGIES EQUIPMENT	BLANK CHIP FUEL KEYS	235.00
196174	03/03/2023	PLANET TECHNOLOGIES INC	O365 GCCE1 - QTY: 2	70.40
196293	03/07/2023	PRECISE MRM LLC	DATA PLAN	940.00
196257	03/07/2023	PRECISION CNTRL SYSTEMS OF CHICAGO	PARTS & SERVICE @ VILLAGE HALL	3,690.00
196295	03/07/2023	PRESTOX	MAINT FOR FIRE STATION 18	288.38
196296	03/07/2023	PRESTOX	MAINT FOR PW	228.71
196335	03/09/2023	PRESTOX	MAINT FOR 7424 NILES CENTER RD	282.16
196336	03/09/2023	PRESTOX	MAINT FOR 8157 CENTRAL PARK AVE	282.16
196337	03/09/2023	PRESTOX	MAINT FOR 5127 OAKTON ST	233.68
196077	03/01/2023	PRINT XPRESS	500 STICKERS FOR FPB	320.00
196079	03/01/2023	PROMOS 911	PUBED SUPPLIES	1,111.48
196196	03/06/2023	PROSAFETY INC	GLOVES	450.00
196314	03/08/2023	QUENCH USA INC	MONTHLY WATER FILTER CONTRACT AT PD -MAR 2023	55.00
196508	03/14/2023	RAY O'HERRON CO INC	TRAINING AMMO -ODESHOO	895.80
196514	03/14/2023	RAY O'HERRON CO INC	UNIFORM ITEMS -PANICO	333.45

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196469	03/13/2023	RESCUE PHONE INC	QUAD CRISIS RESPONSE MODULE -GARCIA	5,495.00
196487	03/14/2023	ROBERT OLKOWSKI	REIMBURSEMENT FOR HOLSTERS -OLKOWSKI	362.38
196527	03/14/2023	ROBINA MALIK (A SOLUTIONS, INC)	EFA/AMANDA HOLPUCH 4953 KIRK ST #1E SKOKIE IL 60077	967.00
196491	03/14/2023	ROGELIO CANTU	REIMBURSEMENT FOR UNIFORM BOOTS -CANTU	144.50
196415	03/13/2023	ROLANDO ITHIER	CUTTING PLAQUE	154.00
196197	03/06/2023	ROSE PAVING LLC	BD BOND REFUND-10045 SKOKIE BLVD	500.00
196556	03/15/2023	SANDRA A KASPAR	COURT REPORTING FOR LEGAL SERVICES	44.00
196490	03/14/2023	SERGIO MARINO	REIMBURSEMENT FOR UNIFORM SHOES -MARINO	400.00
196393	03/10/2023	SHAHID LLC.	UB refund for account: 87940	9.25
196383	03/10/2023	SHALES MCNUTT LLC	HEALTH DEPT RECEPTION AREA REMODEL	18,786.00
196096	03/01/2023	SHERWIN WILLIAMS CO	PAINT	503.57
196094	03/01/2023	SHERWIN WILLIAMS CO	PAINT	498.16
196531	03/14/2023	SHERYL KOSOVSKI	BUSINESS COACH FOR SESBA PROGRAM	187.50
195928	02/23/2023	SKETCHBOOK BREWING COMPANY	TIF - FINAL DISBURSEMENT #3 TO SKETCHBOOK BREWING	59,309.00
196191	02/28/2023	SKOKIE PUBLIC LIBRARY	JAN/FEB 2023 PPRT	90,428.70
196090	03/01/2023	SMARTDRAW SOFTWARE LLC	SITE LICENSE WIN32	1,995.00
196448	03/13/2023	SNAP-ON INDUSTRIAL	BATTERY CHARGER	196.73
196118	03/02/2023	SOHAIL BAWANY	BD BOND REFUND-7942 KARLOV AVE	1,870.00
196114	03/02/2023	SOLID WASTE AGENCY N COOK CNTY	FY 2023 O & M COSTS	93,869.48
196450	03/13/2023	STANDARD INDUSTRIAL & AUTO EQ	DSP MONOXIVENT HOSE	475.00
196115	03/02/2023	STANLEY EXTERIORS	BD BOND REFUND-5019 FITCH AVE	500.00
196100	03/01/2023	STANLEY EXTERIORS	PERMIT REFUNDS	331.00
196123	02/28/2023	STEPHEN JAGMAN	CELL PHONE STIPEND	195.00
195942	02/24/2023	STEVE KLEBE	REIMBURSEMENT FOR WORK BOOTS	110.00
196228	03/06/2023	SUBURBAN LABORATORIES INC	WATER TESTING	1,118.20
196455	03/13/2023	SUPER SEER CORPORATION	HELMETS FOR VEHICLES -MALTESE	1,902.80
196457	03/13/2023	TECHNOLOGY MANAGEMENT REV FUND	LEADS LIVESCAN T1 LINE SERVICES THROUGH 1/31/2023	857.70
196367	03/07/2023	THE HORTON GROUP, INC.	HEALTH BENEFITS CONSULTING	5,460.00
196249	03/07/2023	THELEN MATERIALS LLC	LEAF REMOVAL	5,593.50
196193	03/06/2023	THIRD MILLENNIUM ASSOCIATES	VEHICLE STICKER - ONLINE PURCHASES	7,872.23
196515	03/14/2023	THOMSON REUTERS - WEST	CLEAR INVESTIGATIVE SUITE MONTHLY CHARGES -FEBRUARY 2023	679.14
196325	03/08/2023	TOMMY ARGUINZONI	COMPOST BIN REIMBURSEMENT	25.00
196074	03/01/2023	TRAFFIC CONTROL & PROTECTION	MISCELLANEOUS ITEMS FOR SIGN SHOP	923.90
196560	03/15/2023	TRAFFIC CONTROL & PROTECTION	MISCELLANEOUS ITEMS FOR SIGN SHOP	1,426.55
196351	03/09/2023	TRESSLER LLP	LEGAL SERVICES GL LIT	125.00
196310	02/11/2023	UPS	SHIPPING CHARGES	34.57
196294	03/07/2023	UPS	WEEKLY CHARGES	30.00
196269	03/07/2023	UPS	MONTHLY CHARGE	32.40
196549	02/18/2023	UPS	SHIPPING CHARGES	36.21
196445	03/13/2023	UPS	OUTBOUND SHIPPING & WEEKLY FEE	46.21
196215	03/06/2023	USA BLUE BOOK	4' INSULATED PROBE	110.20
196419	03/08/2023	VERA SPECIALTY CONCRETE INC.	FD FLOORING PROJECT	5,322.50
196381	03/10/2023	VERIZON CONNECT	MONTHLY SERVICE FEB	32.38
196551	03/01/2023	VERIZON WIRELESS	CELL PHONE SRVIE	1,162.52

**VILLAGE OF SKOKIE
VOUCHER REPORT # 21
MARCH 20, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
196489	03/14/2023	VERIZON WIRELESS	VERIZON SERVICE FEB 10 2023 - MAR 09 2023	2,124.72
196534	03/14/2023	VI'S REAL ESTATE LLC	EFA/MONICA MARTINEZ/ 5240 OAKTON ST #G1 SKOKIE, IL 60077	1,500.00
196242	02/28/2023	VIA MERIDIANA CONTRACTORS LLC	CANOPY IMPROVEMENTS	138,112.23
196243	03/07/2023	VIVIAN MAGLOIRE	REFUND FOR VIVIAN MAGLOIRE	1,516.50
196467	03/13/2023	VOLCANIC PARTNERS LLC	POLICE BICYCLE PARTS -JAWORSKI	10,409.50
196240	03/07/2023	VOX POTENTIA CONSULTING LLC	CONSULTING SERVICES TO INTEGRATE NEW ACQUISITION TECHNOLOGY	1,820.00
196241	03/07/2023	VOX POTENTIA CONSULTING LLC	CONSULTING SERVICES TO INTEGRATE NEW ACQUISITION TECHNOLOGY	5,880.00
196092	03/01/2023	W S DARLEY & CO	TRT GEAR	1,461.85
196322	03/08/2023	WAREHOUSE DIRECT	MISCELLANEOUS ITEMS FOR ENGINEERING	95.57
196323	03/08/2023	WAREHOUSE DIRECT	MISCELLANEOUS ITEMS FOR ENGINEERING	4.43
196157	03/03/2023	WATER RESOURCES INC	WATER METERS (AP 1 OF 2)	3,386.62
196158	03/03/2023	WATER RESOURCES INC	WATER METERS (AP 2 OF 2)	21,875.38
196507	03/14/2023	WATERWAY GAS & WASH COMPANY	PD CAR WASH SERVICES FOR JANUARY 2023	168.00
196145	03/03/2023	WEBMARC DOORS	REPAIR @9024 GROSS POINT RD	1,536.90
196233	03/06/2023	WEBMARC DOORS	DOOR REPAIR @ 7300 NILES CENTER RD	514.45
196234	03/06/2023	WEBMARC DOORS	DOOR REPAIR @ PW, STATION 16 & 18	656.20
196258	03/07/2023	WEBMARC DOORS	DOOR REPAIR AT FIRE STATIONS	2,580.00
196300	03/08/2023	WINGS PROGRAM INC	CDBG GRANT PYMT 22-10.5 Q4	4,660.00
196446	03/13/2023	WISCONSIN NURSES ASSOCIATION	CEU'S FOR RACHEL BLUT	220.00
196248	03/07/2023	ZARNOTH BRUSH WORKS INC	SWEEPER PARTS	5,612.00
196253	03/07/2023	ZIEBELL WATER SERVICES PRODUCTS	COPPER TUBING	2,685.00
196122	03/03/2023	ZIEBELL WATER SERVICES PRODUCTS	WATER SUPPLIES	291.32
196066	02/28/2023	ZIEBELL WATER SERVICES PRODUCTS	WATER SERVICES	\$ 4,464.00
TOTAL				\$ 4,105,475.12

**Memorandum
Mayor's Office**

TO: **Board of Trustees**

FROM:



Mayor

DATE: **March 20, 2023**

SUBJECT: **Proclamation, Appointments and Resignation**

*A **Proclamation
"Certified Government Financial Manager Month"
March 2023**

*B **Appointments**

**Beautification & Improvement Commission
William Barney**

**Consumer Affairs Commission
Natalie Lopatkiewicz**

**Fine Arts Commission
Pramod Joshi**

*C **Resignation**

**Telecommunications & Technology Commission
Frances Roehm**

Proclamation

WHEREAS, the Association of Government Accountants (AGA) is a professional organization with a network of more than 15,000 members throughout the United States and around the world representing state, federal and local government, including several chapters in Illinois; and

WHEREAS, since 1950, the AGA has been dedicated to addressing the issues and challenges facing government financials managers; and

WHEREAS, the AGA Illinois chapter members have responded to AGA's mission of advancing government accountability, as it continues its broad educational efforts, with emphasis on high standards of conduct, honor, and character in its Code of Ethics; and

WHEREAS, the Illinois chapters of AGA are making significant advances both in professional ability and in service to the citizens of Illinois by mastering increasingly technical and complex requirements; and

WHEREAS, the Certified Government Financial Manager (CGFM) program of AGA provides a means of demonstrating professional and competency by requiring CGFM candidates to have appropriate educational and employment experience, and to pass three examinations requiring expertise in governmental processes, financial management and control, and in governmental accounting, financial reporting, and budgeting; and


WHEREAS, each CGFM holder is required to maintain certification by completing a minimum of 80 hours of continuing professional education in government financial management topics or related technical subjects every two years.

NOW, THEREFORE, I, GEORGE VAN DUSEN, Mayor of the Village of Skokie, do hereby proclaim March 2023, as


“CERTIFIED GOVERNMENT FINANCIAL MANAGER MONTH”

in Skokie, in recognition of the unique skills and special knowledge of the professionals who specialize in government financial management.

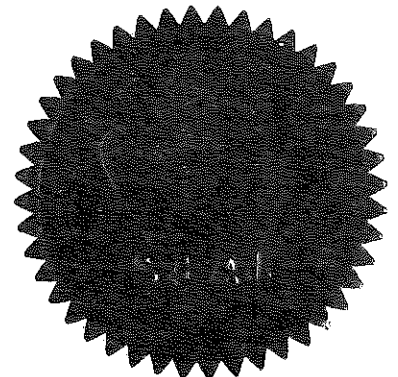
Passed this 20th day of March 2023



George Van Dusen
Mayor



Pramod Shah
Village Clerk



Memorandum
Finance Department

To: John Lockerby, Village Manager

From: 
Julian Prendi, Director of Finance

Date: March 10, 2023

**Subject: Agenda Item: March 20, 2023 Village Board Meeting
Auditor Presentation on Financial Statements for the Year
Ended April 30, 2022**

Respectfully submitted for distribution is the Village's Annual Comprehensive Financial Report ("ACFR" or annual audit) for the fiscal year ending April 30, 2022, as audited by Lauterbach & Amen, LLP, a firm of Certified Public Accountants.

The 2022 ACFR includes the audit opinion from the auditors, who attest that the Village has properly reported its financial position in accordance with accounting standards. In addition to the ACFR, attached is also the Auditor's Management Letter report, which discusses the results of the internal control review undertaken as part of the annual audit. The auditors include in their correspondence, as required by law, recommendations on internal controls and policies and procedures. The Finance department will work directly with auditors to implement all appropriate recommendations in future years' reports.

Ms. Jennifer Martinson of Lauterbach & Amen will make a brief presentation on the annual audit at the March 20, 2023 board meeting.

Please let me know if you have any questions or need additional information.

-Attachments via email-

Memorandum
Manager's Office

TO: The Honorable Mayor and
Board of Trustees
Village Clerk
Corporation Counsel

FROM: 
John T. Lockerby, Village Manager

DATE: March 16, 2023

**SUBJECT: MANAGER'S REPORT
BOARD MEETING OF TUESDAY, MARCH 20, 2023**

A. Private Side Cost Sharing for Lead Service Line Replacements.

As you will recall, we held significant discussions during the Budget Hearings last spring and the January 17 Board Meeting on Public Act 102-0613, the Illinois Lead Service Line Replacement and notification Act. In addition to banning partial lead service line replacements, the law also requires we finalize our lead service inventory and submit a lead service line replacement plan.

At this time our estimated number of lead service lines to be abated is 11,287 services. We are currently recommending a private side replacement cost of \$3,000 for effected property owners with the Village paying the remainder of the cost. However, we do anticipate that adjustments to this amount may be required from time to time, at which point they will be presented to the Board for approval along with the annual water rate increases. Corporation Counsel will draft a resolution for Board approval at a forthcoming meeting. There is no action required at this time, as this item is informational only.

B. Recommendation for Adoption of Building Code Amendments.

The Village adopted the most currently available building code from the International Code Council (ICC). To maintain a level of safety and sustainability within the Village of Skokie, the Community Development and Fire Departments are recommending changes to the International Building Code (IBC) 2021 and International Residential Code (IRC) 2021. It is staff's recommendation that proposed amendments be adopted to reduce the size and height requirements of Type V construction (wood frame and lightweight construction) and to ensure that larger residential buildings constructed with Type V construction be fully protected by adequate fire sprinklers. Other modifications presented in the attached memorandum serve to improve building standards, offer clarity to the Code, and update the numbering sequence. I concur with staff's recommendation. The Mayor and Board are respectfully requested to authorize Corporation Counsel to draft the necessary changes.

* C. **2023 Water Main & Sewer Rehabilitation Improvement Project – Martam Construction, Inc., Elgin, Illinois - \$6,216,584.**

The Utilities Capital Improvement Program (CIP) Budget provides funding for Village Water System Improvements in various areas throughout the Village. The replacement of 190 feet of new 4" diameter water main, 7,118 feet of new 6" diameter water main and 1,411 feet of new 8" diameter water main is planned. Three bid responses were received. It is recommended that a contract be awarded to Martam Construction, Inc., the lowest responsive and responsible bidder, in the amount of \$6,216,584. The firm is pre-qualified with the Illinois Department of Transportation and has successfully completed past projects within the Village. I concur with staff's recommendation and respectfully request Mayor and Board approval.

* D. **Oakton Terrace Overhead Power Relocation Services – Intren LLC., Union, Illinois - \$147,830.**

A critical component of the roadway improvements to Oakton Terrace for the new Skokie Homewood Suites by Hilton Hotel project and the Illinois Science + Technology Park is to relocate the overhead utilities underground. Staff has recommended that the Village utilize the services of Intren, LLC. in the amount of \$147,830 to complete the overhead power relocation services for Oakton Terrace. This firm is a ComEd Contractor of Choice and has been assigned to the project. Intren had extensive experience with utility relocation projects. I concur with staff's recommendation and respectfully request Mayor and Board approval.

Memorandum

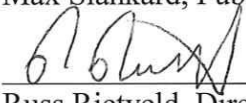
Public Works Department – Administration

Public Works Department – Engineering

Finance Department

TO: John T. Lockerby, Village Manager

FROM: 
Max Slankard, Public Works Director


Russ Rietveld, Director of Engineering


Julian Prendi, Finance Director

DATE: March 10, 2023

SUBJECT: *Private Side Cost Sharing for Lead Service Line Replacements – Agenda Item*

As you will recall, during the Public Works Department Budget Hearing last spring and the January 17th meeting of the Mayor and Board of Trustees earlier this year, we held significant discussions on Public Act 102-0613, the Illinois Lead Service Line Replacement and Notification Act (“the Act”). With the signing of the Act in late 2021, Illinois joined Michigan and New Jersey as the three states in the U.S. to mandate full lead service line replacement. As a reminder, the law took effect on January 1, 2022 and in addition to banning partial lead service line replacement the law also requires we finalize our lead service inventory and that we submit a lead service line replacement plan.

At this time our estimated number of lead service lines to be abated is 11,287 services. Therefore, our replacement plan will require we replace not less than 3%, or 339 services, per year. The current estimated cost for a water service replacement is approximately \$7,000. This would yield an estimated current year annual cost to replace 339 services of approximately \$2,373,000. Assuming no increase in costs, the total cost impact of replacing all 11,287 lead services in their entirety would equate to \$79 million over the next 34 years. This is clearly an issue of long-term financial significance.

In order to provide as fair a solution as feasible to both residents who will inevitably be burdened by this unfunded mandate, and those who, through the years have already borne the cost of converting their water service to copper, staff is recommending a cost-sharing approach. Cost sharing is the most common approach among our neighboring communities. We are currently recommending a private side replacement cost of \$3,000 for affected residents with the Village paying the remainder of the cost. Upon adoption of this approach, the Corporation Counsel will subsequently draft a Resolution for Board approval at a forthcoming meeting. However, we do

anticipate that adjustments to this \$3,000 amount may be required from time to time, at which point they will be presented to the Board for approval along with the annual water rate increases. If the Village is successful in receiving grants or other direct funding from the federal or state governments, they will be used to subsidize the regularly scheduled replacements, while prioritizing those homeowners or properties most in need, to the extent permitted by any requirements of the grant or loan funding. We are pleased to note that through the efforts of Congresswoman Jan Schakowsky, the Village has received House approval of a \$2 million grant to provide funding assistance to offset expenses associated with lead service line replacement.

Under the new legislation lead service line replacement may be required for a number of reasons. In instances of scheduled water main replacement, scheduled lead line replacement, a lead service line develops a leak or other Village-initiated repairs:

- The Village's selected contractor or employees will complete both public-side (main to B-box) and private side (B-box to service valve) work;
- The fixed cost passed on to homeowners would be \$3,000. For those residents who chose to establish a payment plan the Village will charge a rate of interest of 1%, to be repaid at \$53.91/quarter, over 15 years;
 - o Those homeowners who participate in a payment plan and transfer the property during the term of the payment plan must make repayment of the balance owed at time of property transfer.
- Only properties that receive private-side replacements will be charged the repayment fee, and only upon completion of the replacement work;
- The Village will not be responsible for finished basement restoration work;
 - o Exterior landscape restoration on private property will not be required in most cases with an excavation only occurring at the B-box and the new service line being directionally drilled into the home.
 - o The Village will perform the concrete restoration of the wall or floor.
 - o In the rare instance that an excavation is required on private property, the excavation will be backfilled and restored with sod.
- Homeowners who refuse any work on the private side will be required to sign a waiver, as mandated by state law.
 - o If a waiver is signed due to required service line replacement, homeowners will still be eligible for the cost sharing in the future, subject to the terms herein.


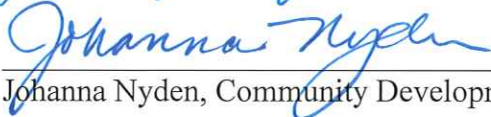
In instances of home improvement projects or lead line replacements outside of the Village's schedule:

- The homeowner will be responsible to select the contractor for the private-side work;
- The Village's selected contractor or employees will replace only the public-side (main to B-box) with the same diameter service line within the state-law prescribed timeframe and the Village will bear the public-side cost;
- The homeowner will be responsible for 100% of the private-side cost and there will be no added charges to the homeowner's bill;
 - o If during the replacement the homeowner wants to install a larger diameter service line, the homeowner is responsible for the additional cost of the public-side replacement above and beyond the cost of like size replacement

- The Village will not be responsible for any private-side restoration work.

cc: Nicholas Wyatt, Assistant Village Manager
Jeff Scholpp, Water & Sewer Superintendent
Paul Ryan, Civil Engineer

Memorandum
Community Development Department
Fire Department

TO: John T. Lockerby, Village Manager
FROM: 
Jeffrey Hoeflich, Fire Chief

Johanna Nyden, Community Development Director

DATE: March 3, 2023

**SUBJECT: Agenda Item – March 20, 2023 Village of Skokie Board Meeting –
Recommendation for Adoption of Code Amendments**

Staff from Community Development and the Fire Department have been reviewing the recently adopted Building Codes (and amendments) and felt additional amendments were necessary at this time. Both Departments feel that further changes to the Village Code are necessary to strengthen fire protection codes in multi-family and mixed-use properties referenced in the International Building Code (IBC) 2021 and the International Residential Code (IRC) 2021. Additional changes proposed will correct errors or address items that were identified after the last ordinance was adopted and include corrections to code numbering, and amendments to the National Electrical Code (NEC) and International Mechanical Code (IMC). Staff is reviewing Green Building Codes for consideration and adoption at future Board Meetings.

The recommended changes to the International Building Code (IBC) 2021 and International Residential Code (IRC) 2021 will limit the size of Type V construction buildings and enhance the fire sprinkler protection in larger residential buildings with Type V construction. Historically, most building practices in the Village of Skokie have utilized Type I – Fire Resistive, Type II Non-Combustible, and Type III – Ordinary Construction, which promotes sustainability, enhances life-safety, and reduces risk of fire spread (especially in high density urban settings). Type V is considered wood frame and lightweight construction and is the lowest class of construction allowed by the IBC and IRC. Wood frame construction allows for rapid fire growth and threatens firefighter and occupant safety due to its tendency to collapse when exposed to fire. Additionally, Type V construction does not provide a sustainable solution for building construction, as it is not designed to last for as long of a duration as other types of construction identified in the IBC and IRC.

The Village of Skokie has long avoided Type V construction in larger commercial and residential buildings within the Village, which provides long-lasting structures that support availability of affordable housing, reduces property loss due to fire, and offers a greater level of safety to those who occupy and respond to those buildings during a fire emergency. To maintain the level of safety and sustainability within the Village of Skokie, it is our recommendation that

proposed amendments be adopted to reduce the size and height requirements of Type V construction and to ensure that larger residential buildings constructed with Type V construction be fully protected by adequate fire sprinklers. Other modifications presented in the attachment serve to improve building standards, offer clarity to the Code, and update the numbering sequence.

Recommendation:

Community Development and Fire Department staff have reviewed provisions of the IBC, IRC, NEC and IMC, and analyzed the potential impact to future development in Skokie. While it is recognized that there may be some increased costs associated with these more rigid building standards, the projected cost increases are minimal over the life-span of a structure. The proposed changes add overall value, improve protection to the Village's housing stock, and increase life safety. Incorporating these code amendments will enhance safety and provide long-term sustainability with future developments within the Village of Skokie. Therefore, Community Development and Fire Department Staff recommend adoption of the Code amendments as presented in the attachment.

cc: Michael Lorge, Corporation Counsel
Barbara Mangler, Assistant Corporation Counsel
Nicholas Wyatt, Assistant Village Manager
Angel Schnur, Building & Inspection Services Manager
Brian Augustine, Permits & Zoning Administrator
Nicholas Eschner, Deputy Fire Chief of Operations
Stephen Jagman, Deputy Fire Chief of Administration
Christopher Vrshek, Fire Prevention Bureau Captain
Joseph Friedman, Fire Prevention Bureau Specialist
Timothy Taylor, Fire Prevention Bureau Specialist
Terence Stadler, Fire Prevention Bureau Specialist

Sec. 22-33. - Amendments to International Building Code.

(20) Amend 713.3 Materials. *Shaft enclosures* shall be of materials permitted as follows: ~~by the building type of construction~~ At the end of the last sentence, add the following: ~~Replace with:~~

1. **Shafts for stairwells and hoist ways in buildings of construction type II, III, IV, and V are to be of concrete or concrete block only.**
2. **All other shafts may be of any approved non-combustible material.**

(21) **504.2 Mixed occupancy.** Replace text with the following:

In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits of the most restrictive occupancy within the mixed occupancy.

(22) **504.3 Height in feet.** Replace text with the following:

The maximum height, in feet, of a building of Type I, II, III or IV building construction shall not exceed the limits specified in Table 504.3.

(23) **Add 504.3.1 Height in feet for Type V Construction.**

The maximum height, in feet, of a building with Type V building construction shall not exceed 45 feet.

(24) **504.4 Number of Stories.** Replace text with the following:

The maximum number of stories above grade plane of a building of Type I, II, III or IV, building construction shall not exceed the limits specified in Table 504.4.

(25) **Add 504.4.1 Number of Stories for Type V Construction without a NFPA 13 Fire Sprinkler System.** The maximum number of stories above ground of a building of Type V building construction without NFPA 13 Fire Sprinkler System shall not exceed 1 story above ground level.

(26) **Add 504.2 Number of Stories for Type V Construction with a NFPA 13 Fire Sprinkler System.** The maximum number of stories above ground level of a building of Type V building construction with a NFPA 13 Fire Sprinkler System shall not exceed 4 stories above ground level.

(27) **Table 506.2. Allowable Area Factor.** Delete the allowable area increases for sprinkler systems in Type V construction.

(28) **Add 506.2.1 Allowable area determination for Type V construction occupancies.** Occupancies with Type V construction shall not receive an area factor increase due to frontage (percent).

(29) 506.3 Frontage Increase. Delete provisions in 506.3-506.3.3.1 that allow increasing allowable area based on frontage distance.

(30) Add 506.2.2.2 *Type V Construction Mixed-occupancy buildings.* In a building of Type V construction containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the allowable area of the most restrictive occupancy within the mixed occupancy.

(31) Add 506.2.2.3 *No Type V Construction in Residential Mixed-occupancy buildings without rated separation.* Residential occupancies shall be permitted in a mixed occupancy building of Type V construction only if there is a 2-hour or greater fire wall between the occupancies. Separations shall be greater than 2-hours were specified in Table 506 of the IBC.

(2032) 713.3 *Materials.* At the end of the last sentence, add the following:

Replace with: Buildings of construction type II, IV, and V are to be of concrete or concrete block only.

(2433) Add the following language to 903.2.11.1.3 *Basements.* Exception: A complete automatic fire alarm system may be installed throughout the building in lieu of an automatic sprinkler system in the basement where:

A. Use is in nonresidential zoning districts;

B. Building is a single story having basement compartments with 1-hour fire protective rating no larger than 2,500 sq. ft., with basement use limited to storage of dry goods, merchandise and food products, not needing specialized fire protection, ventilation or handling, with access to basements limited to employees or employee agents only and not for public use with no production work or continuous operations;

C. The area in the basement shall be signed as directed by the Fire Chief or designee with a 24-inch square sign, or multiple signs if determined appropriate, with the following text in red 2-inch letters on white background: "Limited Access Basement Area for Employees Only - No Production or Continuous Operation in this Basement";

D. Exiting from the basement is otherwise provided in compliance with the Building Code;

E. A sprinkler system is not required by other portions of the Building Code.

(34) Add 903.2.11.3.1 *Buildings more than 2 stories in height.* An automatic fire sprinkler system in accordance with NFPA 13 shall be installed throughout buildings that are greater than 2 stories in height.

(35) Amend [F] 903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems* in Group R occupancies shall be permitted to be installed throughout in accordance with

NFPA 13R where the Group R occupancy meets all of the following conditions:

1. ~~Four~~**Two** stories or fewer above *grade plane*.
2. The floor level of the highest *story* is ~~30~~ **20** feet (9144 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest *story* is ~~30~~ **20** feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane

(2236) Add [F] 903.2.13 *nonresidential zoning districts*. An automatic sprinkler system shall be provided for all occupancies that are in nonresidential zoning districts that are not covered under site plan or special use provisions when the fire area of a single story exceeds 5,000 ft² or the total building fire area exceeds 10,000 ft².

(2337) [F] 903.3.1.1.1 *Exempt locations*. Delete items 3 and 4 in their entirety.

(2438) [F] 907.2.10.1.1 *Group R-1*. Delete the text and replace with the following:

Single- or multiple location smoke detectors shall be installed in accordance with The Smoke Detector Act, 425 ILCS 60/1 et seq., and rules and regulations related thereto, are hereby adopted by reference in Group R-1, except as modified as follows:

(2539) Add [F] 907.2.10.1.2.4 Every structure which (1) contains more than 1 dwelling unit, or (2) contains at least 1 dwelling unit and is a mixed-use structure, shall contain at least 1 approved smoke detector at the uppermost ceiling of each interior stairwell. If each unit opens directly into a common enclosed stairway, a detector shall also be installed on the ceiling of each floor landing.

(2640) Table 1021.2(1) Delete in its entirety.

(2741) 1103.1 *Where required*. Add the following text at the end of the paragraph: The State of Illinois Capital Development Accessibility Standards, May 1997 Edition, is hereby adopted by reference and shall be made part of this section.

(2842) Add 1203.2.2 All concealed areas shall have all roofing materials removed down to roof deck.

(2943) 1203.3 *Under-floor ventilation*. Replace text with the following:

The space between the bottom of the floor joists and the earth under any building except spaces occupied by basements or cellars shall be provided with ventilation. This shall be accomplished as follows: 1. Where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (1.02 L/s for each 10 sq.m.) of crawl space floor area and the ground surface is covered with a Class I vapor retarder. 2. Where the ground surface is covered with a

Class I vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the State of Illinois Energy Conservation Code.

(3044) Chapter 27 *Electrical*. Delete in its entirety.

(3145) Chapter 29 *Plumbing Systems*. Delete in its entirety.

(3246) Add 3001.5 *Permits*. ASME Safety Code adopted. As a criteria for the issuance of permits hereunder, and the maintenance of all such equipment, the ASME Elevator Code, A17.3-90, is hereby adopted by reference and made part of this code.

(3347) Add 3001.5.1 *Application for permit*. It shall be unlawful to install or alter elevators, dumbwaiters, escalators, or mechanical equipment used for, or in connection with, the raising or lowering of any stage, orchestra floor or platform lift without first having secured a permit. Applications for a permit shall be accompanied by such drawings and specifications as shall be necessary to inform of alterations, and the location thereof. If the drawings and specifications show that the equipment to be installed or altered is in conformity with the building provisions of this code, the Village Manager or designee shall cause a permit to be issued, provided that all permit fees have been paid.

(3448) Add 3001.5.2 *Inspections*. Every elevator, movable stage, movable orchestra floor, movable platform, dumbwaiter or escalator shall be inspected under the direction of the Village Manager or designee at least once every 6 months, and no new equipment shall be placed in operation until an inspection of such equipment has been made. When the required inspection shows that all equipment and safety devices are in good working condition and good repair, it shall be the duty of the Village Manager or designee to cause to be issued a certificate setting forth the result of such inspection and tests and containing the date of inspection, the weight which such equipment will safely carry, and a statement that all equipment complies with the applicable provisions of the code. It shall be the duty of the Village Manager or designee to order that all equipment found to be in an unsafe condition be stopped and remain inoperative until equipment is found to be in compliance with all provisions of this code.

(3549) Add 3001.5.3 *Display of certificate of inspection*. It shall be the joint duty of the owner, agent, lessee, or occupant of the building in which such equipment is located and of each person in charge or control of such equipment to frame the certificate and place the certificate in a conspicuous place in each elevator and near each dumbwaiter, movable stage, movable orchestra floor, platform lift or escalator.

(3650) 3002.4 *Elevator car to accommodate ambulance stretcher*. ~~Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors.~~ The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610

mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame.

(3751) Chapter 32 *Encroachments into the Public Right-of-Way*. Delete in its entirety.

(3852) Add 3009 *Existing elevators*.

3009.1 *Safety equipment*. Elevators existing and in operation as of January 3, 2005, shall conform to the standards established for emergency standby lighting, telephone and alarm bell as set forth in ASME A17.3.

3009.2 *Firefighters' elevator recall*. Elevators in buildings four stories, or greater, shall conform to the requirements of ASME A17.1.

3009.3 *Exemption*. Elevators in buildings that are four to seven stories are exempt from Section 2.27.3 of the ASME A17.1, if, prior to January 1, 2010, they are equipped with systems approved by the Skokie Fire Department that provide for: (i) a fire alarm system with smoke detection; and (ii) an activation system that notifies the Skokie Fire Department or other central station.

(3953) Add 3303. *Demolition*.

Sec. 22-63. - Amendments to International Residential Code for One- and Two-Family Dwellings, 2021 Edition.

(20) *R310.2 Window Wells*. Add at the end of the paragraph the following:

"The maximum horizontal area of a window well is 12.25 square feet, ~~with a maximum horizontal projection of 3.5 feet from the structure wall into the required side yard~~".
Window wells on existing foundation walls must be at least 1 foot away from any property line. Window wells on any new foundation wall cannot project more than 1.5 feet into the required yard".

(21) Amend **R310.6 Dwelling additions**. Where *dwelling additions* contain sleeping rooms, an *emergency escape and rescue opening* shall be provided in each new sleeping room. Where *dwelling additions* have *basements*, an *emergency escape and rescue opening* shall be provided in the new *basement*.

Exceptions:

~~1. An *emergency escape and rescue opening* is not required in a new *basement* that contains a sleeping room with an *emergency escape and rescue opening*.~~

21. An *emergency escape and rescue opening* is not required in a new *basement* where there is an *emergency escape and rescue opening* in an existing *basement* that is

accessed from the new basement.

~~3. An operable window complying with Section 310.7.1 shall be acceptable as an emergency escape and rescue opening.~~

(2122) R310.7 Alterations or repairs of existing basements. Delete in its entirety.

(2223) Amend R311.2 Egress door. Replace "one" in first sentence with "two". Delete second sentence of the paragraph and replace with, "The required exit doors shall be side-hinged doors not less than 6 feet 8 inches (2032 mm) in height. The principal exit door shall not be less than 3 feet (914 mm) in width and the secondary exit door not less than 2 feet 8 inches (813 mm) in width". Not less than one **two** egress doors shall be provided for each *dwelling unit*. The **principal** egress door shall be side-hinged, and shall provide a clear width of not less than ~~32~~ **36** inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). **The clear width of the secondary egress door shall provide a clear width of not less than 32 inches.** The clear height of the door openings shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling* without the use of a key or special knowledge or effort

(2324) R313 Automatic Fire Sprinkler Systems. Delete R313.1, R313.1.1, R313.2, R313.21 and replace with:

R313.1 Fire Sprinklers. An approved automatic fire sprinkler system shall be installed throughout an entire one-family, two-family or townhouse residence under the following circumstances:

- A. Any new construction of such residence;
- B. Building additions that increase the floor area of such residence by 50 percent or more of the original square footage of the building prior to construction.
- C. Building additions less than 50% of existing structure's square footage, plus alterations to the existing structure that equals 80% or more of the existing square footage.
- D. Alterations that affects 80% or more of the existing structure's square footage.

*Any floor (from finished floor to ceiling) that is more than 50 percent below grade shall not be counted as floor area for purposes of the section only. Attached garages are counted towards the original square footage.

R313.2 Design and Installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

(2425) Add R314.3 # 6. In the general location of all heating equipment.

(2526) R315 Carbon Monoxide Alarms. Delete text in its entirety. Replace with R315.1 Carbon Monoxide Detection, Group R.

"Approved carbon monoxide alarm" or "alarm" means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association. "Dwelling unit" means a room or suite of rooms used for human habitation, and includes single family residences as well as each living unit of a multiple family residence and each living unit in a mixed use building.

(27) Amend R316.4 Thermal barrier. ~~Unless otherwise allowed in Section R316.5,~~ Foam plastic shall be separated from the interior of a building by an *approved* thermal barrier of not less than 1/2-inch (12.7 mm) gypsum wallboard, 23/32-inch (18.2 mm) wood structural panel or a material that is tested in accordance with and meets the acceptance criteria of both the Temperature Transmission Fire Test and the Integrity Fire Test of NFPA 275

(28) R316.5.3 Attics. Delete Section

(29) R316.5.4 Crawl spaces. Delete Section

(2630) R319.1 Address numbers. Add to end of first sentence "and facing alley".

(2731) R320.1 Scope. Add phrase at the end of the sentence: in accordance with 2018 Illinois Accessibility Code, adopted herein.

(2832) Add R401.5 Foundation Shoring. All excavations for foundations steeper than a 45 degree angle from a property line shall be shored. Shoring shall be designed by the Architect of Record. Shoring shall be constructed no closer than 12 inches from the property line. The minimum height of the shoring shall not be lower than the adjoining grade and maintained until backfilled.

(2933) R402.1. Delete in its entirety. Replace with: Wood foundation systems are not permitted.

(3034) Amend Table R402.2 under severe column, 1st and 2nd line to read 3,000.

(3135) R402.3 Precast concrete. Delete in its entirety.

(3236) R403.1.1 Minimum Size. Modify by the addition of the following text at the end of the paragraph:

One-story frame buildings (non-masonry veneer) shall have a minimum of 10-inch (254 mm) wide trench foundation with a continuous 16-inch (406 mm) bell. One No. 4 minimum steel reinforcing bar shall be placed 6 inches (152 mm) below the top of the foundation. All other one-story building types may utilize a minimum of 12-inch (305 mm) wide trench with continuous 20-inch (508) bell footing. Two No. 4 minimum steel reinforcing bars continuously lapped shall be placed 6 inches (152 mm) above the bottom of the trench and 2 No. 4 minimum steel reinforcing bars continuously lapped shall be placed 6 inches (152 mm) below the top of the foundation. The bars shall be placed 3 inches (76 mm) from the sides of each trench. The bars shall be set in place before concrete is poured. The trench shall be free of all loose material. Add: Two or three-story buildings require continuous frost depth spread footings and stem wall.

(3337) R403.2. Delete in its entirety.

(3438) R403.3. Delete in its entirety.

(3539) R405.1 *Concrete or masonry foundations*. Modify as follows:

1. In the second sentence, delete "gravel or crushed stone drains" and "gravity or".
2. At the end of the paragraph add the following: "The drain tile will be installed on the outside of the foundation and below the top of the footing, except where approved by the Village Manager or designee."

(3640) R405.2 *Wood Foundations*. Delete in its entirety.

(3741) Amend R407.3 change "restrained" to "permanently attached". Steel columns require 3/8" base plate. Delete exception.

~~(3842) R408.1 *Ventilation*. Delete wording and replace with: The under floor space between the bottom of the joists and the earth under any building (except space occupied by a basement) shall be provided with mechanical ventilation.~~

R408.1 Moisture control. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a *basement*) shall comply with ~~Section R408.2 or R408.3~~ **the following:**

- 1. Exposed earth shall be covered with a continuous 10 mil (minimum) vapor retarder over 4 inches (minimum) of ¾ inch stone (CA7). Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.**
- 2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of underfloor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.10.1 of this code.**

(3943) R408.2. Delete section.

(4044) R408.3. Delete section Replace first sentence only with "Ventilation shall be achieved by the following:" Delete pt. 2.3.

(41) R408.5 ~~Removal of Debris~~. Delete text and replace it with the following:

~~All crawl spaces shall be cleaned of all vegetation and organic material sealed with a vapor barrier and leveled with 4 inches (102 mm) of 3/4-inch stone or a darby finished concrete floor no less than 2 inches (51 mm) thick.~~

(4245) Add R409 *Crawl Space Height*. All crawl spaces shall be not less than 24 inches (914 mm) in height between the floor surface under any building and the bottom of the floor joists except where approved the by the Village Manager or designee.

(4346) R503.2.1.1 Insert "and shall be a minimum of 3/4-inch (19.1 mm) in thickness.", at the end of the paragraph.

(4447) R503.2.2 *Allowable spans*. Insert "and shall be a minimum of 3/4-inch (19.1 mm) in thickness." at the end of the paragraph.

(4548) *Section R504 Pressure Preservatively Treated-Wood floors (on Ground)*. Delete in its entirety.

(4649) R506.2.2 *Base*. Replace with: For interior grade level slabs, any approved gravel or stone is permitted. Recycled concrete is not permitted in the interior of a building. For basements, the base shall consist of 3/4 stone (CA7).

(4750) *Table R602.3(5) Size, Height and Spacing of Wood Studs*. Modify maximum spacing when supporting roof and ceiling only for stud size of 2 by 4 by deleting 24 and replace it with 16

(4851) Add R703.12. *Stone and masonry veneer, general*. Every dwelling, except a private garage in the rear of lot, shall have at least 51 percent of the exterior walls of masonry. In no case may structural building units made of any cement mixture, which are commonly described as cement or concrete block, be permitted for the construction of the exterior of outside stucco. Brick veneer shall be permissible for the use under the 51 percent and shall be subject to review by the Village of Skokie Appearance Commission, for residential additions where the 51 percent requirement cannot be met. Thin brick (less than 2 in) does not count toward masonry requirement.

(4952) R702.3.2 *Wood framing*. Add the following text and the end of the paragraph:

All interior framing, except basement ceilings, shall be protected by a minimum of one layer of 1/2 inch (12.7 mm) gypsum board.

(5053) *Table R703.3(1) Weather-resistant Siding Attachment and Minimum Thickness*. Delete text of footnote (j.) and replace with the following:

"Except in accessory structures, all exterior walls shall have a minimum of 1/2 inch (12.7 mm) sheathing".

(5154) Add *R901.2 Concealed areas*. Roofing materials shall be removed down to roof deck in concealed areas.

(5255) Replace with: Delete in its entirety.

(5356) [Chapter 11](#) (RE) *Energy Efficiency*. Delete text in its entirety and replace with "Current State of Illinois Energy Conservation Code."

(5457) *M1601.1.1 Above-ground duct systems*. Delete items 5, 6, 7 in their entirety.

(5558) *Chapters 25—32 Plumbing*. Delete in their entirety. Replace with "2021 International Plumbing Code and current version of State of Illinois Plumbing Code, whichever of the two is stricter."

(5659) *P3303.1.4 Discharge piping* shall meet the requirements of the Village of Skokie Engineering Division. Discharge piping details shall include an accessible full-flow check valve. Pipe and fittings shall be the same size as, or larger than, the pump discharge tapping.

(5760) *Chapters 34—43 Electrical*. Delete in their entirety. Replace with "2020 National Electric Code, NFPA 70", as amended.

Sec. 22-93. - Amendments to National Electrical Code.

The National Electrical Code adopted by reference in this article shall be modified as follows:

(8) *352.10 Rigid Polyvinyl Chloride Conduit, Uses permitted* Modified as follows: The use of PVC conduit shall be solely permitted for direct burial, and underground or encased in concrete, and installed in accordance with the requirements of **300.5 and 300.50**. Rigid Metal Conduit or Intermediate Metal Conduit shall be used at any point where the raceway is to emerge from below grade or slab to above ground.

(11) The following shall be added to the adopted electrical code as an addendum:

a. Copper wire shall be used for all ground conductors and ~~water meter pumps~~ **bonding jumpers**.

...

Sec 22-123 – Amendments to the International Mechanical Code

(1) *101.1 Title*. Insert "Village of Skokie".

(2) *109. Fees*. Delete in its entirety.

(3) [114](#). *Means of appeals*. Delete in its entirety.

(4) **301.2 Energy utilization**. Delete International Energy Conservation Code and replace with State of Illinois Energy Code in the last sentence of the paragraph.

(5) **301.11 Plumbing Connections**. Potable water supply and building drainage system connections to *equipment* and *appliances* regulated by this code shall be in accordance with the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.

(6) **1002.1 General**. Potable water heaters and hot water storage tanks shall be listed and labeled and installed in accordance with the manufacturer's instructions, the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code** and this code....

(7) **1002.2 Water heaters utilized for space heating**. Water heaters utilized both to supply potable hot water and provide hot water for space-heating applications shall be listed and labeled for such applications by the manufacturer and shall be installed in accordance with the manufacturer's instructions and the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.

(8) **1005.2 Potable water supply**. The water supply to all boilers shall be connected in accordance with the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.

(9) **1009.3 Open-type expansion tanks**. Open-type expansion tanks shall be located not less than 4 feet (1219mm) above the highest heating element. The tank shall be adequately sized for the hot water system. An overflow with a minimum diameter of 1 inch (25mm) shall be installed at the top of the tank. The overflow shall discharge to the drainage system in accordance with the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.


(10) **1101.4 Water connection**. Water supply and discharge connections associated with refrigeration systems shall be made in accordance with this code and the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.

(11) **1206.3 Protection of potable water**. The potable water system shall be protected from backflow in accordance with the ~~*International Plumbing Code*~~ **current version of State of Illinois Plumbing Code**.

MEMORANDUM
Purchasing Division
Engineering Division
Public Works Department

TO: John T. Lockerby, Village Manager

FROM: 
Michael Aleksic, Assistant Finance Director


Max Slankard, Director of Public Works


Russ Rietveld, P.E., Director of Engineering

DATE: March 13, 2023

SUBJECT: Agenda Item – March 20, 2023 Board Meeting
2023 Water Main & Sewer Rehabilitation Improvement Project
Skokie Project WM23.1

Background:

The Capital Improvement Plan provides funding for Village Water System Improvements on Springfield Avenue (Church St. to Emerson St.), Kimball Ave (Greenleaf St to Dempster St), Kimball Avenue (Cleveland Ave to Main St), Central Park Ave (Cleveland Ave to Main St), Lawndale Avenue (Cleveland Ave to Main St), Fairview Lane (Laramie Ave to Lavergne Ave). Bids for the referenced capital improvement item were advertised and publicly opened on March 9, 2023. As a result of this solicitation, three (3) bid responses were received.

Budget Amount & Account:

020-6000-407.07-31	\$ 4,500,000
020-6000-403.03-20	\$ 175,000
020-6000-407.07-71	\$ 150,000
Water Fund Reserves	\$ 1,391,584

Tabulation:

Martam Construction, Inc., Elgin, IL	\$6,216,584.00
Joel Kennedy Constructing, Chicago, IL	\$6,484,363.00
Bolder Contractors, Inc., Deerfield, IL	\$7,772,868.00

Recommendation:

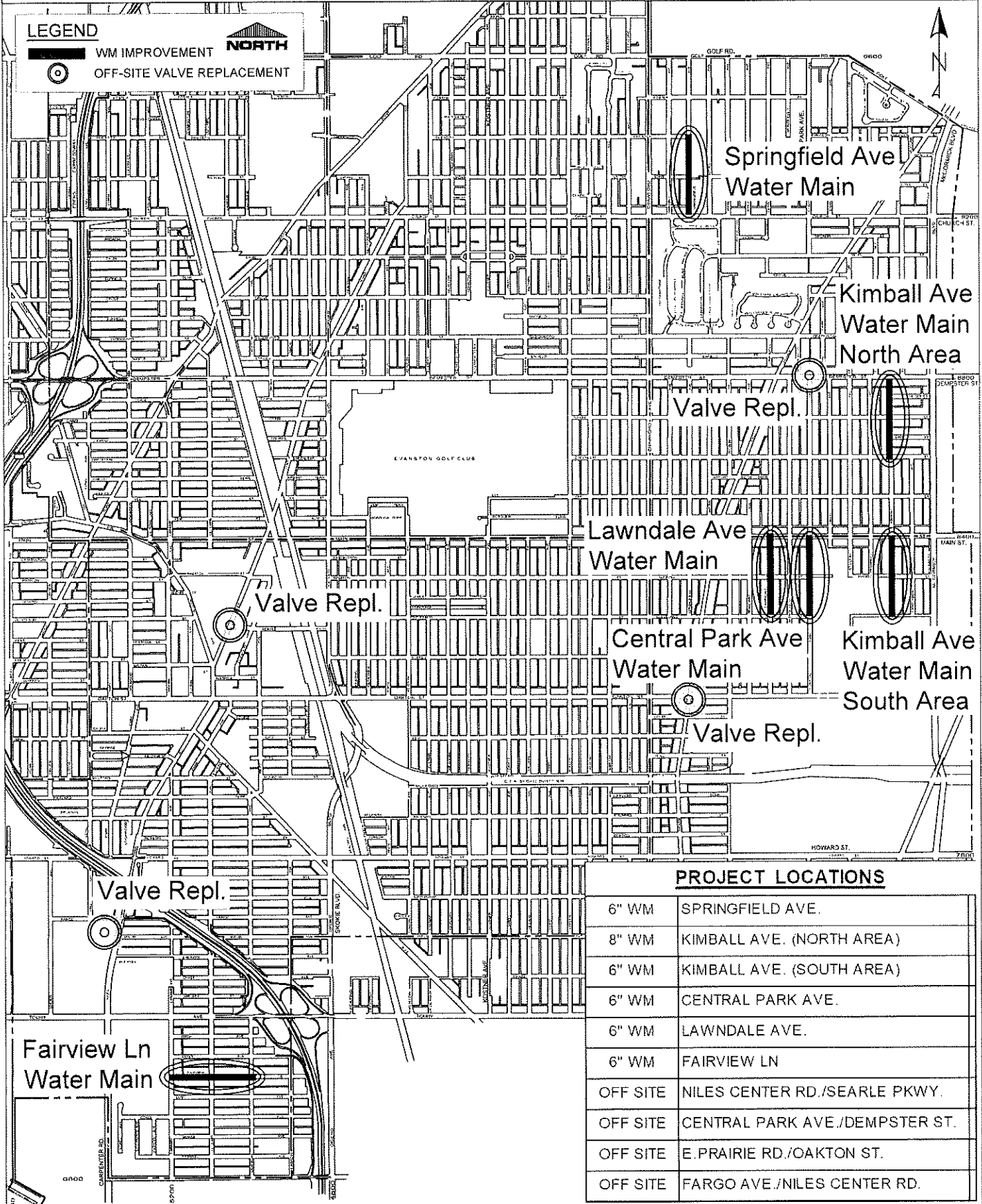
It is recommended that a contract be awarded to the lowest responsive and responsible bidder, **Martam Construction, Inc.**, Elgin, IL, in the amount of \$6,216,584.00. This contractor has worked for the Village in the past and completed past projects at a satisfactory level. They are prequalified by the Illinois Department of Transportation.

Comments:

This improvement is included in the Utilities Capital Improvement budget. The project plans, specifications and contract documents were prepared in-house by Village staff. This project will install 190 feet of new 4" diameter water main, 7,118 feet of new 6" diameter water main and 1,411 feet of new 8" diameter water main. The project will be reviewed and approved by the Illinois Environmental Protection Agency for compliance with water main installation. Included within the scope of this project are the replacement of several water main valves, private lead service line replacements, and sewer point repairs located throughout the Village. The water main locations selected for this project include replacement of some of the water mains previously identified during a recent water main analysis with higher likelihoods of failure. In addition to water main break history, the analysis also takes, among other things, water main age, material and soil conditions into account.

cc: Nick Wyatt, Assistant Village Manager
Elizabeth Zimmerman, Assistant to the Director of Public Works
Jeff Scholpp, Water and Sewer Superintendent
Paul W. Ryan, P.E., Civil Engineer

2023 WATER MAIN & SEWER REHABILITATION IMPROVEMENT PROJECT



LEGEND

 WM IMPROVEMENT

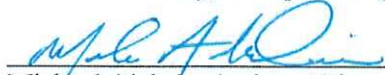
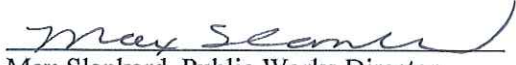
 OFF-SITE VALVE REPLACEMENT

 NORTH

PROJECT LOCATIONS

6" WM	SPRINGFIELD AVE.
8" WM	KIMBALL AVE. (NORTH AREA)
6" WM	KIMBALL AVE. (SOUTH AREA)
6" WM	CENTRAL PARK AVE.
6" WM	LAWNDALE AVE.
6" WM	FAIRVIEW LN
OFF SITE	NILES CENTER RD./SEARLE PKWY.
OFF SITE	CENTRAL PARK AVE./DEMPSTER ST.
OFF SITE	E.PRAIRIE RD./OAKTON ST.
OFF SITE	FARGO AVE./NILES CENTER RD.

MEMORANDUM
Finance Department
Public Works Department

TO: John T. Lockerby, Village Manager
FROM: 
Michael Aleksic, Assistant Finance Director

Max Slankard, Public Works Director
DATE: March 10, 2023
SUBJECT: **AGENDA ITEM – March 20, 2023 Board Meeting**
Oakton Terrace Overhead Power Relocation Services

Background

In conjunction with constructing the parking garage located at the site of the new Skokie Homewood Suites by Hilton Hotel project, the Village has committed to making the necessary roadway improvements to Oakton Terrace to accommodate the new structures. The current alley is being converted to a fully improved roadway that will serve the tech park, hotel and parking garage.

A critical component of the roadway improvements is to relocate the overhead utilities underground. In that regard, Angelo Roncone of Integrated Facilities Solutions (IFS, the Village’s Project Manager & Owner Advocate) engaged Com Ed to produce drawings and specifications for the power relocation. The construction package was then forwarded to Intren LLC., Com Ed’s chosen contractor for the project, for scope review and pricing. Intren submitted a proposal in the amount \$147,830. IFS solicited an additional scope review and proposal from the partnership of Kelso-Burnett and Lenny Hoffman Excavating to determine the accuracy of Intren’s proposed pricing. This second proposal came in at \$205,660.

Recommendation

It is recommended that a contract for Oakton Terrace Overhead Power Relocation be awarded to Intren LLC. in the amount of \$147,830. This firm is a Com Ed Contractor of Choice and has been assigned to the project. Intren has extensive experience with utility relocation projects.

Comments

Work under this contract includes excavation, locating and removing underground obstructions, installation of duct banks, conduits, switch gear vault pads, transformer pads, splice boxes and other fixtures required by Com Ed for the project. Intren will backfill and restore the site to grade. Com Ed will remove the overhead power supply equipment and reconnect with underground service.

cc: Michael M. Lorge, Corporation Counsel
Nicholas Wyatt, Assistant Village Manager
Johanna Nyden, Community Development Director
Len Becker, Economic Development Manager
Russ Rietveld, Director of Engineering

**Memorandum
Corporation Counsel's Office**

TO: The Honorable Mayor and Board of Trustees

FROM: 
Michael M. Lorge, Corporation Counsel

DATE: March 16, 2023

SUBJECT: March 20, 2023 Corporation Counsel's Report

***A. Ordinance, 2021-01P, Alley Vacation, 9965 Gross Point Rd.**

Item A is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

***B. Ordinance, 2021-02P, Subdivision, 9965 Gross Point Rd. and 4101 Old Orchard Rd.**

Item B is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

***C. Ordinance, 2021-10P, Zoning Map Amendment, 9925 Kedvale Avenue**

Item C is on the consent agenda for second reading and adoption. The first reading was on February 21, 2023.

These Ordinances set forth above, all relate to the property located at 9965 Gross Point Road, where Schaefer's Liquors is located. Initially, there were six (6) Plan Commission cases but after some review and discussion with Village Staff, three (3) were withdrawn. The three (3) remaining cases concern the following:

Item A: This is an Ordinance vacating an improved portion of the alley running in a northeast southwest direction, east of Schaefer's Liquors. The alley to be vacated measures 181.80 x 56.58 x 27.81 x 139.53 x 24.82 feet and abuts the property located at 9965 Gross Point Road. Since this alley is an alley to be vacated under the Village's Alley Vacation Program, there is no compensation due to the Village.

Item B: This Ordinance will approve and accept the Schaefer's Subdivision plat, which includes a dedication of property. Subsequent to the alley vacation in Item A, the vacated property will be utilized as part of the parking lot for Schaefer's and become a single lot with the other Schaefer's property. Included on the Schaefer's Subdivision plat is the dedication to the Village of Skokie of a four (4)-foot wide right-of-way along the north and west sides of the existing east-west and north-south alleys adjacent to 9965 Gross Point Road. This will widen the alley public right-of-way.

Item C: This Ordinance will reclassify the vacated property referenced in Item A from R1 Single Family Residential district to B2 Commercial district to conform with the existing property classification at 9965 Gross Point Road. This technical amendment is required since a single lot may not be allowed to be in more than one zoning district.

cc: Pramod Shah
John Lockerby

MML: 02/21/2023 1st reading
*3/20/2023
PC: 2021-01P

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
23-3-Z-

AN ORDINANCE VACATING THE ALLEY BEHIND 9965 GROSS POINT ROAD, SKOKIE, ILLINOIS, IN A B2 COMMERCIAL DISTRICT AND AN R1 SINGLE FAMILY DISTRICT

1 **WHEREAS**, RainbowBend Properties, LLC, the owner of 9965 Gross Point Road
2 (hereinafter "Petitioner") has petitioned the Village of Skokie to vacate an improved portion
3 of the alley running in a northeast southwest direction, east of the building at 9965 Gross
4 Point Road (hereinafter "Subject Property"); and

5 **WHEREAS**, the Subject Property, which measures 181.80 x 56.58 x 27.81 x 139.53
6 x 24.82 feet and abuts the located 9965 Gross Point Road and is depicted on the Plat of
7 Vacation, dated October 28, 2022, a copy of which is attached hereto as Exhibit "A"; and

8 **WHEREAS**, the majority of the Subject Property is located in a B2 Commercial
9 district and a small portion is located in an R1 Single Family district. As such this is a
10 companion case to 2021-02P Subdivision and 2021-10P Zoning Map Amendment; and

11 **WHEREAS**, at the time of the initial petition, three (3) additional cases were
12 commenced and subsequently withdrawn, 2021-03P Site Plan Approval and 2021-04P
13 Special Use Permit and 2021-05P Special Use Permit; and

14 **WHEREAS**, subsequent to the vacation, the Subject Property will be utilized as part
15 of the parking lot for the existing business Schaefer's and become a single lot with the other
16 property that is owned by the Petitioner; and

17 **WHEREAS**, the nature and extent of the public use or public interest to be
18 subserved in the Subject Property shall warrant the vacation of the same; and

19 **WHEREAS**, the title and ownership of the portion of the Subject Property to be
20 vacated shall, pursuant to 65 ILCS 5/11-91-1, to the abutting property owner as identified by
21 the Permanent Index Numbers (hereinafter "PIN") and are listed by PIN block numbers in
22 Exhibit "B" attached hereto; and

23 **WHEREAS**, the Village will remove any existing alley aprons and restore parkways,
24 sidewalks and any curbs, if necessary; and

25 **WHEREAS**, easements for Village and Village-franchised public utilities will remain
26 over the entire area to be vacated until such utilities are relocated; and

27 **WHEREAS**, subsequent to the case being heard by the Plan Commission, it was
28 determined that this alley is part of the Village's Alley Vacation Program, therefore no

1 compensation is required and since the abutting property owner on the other side located at
2 9925 Kedvale Avenue, had previously declined interest in a portion of the vacated alley; and

3 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on April 15,
4 2021, having heard testimony from interested parties; (a) determined proper legal notice
5 was achieved and (b) voted to recommend to the Mayor and Board of Trustees that the
6 Subject Property be vacated, subject to the conditions set forth in the Plan Commission
7 Report dated February 21, 2023; and

8 **WHEREAS**, the Mayor and Board of Trustees of the Village of Skokie, at a public
9 meeting duly held February 21, 2023, concurred in the recommendation of the Skokie Plan
10 Commission;

11 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the
12 Village of Skokie, Cook County, Illinois:

13 **Section 1:** That the following portion of the alley legally described in Exhibit "B"
14 attached hereto, and depicted on the Plat of Vacation, dated October 28, 2022, a copy of
15 which is attached hereto as Exhibit "A", located in the Village of Skokie, be and the same is
16 hereby vacated: and the title to the vacated alley shall vest to the abutting property owner
17 directly north of the alley pursuant to 65 ILCS 5/11-91-1, as identified by their Permanent
18 Index Numbers set out in Exhibit "B" attached hereto.

19 **Section 2:** The aforesaid vacation is subject to the conditions set forth below:

- 20 1. The property shall be vacated pursuant to the Plat of Vacation, dated October 28, 2022,
21 and as may be further revised with the approval of the Village Manager, or designee,
22 and Corporation Counsel.
- 23 2. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Plat of
24 Vacation shall be submitted to the Village with all signatures other than Village staff or
25 elected officials.
- 26 3. Easements shall be reserved for all Village and Village franchised public utilities over
27 the entire area to be vacated.
- 28 4. Property owners shall not alter the grade or change the drainage pattern in the
29 easement area without a permit from the Engineering Division.
- 30 5. Other than a fence, no structures or trees shall be constructed or planted within the
31 easement area.
- 32 6. The vacation shall be effective upon the recording of a Plat of Vacation by the Village in
33 the Office of the Cook County Clerk.

34 **Section 3:** The Village, on its own behalf and on behalf of Village-franchised
35 public utilities, shall retain the right of entry upon the Subject Property in order to install,
36 repair, replace or remove, or engage in the maintenance of, any equipment or facility of any
37 such utility or the drainage conditions in the Subject Property. In the course of repair,
38 replacement or removal, or maintenance of equipment or facilities of a Village-franchised
39 public utility, or drainage conditions in, on or over the Subject Property, the Village or the
40 Village-franchised public utility shall not be held liable by any owner of the Subject Property
41 for any damage to structures, landscaping, or fences in, on or over the Subject Property.

1 Any and all structures, including a fence, built or maintained on the Subject Property are
2 done so at the owner of the Subject Property's own risk.

3 **Section 4:** That the aforesaid vacation, incorporating the conditions contained
4 herein, shall be effective upon the recording of a Plat of Vacation by the Village of Skokie in
5 the Cook County Clerk's Office.

6 **Section 5:** It is the intention of the Village that ownership and title to the vacated
7 alleys shall pass to and vest in the adjacent property owner to the north of the Subject
8 Property, as listed by the Permanent Index Numbers in Exhibit "B", in equal proportions of
9 the vacated alley.

10 **Section 6:** That this Ordinance shall be in full force and effect from and after its
11 passage, approval, and recordation as provided by law.
12

ADOPTED this th day of March, 2023.

Ayes:

Village Clerk

Nays:

Absent:

Approved by me this th day of
, 2023.

Attested and filed in my office this
th day of March, 2023

Mayor, Village of Skokie

Village Clerk

13

Exhibit B

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF ALLEY LYING SOUTHEASTERLY OF AND ADJACENT TO LOTS 33 THROUGH 39 AND LYING NORTH AND NORTHWESTERLY OF AND ADJACENT TO LOT 32 (EXCEPT THAT PART LYING EAST OF A LINE 4.00 FEET WEST OF THE EAST LINE OF LOT 32 EXTENDED NORTH) ALL IN THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1927 AS DOCUMENT NUMBER 9684827 IN COOK COUNTY ILLINOIS.

PROPERTY INDEX NUMBERS AFFECTED

10-10-403-001-0000
10-10-403-002-0000
10-10-403-003-0000
10-10-403-004-0000
10-10-403-005-0000
10-10-403-006-0000
10-10-403-007-0000
10-10-403-008-0000
10-10-403-036-0000

MML: 2/21/2023 1st reading
*3/20/2023
PC: 2021-02P

**THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
23-3-Z-**

***AN ORDINANCE APPROVING A PLAT OF SUBDIVISION WITH A
DEDICATION FOR PROPERTY LOCATED AT 9965 GROSS POINT
ROAD AND 4101 OLD ORCHARD ROAD, SKOKIE, ILLINOIS IN A B2
BUSINESS DISTRICT AND AN R1 SINGLE FAMILY RESIDENTIAL
DISTRICT***

WHEREAS, the owner of the following described real property:

PARCEL 1:

LOTS 1, 2, 3 AND 4 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF LOT 1 (EXCEPT THE EAST 1 ROD THEREOF) AND LOTS 3, 4, 5, 6, 7 AND 8 (EXCEPT 1 ROD ON THE EAST AND WEST SIDES THEREOF) IN

BERNHARD DOETSCH'S SUBDIVISION OF THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1926 AS DOCUMENT NUMBER 9259772, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 33 TO 39 INCLUSIVE IN HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION 3RD ADDITION, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF THE SOUTH EAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1927 AS DOCUMENT NUMBER 9684827 IN COOK COUNTY, ILLINOIS.;

ALSO

LOT 6 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF LOT 1 (EXCEPT THE EAST 1 ROD THEREOF) AND OF LOTS 3 TO 8 INCLUSIVE (EXCEPT 1 ROD ON THE EAST AND WEST SIDES THEREOF) IN BERNHARD DOETSCH'S SUBDIVISION OF THE NORTH ½ OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 70.00 FEET OF LOT 32 IN HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 1.00 ROD THEREOF) IN BERNARD DOETSCH'S SUBDIVISION OF THE NORTH ½ OF THE

1 EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13,
2 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH LOT 7 AND VACATED
3 NORTH KEDVALE AVENUE, LYING NORTH OF AND ADJOINING SAID LOT 7 IN BLOCK 3
4 AND IN BLOCK 4 IN PARAMOUNT REALTY CORPORATION'S HIGHLANDS CRAWFORD
5 RIDGE SUBDIVISION, PART OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4 OF
6 SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
7 MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

8 PARCEL 5:

9 THAT PART OF ALLEY LYING SOUTHEASTERLY OF AND ADJACENT TO LOTS 33
10 THROUGH 39 AND LYING NORTH AND NORTHWESTERLY OF AND ADJACENT TO LOT
11 32 (EXCEPT THAT PART LYING EAST OF A LINE 4.00 FEET WEST OF THE EAST LINE OF
12 LOT 32 EXTENDED NORTH) ALL IN THE HIGHLANDS CRAWFORD RIDGE TERMINAL
13 SUBDIVISION THIRD ADDITION BEING A SUBDIVISION IN THE NORTHEAST QUARTER
14 OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13
15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
16 RECORDED JUNE 14, 1927 AS DOCUMENT NUMBER 9684827, IN COOK COUNTY,
17 ILLINOIS.

18 PINS: 10-10-403-001-0000, 10-10-403-002-0000, 10-10-403-003-0000, 10-10-403-004-0000,
19 10-10-403-005-0000, 10-10-403-006-0000, 10-10-403-007-0000, 10-10-403-008-0000,
20 10-10-403-009-0000, 10-10-403-010-0000, 10-10-403-011-0000, 10-10-403-012-0000,
21 10-10-403-013-0000, 10-10-403-036-0000

22
23 more commonly known as 9965 Gross Point Road and 4101 Old Orchard Road, Skokie,
24 Illinois (hereinafter the "Subject Property") in a B2 Commercial district and an R1 Single
25 Family Residential district, petitioned the Village of Skokie for a subdivision of the Subject
26 Property with a dedication, as depicted on the "Schaefer's Subdivision" plat, dated
27 November 11, 2022, a copy of which is attached hereto as Exhibit "1"; and

28 **WHEREAS**, subsequent to recordation of the "Schaefer's Subdivision" plat, the legal
29 description will be:

30 LOT 1 IN SCHAEFER'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST
31 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH,
32 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

33 ; and

34 **WHEREAS**, also outlined on the "Schaefer's Subdivision" plat, dated November 11,
35 2022, is the dedication to the Village of Skokie of a four (4)-foot wide dedication of right-of-
36 way along the north and west sides of the existing east-west and north-south alleys
37 adjacent to the Subject Property (hereinafter "Dedicated Property"). This is being done to
38 widen the alley public right-of-way; and

39 **WHEREAS**, the Skokie Plan Commission, after public hearing duly held March 18,
40 2021, made appropriate findings of fact, as required under Section 118-6 of the Skokie
41 Village Code, and recommended to the Mayor and Board of Trustees that the requested
42 subdivision be granted subject to various conditions; and

43 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on
44 February 21, 2023, concurred in the aforesaid recommendation of the Skokie Plan
45 Commission:

46 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the
47 Village of Skokie, Cook County, Illinois:

1 **Section 1:** That the above stated Recitals are restated and incorporated as if
2 stated in full.

3 **Section 2:** That the subdivision of the Subject Property, legally described above
4 and commonly known as 9965 Gross Point Road and 4101 Old Orchard Road, Skokie,
5 Illinois, in a B2 Commercial district and an R1 Single Family district as depicted on the
6 "Schaefer's Subdivision" plat, dated November 11, 2022, a copy of which is attached hereto
7 as Exhibit "1", be approved subject to the following conditions:

- 8 1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the
9 Schaefer's Subdivision must be submitted to the Village with all signatures other
10 than Village staff or elected officials.
- 11 2. The Schaefer's Subdivision shall be effective upon its recording by the Village in the
12 Office of the Cook County Clerk.
- 13 3. All monuments must be set no later than 1 year after the date of the recording of the
14 plat.
- 15 4. The petitioners must comply with all Federal and State statutes, laws, rules and
16 regulations and all Village codes, ordinances, rules, and regulations.

17 **Section 3:** That the Schaefer's Subdivision plat, dated November 11, 2022, a
18 copy of which is attached hereto as Exhibit "1", except as it may be revised subject to the
19 approval of the Corporation Counsel and the Village Manager or designee, be and the same
20 is hereby accepted. The Plat shall be recorded with the Cook County Clerk's Office.

21 **Section 4:** That the Dedicated Property, as depicted in Schaefer's Subdivision
22 Plat, dated November 11, 2022, be and the same is hereby accepted by the Village of
23 Skokie.

24 **Section 5:** That a notice of the approval of this Ordinance incorporating the
25 conditions contained herein shall be executed by the owner of the property in writing and
26 duly recorded with the Cook County Clerk's Office at the owner's expense.

27 **Section 6:** That this Ordinance shall be in full force and effect from and after its
28 passage, approval and recordation as provided by law.

29 **ADOPTED** this day of March, 2023.

30
31
32
33 Ayes:

Village Clerk

34 Nays:

Approved by me this
day of March, 2023.

35 Absent:

36
37 Attested and filed in my office
38 this day of March, 2023.

39
40
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42 _____
Village Clerk

Mayor, Village of Skokie

MML: 02/21/2023 1st reading
*3/13/2023
PC: 2021-10P

THIS ORDINANCE MAY BE CITED
AS VILLAGE ORDINANCE NUMBER
23-3-Z-

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD
TO THE PROPERTY LOCATED AT 9925 KEDVALE AVENUE,
SKOKIE, ILLINOIS FROM AN R1 SINGLE FAMILY
DISTRICT TO A B2 COMMERCIAL DISTRICT**

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WHEREAS, the owner of the following described real property:

THE SOUTHEASTERLY 8.00 FEET OF THE PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 32, EXTENDED WEST, AND LYING EAST OF THE WEST LINE OF LOT 32, EXTENDED NORTH, ALL IN THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION 3RD ADDITION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as a portion of 9925 Kedvale Avenue, Skokie, Illinois (hereinafter "Subject Property"), petitioned the Village of Skokie to reclassify the zoning of the Subject Property from an R1 Single Family district to a B2 Commercial district; and

WHEREAS, this case has been brought about by the vacation of the alley adjacent to the referenced property and has triggered a technical amendment resulting from the alley vacation in 2021-01P; and

WHEREAS, pursuant to Chapter 118 of the Skokie Village Code, a single lot may not be allowed to be in more than one zoning district. The vacated alley described in 23-3-Z- , currently partially abuts 9925 Kedvale Avenue and half of that very small portion of the alley is zoned R1, and the rest is located in a B2 . The R1-zoned portion must be rezoned to B2 and the resulting lot will be in one single zoning district and compliant with the Skokie Village Code; and

WHEREAS, the Community Development Department staff is supportive of the zoning changes, which would allow a greater variety of office uses that would be appropriate for the site; and

WHEREAS, the Skokie Plan Commission, after public hearing duly held on April 15, 2021 at which no interested parties testified, (i) determined that proper notice had been given; (ii) made the appropriate findings of fact in the affirmative as required under Section 118-6(h) of the Skokie Village Code and (iii) voted to recommend to the Mayor and Board of Trustees that the requested zoning reclassification be granted and the Official Zoning Map of the Village of Skokie be amended to reflect this reclassification; and

WHEREAS, the Mayor and Board of Trustees, after public meeting duly held on February 21, 2023, concurred in the aforesaid recommendation of the Plan Commission;

1 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the
2 Village of Skokie, Cook County, Illinois:

3 **Section 1:** That the Subject Property legally described above and commonly
4 known as a portion of 9925 Kedvale Avenue, Skokie, Illinois, be and the same is hereby
5 reclassified from an R1 Single Family district to a B2 Commercial district.

6 **Section 2:** That the Official Zoning Map of the Village of Skokie be and the same
7 is amended to reflect this reclassification.

8 **Section 3:** That a notice of approval of this Ordinance incorporating the
9 conditions contained herein shall be executed by the owner of the property in writing and
10 duly recorded with the Cook County Clerk's office at the owner's expense.

11 **Section 4:** That this Ordinance shall be in full force and effect from and after its
12 passage, approval, and recordation as provided by law.

13 **ADOPTED** this day of, 2023.

Ayes:
Nays:
Absent:

Attested and filed in my
office this day of
March, 2023.

Village Clerk

Village Clerk

Approved by me this day of
March, 2023.

Mayor, Village of Skokie

To: Mayor and Board of Trustees
From: Paul Luke, Plan Commission Chairperson
Case: **2023-01P: Site Plan Approval**
8610 Niles Center Road

PLAN COMMISSION ANALYSIS

During its February 16, 2022, meeting, the Plan Commission heard a request for a site plan approval demonstration project planned development, in a R4 Multifamily Housing district at 8610 Niles Center Road. The site is 82,764± SF (1.9 acres) with frontage on Niles Center Road, Conrad, and Greenleaf Streets.

Luz and Associates #1, LLC is proposing to construct a new 7-story residential building with 192 units and 120 parking spaces. The applicant is proposing that 10 units (5%) be designated for rents affordable at 80% of Area Median Income (AMI). The composition of the units would reflect the proportional unit mix of the apartment complex: one 1 studio, 7 one-bedroom, and 2 two-bedroom, for a total of 10 units.

The private school on the project site is relocating to another site within the Village. The subject property is currently not assessed any property taxes. The proposed development, when stabilized, will bring new tax revenue to all taxing bodies.

A *demonstration project* is the redevelopment of a site for allowable uses in the district designed to stimulate redevelopment and economic growth in the area. The site is adjacent to the CTA Yellow line and the Dempster Tax Increment Financing district. The multifamily residential space is consistent with the intent of the Comprehensive Plan, the Dempster-Skokie Station Area Plan, and zoning for the site. The Dempster-Skokie Station Area Plan supports the Village’s long-standing efforts to improve the district’s attraction to business and private real estate development. This study reinforces and expands the Village’s efforts by recommending the use of excess parking capacity in station area commuter lots to support existing and future development, as well as circulation improvements for automobiles and pedestrians between the commuter lots and the retail development areas. The proposed project must be designed to fulfill the goals of the redevelopment district. In order to stimulate development, relief may be granted in the area of district development standards.

As part of the Village’s environmental review, staff noted Complete Streets components and the enforcement of stormwater management regulations, the plumbing code, the energy conservation code, tree protection and replacement, and the installation of landscape plantings. The petitioner indicated that the building will meet Skokie’s bird

strike mitigation guidelines and would be designed and constructed to meet the Green Building Initiatives ("GBI") requirements and protocols for a Green Globe certification.

INTERESTED PARTIES

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. It was determined by Corporation Counsel that notice was proper and correct.

Community members commented that developments should meet the needs for people at different price points. Additional opinions were voiced regarding sustainability with the multiple trips made by Uber, Lyft and food deliveries. Others suggested that the Village Trustees should deliberate further and not rush through to approve this project before the Affordable Housing policies are in place. The community needs more than 5% affordable units.

Comments regarding overall sustainability, ability to complete a green roof and add solar power and offer recycling and composting to the property was also discussed. Following the meeting, the applicant provided a communication indicating the project's feasibility for additional sustainable measures. Commitment to offer recycling and composting was acceptable to the developer and this will be included as a condition.

APPEARANCE COMMISSION

Appearance Commission reviewed the case at the January 11, 2023 meeting and issued a Certificate of Appropriateness. Subject to the following:

1. For the roof line on Niles Center Rd top floor - add soffit that mimics the aesthetics of the amenity building.
2. Cornice height – expand space between top of window and top of parapet by a few feet or add an additional element.
3. Add three windows to each west elevation stair towers.
4. Dress up utility doors that face any public street.
5. Enhance front entry hardscape.

PLAN COMMISSION RECOMMENDATIONS AND VOTING

The Plan Commission recommended, by a vote of 6 ayes, 0 nays, and 3 absent, that the petitioner's request for a site plan approval demonstration project planned development, in a R4 Multifamily Housing district at 8610 Niles Center be **APPROVED**, based upon the Proposed Positive Findings of Fact and subject to the recommended and standard special use permit conditions. The Plan Commission further recommends that relief be granted from:

- §118-127(1d) to allow 192 units as demonstration project in planned development;

- §118-127(2) for multifamily residences with 3 or more units and in planned developments: By site plan approval;
- §118-127(3b) to allow building height of 76 feet 7 inches, to exceed 60 feet as demonstration project in planned development;
- §118-127(7) to allow rear yard setback of 20 feet, rather than 30 feet;
- §118-127(8) to allow maximum land coverage of 70%, rather than 40%;
- §118-218(b) to allow 120 parking spaces rather than 282 as a demonstration project in planned development; and
- §118-272(c) to allow height and FAR beyond maximum allowed in zoning district.

<u>ATTENDANCE</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Ousley (second)	X		
Minchella	X		
Shah			X
Franklin			X
Gevaryahu	X		
Lakhani			X
Burman (moved)	X		
Mathee	X		
Luke	X		

ATTACHMENTS

1. Plan Commission Recommended Conditions and Positive Findings of Fact
2. Adopted Plan Commission Minutes
3. Staff Report for 2023-01P and Zoning Map
4. Site & Landscape Plan and Elevations dated, February 16, 2023
5. Plat of Survey
6. Communication from Fitzgerald Architects regarding sustainability

PLAN COMMISSION

RECOMMENDED CONDITIONS

2023-01P: Site Plan Approval

Plan Commission

Council Chambers, 7:30 PM, March 20, 2023

STANDARD SITE PLAN APPROVAL CONDITIONS

Site and Use

1. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved site plans, engineering, landscape plans, and building elevations dated February 16, 2023 (Standard)
2. Prior to the issuance of building permits, the petitioner shall submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit. (Standard)
3. A water supply/sewer capacity study has been initiated with the Village. Any improvements recommended in analysis must be reflected in permit drawings. Capacity increases or changes must be approved by the Village, and design and installation costs for any infrastructure improvements are to be borne by the developer.
4. Exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division. (Standard)
5. All existing damaged public sidewalks or public sidewalks damaged due to the implementation of this plan shall be replaced. (Standard)
6. No objects are allowed within a 15' sight distance triangle in all non-residential zoning districts between 30" and 84" in height from grade, except traffic control devices listed in the Manual on Uniform Traffic Control Devices and as indicated in the approved site plan and floor plans.
7. Prior to the issuance of building permits, the petitioner shall provide a Construction Management Plan that includes a temporary pedestrian, bicycle, and transit circulation plan for the public right-of-way, including routing, signage, and barriers, to be in place prior to the commencement of construction, subject to the approval of the Engineering Division. If during construction any lane closures or sidewalk closures are intended in the public right-of-way, the owner/contractor must apply for Public Way Obstruction or Use permit with Engineering. The application may be obtained with engineering or on Village website. Traffic control plan and fees will apply. (Standard)
8. Owner will allocate 10 units of affordable housing within the apartment complex for lease at rents affordable at 80% of Area Median Income. The composition of the

units would reflect the unit mix of the apartment complex: 1 studio, 7 one-bedroom, and 2 two-bedroom, for a total of 10 units. Rent for these 10 units would be established at the rent, pursuant to income limits for Chicago-Naperville-Joliet, IL HUD Metro FMR Area for 80% Area Median Income.

9. Project will be designed and constructed to meet the Green Building Initiatives ("GBI") requirements and protocols for a Green Globe certification.

Maintenance

10. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner. (Standard)
11. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. (Standard)
12. Trash shall only be allowed within a designated trash enclosure and shall be screened from public view in an enclosure approved by the Appearance Commission.
13. Recycling and composting shall be offered to residents of the building.

Parking

14. All off-street parking spaces shall be legibly striped and maintained. (Standard)
15. Any plan to modify parking lot striping must be approved by the Director of Engineering. (Standard)
16. The proposed development shall have a minimum of 120 off-street vehicle parking spaces, including 5 handicapped parking spaces, and a minimum of 16 bicycle parking spaces, as indicated on the Subject Property plan dated February 16, 2023. (Standard)
17. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage. (Standard)
18. Vehicles shall not be allowed to be parked in or otherwise block common driveways, sidewalks, aisles, or other points of access at any time, shall only be parked in designated parking spaces, and shall not overlap the striped lines of designated parking spaces. (Standard)

Residential

19. Cable access shall not be denied to any residents in the building. All cable providers shall be given access to provide service. All cable and other fixtures necessary to provide service to the building shall be placed underground and conduit shall be provided inside the building for wiring. (Standard)

Utilities

20. Prior to issuance of building permits, the petitioner shall submit evidence of issuance

of permits for the construction and operation of the water main and associated equipment by the Illinois Environmental Protection Agency (IEPA) or provide a determination by IEPA that such permits are not required. Water mains that feed multiple building structures and/or create a "looped" system that require an IEPA permit will also require an easement and custodial agreement with the Village.

(Standard)

21. All overhead utilities on or serving the Subject Property shall be relocated and placed underground. The petitioner shall bear the full cost of this utility relocation and/or conflicts.

Landscaping

22. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to assure that the Subject Property and parkway landscaping is completed and maintained, including trimming, watering, and replacing of dead plant materials in a timely manner in accordance with the final approved landscape plan. This "Agreement for Installation and Maintenance of Landscaping" shall be recorded at the petitioner's expense. (Standard)

Governance

23. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended. (Standard)
24. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction. (Standard)
25. The Subject Property must conform to the Village's storm water control requirements as contained in the Skokie Village Code, including the disconnection of any downspouts. Project needs a full WMP permitting process from MWRD. The Village to endorse such application as the Permittee only after local requirements from §118-64 are met. (Standard)
26. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property that is in violation of that Code must be removed or modified to conform with the Village Code prior to the issuance of an occupancy permit. (Standard)
27. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission. (Standard)
28. The petitioner shall submit to the Planning Division electronic files of the site plan and landscape plan in their approved and finalized form. (Standard)
29. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval. (Standard)
30. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a

certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property. (Standard)

31. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)
32. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing. (Standard)
33. If any of the residential units become owner-occupied, a Condominium Owners Association shall be established to govern the site that, at minimum, regulates the maintenance of the land, sidewalks, driveways, guest parking areas, trash/recycle/compost collection, landscaping, and the exteriors of the buildings, including snow and ice removal, water and sewer maintenance (including valve vaults, shut-off valves, and water service(s) connected to the water main), sanitary and storm sewer maintenance (including the junction and connection(s) to the public sewer to the property line and beyond), providing adequate space for emergency response services to set up and operate equipment.

PROPOSED FINDINGS OF FACT**2023-01P: Site Plan Approval**

Community Development Department

Council Chambers, 7:30 PM, February 16, 2023

<i>Consideration</i>	<i>Finding</i>
The request is harmonious with and does not adversely affect adjacent properties.	The request will be harmonious with and will not adversely affect adjacent properties as long as the conditions of the planned development for site plan approval are met.
The request can demonstrate that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.	The request will have adequate public facilities, including roads, drainage, utilities, and police and fire protection, which exist or will exist to serve the requested use at the time such facilities are needed.
The request demonstrates adequate provision for maintenance of the associated structures.	The request will have adequate provision for maintenance of the associated structures.
The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.	No adverse effects on the natural environment are anticipated.
The request will not create undue traffic congestion.	The request will not create undue traffic congestion as long as the conditions of the site plan approval are met.
The request will not adversely affect public health, safety, and welfare.	The request will not adversely affect public health, safety, and welfare.

Planned Development Additional Findings of Fact

<i>Consideration</i>	<i>Finding</i>
<p>The proposed use of the particular site, including any exceptions to use, shall be shown as necessary or desirable to provide a service, amenity, or facility that will contribute to the general well-being of the surrounding area.</p>	<p>The request will provide an amenity, or facility that will contribute to the general well-being of the surrounding area.</p>
<p>Under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing within or in the vicinity of the PD</p>	<p>The proposed use will not be detrimental to the health, safety, or general welfare of persons residing within or in the vicinity of the PD</p>

Approved Plan Commission Summary Meeting Minutes
Date: February 16, 2023

A motion to approve the minutes of the Plan Commission meeting of February 2, 2023 was made by Commissioner Burman and seconded by Commissioner Ousley.

Case Description:

Case 2023-01P – Site Plan Approval: 8610 Niles Center

Arie Crown Hebrew Day School, an Illinois Not-For-Profit Corporation, on behalf of Luz and Associates #1, LLC, requests site plan approval for a demonstration planned development in an R4 Multifamily Housing zoning district that includes a 192-unit multifamily housing development with enclosed parking, and any relief that may be discovered during the review of this case.

PINs: 10-21-214-001-0000, 10-21-214-002-0000, 10-21-214-003-0000, 10-21-214-004-0000, 10-21-214-005-0000, 10-21-214-009-0000, 10-21-214-010-0000, 10-21-214-011-0000, 10-21-214-012-0000, 10-21-214-0013-0000, 10-21-214-014-0000, 10-21-214-015-0000, 10-21-214-016-0000, and 10-21-214-019-0000

Discussion and Interested Parties

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

Mark Gershon, attorney from Polsinelli PC, representing the contract purchaser Luz & Associates gave an overview of the project. He introduced Barry Sidel of Luz & Associates, Mike DeRouin, architect from FitzGerald, and Luay Aboona of KLOA, Traffic Engineers.

Mr. Gershon explained that this project is considered a demonstration planned development to provide a solution to a unique area and is not subject to normal requirements. The site is adjacent to the CTA Yellow Line Dempster station and is designed to be a TOD (transit-oriented development) where renters are not dependent on the use of a vehicle. They will be within walking distance of public transportation, shopping, restaurants, etc. They are committed to be Green Globe certified offering 5% of the 192 units as affordable housing. They received unanimous approval from the Appearance Commission at the January 11, 2023 meeting.

Mr. Barry Sidel, of the development group spoke of his experience and the concept of the “new renter”; singles, young couples or empty-nesters - people that want amenities available, so they don’t have to leave home. The new buildings have home spaces to

work remotely or a social room with a coffee bar, private offices to work in or hold business meetings, a fitness center and even a dog park with wash area. Each unit will have all electric appliances including laundry facilities. The locker room will have space for groceries to be delivered or dry cleaning to be picked up or dropped off. They would also post bus & transit schedules as well as installing electric charging stations. The buildings offer studio, 1, or 2-bedroom options.

Mr. Mike DeRouin displayed the site plan and elevations showing the layout for the 7-story buildings. He talked of the high walkability score being close to Dempster and Main Streets. They have added windows to the stairwells and provided natural light in the elevators promoting an open feeling. They will meet bird strike mitigation guidelines.

Mr. Luay Aboona talked about the elimination of 3 curb cuts leaving one lane for entry/exit on Conrad and also on Greenleaf Streets. The fire lane is located adjacent to the public transit parking lot. The parking study estimates that a significant number of renters will use public transportation and therefore will not impact the neighboring properties. The 120 indoor parking spaces provided will be sufficient with the use of the CTA lot, ride-sharing, and the use of zip cars. Mr. Gershon added that residents will not be eligible for zoned parking but 2/3 of the units will have an indoor parking spot.

A commissioner inquired about the projected rents for the various units. Studios would be about \$1,600 monthly, 1-bedroom would be around \$2,100 and 2-bedroom units would be about \$2,700.

In closing, Mr. Gershon stated that returning the not-for-profit property to the tax rolls will restore revenue to the Village, surrounding schools, police and fire departments and other government entities.

Staff requested that the report be accepted into the record as written. A demonstration project status is used to revitalize a site to stimulate redevelopment and economic growth to an area. Ten of the 192 units will be designated as affordable. In order to stimulate development, several items of relief were discussed and granted.

Gail Schechter, 9033 Keating, on behalf of "Skokie Neighbors for Justice", presented her group's considerations for the developer. She stated that developments should meet the needs for people at different price points. She added that the housing offered should match the earnings of a wide range of potential tenants. Seventy-five percent of the units are studio or 1 bedroom. If a building is not designated as a senior building, then it needs to be marketed and open to all; including families with children.

Other community members commented that they would like to move into this development but could not afford to. They also spoke about environmental elements such as making the buildings air-tight, water controls by foot pedals, triple-pane and

thermal windows, green roofs and installing solar panels, and lastly, provide the means for composting.

Additional opinions were voiced regarding sustainability with the multiple trips made by Uber, Lyft and food deliveries. Others suggested that the Village Trustees should deliberate further and not rush through to approve this project before the Affordable Housing policies are in place. The community needs more than 5% affordable units.

Another resident stated the Village Trustees mostly approve whatever the Plan Commission recommends and that they should be more demanding of the developers on behalf of the residents of Skokie.

Recommendations and Voting

A motion was made to approve, as presented, the staff report requesting site plan approval for a demonstration planned development that includes a 192-unit multifamily housing development with enclosed parking at 8610 Niles Center Road.

Motion: Burman

Second: Ousley

**Absent: Franklin,
Lakhani, and
Shah**

Ayes: 6

Nays: 0

A motion was made to accept the following items of relief:

- To allow 192 units as a demonstration project in planned development
- For multifamily residences with 3 or more units in planned developments by site plan approval
- To allow building height of 76 feet 7 inches
- To allow rear yard setback of 20 feet
- To allow maximum land coverage of 70%
- To allow 120 parking spaces
- To allow height and FAR beyond the maximum allowed in the district

Motion: Ousley

Second: Minchella

**Absent: Franklin,
Lakhani, and
Shah**

Ayes: 6

Nays: 0

STAFF REPORT

2023-01P

Community Development Department

Council Chambers, 7:30 PM, February 16, 2023

To: Paul Luke, Plan Commission Chairperson
From: Johanna Nyden, AICP, Community Development Director
Paul Reise, AICP, Planning Manager
Re: **Primary Case: 2023-01P: Site Plan Approval**

General Information		
<i>Location</i>	8610 Niles Center PIN: 10-21-214-001-0000, 10-21-214-002-0000, 10-21-214-003-0000, 10-21-214-004-0000, 10-21-214-005-0000, 10-21-214-009-0000, 10-21-214-010-0000, 10-21-214-011-0000, 10-21-214-012-0000, 10-21-214-013-0000, 10-21-214-014-0000, 10-21-214-015-0000, 10-21-214-016-0000, and 10-21-214-019-0000	
<i>Purpose</i>	To request a site plan approval for a demonstration project planned development, in a R4 Multifamily Housing district, to construct a new 7-story residential building with 192 units and 120 parking spaces. Includes any relief discovered during the review of these cases.	
<i>Petitioner</i>	Luz and Associates #1, LLC	
<i>Size of Site</i>	82,764± SF (1.9 acres) with frontage on Niles Center Road, Conrad St, and Greenleaf Street	
<i>Existing Zoning & Land Use</i>	R4 Multifamily Housing district– vacant school	
<i>Adjacent Zoning & Land Use</i>	North	R4 Multifamily Housing – 3-or-more-unit multifamily residences
	South	R4 Multifamily Housing – 3-or-more-unit multifamily residences
	East	R4 Multifamily Housing – 3-or-more-unit multifamily residences
	West	M2 Light Industry – CTA Yellow Line Dempster-Skokie Station and parking lot
<i>Comprehensive Plan</i>	The site is designated as pedestrian oriented mix.	

SITE INFORMATION

- The subject site has an existing vacant building.
- There are 4 existing driveways on Conrad Street and 1 on Greenleaf Street.

- Public sidewalks are available in the area.

PROPOSAL SUMMARY

The petitioner is requesting a 7-story residential building with 192 units and 120 parking spaces.

- Building Square Feet (SF): 249,397
- First Floor Uses: residential amenity, residential lobby, and structured parking
- Number of Residential Units: 192 total = 12 (studio) + 132 (1 bedroom) + 48 (2 bedrooms)
- Number of Parking Spaces: 120 total proposed, including accessible
- Building Height: 7; 76'-7"

Motor vehicle access to the subject site will use 2 major access points: 1 curb cut on Greenleaf Street and 1 curb cut off Conrad Street.

Pedestrian access will be via public sidewalks.

PETITIONER'S SUBMITTAL

The petitioner is requesting a demonstration project planned development for a 7-story residential building with 192 residences. A *demonstration project* is the redevelopment of a site for allowable uses in the district designed to stimulate redevelopment and economic growth in the area. The site adjacent to the CTA Yellow line and the Dempster TIF district. The proposed project must be designed to fulfill the goals of the redevelopment district. In order to stimulate development, relief may be granted in the area of district development standards.

The petitioner submits:

The proposed residential campus at 8610 Niles Center Road (the "Project") is designed to provide numerous benefits to the future residents, the community and the surrounding neighborhood. It will be harmonious with, and will not adversely affect, adjacent properties. This will be a high-quality medium intensity Project which, typical of Niles Center Road in the adjacent area, is proposed to be a multifamily development.

Significant attention was paid to the interaction between the Project and the uses most proximate to it. The Project is part of an expansive multifamily area which is well established in the community. It will both benefit from and support retail, restaurant and commercial improvements located less than a half of a mile walk away on Dempster and a half mile walk away on Main and Skokie Boulevard. The Skokie Valley trail is located just west of the Project and provides access to the Village of Skokie Downtown as well as numerous other locations, work opportunities, restaurants, entertainment and other amenities.

With the encouragement of the Village staff, this project is designed as a "Demonstration Project", as provided for in the Village of Skokie Zoning Ordinance, to act as a true transit-oriented development relying both on available mass transit and nearby retail, restaurants and commercial facilities in addition to bike paths and other community benefits. It is specifically

designed to complement the existing public transportation infrastructure that surrounds the Project site including bordering and being less than 500 feet away from the CTA Skokie Swift Station allowing for easy access to jobs, commercial, retail and entertainment facilities throughout Skokie, the City of Chicago and elsewhere.

The new members of this community will enjoy tangible benefits of living steps away from their primary means of public transportation as well as nearby retail, restaurants and entertainment establishments that surround the Project site, all of which will receive enhanced economic support from the additional customer base. It will benefit those residents who do not have or do not want to be reliant upon an automobile but want full access to all that Skokie, Chicago and the surrounding communities have to offer. As provided in other communities that rely on and encourage mass transit, biking and walking, parking will be limited (although significantly more than in similar projects in the City of Chicago and elsewhere). At the same time, in the event of temporary need, the Project is adjacent to significant adjacent temporary rental parking in the CTA parking which has been shown to be almost entirely unused over multiple years.

The existing private school on the project site has generated significant, but typical, school traffic, particularly during applicable school start and end times. Redeveloping this site will eliminate the real and perceived impact of educational facilities, including traffic, and add to an already strong residential area. Either a central landlord or established site control or covenants will ensure that maintenance of this facility is ongoing to protect and preserve this significant asset.

Returning the currently not for profit subject property to the real estate and property tax rolls will restore significant revenues to the Village surrounding schools, police department, fire department, and other governmental entities that are committed to upholding the public health, safety, morals and general welfare of the community.

Converting this existing private school area to residential uses addresses concerns raised previously about the real or perceived impact of that school on the surrounding community. The Project's new high-quality sustainable design, construction, and operation, including amenities and internal open space to serve the new members of this community, will be appropriate and provide a new vista of development for this area. The proposed Project is compatible with and provides a high-quality newer alternative to surrounding older multi-family and other residential uses ensuring that the Project will have no impact on the value of surrounding properties.

The traffic report from KLOA will confirm the adequacy of adjacent roadways for the development and that it will not create undue traffic congestion. This is further seen through the emphasis on mass transit-oriented uses and nearby amenities only a short walk or bike ride away.

This area is already well established with services and utilities to serve residential properties. Adequate public facilities, including roads, drainage, utilities and police and fire protection exist to serve the requested use at the time such facilities are needed. Final engineering will comply with Village Codes to ensure proper available public facilities, drainage and utilities. See the submitted civil plans and our written responses to planning department questions for additional details. We have confirmed that we will be in compliance with all comments and criteria provided by the Village of Skokie Fire Department.

Sustainability and care for the environment are an important tenant of this project. Long before the Village provided the public with a draft of its Environmental Sustainability Plan (the "Sustainability Plan"), The Developer and its architect, committed to designing the Project to meet the Green Building Initiatives ("GBI") requirements and protocols for a Green Globe certification. As described on GBI's web site (theGBI.org), "Environmental objectives pursued

through Green Globes lead to lower energy and water bills, reduced emissions, optimized health and wellness benefits, and minimized waste." GBI further indicates that they are "dedicated to reducing climate impacts by improving the built environment". GBI Green Globes certification is recognized in numerous communities, such as being included in the Evanston, Illinois Green Building Ordinance. Green Globes has confirmed that as of June 21, 2022 over 500 million square feet of property had been certified as meeting Green Globes standards and objectives. While the Project is not subject to the Sustainability Plan, its design forward thinking sustainability measures and seeking of the Green Globes certification is strong evidence of its commitment to establishing a sustainable Project which is protective of the community's health, safety and general welfare. Modern stormwater detention, as identified on our civil engineering plans, is also an important part of that effort.

The public health, safety, morals and general welfare of the community are protected through this forward-thinking Demonstration Project's emphasis on mass transit, walking, bike use and reduced traffic impact. They are further supported by the high-quality design and construction, respect for the environment, and satisfaction of the provisions of the Village Zoning Code, Fire Department and other requirements. The Project design allows for quality living in a modern facility which provides low impact access to the Village and surrounding area, and amenities benefitting the existing and future residents of the Village who will call the Project their home. We appreciate your consideration of this project, the opportunity we have had to improve and enhance it through working with the Village staff and look forward to the opportunity to present it to the elected and appointed Village officials for their consideration.

STAFF REVIEW

All pertinent departments and divisions were offered an opportunity to comment on this case. The following is a summary of principal aspects of the proposed development:

Affordable Housing

The applicant is proposing that 10 units, 5% of the 192 units within the project be designated for rents affordable at 80% of Area Median Income (AMI). The composition of the units would reflect the units of the apartment complex: one 1 studio, 7 one-bedroom, and 2 two-bedroom, for a total of 10 units.

Comprehensive Plan

The Comprehensive Plan has identified uses for this site as *other Residential* in Sector B. The proposed use is consistent with the comprehensive plan.

Land Use

The Planning Division supports the proposed site plan approval. The development is adjacent to a mass transit station and will provide transit-oriented housing on site. Staff believes that higher density developments with lower parking ratios directly adjacent to CTA stations will provide a catalyst to the nearby retail along Dempster. The façade and building massing are designed to be viewed from all angles and will provide an appropriate sense of place along Niles Center Road. The reduction in curb cuts at this location are significant improvements to public safety. The generous front setback provides a feeling of openness to pedestrians accessing the CTA Yellow Line station.

In general, the multifamily residential space is consistent with the intent of the Comprehensive plan, the Dempster-Skokie Station Area Plan, and zoning for the site.

The size of the site is 82,764 SF and the building area is 249,397 SF, resulting in a floor area ratio (FAR) of 3. The allowable FAR (relief allowed beyond the maximum per demonstration project). (Requirement is met.)

The R4 Multifamily Housing district is intended for larger, multi-family housing developments.

Zoning Requirements

The proposed building bulk, density, and site improvements will adhere to the R4 Multifamily Housing district requirements, or as otherwise allowed with relief. In demonstration projects, relief may be granted from FAR and height requirements beyond the maximum allowed in the zoning district.

A *demonstration project* is the redevelopment of a site for allowable uses in the district designed to stimulate redevelopment and economic growth in the area. The subject site must be in a designated redevelopment district. The proposed project must be designed to fulfill the goals of the redevelopment district. In order to stimulate development, relief may be granted in the area of district development standards and other Zoning Chapter regulations. This site is adjacent to the Dempster TIF district and covered under the goals and objectives of the Dempster-Skokie Station Area Plan.

The Dempster-Skokie Station Area Plan supports the Village's long-standing efforts to improve the district's attraction to business and private real estate development. Redevelopment and reinvestment in the Dempster Street Corridor will occur over several years, driven by private developers, and encouraged by the Village's investment and planning efforts, such as key property acquisition, streetscape improvements, pedestrian and bicycle trail construction, and zoning amendments and other procedural and regulatory changes, as well as the establishment of the West Dempster TIF district. This study reinforces and expands the Village's efforts by recommending the use of excess parking capacity in station area commuter lots to support existing and future development, as well as circulation improvements for automobiles and pedestrians between the commuter lots and the retail development areas. The study also examines development strategies for several specific sites that enable the Village staff to understand the capacity and potential of each site for differing development strategies. By improving the physical conditions in the study area and acquiring strategic properties, the Village has set the table for private investment to initiate redevelopment.

- Building height (floors): 7 floors (per demonstration project)
- Building height (feet): 76'-7" (per demonstration project)
- Front yard: 21' (per site plan approval)

- Side yard (Conrad): 17'-7.5" (per site plan approval)
- Side yard (Greenleaf): 17' -6" (per site plan approval)
- Rear yard: 20' (per site plan approval)

Parking:

- Total Parking: 120 proposed, .625 parking ratio (282 required)
- Bicycle: 16 spaces proposed (12 required, 10% of 120)

Items of relief requested for this development:

- §118-127(1d) to allow 192 units as demonstration project in planned development
- §118-127(2) for multifamily residences with 3 or more units and in planned developments: By site plan approval
- §118-127(3b) to allow building height of 76 feet 7 inches, to exceed 60 feet as demonstration project in planned development.
- §118-127(7) to allow rear yard setback of 20 feet, rather than 30 feet
- §118-127(8) to allow maximum land coverage of 70%, rather than 40%
- §118-218(b) to allow 120 parking spaces rather than 282 as a demonstration project in planned development.
- §118-272(c) to allow height and FAR beyond maximum allowed in zoning district

Building & Site Elements

Several essential concepts to consider:

- Water and Sewer Capacity. Prior to the Village Board of Trustee's consideration, a water supply/sewer capacity study must be prepared and submitted to the Village. Capacity increases or changes must be approved by the Village, and design and installation costs for any infrastructure improvements to be borne by the developer.
- Traffic and IDOT. The pending IDOT review and approval might impact the site and development plan.
- Metropolitan Water Reclamation District (MWRD). An MWRD determination letter must be obtained to determine if an MWRD permit is required. Since the proposed project includes greater than 0.50 acres of development and qualified sewer construction, a WMO permit will be required.
- Utilities. All existing proposed overhead telecom, fiber optic, electric, etc. serving the subject shall be buried or installed underground. Relocation of overhead utilities in the alley serving other properties to be coordinated with Village staff.
- Resident Parking. There shall only be a maximum of 1 parking space allocated to each unit. Potential residents with more than 1 vehicle shall make alternate off-site parking arrangements for additional vehicles. Residents of this building will be ineligible for zoned parking.

Building Design

The Appearance Commission reviewed the design at the Wednesday, January 11, 2023, meeting and approved a Certificate of Appropriateness. Any relief will be subject to the Certificate of Appropriateness for this subject site.

Parking, Access, & Circulation

The location of this proposed development is within an on-street, zoned permit parking area; per Village practice, residents will not be eligible for zoned parking.

Complete Streets

The following provides information regarding walkability and transit opportunities:



- Public sidewalks are available along Niles Center and on the neighborhood side streets. ADA ramps with contrasting color tactile warning indicators are available at nearby intersections.
- The Skokie Valley Trail is west of the Dempster-Skokie CTA Station and bike lanes are available nearby on Main Street.
- The CTA train station is adjacent to the west of the subject site, and nearby bus services include Pace Bus Route 250 and CTA Routes 97 and 54A.
- The site is within walking distance of other businesses, services, schools, and shopping. Consider the needs of those who may access the site with transportation options other than a motor vehicle.
- Emergency access to the subject site is available via Niles Center, Conrad Street, Greenleaf Street, and a fire lane.

Stormwater Management

Per MWRD permit determination, since the proposed project includes greater than 0.50 acres of development and qualified sewer construction, a WMO permit will be required.

Water Conservation

All buildings are required to adhere to the Illinois Plumbing Code. This includes the incorporation of lower flow fixtures – faucets and toilets. This item will be reviewed at the time of permit.

Electrical Conservation

The buildings are required to adhere to the Illinois Energy Conservation Code, as amended by the State Building Code. This includes meeting minimum standards for R-values for windows and insulation. The code requires a minimum requirement for materials and wall thickness (in relation to insulation) that meets energy efficiency standards. In addition, the HVAC systems are required to meet minimum efficiency standards, and systems are required to be affixed with UL tags. The applicant will be required to submit a “com check” at the time of permit application to show adherence to the energy conservation code.

Consideration should be given to green construction and maintenance practices, including the possibility of joining the ComEd Energy-Efficiency Program.

Bird Strike Mitigation

The Village's Bird Strike Mitigation regulations will apply to this project.

Sustainability

Where possible, sustainability measures should be employed in new projects. The Developer has committed to designing the Project to meet the Green Building Initiatives ("GBI") requirements and protocols for a Green Globe certification.

Tree Preservation & Landscaping

Prior to Board of Trustees review, an updated landscape plan with updated species compatible with Village Environment and Sustainability Plan

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request a site plan approval for a demonstration project planned development for a 7-story residential with 192 units and 120 parking spaces of indoor parking in a R4 Multifamily Housing district be **APPROVED** for 8610 Niles Center Road, based upon the Proposed Findings of Fact and subject to the recommended site plan approval conditions listed below.

Staff further recommends providing relief from the following:

- §118-127(1d) to allow 192 units as demonstration project in planned development
- §118-127(2) for multifamily residences with 3 or more units and in planned developments: By site plan approval
- §118-127(3b) to allow building height of 76 feet 7 inches, to exceed 60 feet as demonstration project in planned development.
- §118-127(7) to allow rear yard setback of 20 feet, rather than 30 feet
- §118-127(8) to allow maximum land coverage of 70%, rather than 40%
- §118-218(b) to allow 120 parking spaces rather than 282 as a demonstration project in planned development.
- §118-272(c) to allow height and FAR beyond maximum allowed in zoning district

RECOMMENDED SITE PLAN APPROVAL CONDITIONS (2023-01P)

Prior to the hearing of the subject case before the Board of Trustees, the petitioners must provide the following:

- a. A water supply/sewer capacity study must be prepared and submitted to the Village for review. Capacity analysis cannot be completed until the development provides preliminary water and sewer engineering plans. Water and sewer upgrades to the existing public system and/or changes

to the proposed onsite water and sewer improvements may be required of the development in order to provide sufficient capacity.

- b. Provide preliminary comments from IDOT for staff review.
- c. The trip generation rate used was, "Multifamily Housing (Mid-rise) Not Close To Transit." instead of, "Multifamily Housing (Mid-rise) Close To Transit." A transit station exists within 1/2 mile of the site entrance. Reasoning was provided by KLOA through email that it was for conservative purposes. Using the "Multifamily Housing (Mid-rise) Close To Transit." would decrease the trip generation. Please provide clarification on the Traffic Impact Study on the next submittal.
- d. On figure 10, the volumes do not balance at the intersection of Niles Center Road and Greenleaf Street for right turns on the NB approach. Traffic is not expected to increase here due to the new site and should be the same as the 2029 No-Build Traffic Volume.
- e. A 15% reduction in traffic was applied to the trip generation and parking generation due to the site being classified as a Transit-Oriented Development. Please add census data source as mentioned in the study.

Site and Use

1. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved site plans dated <insert date of final approved plan>, engineering plans dated <insert date of final approved plan>, landscape plans dated <insert date of final approved plan>, sign plans dated <insert date of final approved plan>, and building elevations dated <insert date of final approved plan>. (Standard)
2. Prior to the issuance of building permits, the petitioner shall submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit. (Standard)
3. Exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division. (Standard)
4. All existing damaged public sidewalks or public sidewalks damaged due to the implementation of this plan shall be replaced. (Standard)
5. No objects are allowed within a 15' sight distance triangle in all non-residential zoning districts between 30" and 84" in height from grade, except traffic control devices listed in the Manual on Uniform Traffic Control Devices and as indicated in the approved site plan and floor plans.
6. Prior to the issuance of building permits, the petitioner shall provide a Construction Management Plan that includes a temporary pedestrian, bicycle, and transit circulation plan for the public right-of-way, including routing, signage, and barriers, to be in place prior to the commencement of construction, subject to the approval of the Engineering Division. If during construction any lane closures or sidewalk

closures are intended in the public right-of-way, the owner/contractor must apply for Public Way Obstruction or Use permit with Engineering. The application may be obtained with engineering or on Village website. Traffic control plan and fees will apply. (Standard)

7. Owner will allocate 10 units of affordable housing within the apartment complex for lease at rents affordable at 80% of Area Median Income. The composition of the units would reflect the unit mix of the apartment complex: 1 studio, 7 one-bedroom, and 2 two-bedroom, for a total of 10 units. Rent for these 10 units would be established at the rent, pursuant to income limits for Chicago-Naperville-Joliet, IL HUD Metro FMR Area for 80% Area Median Income.
8. Project will be designed and constructed to meet the Green Building Initiatives ("GBI") requirements and protocols for a Green Globe certification.

Maintenance

9. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner. (Standard)
10. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. (Standard)
11. Trash shall only be allowed within a designated trash enclosure and shall be screened from public view in an enclosure approved by the Appearance Commission.

Parking

12. Any plan to modify parking lot striping must be approved by the Director of Engineering. (Standard)
13. The proposed development shall have a minimum of 120 off-street vehicle parking spaces, including 5 handicapped parking spaces, and a minimum of 16 bicycle parking spaces, as indicated on the Subject Property plan dated <insert date of final approved plan>. (Standard)
14. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage. (Standard)
15. Vehicles shall not be allowed to be parked in or otherwise block common driveways, sidewalks, aisles, or other points of access at any time, shall only be parked in designated parking spaces, and shall not overlap the striped lines of designated parking spaces. (Standard)

Residential

16. Cable access shall not be denied to any residents in the building. All cable providers shall be given access to provide service. All cable and other fixtures necessary to provide service to the building shall be placed underground and conduit shall be provided inside the building for wiring. (Standard)

Utilities

17. Prior to issuance of building permits, the petitioner shall submit evidence of issuance of permits for the construction and operation of the water main and associated equipment by the Illinois Environmental Protection Agency (IEPA) or provide a determination by IEPA that such permits are not required. Water mains that feed multiple building structures and/or create a "looped" system that require an IEPA permit will also require an easement and custodial agreement with the Village.

(Standard)

18. All overhead utilities on or serving the Subject Property shall be placed underground or relocated. The petitioner shall bear the full cost of this utility relocation and/or conflicts.

Landscaping

19. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to assure that the Subject Property and parkway landscaping is completed and maintained, including trimming, watering, and replacing of dead plant materials in a timely manner in accordance with the final approved landscape plan. This "Agreement for Installation and Maintenance of Landscaping" shall be recorded at the petitioner's expense. (Standard)

Governance

20. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended. (Standard)

21. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction. (Standard)

22. The Subject Property must conform to the Village's storm water control requirements as contained in the Skokie Village Code, including the disconnection of any downspouts. (Standard)

23. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property that is in violation of that Code must be removed or modified to conform with the Village Code prior to the issuance of an occupancy permit. (Standard)

24. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission. (Standard)

25. The petitioner shall submit to the Planning Division electronic files of the site plan and landscape plan in their approved and finalized form. (Standard)

26. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval. (Standard)

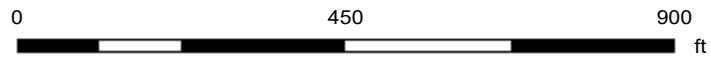
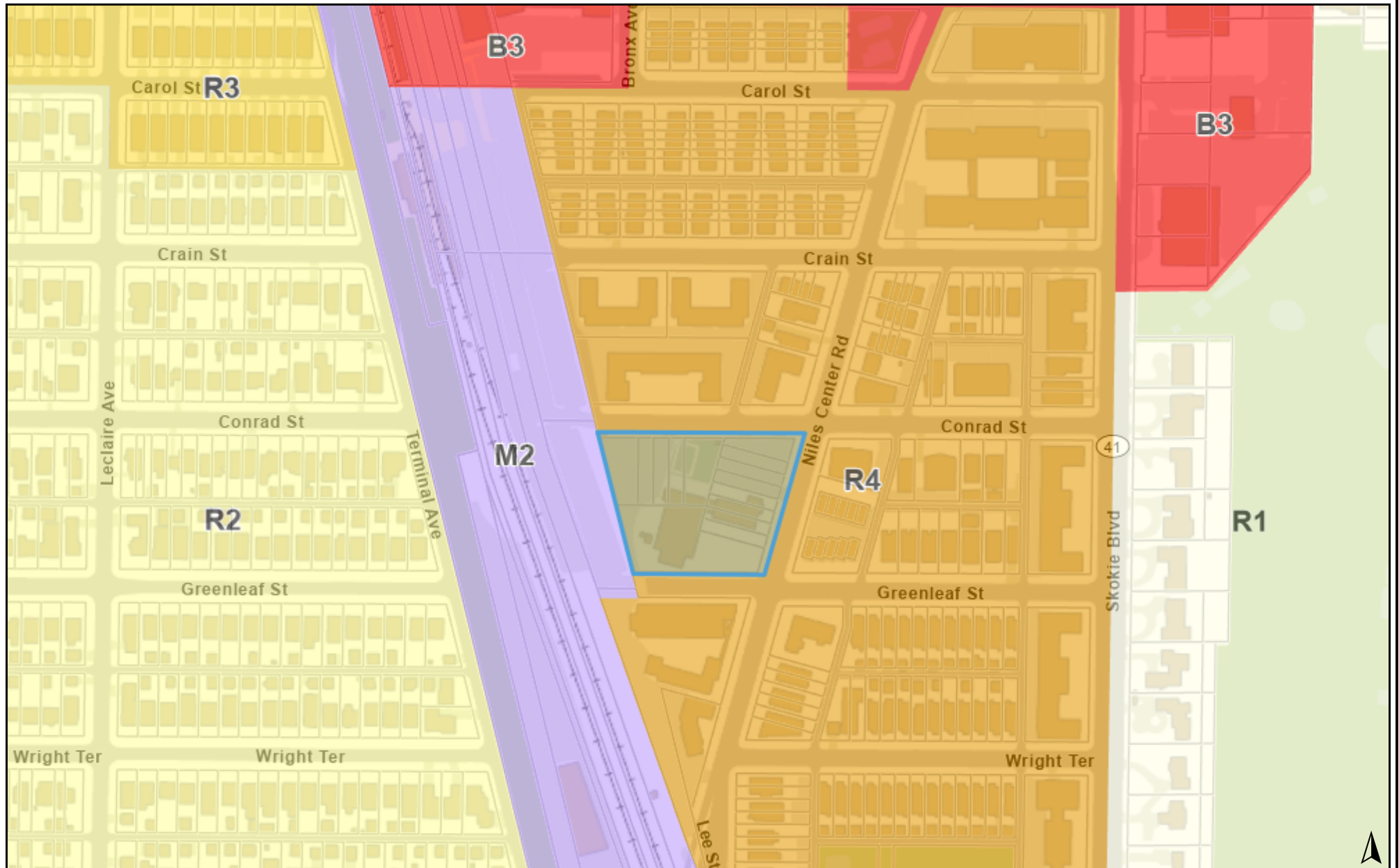
27. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify

the Village for any and all claims for property damage or personal injury related to work on or use of public property. (Standard)

28. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)

29. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing. (Standard)

GIS Consortium | 8610 Niles Center zoning map



Print Date: 2/10/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Luz and Associates #1 LLC

FitzGerald

Plan Commission

8610 Niles Center Road

Skokie, Illinois | February 16, 2023

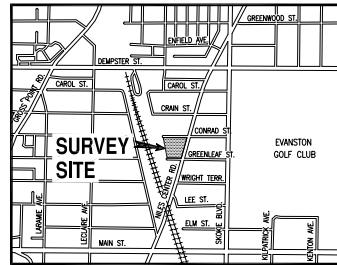
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2 IN A.A. LEWIS DEMPSTER TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THE PUBLIC ALLEYS RUNNING NORTH AND SOUTH, LYING WEST OF AND ADJOINING LOTS 1 THROUGH 10 INCLUSIVE AND EAST OF AND ADJOINING LOTS 11 AND 18; ALSO THE EAST AND WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 11, 12 AND 13 AND SOUTH OF AND ADJOINING LOTS 14 THROUGH 18, BOTH INCLUSIVE, AND THE PUBLIC ALLEY RUNNING NORTH AND SOUTH LYING WEST OF AND ADJOINING LOT 14 AND EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD ALL IN BLOCK 2 IN IN A.A. LEWIS DEMPSTER TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8610 NILES CENTER ROAD, SKOKIE, ILLINOIS.



VICINITY MAP
(NOT TO SCALE)

NOTE:
In lieu of a legend, all structures shown hereon are labeled.

SITE NOTES:
Area = 83,998 sq. ft.
Area of Building footprint = 14,248 sq. ft.

Bearings are assumed, based on the North line of Greenleaf street being North 90°00'00" West.

Flood Zone Designation:
Per Flood Insurance Rate Maps No.17031C0242 J and 17031C0265 J
Effective date August 19, 2008.
The Surveyed Property is located in Zone "X", Area determined to be outside of the 0.2% annual chance floodplain.

Reference:
For matters of title we have relied on First American Title Insurance Company's Commitment for Title Insurance, File No. NCS-886230-CH2, Effective Date December 22, 2017, for all recorded documents affecting the described parcels.

SCHEDULE B PART TWO SURVEY RELATED ITEMS:
ITEM 3 - Easements for public service facilities in the alley described - vacated alleys (per document 17439556, section 2) are shown hereon.
ITEM 4 - 15 foot building line per referenced title commitment is not plotted hereon. Copy of the plat of subdivision is not available from Cook County; title company has not responded to surveyor's request for a copy of said plat of subdivision.

Parking:
63 Regular Spaces
4 Handicapped Spaces
67 Total Parking Spaces

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Prior to excavation call toll free
J.U.L.I.E. 1-800-892-0123 (for suburban)

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 194-000971	
LOCATION 8610 NILES CENTER ROAD EVANSTON, ILL. MAY 7, 2018	
ORDER No. 18-76	ORDERED BY: TEMPLE JUDEA MIZPAH
B.H. Suhr & Company, Inc. All rights reserved.	

ALTA Table A Item 11:
All underground utility information received by the surveyor from the Village of Skokie is shown hereon; other underground utility locations may or may not be present.

ALTA Table A Items not plotted:
Item 16 - At the time of completion of field work, there was no observed evidence of recent earth moving work, building construction or building additions.
Item 17 - At the time of completion of field work, there were no proposed changes in street right of way lines or evidence of recent street or sidewalk construction.
Item 19 - No offsite easements were disclosed in the referenced title commitment.

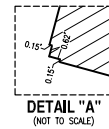
STATE OF ILLINOIS }
COUNTY OF COOK }

To: Arie Crown Hebrew Day School; First American Title Insurance Company.

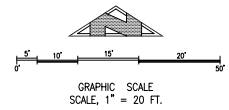
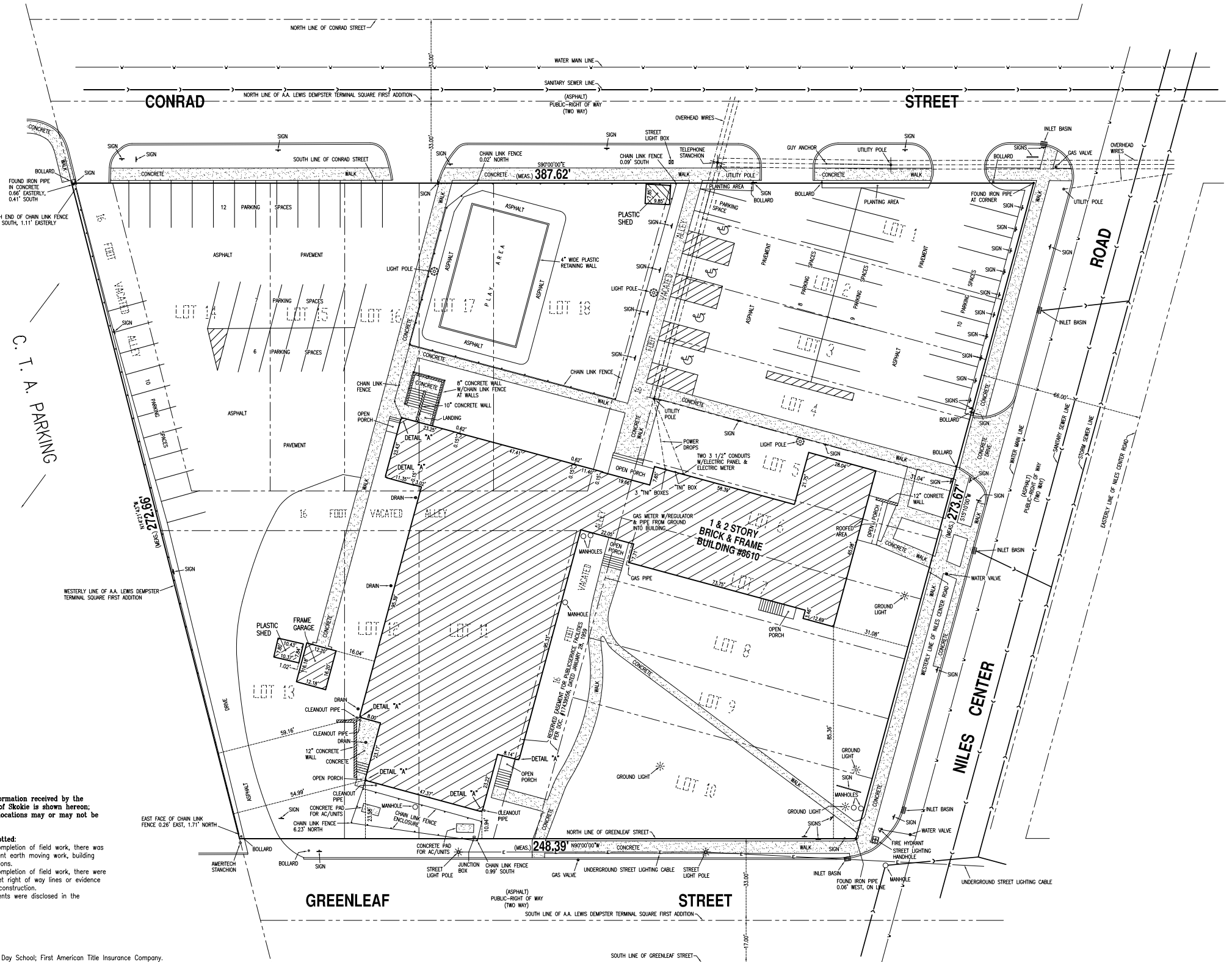
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on May 7, 2018.

Dated at Evanston, Ill., this 11th day of July, A.D., 2018.

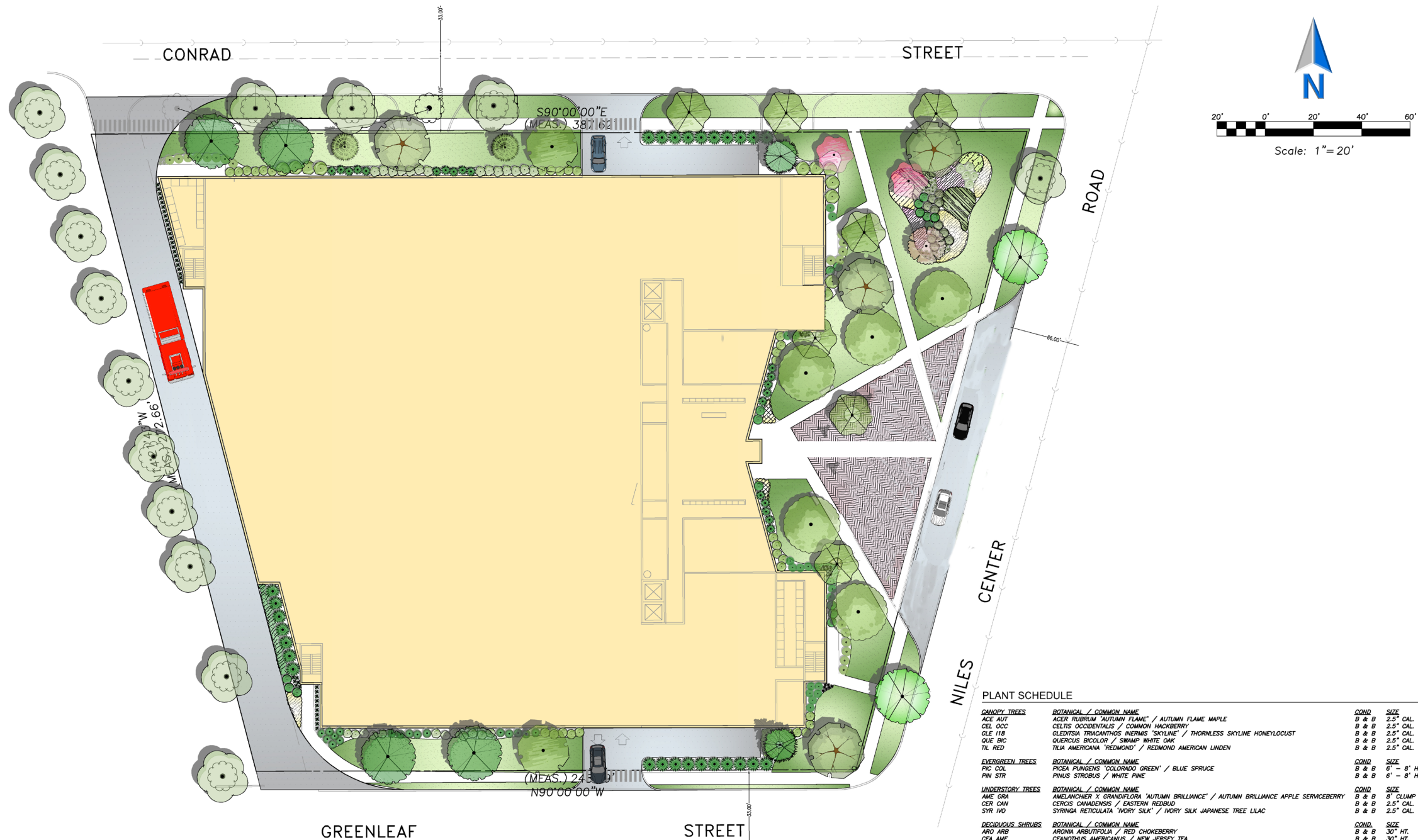
By: *Raymond R. Beaman*
Raymond R. Beaman
Professional Land Surveyor
License Number 035-00542, Expiration Date 11/30/18



DETAIL "A"
(NOT TO SCALE)



GRAPHIC SCALE
SCALE, 1" = 20 FT.



LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRINKLING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL, DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
ACE AUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5" CAL	5
CEL OCC	CELTS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	4
GLE 118	QUERCUS TRACHANTHOS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL	4
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	4
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	2
EVERGREEN TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PIC COL	PICEA PLUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6' - 8' HT.	2
PNV STR	PNUS STROBUS / WHITE PINE	B & B	6' - 8' HT.	2
UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
AME ORA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	6" CLUMP	1
CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2.5" CAL	2
SYR IVY	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL	7
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
ARO ARB	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	B & B	30" HT.	25
CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	30" HT.	9
CEP OCC	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	B & B	36" HT.	12
CEP SUG	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' / SUGAR SHACK BUTTONBUSH	B & B	24" HT.	5
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	14
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	CONT.	24" HT.	12
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	8
VB MUF	VBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	12
VB LUS	VBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	4
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
JUN COM	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER	B & B	24" HT.	22
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	17
TAX DE4	TAXUS X MEDIA / DENISE VIEW	B & B	30" HT.	20
THU SMA	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	B & B	48" HT.	19
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	5' HT.	27
GRASSES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	27
PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	CONT.	#1	27
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	29
SPD HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSPEED	CONT.	#1	4
GROUND COVERS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	CONT.	#1	118
VIN BOW	VIRCA MINOR 'BOWLES BLUE' / DWARF PERIWINKLE	CONT.	#1	128
PERENNIALS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	54
GAI KOB	GALLIARDIA X GRANDIFLORA 'KOBOLD' / BLANKETFLOWER	CONT.	#1	7
HEM ORD	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	18
LEU DAZ	LEUCHEMUM X SUPRIMUM 'DASTY MAJ' / SHASTA DASTY	CONT.	#1	14
NEP WAL	NEPETA X FASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	73
RUD GL2	RUBROECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN	CONT.	#1	70
SYM PUB	STAMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	51
TURF GRASS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	S.F.	16,969 SF

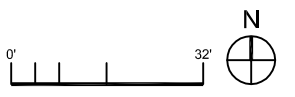
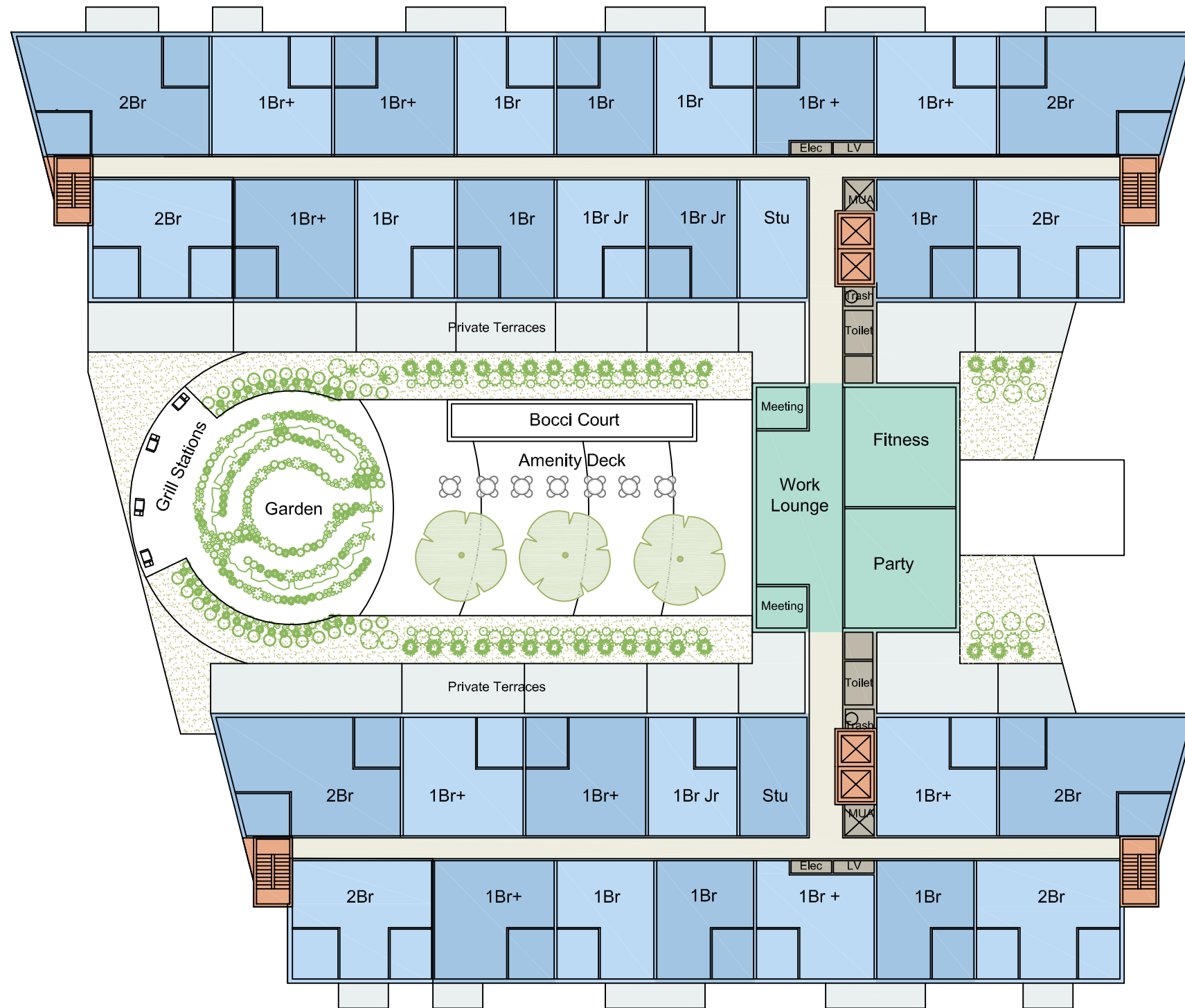
UNIT COUNT PER FLOOR AT NORTH WING:
 STUDIO: 1
 1 BED: 13
 2 BED: 4
TOTAL UNITS PER FLOOR: 18

UNIT COUNT AT NORTH WING:
 STUDIO: 6
 1 BED: 78
 2 BED: 24
TOTAL UNITS AT NORTH WING: 108

UNIT COUNT PER FLOOR AT SOUTH WING:
 STUDIO: 1
 1 BED: 9
 2 BED: 4
TOTAL UNITS PER FLOOR: 14

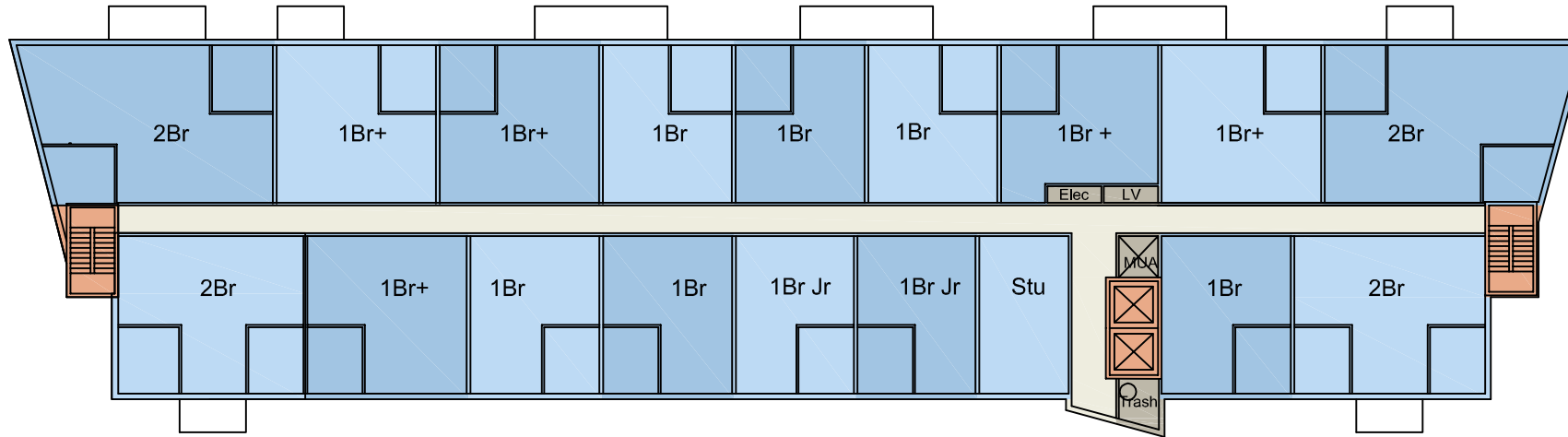
UNIT COUNT AT SOUTH WING:
 STUDIO: 6
 1 BED: 54
 2 BED: 24
TOTAL UNITS AT SOUTH WING: 84

TOTAL UNIT COUNT FOR BOTH WINGS: 192



UNIT COUNT PER FLOOR AT NORTH WING:
 STUDIO: 1
 1 BED: 13
 2 BED: 4
TOTAL UNITS PER FLOOR: 18

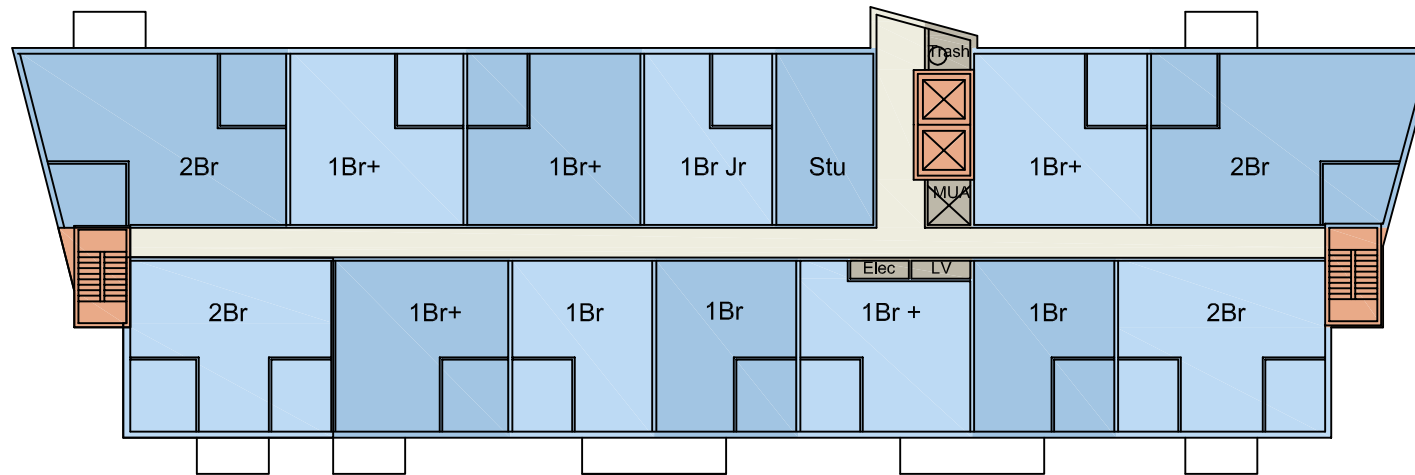
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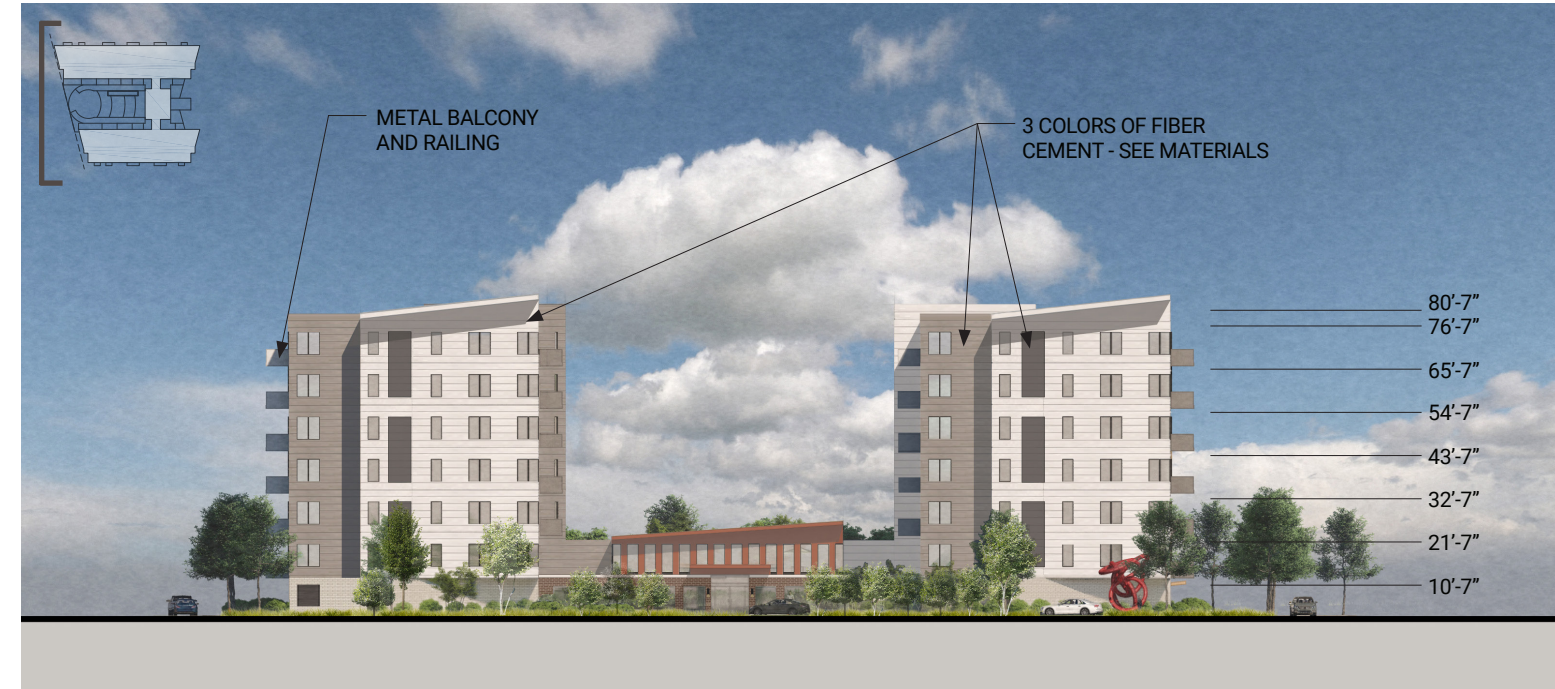
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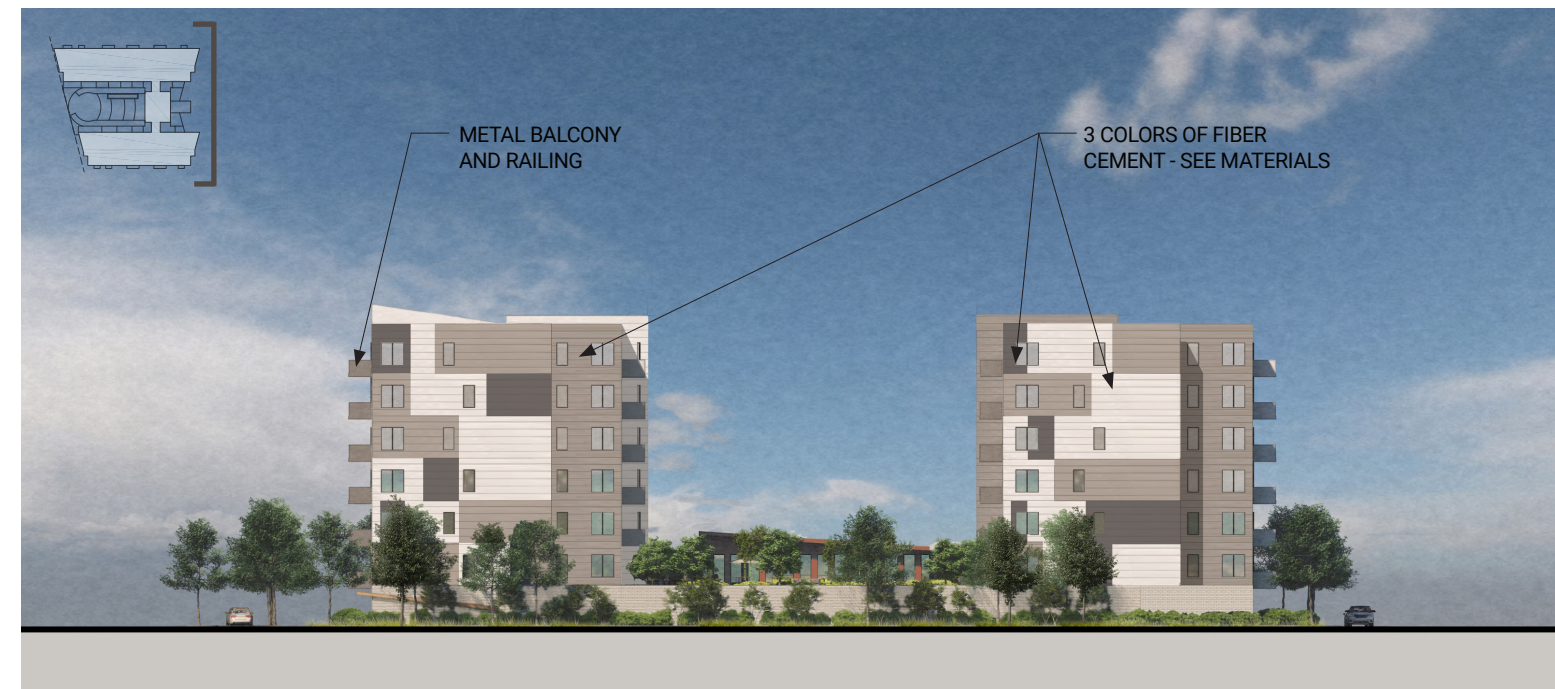
Greenleaf Elevation (South)



Niles Center Elevation (East)



Conrad Elevation (North)



West Elevation

APARTMENT BUILDINGS: TYPE III CONSTRUCTION

Luz and Associates #1 LLC

FitzGerald

Building Elevations

8610 Niles Center Road 6
Skokie, Illinois | February 16, 2023



① **Fiber Cement Panel**
Color #1



② **Fiber Cement Board**
Color #2



③ **Fiber Cement Board**
Color #3



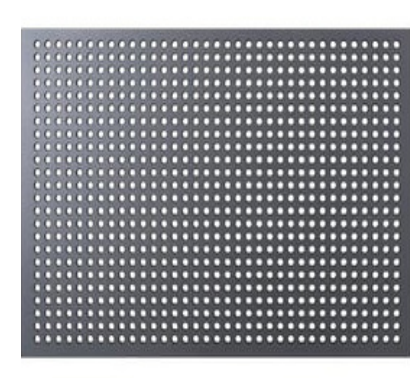
④ **Fiber Cement Panel**
Color #4



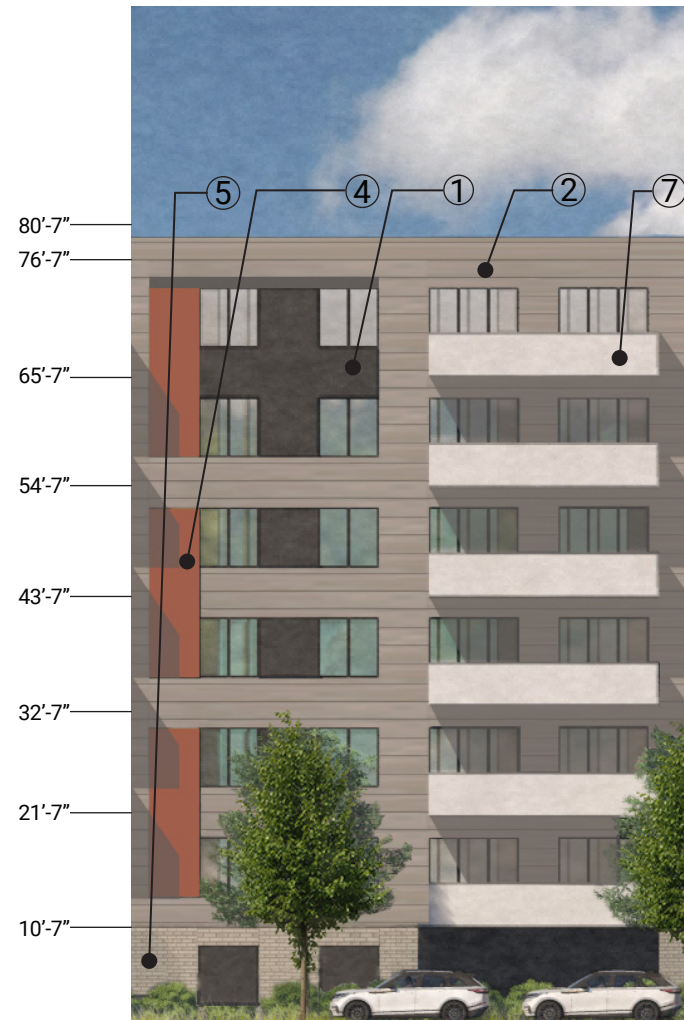
⑤ **Brick Base**
Color #5



⑥ **Brick Base**
Color #6



⑦ **Perforated Metal Railing**



Typical South Elevation



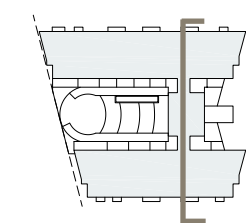
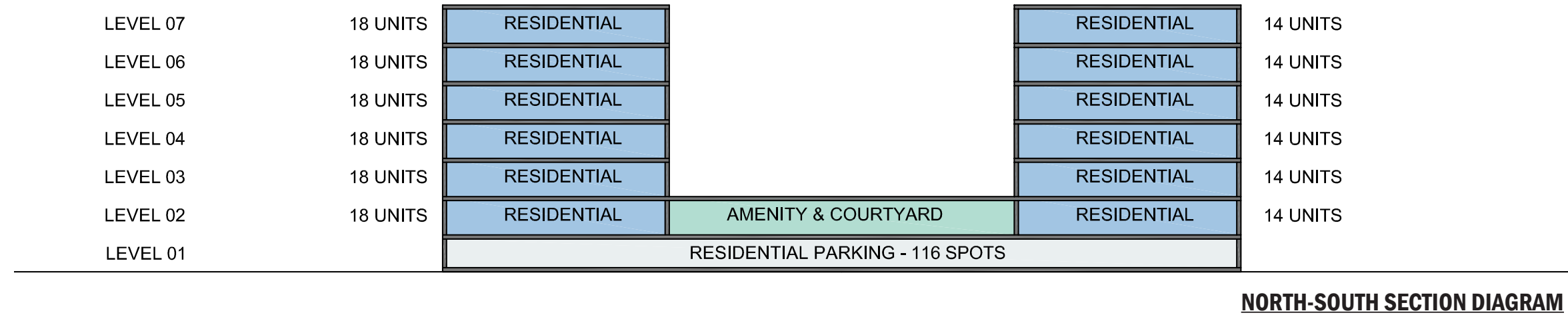
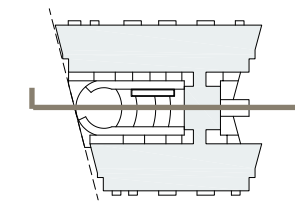
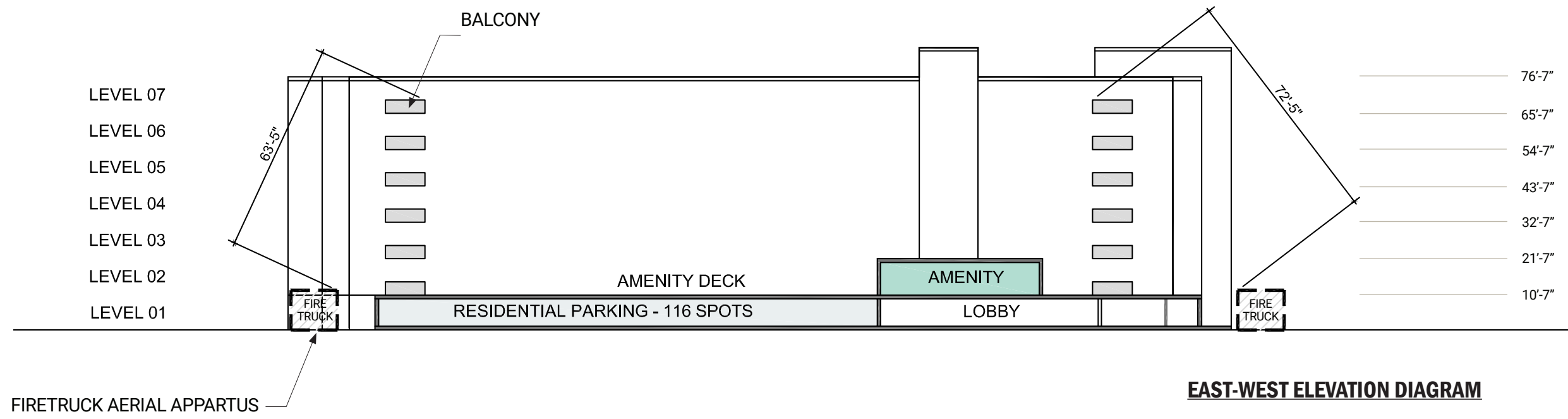
Typical North Elevation



Typical East Elevation



Typical West Elevation





A SW corner of Site from Greenleaf St



B Looking from SE corner of site down Greenleaf St and Nil Center Rd



C Looking from SE corner of site down Greenleaf St and Nil Center Rd





D SE corner of Site from Greenleaf St looking North up Niles Center Rd



E From East side of site looking South down Niles Center Rd



F Looking from NE corner of site at Conrad St and Niles Center Rd





G NE corner of Site looking down Conrad St & Niles Center Rd



H Looking South at NE corner of Site down Niles Center Rd



I Looking East down Conrad St



LEGAL DESCRIPTION:

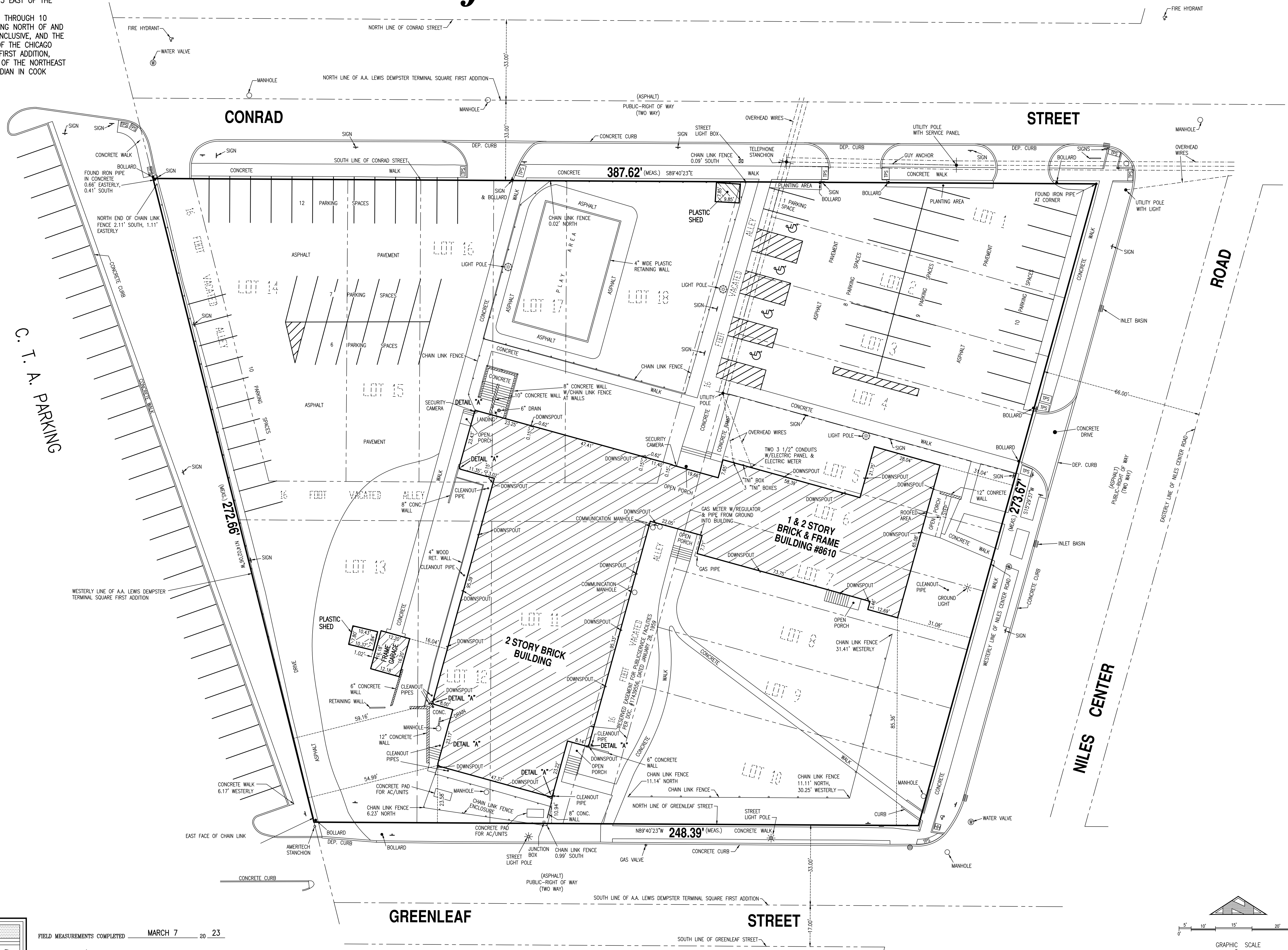
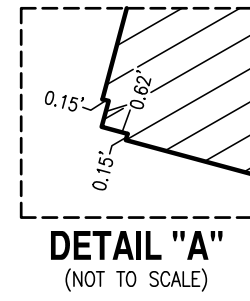
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2 IN A.A. LEWIS DEMPSTER TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THE PUBLIC ALLEYS RUNNING NORTH AND SOUTH, LYING WEST OF AND ADJOINING LOTS 1 THROUGH 10 INCLUSIVE AND EAST OF AND ADJOINING LOTS 11 AND 18; ALSO THE EAST AND WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 11, 12 AND 13 AND SOUTH OF AND ADJOINING LOTS 14 THROUGH 18, BOTH INCLUSIVE, AND THE PUBLIC ALLEY RUNNING NORTH AND SOUTH LYING WEST OF AND ADJOINING LOT 14 AND EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD ALL IN BLOCK 2 IN IN A.A. LEWIS DEMPSTER TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8610 NILES CENTER ROAD, SKOKIE, ILLINOIS.

PLAT of SURVEY

LEGEND	
	SIGN
	INLET
	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLES
	GAS VALVE
	CLEANOUT PIPE
	STREET LIGHT POLE
	LIGHT POLE
	STREET LIGHTING HANDHOLE
	TACTILE PAVING SLAB



SITE NOTES:

Area of surveyed property = 83,998 sq. ft., more or less.

Bearings shown hereon are based on the Illinois Coordinate System, East Zone.

GENERAL NOTES:

All information provided to the surveyor is shown or noted hereon.

No Title Report was supplied for this survey.

The legal description on this plat was provided to us by the client and should be compared to your Deed, Abstract or Certificate of Title.

This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

Underground utilities are NOT shown hereon.

Prior to excavation call J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	Professional Design Firm
TEL. (847) 864-6315 / FAX (847) 864-9341	License No. 184.008027-0008
E-MAIL: SURVEYOR@BHSUHR.COM	
LOCATION 8610 NILES CENTER ROAD	SURVEY DATE, MARCH 7, 20 23
ORDER No. 23-002-A	ORDERED BY: BARRY SIDEL

FIELD MEASUREMENTS COMPLETED MARCH 7, 20 23

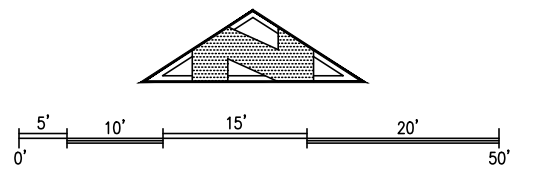
STATE OF ILLINOIS

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By Dated MARCH 8, 20 23



Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/24



GRAPHIC SCALE SCALE, 1" = 20 FT.

ABBREVIATIONS: MEAS. = MEASURED

March 6, 2023

Johanna Nyden
Community Development Director
Village of Skokie
5127 Oakton Street
Skokie, IL 60077

RE: 8610 Niles Center Road

Dear Johanna:

Barry let us know that you have two questions that you'd like us to respond to about sustainability. We understand that the questions are about the viability of photovoltaic panels being installed now versus the future and green roofs. Our answers are below.

1. Why are solar panels not being installed now?
 - a. The building is being designed to be solar ready and a photovoltaic (PV) system can be installed day one. One of the biggest costs to adding solar to existing buildings is often improving the structure because it wasn't designed to support the solar array structural loads in the future. Not only do they need to support gravity load but wind uplift is often the greater load that requires reinforcement of the roof structure. As for when the PV system will be installed, we analyzed the feasibility and financial impacts on our project and we will prepare the building structure and electrical system to accept the PV when the panels are more efficient, meaning they produce more electricity and have a reasonable payback period.
2. Why isn't more green roof being designed on the apartment building roofs?
 - a. The building will include both Green and Cool Roofing systems. Our sustainability approach for the project includes strategies to reduce the Heat Island Effect on our residents and the surrounding communities. As a part of the 2nd floor amenity deck, we are designing an intensive green/landscaping system that can be enjoyed by our residents both actively while on the roof and aesthetically when looking at the recreational landscaping amenity deck from the units that face into the courtyard. As for the upper roof over the apartments, our design is a TPO, Energy Star labeled surface that is designed to lower the building's roof surface temperature and decrease the amount of heat transferred into the building. Heat management is the goal Green and Cool roofs that can be equally successful and reducing the Heat Island Effect is a benefit to our residents, the building and the surrounding community. Designing a green roof above the apartments that cannot be visually enjoyed by other surrounding buildings is a common goal. Since there are not any taller buildings around us, no one else can enjoy the roof landscaping. Lastly, we prefer to keep green/landscaped roofs above non-residential areas on concrete structures and not build them on wood structures like we're proposing here, for longevity of the waterproofing system.

Please let us know if we can provide any additional information on these questions or any others about the proposed building.

Sincerely,



Michael DeRouin
President

**Memorandum
Community Development Department**

TO: John Lockerby, Village Manager

FROM: Johanna Nyden/MB
Johanna Nyden, AICP
Community Development Director

DATE: March 10, 2023

SUBJECT: **Update on 2023-24 Program Year CDBG Public Hearing #4**

The CDBG Action Plan for the 2023 Program Year will be presented to the Village Board on April 17, 2023 for consideration of adoption.

On February 27, 2023 the Department of Housing and Urban Development Program announced funding allocations for municipalities who participate in the Community Development Block Grant (CDBG) program. Typically, this information is not available until later in the spring and since it was made available sooner, staff was able to update the Action Plan accordingly. While the Village budgeted to receive around \$600,000 in funding, it was announced that Skokie's allocation was \$552,656.

The news of the allocation and the subsequent adjustment of the Village's allocation resulted in a delay of the Village Board consideration and adoption. As a result, the Annual Action Plan is currently available for public comment on the Village's website and undergoing the HUD-required 30-day review period. Since it was posted the week of March 13, 2023, the final public hearing will not occur until April 17, 2023.

CC: Paul Reise, AICP, Planning Manager
Justin Malone, Neighborhood & Housing Coordinator/ CDBG Administrator