


To: Chairperson Youkhana and Members of the Economic Development Commission

From: Nancy Radzevich, AICP, Community and Economic Development Director 

Date: February 10, 2017

Re: Façade Improvement Program Application
Morton Grove Animal Hospital – 9128 Waukegan Road

Introduction

Brian Harris, DVM, owner of Morton Grove Animal Hospital at 9128 Waukegan Road is applying for a Façade Improvement Grant for Phase 2 of their current expansion project. Phase 1 of the project has been completed and Phase 2 will begin later this spring. The overall project is estimated to cost approximately \$1.9M.

In 2015, the applicant had the project reviewed by the Appearance Commission as part of their Special Use application. The submitted elevations are consistent with elevations approved with the Special Use.

Program Background

The Morton Grove Façade Improvement Program gives financial assistance to commercial property and business owners who are making investments in their property by improving the exterior facades of their buildings. The Program was implemented to promote and support local businesses who, through such improvement, contribute to the improved "curb appeal," functionality and the aesthetics of our commercial corridors.

The program is a matching grant program that provides funding for 50% of eligible expenses for the first \$5,000 and 25% grant for eligible expenses above \$5,000. **Eligible expenses** include signage, awnings, and materials used to renovate the exterior of the commercial building. **Ineligible expenses** include such work as general repairs, maintenance, demolition & related expenses, tuck pointing, sandblasting, landscaping, architectural design & permit fees.

Funding Source

The 2017 Fiscal Year Budget allocated \$60,000 to the Façade Improvements Fund. This will be the first project funded in 2017 and as such the current balance of available funding through this budget line item is \$60,000.

Project Summary

Morton Grove Animal Hospital has submitted a Façade Improvement Program Application for funding assistance for improvements to the portions of façade improvement work. Staff notes that the owner stated that, although they are spending significantly more money on the building façade, they specifically tried to limit the scope of work to be within the limits of the total grant award.

Façade Guidelines

Per the Façade Program Guidelines, property owners and businesses located on the first floor of commercial properties in Morton Grove are eligible. Upper floors used for commercial purposes may be

eligible, at the discretion of the Village. The program sets grant limits based on location. A \$15,000 maximum grant per project is allowed for sites within TIF Districts and a \$7,500 max grant for sites outside of a TIF District. Since this business is located within the Waukegan Road TIF District, Morton Grove Animal Hospital is eligible for a max grant of \$15,000.

The applicant has submitted three (3) bids for the project, as follows:

Company	Total Bid Proposal	Total Grant Eligible Costs
Pro Home 1 (<i>siding only</i>)	\$ 46,485.00	\$ 46,485.00
The Wallfill Company (<i>siding/brick veneer</i>)	\$ 88,278.00	\$ 88,278.00
Chicagoland Builders (<i>siding/windows</i>)	\$ 59,337.00	\$ 59,337.00

Maximum Potential Grant Award

As previous noted, the Program allows for up to a 50% matching grant for the first \$5,000 in eligible costs and 25% grant for additional costs, up to the established maximum cap. In this case, the maximum cap for the grant is \$15,000.

Staff notes that typically grant applications would not be presented to the EDC unless all three bids were consistent; however, staff notes that there is reasonable justification for presenting this for initial review. First, this project was filed last fall, but was held to ensure that the grant for the Phase 2 work would be awarded within the same year that the money would be expended (which is one of the requirements of the program funding). Secondly, staff and the applicant both asked for this review to be initiated at this time to ensure the project would be considered under the current guidelines.

The maximum potential grant award is required to be based on the current lowest bid, which is currently Pro Home's bid of \$46,485.00 for siding only. Using this bid for only-siding, the grant award would be:

Eligible Costs	50% Match to the 1st \$5,000 expended	25% Match for >\$5,000 expended, up to Maximum Limit	Maximum Potential Grant Award
\$ 5,000	\$ 2,500		\$ 2,500.00
\$41,485	--	\$10,371.00	\$10,371.25
			\$12,871.25

Even though the current submitted bids show a limited scope, staff notes that based on the amount of additional façade work that could be included, this applicant will be expending more than the minimum level needed to reach the **\$15,000** grant level. The applicant's contractor is working on pulling together the additional comparable bids to satisfy the "like-bid" requirement.

Recommendation

Given that this is an on-going project and in order to try to get the grant award initiated prior to them initiating the phase 2 work, staff suggests that the EDC consider two alternative for this application

- Given that it appears that overall scope work involved in the façade improvements would far exceed the minimum levels needed for the applicant to meet the \$15,000 grant level, the EDC could recommend approval of a minimum \$12,871.25 grant, which can be increased to \$15,000, if the applicant provides the additional bids to the Director of Community and Economic Development to confirm that the minimum façade expenditure levels will be met. **OR**

- The Economic Development Commission can hold this application open, for up to 60 days, to allow the applicant to submit the necessary additional bids. Upon receipt of the additional bids, the EDC could hold a special meeting to continue their evaluation and finalize their formal grant approval.

If the Economic Development Commission chooses to proceed with an approval at this time, for a grant of at least \$12,871.25, up to the maximum of \$15,000, then staff suggests the following conditions:

1. The applicant shall have provided the necessary 3 "like-bids" to the Director of Community and Economic Development within 60 days or prior to initiating the Phase 2 work, whichever is sooner, and if the lowest of those three like-bids is equal to at least \$55,000 worth of eligible work items, then the applicant shall be awarded the maximum award of \$15,000;
2. The applicant shall comply with all permitting requirements for this project and shall improve the building façade in accordance with the submitted Application and approved plans and elevations; and
3. The applicant shall remain in "good standing" with the Village of Morton Grove through the completion of the project.



Village of Morton Grove Façade Improvement Program Application

Project Address: _____ 9128 Waukegan Road _____

Business or Organization Name: _____ Morton Grove Animal Hospital _____

Applicant Information

Name: _____ Brian Harris d.b.a. KAB, LLC _____

Address: _____ 9128 Waukegan Road _____

Phone: _____ 847-965-4010 _____ E-mail: _____ dexthetvet@sbcglobal.net _____

Applicant is: (please check all that apply): ☒ Property Owner ☒ Business Owner ☐ Tenant

If applicant is NOT the property owner, please supply Property Owner information:

Name: _____

Firm (if Property Management Company): _____

Address: _____

Phone: _____ E-mail: _____

Date (year) property was purchased: _____

Applicant (please mark any that apply)

☒ Business Owner

☐ Corporate Representative (if business has multiple locations)

☐ Not-for-Profit Organization

☐ Other (please specify) _____

Business/Organization is:

☐ New to MG ☐ Existing MG ☐ Existing MG/relocating ☒ Existing MG/expanding

Lease Information (for Tenants):

Length of time business has been at this location: _____

If business is relocating, length of time business operated at previous location: _____

Length of current lease: _____ Lease Expiration date: _____

Property Financial Assistance Information (for Owner):

Has this property or the business owner received any financial assistance (grants, sales tax sharing, TIF, etc.) from the Village in the past? ☐ YES ☒ NO

If yes, describe the type of assistance, date(s) of assistance/grant, and amount of assistance:

Architect/Designer (if applicable) :Name: Linden Group Architects - Mike Matthys

Firm (if Property Management Company): _____

Address: 10100 Orland Parkway Orland Park, IL 60467Phone: 708-799-4400 E-mail: mmatthys@lindengroupinc.com**Required For Grant Consideration***Note: all items must be attached for grant review.*

- ☒ Business description (including product/service and type of client/customer)
- ☒ Proposed project designs, façade and/or signage details, and façade elevation(s)
- ☒ Narrative description and projected budget for scope of work to be performed
- ☒ Three (3) LIKE-BIDS for each type of proposed work (See Program Guidelines)
- ☐ Tenant: Copy of current lease and letter from landlord acknowledging & permitting work contemplated
- ☒ Owner: evidence of title or control of property; copy of lease(s), if any; current real estate tax bill; and sign-off from Finance Department that no outstanding fees, taxes, fines exist for this property
- ☒ Photos of building exterior/façade – Minimum of two 8" x 10" color photos (hard copy and digital)
- ☒ 10 Hard copies of the application packet and electronic submission to commdev@mortongroveil.org

Statement of Understanding - Applicant

The applicant (undersigned) has read and fully understands the guidelines and procedures of the Morton Grove Façade Improvement Program and the associated Agreement, which shall be fully executed prior to the initiation of work covered by the grant program. It is understood by the applicant that three cost estimates, copies of building permits, contracts, insurance, and invoices are required documentation prior to commencement.

Applicant Signature

Brian Harris

Applicant Name (Please Print)

7/28/2016

Date

35-2519641

Company's FIN #

If the applicant is NOT the property owner, the following must be completed by the property owner:

I, _____ (print name), certify that I am the owner of the property located at _____ (property address) and authorize the applicant to apply for a grant under the Morton Grove Façade Improvement Program and undertake the approved improvements.

Property Owner Signature

Date

FOR OFFICE USE ONLY:

Application Number: _____ Date Received: _____

Application Fee Paid: _____ Check _____ Money Order _____ Credit Card

Finance Dir. Certification – Applicant & property owner have no outstanding fees, fines, taxes, etc. due to MG:

(signature) _____ (date)

Estimated Cost of Project Eligible Expenses (lowest estimate from submitted quotes): _____

Total Grant Award Approved: _____ Date of EDC approval: _____

Date of Appearance Commission Review/Issuance of Appearance Certificate: _____

Date of Request for Rebate/Receipt of Req'd Final Documents, Photos: _____

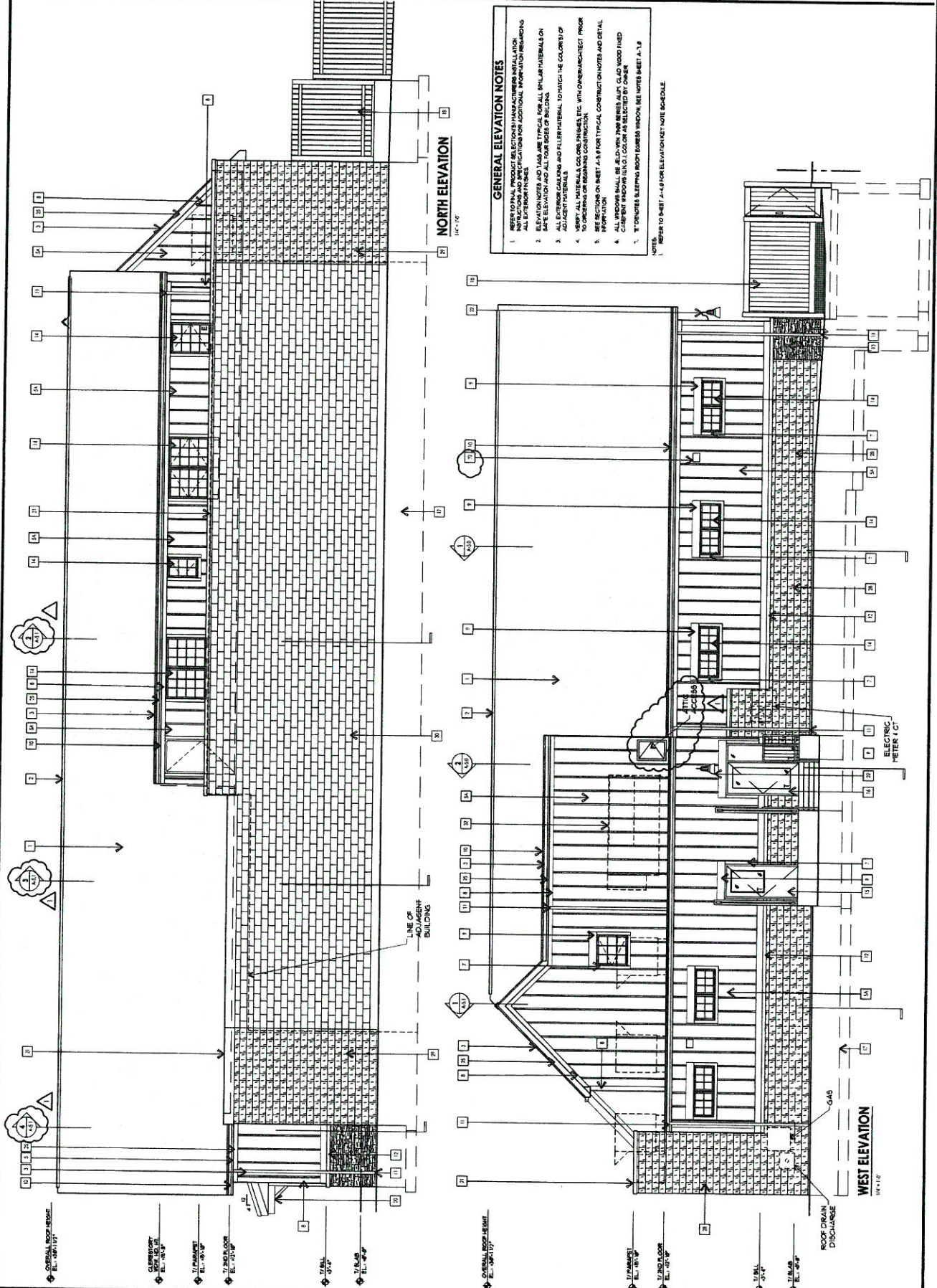
Inspection to confirm completion: _____ (signature) _____ (date)

Date of Issuance of Rebate: _____

Narrative Description and Projected Budget for the Work to be Performed

We are building a new state of the art facility with a total budget of 1.9 million dollars. The building's façade facing Waukegan Avenue will be comprised of a natural tone stone on the lower portion of the wall with a vertical white Hardie-board siding on the upper wall and white shingles over the gable. There will be natural wood highlights around the front entrance and the stairway to the second floor. The intention is to have the aesthetic of a cabin or rustic home. I have included the architectural elevations for an easier visualization of our intended final appearance.

[illegible]



GENERAL ELEVATION NOTES

1. REFER TO PLAN, PROFILE SECTIONS, HATCH PATTERNS AND ALL INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REMAINING AT ALL EXPOSURES.
2. ALL ELEVATIONS ARE FINISH UNLESS OTHERWISE NOTED. PROVIDE ALL SUFFICIENT MATERIAL TO MATCH THE COURTESY OF ADJACENT MATERIALS.
3. ALL EXTERIOR CALLINGS AND ALL INTERIOR MATERIAL TO MATCH THE COURTESY OF ADJACENT MATERIALS.
4. VERIFY ALL MATERIALS COMPLY WITH ALL CITY, STATE AND FEDERAL CODES AND ALL APPLICABLE STANDARDS. PROVIDE ALL NECESSARY MATERIALS TO MATCH THE COURTESY OF ADJACENT MATERIALS.
5. SEE SECTION ON SHEET A-8 FOR TYPICAL CONSTRUCTION DETAILS AND DETAIL INFORMATION.
6. ALL EXTERIOR WALLS SHALL BE CONCRETE OR CMU. PROVIDE ALL NECESSARY MATERIALS TO MATCH THE COURTESY OF ADJACENT MATERIALS.
7. PROVIDE ALL SUFFICIENT ROOFING MATERIAL TO MATCH THE COURTESY OF ADJACENT MATERIALS.

NOTE:
1. REFER TO SHEET A-4.0 FOR ELEVATION KEY NOTE SCHEDULE.



655 Central Ave Wood Dale IL 60191
Office: 630-517-5797 Fax: 630-517-5798



PROPOSAL #9128 Waukegan Rd_siding

PREPARED FOR
Michael Jurkovic
RWE Management Company

WORK TO BE PERFORMED AT
9128 Waukegan Rd
Morton Grove, IL 60053

January 12, 2016

**RE: SIDING PROJECT ON MORTON GROVE ANIMAL HOSPITAL ACCORDING TO
BLUEPRINT DATED 10/02/2015**

WE PROPOSE THE FOLLOWING:

Pro Home 1, Inc. will:

- Dumpster to be provided by others
 - Provide and install JamesHardie tape on all house wrap seams (as needed)
 - Provide and install JamesHardie NT3 trims according to blueprint
 - Provide and install JamesHardie Smooth Panel siding according to blueprint
 - Provide and install JamesHardie Cedarmill Panels fiber cement siding with JamesHardie Batten strips at 16" OC according to blueprint
 - Provide and install 16" wide JamesHardie vented soffit panels at eaves
 - Provide and install 16" wide JamesHardie solid soffit panels at gables
 - Provide and install 36" wide JamesHardie solid panels at overhangs
 - Provide and install ten (10) doug-fir brackets
 - Allowance: \$45.00 per bracket
 - Provide and install aluminum drip edge flashing at gables
 - Provide and install all necessary caulking
 - Provide and install all necessary flashing as required by JamesHardie specifications
 - Provide daily cleanup and thorough cleanup after project completion
- All work will be professionally completed according to manufacturers' specifications

Total Labor & Material: \$46,485.00

PRO HOME 1, INC. GUARANTEES LABOR FOR 5 YEARS!

Gutters, Downspouts = \$ _____

The Wallfill Company

Since 1928

649 Childs Street Wheaton Illinois 60187

(630) 681-8700 (630) 878-0026

Fax 630-393-7191

Purchaser:

RWE
Morton Grove Animal Hospital
Morton Grove, Il.

Date: 1/7/15

GOODS AND SERVICES: You agree to purchase from me, and I agree to sell to you, the following goods and/or service.

JOB ADDRESS: The goods and/or services are to be furnished to and used in the course of rehabilitating or altering the premises located at: and you represent to me that you own that premises.

SPECIFICATIONS

- LP Smartside 2 coat pre-finished
\$18,200--
Versetta Stone Brick
\$21,223--
- LP Fascia and Frieze Aluminum Soffit
\$10,296--
- ✓ LP Window Trim
\$ 2,800—
- LP Trim Skirt
\$ 2,170—
- LP Shake in Gables
\$ 4,500—
- Heavy Duty Gutters and 3x4 Downspout system
\$ 3,864—
Atlas Pinnacle Arch. Asphalt Shingle Roof.
\$23,975—
Standing Seam Aluminum Metal Roof
\$ 1,250--

PROPOSAL

\$ 88,278-

SIGNS PACKAGE

\$ 37,966

○ = \$41,830-

NOTICE TO OWNER

Do not sign this Contract before you read it or if it contains any blank spaces. You are entitled to an exact copy of the agreement you sign, additional terms and conditions on reverse side.

NOTICE OF CANCELLATION

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

In this Contract, the word "You" and "Your" means each and all of the people named as owner and who sign this Contract.

The words "I", "My" and "Me" mean the Contractor (Seller) named.

PRICE: Covers all materials, labor, insurance, etc., for job completion as specified above.

Payment of the above work to be made as follows:

Cash \$0 down 50% on Material Deliv. (Order on custom) 45% on substantial completion, 5%_ on completion.

Purchaser

The Wallfill Company



Chicagoland Builders, Inc.

1516 E. Algonquin Rd.

Arlington Heights, IL 60005

Phone:

847-427-6200

Fax:

847-427-6201

www.chicagolb.com

Mike Rossier



Name: MIKE JURKOVIC
Company: RWE MANAGEMENT COMPANY
Address1: 16 W 361 S FRONTAGE RD SUITE 106
Address2: BURR RIDGE, IL 60527
Home:
Work:
Cell: 630-203-7747
Email: MJURKOVIC@RWEMANAGEMENT.COM

Address1: 9128 WAUKEGAN RD
Address2: MORTON GROVE, IL 60053
Contract#: 1618
Date: 12/29/2015
Status: PROPOSAL

Category	Description
HARDIE SIDING	FIBER CEMENT SIDING PANELS W/ TRIM PER PRINT - Incomplete # (120 soffits)
WINDOWS	"R" WINDOW INSTALL
WINDOWS	"S" WINDOWS INSTALL
WINDOWS	"T" WINDOWS INSTALL
WINDOWS	"U" WINDOW INSTALL
WINDOWS	"V" WINDOW INSTALL
WINDOWS	"W" WINDOWS INSTALL
WINDOWS	"X" WINDOW INSTALL
WINDOWS	"Y" WINDOW INSTALL
WINDOWS	"L" WINDOW INSTALL
WINDOWS	"M" WINDOW INSTALL
WINDOWS	"N" WINDOW INSTALL
WINDOWS	"O" WINDOW INSTALL
WINDOWS	"P" WINDOW INSTALL
WINDOWS	"Q" WINDOW INSTALL

Qty	Unit Price	Total
1.00	\$36,800.00	\$36,800.00
5.00	\$420.06	\$2,100.30
1.00	\$559.29	\$559.29
1.00	\$309.80	\$309.80
1.00	\$609.11	\$609.11
3.00	\$660.23	\$1,980.69
2.00	\$429.63	\$859.26
2.00	\$352.34	\$704.68
2.00	\$326.60	\$653.20
9.00	\$513.60	\$4,622.40
1.00	\$886.32	\$886.32
5.00	\$526.15	\$2,630.75
5.00	\$366.69	\$1,833.45
9.00	\$351.88	\$3,166.92
8.00	\$425.75	\$3,406.00

- J.H. TAPE ON ALL HOUSE WRAP SEAMS
- J.H. TRIM
- J.H. SMOOTH PANEL SIDING W/ JH BATTEN STRIPS @ 16" OC
- J.H. 16" W

\$ 22,527

QUACKER WINDOWS

NOTES: WINDOWS ARE JELD-WEN W-2500 SERIES
TOTAL WINDOW COUNT IS 54

TOTAL: \$61,122.17

LIMITED WARRANTY. CHICAGOLAND BUILDERS, INC. WARRANTS TO THE CUSTOMER THAT THE GOODS SOLD HEREUNDER ARE FREE FROM WORKMANSHIP DEFECTS UNDER NORMAL USE. THIS WARRANTY SHALL BE IN EFFECT FOR THE PERIOD AS STATED BY THE MANUFACTURER. WARRANTY IS FOR A ONE TIME REPLACEMENT ONLY. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION HEREOF. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED AND EXCLUDED BY CHICAGOLAND BUILDERS, INC. PRICING VALID FOR 30 DAYS FROM DATE OF PROPOSAL.

*TIED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Chicagoland Builders, Inc. is authorized to do the work specified. Customer has read and agrees to the Terms and Conditions set forth below.

CUSTOMER SIGNATURE: _____

DATE: _____

Affidavit of Title

File Number: 1413431,

State of Illinois }
 } SS.
County of Cook }

The undersigned affiant, being first duly sworn, on oath deposes and says, and also covenants with and warrants to the grantee hereinafter named:

KAB, LLC

That affiant has an interest in the premises described below or in proceeds thereof or is the grantor in the deed to grantee **KAB, LLC**, dated 02/02/2015 Conveying the following described premises:

9128 Waukegan Rd., Morton Grove, IL 60053

"As per attached legal description."

That no labor or material has been furnished for premises within the last four months that is not fully paid.

That since the title date of 1/21/2015 in the report on the title issued by Saturn Title LLC, Affiant has not done or suffered to be done anything that could affect the to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from _____ to _____, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, & that all the insurance policies assigned have been paid.

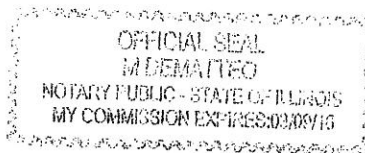
That is instrument is made to induce, an in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states: Naught

Robert Drell by Barbara Drell as attorney in fact
American National Bank and Trust Company as Trustee under a Trust Agreement August 10, 1992
and known as Trust Number 115795-05 *by Roberta Drell, beneficiary*

Subscribed and sworn to before me
This 02/02/2015

NOTARY PUBLIC



Legal Description

Property Tax Identification Number: 10-18-304-017-0000

Property Address: 9128 Waukegan Rd., Morton Grove, IL 60053

LOTS 7, 8, 9 AND 10 IN BLOCK 13 IN GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1927, BOOK 103, PAGE 30 AND 31 AS DOCUMENT 9547835 IN COOK COUNTY, ILLINOIS.

TOTAL PAYMENT DUE**\$2,296.16**

By 08/01/16 (on time)

2015 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
10-18-304-019-0000	116	24069	2015	(2016)	NILES	2-12

**IF PAYING LATE,
PLEASE PAY**08/02/16-09/01/16
\$2,330.6009/02/16-10/01/16
\$2,365.0410/02/16-11/01/16
\$2,399.48**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT BREAKDOWN**

Taxing District	2015 Tax	2015 Rate	2015 %	Pension	2014 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	5.91	0.012	0.11%		6.04
Metro Water Reclamation Dist of Chicago	209.69	0.426	3.75%	21.65	235.96
Morton Grove Park District	245.62	0.499	4.40%	35.93	254.07
Miscellaneous Taxes Total	461.22	0.937	8.26%		496.07
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	133.39	0.271	2.39%		141.57
Niles Township HS District 219 (Skokie)	1,915.27	3.891	34.30%	80.23	2,002.90
Golf School District 67 (Morton Grove)	1,748.40	3.552	31.31%	54.14	1,880.53
School Taxes Total	3,797.06	7.714	68.00%		4,025.00
MUNICIPALITY/TOWNSHIP TAXES					
TIF-Village of Morton Grove	0.00	***	0.00%		0.00
Morton Grove Library Fund	233.81	0.475	4.19%		251.32
Village of Morton Grove	740.31	1.504	13.26%	323.39	825.30
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	3.94	0.008	0.07%		3.84
Town of Niles	25.60	0.052	0.46%		27.44
Municipality/Township Taxes Total	1,003.66	2.039	17.98%		1,107.90
COOK COUNTY TAXES					
Cook County Forest Preserve District	33.96	0.069	0.61%	0.98	37.86
Consolidated Elections	16.74	0.034	0.30%		0.00
County of Cook	142.25	0.289	2.53%	51.19	162.43
Cook County Public Safety	72.36	0.147	1.30%		132.25
Cook County Health Facilities	57.10	0.116	1.02%		17.01
Cook County Taxes Total	322.41	0.655	5.76%		349.55
(Do not pay these totals)	5,584.35	11.345	100.00%		5,978.52

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.**TAX CALCULATOR**

2014 Assessed Value	20,135	2015 Total Tax Before Exemptions	5,584.35
2015 Property Value	184,460		
2015 Assessment Level	X 10%	Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
		Senior Assessment Freeze Exemption	.00
2015 Assessed Value	18,446		
2015 State Equalization Factor X	2.6685		
2015 Equalized Assessed Value (EAV)	49,223	2015 Total Tax After Exemptions	
2015 Local Tax Rate	X 11.345%		5,584.35
2015 Total Tax Before Exemptions	5,584.35	First Installment	3,288.19
		Second Installment +	2,296.16
		Total 2015 Tax (Payable in 2016)	
			5,584.35

IMPORTANT MESSAGES- Thank you for your first installment payment of: **\$3,288.19 on 02-26-16****PROPERTY LOCATION**9128 WAUKEGAN RD
MORTON GROVE IL 60053 2119**MAILING ADDRESS**ROBERTA M DRELL
9128 WAUKEGAN RD
MORTON GROVE IL 60053-2119

TOTAL PAYMENT DUE**\$484.13**

By 08/01/16 (on time)

2015 Second Installment Property Tax BillProperty Index Number (PIN)
10-18-304-017-0000Volume
116Code
24069Tax Year (Payable In)
2015 (2016)Township
NILESClassification
2-90**IF PAYING LATE,
PLEASE PAY**08/02/16-09/01/16
\$491.3909/02/16-10/01/16
\$498.6510/02/16-11/01/16
\$505.91**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT BREAKDOWN**

Taxing District	2015 Tax	2015 Rate	2015 %	Pension	2014 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	1.11	0.012	0.11%		1.04
Metro Water Reclamation Dist of Chicago	39.47	0.426	3.76%	4.07	40.69
Morton Grove Park District	46.23	0.499	4.40%	6.76	43.81
Miscellaneous Taxes Total	86.81	0.937	8.27%		85.54
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	25.11	0.271	2.39%		24.41
Niles Township HS District 219 (Skokie)	360.50	3.891	34.30%	15.10	345.36
Golf School District 67 (Morton Grove)	329.09	3.552	31.31%	10.19	324.26
School Taxes Total	714.70	7.714	68.00%		694.03
MUNICIPALITY/TOWNSHIP TAXES					
TIF-Village of Morton Grove	0.00	***	0.00%		0.00
Morton Grove Library Fund	44.01	0.475	4.19%		43.34
Village of Morton Grove	139.35	1.504	13.26%	60.87	142.31
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	0.74	0.008	0.07%		0.66
Town of Niles	4.82	0.052	0.46%		4.73
Municipality/Township Taxes Total	188.92	2.039	17.98%		191.04
COOK COUNTY TAXES					
Cook County Forest Preserve District	6.39	0.069	0.61%	0.18	6.53
Consolidated Elections	3.15	0.034	0.30%		0.00
County of Cook	26.77	0.289	2.52%	9.63	28.01
Cook County Public Safety	13.62	0.147	1.30%		22.80
Cook County Health Facilities	10.75	0.116	1.02%		2.93
Cook County Taxes Total	60.68	0.655	5.75%		60.27
(Do not pay these totals)	1,051.11	11.345	100.00%		1,030.88

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.**TAX CALCULATOR**

2014 Assessed Value 3,472

2015 Total Tax Before Exemptions
1,051.11

Homeowner's Exemption .00

Senior Citizen Exemption .00

Senior Assessment Freeze Exemption .00

2015 Assessed Value 3,472

2015 State Equalization Factor X 2.6685

2015 Equalized Assessed Value (EAV)
9,265

2015 Local Tax Rate X 11.345%

2015 Total Tax Before Exemptions
1,051.112015 Total Tax After Exemptions
1,051.11

First Installment 566.98

Second Installment + 484.13

Total 2015 Tax (Payable In 2016)
1,051.11**IMPORTANT MESSAGES**

- Thank you for your first installment payment of: \$566.98 on 02-26-16

PROPERTY LOCATION9128 WAUKEGAN RD
MORTON GROVE IL 60053 2119**MAILING ADDRESS**KAB LLC
9128 WAUKEGAN RD
MORTON GROVE IL 60053-2119

TOTAL PAYMENT DUE**\$2,296.16**

By 08/01/16 (on time)

2015 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
10-18-304-020-0000	116	24069	2015	(2016)	NILES	2-12

IF PAYING LATE,
PLEASE PAY

08/02/16-09/01/16
\$2,330.60

09/02/16-10/01/16
\$2,365.04

10/02/16-11/01/16
\$2,399.48

**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW**

TAXING DISTRICT BREAKDOWN

Taxing District	2015 Tax	2015 Rate	2015 %	Pension	2014 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	5.91	0.012	0.11%		6.04
Metro Water Reclamation Dist of Chicago	209.69	0.426	3.75%	21.65	235.96
Morton Grove Park District	245.62	0.499	4.40%	35.93	254.07
Miscellaneous Taxes Total	461.22	0.937	8.26%		496.07
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	133.39	0.271	2.39%		141.57
Niles Township HS District 219 (Skokie)	1,915.27	3.891	34.30%	80.23	2,002.90
Golf School District 67 (Morton Grove)	1,748.40	3.552	31.31%	54.14	1,880.53
School Taxes Total	3,797.06	7.714	68.00%		4,025.00
MUNICIPALITY/TOWNSHIP TAXES					
TIF-Village of Morton Grove	0.00	***	0.00%		0.00
Morton Grove Library Fund	233.81	0.475	4.19%		251.32
Village of Morton Grove	740.31	1.504	13.26%	323.39	825.30
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	3.94	0.008	0.07%		3.84
Town of Niles	25.60	0.052	0.46%		27.44
Municipality/Township Taxes Total	1,003.66	2.039	17.98%		1,107.90
COOK COUNTY TAXES					
Cook County Forest Preserve District	33.96	0.069	0.61%	0.98	37.86
Consolidated Elections	16.74	0.034	0.30%		0.00
County of Cook	142.25	0.289	2.53%	51.19	162.43
Cook County Public Safety	72.36	0.147	1.30%		132.25
Cook County Health Facilities	57.10	0.116	1.02%		17.01
Cook County Taxes Total	322.41	0.655	5.76%		349.55
(Do not pay these totals)	5,584.35	11.345	100.00%		5,978.52

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.

TAX CALCULATOR

2014 Assessed Value	20,135	2015 Total Tax Before Exemptions	5,584.35
2015 Property Value	184,460		
2015 Assessment Level	X 10%	Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2015 Assessed Value	18,446	Senior Assessment Freeze Exemption	.00
2015 State Equalization Factor X	2.6685		
2015 Equalized Assessed Value (EAV)	49,223	2015 Total Tax After Exemptions	5,584.35
2015 Local Tax Rate X	11.345%		
2015 Total Tax Before Exemptions	5,584.35	First Installment	3,288.19
		Second Installment +	2,296.16
		Total 2015 Tax (Payable In 2016)	5,584.35

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$3,288.19 on 02-26-16

PROPERTY LOCATION

9128 WAUKEGAN RD
MORTON GROVE IL 60053 2119

MAILING ADDRESS

ROBERTA M DRELL
9128 WAUKEGAN RD
MORTON GROVE IL 60053-2119

TOTAL PAYMENT DUE**\$272.33**

By 08/01/16 (on time)

2015 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
10-18-304-018-0000	116	24069	2015	(2016)	NILES	2-41

IF PAYING LATE,
PLEASE PAY08/02/16-09/01/16
\$276.4109/02/16-10/01/16
\$280.4910/02/16-11/01/16
\$284.57**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT BREAKDOWN**

Taxing District	2015 Tax	2015 Rate	2015 %	Pension	2014 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	0.63	0.012	0.11%		0.59
Metro Water Reclamation Dist of Chicago	22.20	0.426	3.75%	2.29	22.89
Morton Grove Park District	26.01	0.499	4.40%	3.80	24.65
Miscellaneous Taxes Total	48.84	0.937	8.26%		48.13
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	14.12	0.271	2.39%		13.73
Niles Township HS District 219 (Skokie)	202.80	3.891	34.30%	8.49	194.29
Golf School District 67 (Morton Grove)	185.13	3.552	31.31%	5.73	182.42
School Taxes Total	402.05	7.714	68.00%		390.44
MUNICIPALITY/TOWNSHIP TAXES					
TIF-Village of Morton Grove	0.00	***	0.00%		0.00
Morton Grove Library Fund	24.76	0.475	4.19%		24.38
Village of Morton Grove	78.39	1.504	13.26%	34.24	80.06
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	0.42	0.008	0.07%		0.37
Town of Niles	2.71	0.052	0.46%		2.66
Municipality/Township Taxes Total	106.28	2.039	17.98%		107.47
COOK COUNTY TAXES					
Cook County Forest Preserve District	3.60	0.069	0.61%	0.10	3.67
Consolidated Elections	1.77	0.034	0.30%		0.00
County of Cook	15.05	0.289	2.53%	5.42	15.75
Cook County Public Safety	7.66	0.147	1.30%		12.83
Cook County Health Facilities	6.05	0.116	1.02%		1.65
Cook County Taxes Total	34.13	0.655	5.76%		33.90
(Do not pay these totals)	591.30	11.345	100.00%		579.94

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.**TAX CALCULATOR**

2014 Assessed Value	1,953	2015 Total Tax Before Exemptions	591.30
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
		Senior Assessment Freeze Exemption	.00
2015 Assessed Value	1,953		
2015 State Equalization Factor X	2.6685		
2015 Equalized Assessed Value (EAV)	5,212	2015 Total Tax After Exemptions	591.30
2015 Local Tax Rate X	11.345%	First Installment	318.97
2015 Total Tax Before Exemptions	591.30	Second Installment +	272.33
		Total 2015 Tax (Payable In 2016)	591.30

IMPORTANT MESSAGES- Thank you for your first installment payment of: **\$318.97 on 02-26-16****PROPERTY LOCATION**9128 WAUKEGAN RD
MORTON GROVE IL 60053 2119**MAILING ADDRESS**ROBERTA M DRELL
9128 WAUKEGAN RD
MORTON GROVE IL 60053-2119

