To: Paul Luke, Plan Commission Chairperson  
From: Matt Brandmeyer, AICP, Community Development Director  
Re: **2019-50P: Special Use Permit**  
Ateres Ayala Community Center  
3412 Touhy Avenue  
Related Cases – 2019-47P: Zoning Map Amendment  
2019-48P: Site Plan Approval  
2019-49P: Parking Determination

### General Information

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>3412 Touhy Avenue</th>
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<tbody>
<tr>
<td><strong>Purpose</strong></td>
<td>To request a special use permit for a civic, social, and fraternal organization in a B2 Commercial zoning district and any relief that may be discovered during the review of this case.</td>
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<tr>
<td><strong>Petitioner</strong></td>
<td>Ateres Ayala Community Center</td>
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<tr>
<td><strong>Size of Site</strong></td>
<td>212,742 ft² (4.88 acres) with no street frontage</td>
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<tr>
<td><strong>Existing Zoning &amp; Land Use</strong></td>
<td>B2 Commercial – multi-tenant industrial building</td>
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<tr>
<td><strong>Adjacent Zoning &amp; Land Use</strong></td>
<td></td>
</tr>
<tr>
<td><strong>North</strong></td>
<td>M3 Industry – primary metal manufacturing</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>B2 Commercial – printing materials manufacturing, wholesale trade establishment, health and fitness center</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td>M3 Industry – primary metal manufacturing</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>M3 Industry – special trades contractors, vacant industrial space, wholesale trade establishments, mail order or direct selling establishment, conventional warehouses, business support service, heavy construction business</td>
</tr>
<tr>
<td><strong>Comprehensive Plan</strong></td>
<td>The site is designated as manufacturing/service employment.</td>
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PETITIONER’S SUBMITTAL

Please find attached a summary, dated December 2019, of the proposed Ateres Ayala Community Center that includes the background of the organization and its mission. Please note that the subdivision case highlighted in the attached document was withdrawn.

STAFF ANALYSIS

Staff Comment and Review requests were sent to all pertinent departments and were received from Environmental Health, Traffic Engineering, and Planning. All other departments returned the requests with no comments regarding the subject case, and/or comments were provided in related cases.

Because the available parking spaces on site are less than that which would be needed for the proposed use to operate at certain higher levels of service, Staff is recommending certain restrictions on the occupancy. However, if the applicant secures off-site parking, higher levels of service would be permitted on a sliding scale, based on the parking determination in 2019-49P.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner’s request for a special use permit for a civic, social, and fraternal organization at 3412 Touhy Avenue in a B2 Commercial district be APPROVED, based upon the Proposed Positive Findings of Fact and subject to the recommended conditions in Site Plan case 2019-48P, the Parking Determination case 2019-49P, and the conditions below.

RECOMMENDED SPECIAL USE PERMIT CONDITIONS

In addition to the conditions of case 2019-48P, the following conditions shall apply to the civic, social, and fraternal organization:

Site and Use

1. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved floor plans dated <insert date of final approved plan>.

2. The petitioner shall restrict occupancy based on parking availability as follows:
   a. Occupancy for events during weekdays shall be limited to 376 occupants based on the 137 spaces available. Valet is not permitted on weekdays before 5 pm.
   b. Occupancy for events on weeknights and weekends shall be limited to 528 guests based on 192 spaces available.
   c. If valet parking or off-site parking is provided, occupancy may increase for weeknight and weekend events at a rate of 2.75 seats for every parking space available, up to a maximum of 750 guests.

3. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code. (Standard)
Maintenance

4. 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. All trash shall be contained in such a way as to remain out of sight at all times, except for waste receptacles referenced in Condition Number <insert condition number> below. (Standard)

5. Waste receptacles shall be placed on the Subject Property for the use of customers, and that the Health Department shall determine the size, type, and location of these units, including 1 waste receptacle near the drive-through exit and 1 waste receptacle at the restaurant entrance.

6. At least once during every 4 hours of operation and before opening and closing of the business, employees shall patrol the Subject Property and clear it of debris. (Standard)

Governance

7. All signage shall conform to the Skokie Village Code, except as provided in this ordinance. 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)

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

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

10. 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)

ATTACHMENTS

2. Site Plan, dated October 14, 2019
3. Floor Plans, dated September 18, 2019
4. Project Summary, dated December 2019
5. Parking Evaluation, dated July 9, 2019
6. Fiscal Impact Study, dated August 31, 2018
7. Land use and Zoning Map for 2019-41P
<table>
<thead>
<tr>
<th>Consideration</th>
<th>Finding</th>
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<tbody>
<tr>
<td>The request is consistent with the intent of the Comprehensive Plan.</td>
<td>The proposed use is not consistent with the <em>manufacturing/service employment</em> land use designation in the Comprehensive Plan; however, it is consistent with the trend of zoning changes and commercial developments along Touhy Avenue.</td>
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<tr>
<td>The request will not adversely affect adjacent properties.</td>
<td>The request is not expected to adversely affect adjacent properties.</td>
</tr>
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<td>The request will not create undue traffic congestion.</td>
<td>Per the traffic impact analysis, the use is not expected to create undue traffic congestion.</td>
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<td>The request conforms to all applicable provisions of this code, except where relief is granted with the request.</td>
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Proposed Drop Off / Valet / Entry

PROPOSED PARKING SHOWN:
REG. 9x18' SPACES EAST - 27 CARS
REG. 9x18' SPACES SOUTH - 24 CARS
REG. 9x18' SPACES WEST - 133 CARS
HANDICAP SPACES - 8 CARS
TOTAL SPACES - 192 CARS

GENERAL NOTES:

1. TYPICAL PARKING SPACE TO BE 9x18' DEPTH
2. PRELIMINARY SITE DEVELOPMENT PLANNING SHOWN HAS BEEN PREPARED FROM GRAPHIC SURVEY PROVIDED BY
   HODGER ENGINEERING • ALL IMPROVEMENTS SHOWN TO BE
   VERIFIED IN FIELD.
3. ALL IMPROVEMENTS SHOWN TO BE VERIFIED FOR
   CONFORMANCE WITH THE SKEELE PLANNING AND
   ENGINEERING DEPT.
4. UNDERGROUND STORMWATER MANAGEMENT TO BE
   PROVIDED AS REQUIRED BY SKEELE, COOK COUNTY AND
   STATE REQUIREMENTS.
5. PARKING LOT PAVING, CURB WORK, AND LIGHTING IS
   EXISTING AND PREVIOUSLY APPROVED • INSPECT AND
   REFURBISH / REPAIR AS REQUIRED TO MEET CODE.
6. PROVIDE ILLINOIS HANDICAP CODE REQUIRED STRIPING
   AND SIGNAGE AT EACH HANDICAP PARKING SPACE. SEE
   DETAILS THIS SHEET.
7. PROVIDE NEW HONEYLOCUST TREES ALONG WEST LOT
   LINE (12 trees) AND IN EXISTING PARKING ISLANDS ALONG
   SOUTH (3 trees) AND EAST BUILDING (3 trees) PARKING
   AREAS.

Adjusted Existing Parking Lot

Scale: 1"=30'

Proposed Trash Enclosure / Loading

Scale: 1/16"= 1'-0"
ATERES AYALA
COMMUNITY CENTER

APPLICATIONS FOR
SUBDIVISION, ZONING MAP AMENDMENT
&
SITE PLAN APPROVAL

UNIT A
3412 W. TOUHY AVENUE
SKOKIE, ILLINOIS
TABLE OF CONTENTS

PROJECT SUMMARY

I. Introduction

II. Ateres Ayala Mission Statement

III. Background

IV. Approvals Requested from Village of Skokie
   A. The Map Amendment/Rezoning Criteria
   B. Special Use/Site Plan Approval Criteria
I. INTRODUCTION

Ateres Ayala, Inc. ("Ateres Ayala" or "Applicant") owns the property and existing building commonly known as 3412 W. Touhy Avenue, in Skokie (the "Property") including the southernmost approximately 31,645 sq. ft. of interior space of that building, known as "Unit A" (depicted on the Survey as "New P.I.N. 2"), and parking areas, access roads and landscaping adjacent to Unit A (collectively, the "Project Area") identified and legally described as "New P.I.N. 2" on the Plat of Survey (the "Survey"). The Property is currently zoned M3-Industry. Ateres Ayala hereby requests that the Village of Skokie ("Skokie") approve a subdivision, dividing Unit A from the remainder of the space, a map amendment for the Project Area to rezone it to the B2-Commercial district, and then a subsequent site plan approval, for a social organization/meeting hall, to build and operate a Jewish community center, to be known as the Ateres Ayala Community Center (the "Project" or the "Center"), on the Project Area, such use being contained under the definition of "Social Organization" in the Skokie Zoning Code (the "Code"). Ateres Ayala believes that this proposed use of the Project Area will provide strong economic and social benefits to the surrounding community and contribute to the general welfare of Skokie’s citizens.

This Project Summary, the formal Village Applications for Subdivision, Rezoning and for Special Use, the surveys, plans, Fiscal Impact Study prepared by Teska Associates (the "Fiscal Impact Study") and Traffic and Parking Study prepared by KLOA, Inc., (the "Traffic Study") and other supporting documentation submitted by Applicant are all part of this Application for Subdivision, Map Amendment and Special Use and, along with the further documentation and testimony of the Applicant, their attorneys, engineers and consultants included in this application or otherwise submitted by the Applicant throughout the related public hearings, are part of the Applicants specific responses to, and evidence of satisfaction of, each of the standards, requirements and findings of fact required pursuant to the Code in connection with the requested subdivision, map amendment and special use.

II. ATERES AYALA MISSION STATEMENT

Ateres Ayala was formed as an Illinois 501(c)(3) not for profit corporation, with the goal of creating a Jewish community center in our neighborhood. The primary use of the center will be to offer a large social hall that local community members can use to host their weddings, bar mitzvahs and organizational events at an affordable price and convenience. Numerous local families regularly travel to the east coast so that they can afford to mark their special occasions in a respectable manner. Local hotel ballrooms are extremely costly because, in addition to paying the standard hotel rental fees, there are supplemental expenses with using a Kosher caterer, and they are not located directly in our community. Further, local hotels can seldom handle the larger events that are typical in our community. As a result we are not able to host our special events within our own community which is both a spiritual loss and a significant loss in revenues to the communities in which we live.

Although the average gathering at the Center is anticipated to be approximately 400 people, the Center will have the capacity to host, at maximum, 700 people (and this number is confirmed to be
appropriate, in its rare occasions, by the Traffic/Parking Study, to this Application). In addition to such gatherings, the Center will also include a small Jewish library to allow study and prayer around these events.

Ateres Ayala was founded by Jay Meystel, Eric Rothner, Eli Davis, and Ari Shulman. These men each have decades of experience in doing volunteer work for the community as well as jointly having numerous decades of successful business experience. They are currently directing the Boards which are responsible for our schools, synagogues and other organizations directly benefiting the community.

III. BACKGROUND

Ateres Ayala owns the Property (see Proof of Ownership), which is currently zoned M3-Industry and includes a building partially occupied for manufacturing uses as well as the vacant Unit A space.

Although currently zoned for manufacturing uses, the Project Area is defined in part by its location adjacent on the south to the significant retail corridor at the intersection of W. Touhy Avenue and N. McCormick Boulevard, which is dominated by the Lincolnwood Town Center, Lowe's and Walmart, as well as the Mariano's and XSport Fitness, immediately adjacent to the Project Area.

As indicated in their mission statement, Ateres Ayala believes that the proposed use for the Project Area will benefit the community both socially and economically. Economically, as described in the Fiscal Impact Study, this use can retain revenues that are currently being lost to other areas and states for the benefit of the Skokie community and retail and service providers, in addition to generating significantly more revenues for the Village of Skokie than are currently being generated by the vacant Project Area. This will occur by bringing community events, celebrations and participants to Skokie, the direct food and beverage taxes they generate and the indirect enhanced economic viability and benefits from guests attending these events, who will use hotels, restaurants, stores and other retail and service providers encountered during their attendance, rather than providing that support to the other locations and states where such events are currently being hosted. Skokie has already supported the benefits of such uses in its Comprehensive Plan, which states (Ch. 8, L 2.3):

If we provide goods and services that people cannot get in other towns, we could capture revenue from beyond our borders. Now, obviously, we cannot hope to provide EVERY need for Skokie residents and the Chicago region, but the broader the mix of goods and services that we provide, the more stable our economy.

IV. Requested From Village of Skokie

In order to develop the proposed Project, the Project Area must be subdivided, rezoned from the M3-Industrial District to the B2-Commercial District, and a site plan approval must be granted. Village of Skokie questions and criteria for Rezoning and Special Use/Site Plan Approval are discussed below. In order to avoid duplication in some of those responses due to similarity in the items raised, the responses should be considered collectively.

A. The Map Amendment/Rezoning Criteria:

Initially, the Village of Skokie forms for rezoning contain several questions in order for the Plan Commission and Zoning Board of Appeals to judge whether a Map Amendment for the Project Area is appropriate. In relation to the Property and Project Area at issue, the following factors show that a
re zoning is not only appropriate, but would be beneficial to the community as the first step to the development and operation of the Project.

1. **Zoning Classifications of property within the general area of the subject site:**

   The Project Area lies in the southeast of Skokie. As identified above, the area is strongly defined by the surrounding and adjacent retail uses, including Lincolnwood Town Center and Mariano's. To the north of the Property is land that is primarily zoned M3-Industry, and to the south is primarily B2-Commercial.

2. **Existing uses within the general area of the subject site:**

   Based on the zoning classifications of the general area, described above, the uses in the area are similarly transitional between the adjacent commercial uses to the south and the industrial uses adjacent and to the north (See “Trend of Commercial Development Aerial”, included in the photos supplied with the Application). South of the Property, but north of W. Touhy Avenue, in the B2-Commercial district, is an XSport Fitness, a Mariano's grocery store, a Starbucks and a Bank of America. To the south of W. Touhy Avenue, in the area currently designated B2-Commercial, exists the Lincolnwood Town Center, a shopping mall with traditional shopping center stores: Kohl's, Old Navy, etc., and dining establishments: Red Lobster, Olive Garden, Chipotle, etc. The land transitions at the northern edge of the Project Area to M3-Industrial zoned property, which includes garages, storage facilities, and the like.

   The location of the Project Area is on the edge of the divide between two zoning districts with permitted uses that overlap such that the view on the ground is a land in transition, and the Project would be an excellent buffer between these two worlds, as it is a use compatible with both. The introduction of numerous attendees at events at the Ateres Ayala Community Center will bring potential customers from Skokie and the surrounding area to this important retail corridor. Currently, those same potential customers and the retail dollars they represent are being drawn away to retail and service areas in other communities to attend such events.

3. **The suitability of the property in question to the uses permitted under the existing zoning classification:**

   There is a significant amount of overlap between the B2-Commercial and M3-Industrial districts in terms of the uses that are permitted on each, therefore a rezoning would have relatively little impact for the long term use of the Project Area, but is a necessary step for the particular use being proposed by Ateres Ayala.

   For instance, a Motorbike or ATV dealer, electronics and appliances repair shop, Real Estate Services office, Property Management Services office, Accounting and Payroll offices, Consulting services, and Legal services are all permitted uses in both districts. However, there are certain uses permitted in B2-Commercial that are not permitted in M3-Industrial district, and certain uses in the M3-Industrial district not permitted in the B2-Commercial district. The main divide between the two districts comes from the fact that the B2-Commercial district allows for a wider variety of commercial sales: cosmetics stores, optical stores, grocery stores, and convenience stores, in comparison to the M3-Industrial district which does not. The M3-Industrial district provides more options for manufacturing uses than the B2-Commercial
district. In the aggregate, the Project Area is suitable for the uses permitted under the existing zoning classification, as it rests in an area with a significant amount of land still in use for traditional manufacturing and industrial uses, but because the Project Area rests on the edge of the W. Touhy Avenue and McCormick Place retail corridor, with its B2-and other commercially-zoned properties, such transition would not be abrupt or inappropriate. Further, for the specific Project Area, the current structure on the land is unused, and so to rezone the Project Area would allow for an appropriate use on the Property as it stands currently. The Project Area and building elevations are shown on the photographs of the Project Area.

4. **Any development trends within the general area of the subject site, including zoning or use changes, that have taken place since the day the property was placed in its current zoning classification:**

The proposed rezoning is consistent with the trend in development of adjacent newer retail and service uses, such as Mariano’s and XSport Fitness (See Trend of Commercial Development Aerial). In addition to bringing significant new revenues to Skokie, this trend provides more retail and service options to the community. The proposed use is both consistent with that trend and also provides the opportunities to bring new users to those existing retail and service uses. In order for any additional B2-Commercial uses in the area to be put in place, the surrounding B2-Commercial district needs to expand. The Project Area lies right on the edge of that district, and is a natural step in the trend of that development. Further, the 2005 Village of Skokie’s Comprehensive Plan contemplates the opportunities to redevelop outdated or unused industrial property, providing a list of issues to be considered, including: whether there would be a negative impact on neighboring industrial uses, what is the reason driving the decision to change, and will the reuse of the site increase or decrease employment in the Village? In this instance, the request comes from a group with the intention of renovating an industrial site to be used as a Jewish community facility, which fulfills a need in the community for diverse community space. The rezoning will have no effect on the surrounding uses of property in the neighboring area, as it lies in a transitional space between two districts. Finally, it will have a positive effect on employment, as it will provide a use for otherwise unused space, and be a catalyst for the retail, service and hospitality industry in the area that will be called upon to service such community events and the people attending them.

5. **The reasons for requesting the rezoning:**

Ateres Ayala requests that the Project Area be rezoned, and a special use granted, as a necessary step to allow development and operation of a Social Organization use on the Project Area. Such steps are necessary as a prerequisite for using the Project Area for the Ateres Ayala Community Center.

Second, with some overlap, the Code provides two additional findings of fact, not included on the zoning application form, to be made by the Plan Commission when considering a rezoning which the Applicant seeks to address here.

6. **The map amendment is consistent with the Comprehensive Plan or development trends in the area that have taken place since the affected property was placed in the present zoning district.**
The 2005 Comprehensive Plan recognizes that the Comprehensive Plan “is dynamic and expected to change.” (Ch. 1). Further, it recognizes that locations along accessible transportation corridors, including Village arterial streets like W. Touhy Avenue and McCormick Place are good locations to mix uses. The above assumptions are clearly proven in the area surrounding the Project Area, which, while designated for manufacturing and service employment in the 2005 Comprehensive Plan, has shown significant development of a mix of retail and service uses, in particular, along W. Touhy Avenue and McCormick Place.

In addition, Skokie recognizes in its Comprehensive Plan that associations and nonprofits “provide support services in many areas, and these uses may promote a positive image of the Village (Ch. 8, p. 8).

As indicated above and on the Trend of Commercial Development Aerial, the current trends in the surrounding area are such that a transition to the B2-Commercial district is appropriate. Southeast Skokie has significant commercial development in the W. Touhy Avenue and McCormick Place corridor, and the Project Area currently lies right on the edge of that development. For any more commercial development to occur in that area, land, such as the Project Area, will need to be rezoned to allow outward growth of the commercial uses. To rezone the Project Area is to contribute to that development trend. This is also consistent with the Comprehensive Plan’s desire to generate revenues and services to benefit the community.

7. After identifying the existing uses and zoning districts in the area, the property in question is more suitable for the uses allowed under the proposed zoning district than the existing zoning district.

As described above, the uses permitted in each of the B2-Commercial and M3-Industrial Districts have significant overlap, but for the purposes of this Project Area, in a unit that is currently unused, to rezone this property in order to allow the Ateres Ayala Community Center to be created, makes use of land not currently being used, and provides a use compatible with the surrounding area's zoning designations. Further, on the edge of what is now B2-Commercially-zoned land, the existing uses for the B2-Commercial district are not only appropriate, but also more suitable, than many of the uses currently permitted for M3-Industrial property.

B. Special Use Criteria

Ateres Ayala is proposing to operate the Ateres Ayala Community Center in the Project Area. This use falls under the categories of “Social Organization” and “Meeting Halls” in the Code, and requires a special use permit in the B2-Commercial district. This use would, upon only internal renovations of the Project Area (no significant changes are being proposed to the exterior, or remainder of the Property), allow for Ateres Ayala to open the Project Area to the community for the purpose of hosting community events, weddings, speaker series, fundraisers and other events within the space.

1. Petitioner Statement

The Skokie form for a special use application requests a statement by the petitioner on their proposed use that includes discussion of the effects of the proposed use upon:

a. The character of the neighborhood.
The Applicant anticipates that the proposed use will have a positive impact on the character of the neighborhood. Currently, the Project Area is unused, and so, instead of lying vacant and deteriorating, by using the space as a community center, the Project Area will be maintained and improved, and prevented from becoming an eyesore to the community. As discussed above, it is an appropriate mixed use in an area of transition between retail and manufacturing/service uses. With no significant changes to the exterior of the Project Area, this proposed use should not have any significant adverse impact on the current character of the neighborhood. To the contrary, by generating additional retail traffic, it will benefit the retail nature of this corridor and the retail tax dollars the area generates. When combined with the food and beverage taxes generated by the Ateres Ayala Community Center, these tax revenues will further enhance the ability of Skokie to service this neighborhood and the entire Village, therefore helping to enhance and preserve the character of the surrounding neighborhood.

b. **Surrounding property values.**

The proposed use will likely have no adverse impact on surrounding property values and may serve to improve those values. As discussed previously, the Project Area is currently unused, and allowing this use by the Applicant provides for a steady stream of maintenance to occur on the Project Area. Further, for the purposes of the adjacent and nearby B2-Commercial properties to the south of the Project Area, by bringing more community members to this area, it will bring more potential consumers into areas where they can spend their capital within Skokie as compared to surrounding municipalities. As confirmed in the Fiscal Impact Study, the proposed use will generate significant new revenues for the Village. At the same time, the use is on a parcel which is located near but not immediately on W. Touhy Avenue and in an area already being used for significant commercial and retail uses. By comparison, many of the currently permitted M3-Manufacturing Uses could have significant impact on the area and its surrounding retail uses. The direct and indirect benefits of the proposed use support the surrounding area, as a transitional use between adjacent districts, without generating material adverse impact and, therefore, support property values.

c. **Traffic conditions.**

The surrounding area currently hosts a significant number of primary regional retail developments. Traffic improvements in the surrounding neighborhood are designed to address the traffic which those uses generate. The Ateres Ayala Community Center events will typically occur in the evening and on weekends, thereby reducing the peak hour traffic which would be generated by typical uses of the Project Area. As is further confirmed by the Traffic Study, even at maximum capacity (such instances anticipated to be incredibly rare), the proposed use does not adversely impact traffic conditions in the area and actually helps to move Project Area generated traffic to non-peak hours.
d. **Public utilities.**

The Applicant is proposing to use the currently-existing building for their proposed Project. The Applicant anticipates that public utilities, such as electricity, water and sewer, will be fully accommodated by available existing public utilities and will work with Skokie and those public utilities to ensure all applicable legal requirements are satisfied.

e. **Storm water detention.**

The Applicant is not proposing any significant modifications to the existing improvements on the Project Area that would have any effect on storm water detention.

f. **Other matters pertaining to the public health, safety, morals and general welfare of the community.**

The Project will promote the general welfare of the community by providing a space for events where the citizens of Skokie and the surrounding community can gather to learn, to celebrate their religion, family and family events and to celebrate the community. There are no anticipated risks to public health through using the Project Area for this use; all internal renovations will be done by licensed contractors according to all applicable codes and regulations, and once renovated, the use of the facility as a community space will not result in any adverse effects to the public health, safety or morals.

2. **Findings of Fact:**

Further, as required by the Code, the Plan Commission must review the application for a special use permit on the following findings of fact:

a. **The request is consistent with the intent of the Comprehensive Plan.**

Skokie’s Comprehensive Plan advocates that associations and non-profits “provide support services in many areas, and these uses may promote a positive image of the Village” (Ch. 8). The Project will do just this: to allow Ateres Ayala to use the Project Area as a Jewish community center provides a space for services in the Village that are currently lacking—a space for discussions, forums, weddings for those who may not be able to use existing wedding venues, and are currently being forced to move their events away from Skokie and the surrounding metropolitan area. As such, it promotes a positive image of the Village as an inclusive, thoughtful, and vibrant community.

The 2005 Comprehensive Plan recognizes that the Comprehensive Plan “is dynamic and expected to change.” (Ch. 1). Further, it recognizes that locations along accessible transportation corridors, including Village arterial streets like W. Touhy Avenue and McCormick Place are good locations to mix uses. The above assumptions are clearly proven in the area surrounding the Project Area, which, while designated for manufacturing and service employment in the 2005
Comprehensive Plan, has shown significant development of a mix of retail and service uses, in particular, along W. Touhy Avenue and McCormick Place.

b. **The request will not adversely affect adjacent properties.**

As discussed above, this use will not adversely affect adjacent properties based on the fact that it will ensure the Project Area is adequately maintained, will not impact the traffic patterns, and will be a thriving transitional use component of the southeast Skokie community.

c. **The request is compatible with the existing or allowable uses of adjacent properties.**

As described above, in the middle of the transition of the area between B2-Commercial to the south and M3-Industrial to the north, this use is compatible with the existing uses of property in the surrounding area, and compatible with the allowable uses of B2-Commercial and M3-Industrial districts.

d. **The request demonstrates 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.**

As described above, the use will require minimal public facilities. Its impact on public utilities is significantly less than many existing permitted uses in the M3-Industrial district which may require more water and electricity for manufacturing facilities—and at this time adequate public facilities exist in the area for the proposed use.

e. **The request demonstrates adequate provision for maintenance and use of the associated structures.**

As described above, to approve this special use permit and allow a Jewish community center on the Project Area will provide the impetus, through regular use and income to support expenses, and need to service the users, to maintain the Project Area, as well as the Property. The proposed use of the Project Area will not have any physical effects on the surrounding structures.

f. **The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.**

The Applicant does not anticipate that the proposed use will have any effect on the natural environment, because the building housing the Project Area is already constructed, the Applicant does not anticipate making any substantial changes to that structure, and the parking and access roads are already in place.

g. **The request will not create undue traffic congestion.**

As described above, the surrounding area, with its significant commercial and retail uses, is built such that the area can handle a significant amount of traffic,
and this use of the Project Area will not contribute anything detrimental, or likely even noticeable, to the area in terms of increased traffic or traffic-related issues.

h. **The request will not adversely affect public health, safety, and welfare.**

As described above, this request will positively affect the public welfare by providing an open space for community events that may not otherwise be able to take place within Skokie, or even happen. All renovations and maintenance of the Project Area will be done by the appropriately licensed professionals, therefore not negatively affecting the health or safety of the surrounding community, or anyone attending a community event at the Facility, and the welfare of Skokie will be bettered by this Facility.

i. **The request conforms to all applicable provisions of this code, except where relief is granted with the request.**

The Applicant believes that this request conforms with all applicable application requirements, and, once approved, the Applicant will comply with all applicable provisions of the Code throughout the continued operations of the use.
Supplemental Zoning Application Form Information:

1. If legal title is in a corporation, the names of the principal officers and directors.
   a. The Board of Directors of Ateres Ayala includes: Yosef Meystel, Ahron Shulman and Eliyahu Davis. The initial officers are: President – Yosef Meystel, Treasurer – Eliyahu Davis, Secretary – Ahron Shulman.

2. Length of time title has been held as represented.
   a. Ateres Ayala, Inc. has held the property for two years.
MEMORANDUM TO: Shua Hoffman  
Ateres Ayala

FROM: Javier Millan  
Senior Consultant

Luay R. Aboona, P.E., PTOE  
Principal

DATE: July 9, 2019 – Revised October 17, 2019

SUBJECT: Parking Evaluation  
Proposed Community Center/Banquet Facility  
Skokie, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for the proposed community center/banquet facility to be located at 3412 West Touhy Avenue in Skokie, Illinois and to be known as the Ateres Ayala Community Center. The site is part of a multi-tenant building. As proposed, the southern end of the multi-tenant building will be redeveloped with a Jewish community center including a banquet facility with a maximum occupancy of 700 people. Parking is proposed to be provided within the parking areas serving the existing multi-tenant building. As will be demonstrated in the evaluation, the site provides more than adequate parking for the regularly anticipated events utilizing the entire Community Center. With planned valet parking it can also accommodate the maximum sized events, which may occur once or twice a year, that are possible given the Community Center’s square footage.

The Ateres Ayala Community Center will be generally used for the following activities:

- Kosher wedding receptions
- Bar and Bat Mitzvahs
- Seminars and lectures

Note that due to the significantly lower parking usage for non-banquet events, which can easily be handled with existing parking, we have only addressed the peak demand for when the Community Center is used as a Banquet Facility, the use anticipated when the Village drafted the parking standards for the space.
The purpose of this parking study is to determine the adequacy of the parking supply in meeting the parking needs of the proposed Community Center. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys of the parking fields on Wednesday, December 19, 2018 from 4:00 to 6:00 P.M. and on Saturday, December 22, 2018 from 6:00 P.M. to 9:00 P.M.
- Evaluation of existing conditions within the site to establish the adequacy of the current supply in meeting existing needs.
- Estimates of the parking demand of the proposed Community Center based on parking ratios per Village of Skokie code and KLOA, Inc.’s observations of other banquet facilities as it relates to vehicle occupancy.

Existing Land Uses and Parking Requirements

The existing multi-tenant building, as confirmed by the Village of Skokie staff, contains the following tenants:

- Midwest Tropical
  - 50 percent warehousing – 8,210 net square feet
  - 50 percent light assembly – 8,210 net square feet
- Sethness Products
  - 75 percent warehouse – 10,490 net square feet
  - 25 percent manufacturing – 3,497 net square feet
- My Way Trading
  - 100 percent warehousing – 6,660 net square feet
- Marfa Cabinets
  - 50 percent warehousing – 4,382 net square feet
  - 50 percent light assembly – 4,382 net square feet

Based on the Village of Skokie Zoning Ordinance (§118-218(4)), the following are the parking requirements for each of the existing land uses:

- Warehousing: one parking space per 1,500 square feet
- Manufacturing: one parking space per 600 square feet

Given the above, the multi-tenant building should provide (not including the proposed banquet facility) approximately 47 off-street parking spaces.
Proposed Banquet Facility Parking Requirement per Code

Based on discussions with the Village of Skokie staff, staff has confirmed that the Village of Skokie Zoning Ordinance indicates that off-street parking for a banquet facility should be provided at a rate of one space per 100 square feet of net floor area. Based on the plan prepared by BR Design and Architecture, the banquet facility will have a net square footage of approximately 23,225 square feet (not including kitchen, hallways, storage rooms, and mechanical rooms).

However, it is important to note that the only areas that will be used for guests during an event (i.e. wedding reception, seminar, etc.) would be the ballroom area which is 11,095 square feet in size and, while typically it would only be used for event guests simultaneously using the Ballroom Area (e.g. for a reception before the meal, if needed, the smaller multi-purpose room which is 4,088 square feet. The other rooms within the facility such as men’s reception, bride’s family room, bathrooms, etc. are amenities that are provided for the convenience of the same people that will occupy the ballroom and/or the smaller multi-purpose room. As such, the proposed banquet facility, assuming the use of the ballroom and the smaller multi-purpose room concurrently, should provide 152 parking spaces (15,183/100). Therefore and based on the Village of Skokie code, the multi-tenant building (inclusive of the proposed banquet facility) should provide a total of 199 parking spaces (152 + 47).

Based on a review of Sheet sk1a of the site plan prepared by BR Design and Architecture, the parking area surrounding the building will be restriped following all code requirements thus providing a total of 192 parking spaces. Although this is short of meeting the required number of off-street parking spaces by seven (7) stalls, it is important to note that the facility events will typically occur between 6:00 P.M. and 11:00 P.M. when the adjacent businesses are closed, and the uses that make use of the entire square footage of the space with the maximum capacity of attendees will be accompanied by valet service, which will allow for an increased number of parking spaces.

Proposed Banquet Operations

As proposed, the plans call for developing the existing southern storefront of the multi-tenant office building with a community center/banquet hall. The facility will have a maximum capacity of 700 occupants. However, based on information provided by the operator, the maximum of 700 occupants will only occur once or twice a year with typical events consisting of less than 400 occupants. Lastly and as previously indicated, events held at the facility will typically occur between 6:00 P.M and 11:00 P.M. when the adjacent businesses are closed.
Proposed Banquet Facility Parking Needs

In order to determine the existing parking demand within the multi-tenant building, parking occupancy surveys were conducted at the existing parking lots on Wednesday, December 19, 2018 and Saturday, December 22, 2018. The counts were conducted in half-hour intervals from 4:00 P.M. to 6:00 P.M. on Wednesday and 6:00 P.M. to 9:00 P.M. on Saturday. The parking area adjacent to the building was divided into three areas as illustrated in Figure 1 (see Appendix). The parking occupancy surveys are summarized in Tables A1 and A2 (included in the Appendix). As can be seen, the parking demand in the adjacent parking areas diminishes significantly after 4:00 P.M., thus providing good synergy between land uses given that the banquet hall activities do not start until 6:00 P.M.

As previously indicated, the Village of Skokie Off-Street Parking Requirements indicates that the proposed facility should provide one space for every 100 net square feet thus requiring 232 parking spaces in addition to the 55 parking spaces required for the other businesses. However, based on KLOA, Inc.’s past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle and approximately 10 percent of attendees utilize other means of transportation (taxi, Uber, Lyft, etc.). As such, Table 1 shows the anticipated peak parking demand of the banquet facility under various occupancy scenarios.
Table 1

ESTIMATED PEAK PARKING DEMAND

<table>
<thead>
<tr>
<th>Attendance/Occupancy</th>
<th>Estimated Parking Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>144</td>
</tr>
<tr>
<td>450</td>
<td>162</td>
</tr>
<tr>
<td>500</td>
<td>180</td>
</tr>
<tr>
<td>525</td>
<td>189</td>
</tr>
<tr>
<td>550</td>
<td>198</td>
</tr>
<tr>
<td>600</td>
<td>216</td>
</tr>
<tr>
<td>625</td>
<td>225</td>
</tr>
<tr>
<td>650</td>
<td>234</td>
</tr>
<tr>
<td>675</td>
<td>243</td>
</tr>
<tr>
<td>700</td>
<td>252</td>
</tr>
</tbody>
</table>
As can be seen, the proposed number of parking spaces within the site (192) can accommodate an event with up to 525 occupants without impacting the existing businesses or having to utilize valet parking. It should be noted that when there is a large event and typical of many other venues, the banquet facility will utilize a valet service. Based on a preliminary plan prepared by BR Design and Architecture, the provision of a valet service could increase the number of parking spaces on the west side of the building by approximately 33 additional parking spaces bringing the total to 225 parking spaces. Furthermore, and if needed, the valet operator could park additional vehicles on the northwest farthest drive aisle with an additional 28 spaces. Therefore the number of parking spaces can easily accommodate the projected parking demand of most regular events and that of an event with 700 attendees without utilizing other businesses adjacent parking lots.

Conclusion

Based on the preceding evaluation, the proposed parking supply of 192 parking spaces assuming the proposed restriping of the west parking lot will be adequate in accommodating the peak parking needs of most activities that will be held at the proposed banquet facility. When larger events (over 525 attendees) are being held, a valet service will be utilized in order to accommodate all of their parking demand within the parking fields serving the community center/banquet facility.
Appendix
Parking Occupancy Areas

Figure 1
Parking Occupancy Surveys  
Proposed Banquet Facility Site – Skokie, Illinois

Table A1  
HOURLY PARKING DEMAND BY AREA (WEDNESDAY, DECEMBER 19, 2018)

<table>
<thead>
<tr>
<th>Area</th>
<th>Inventory</th>
<th>4:00 P.M.</th>
<th>4:30 P.M.</th>
<th>5:00 P.M.</th>
<th>5:30 P.M.</th>
<th>6:00 P.M.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>24 spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1B</td>
<td>40 Spaces</td>
<td>19</td>
<td>17</td>
<td>8</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>1C</td>
<td>140 Spaces</td>
<td>20</td>
<td>13</td>
<td>10</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>204 Spaces</td>
<td>39</td>
<td>30</td>
<td>18</td>
<td>11</td>
<td>8</td>
</tr>
</tbody>
</table>

Table A2  
HOURLY PARKING DEMAND BY AREA (SATURDAY, DECEMBER 22, 2018)

<table>
<thead>
<tr>
<th>Area</th>
<th>Inventory</th>
<th>6:00 P.M.</th>
<th>6:30 P.M.</th>
<th>7:00 P.M.</th>
<th>7:30 P.M.</th>
<th>8:00 P.M.</th>
<th>8:30 P.M.</th>
<th>9:00 P.M.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>24 spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1B</td>
<td>40 Spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1C</td>
<td>140 Spaces</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>204 Spaces</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>
Teska Associates, Inc. was retained to evaluate the fiscal impact of the change in use of 31,645 sq. ft. of interior space located at 3412 Touhy Avenue. Teska Associates estimated the impact on the Village of Skokie and property tax collections of all units of local government as a result of this change. The analysis also included projections for Sales Tax, Food and Beverage Tax, and Hotel Tax to the Village of Skokie to estimate the total net benefits of the project.

The current building is an 83,404 sq ft industrial building located at 3412 Touhy Avenue that is bordered by commercial uses on the east and south sides of the property.

The purchaser of the property, Ateres Ayala, intends to rehabilitate one of the five spaces into a community center that will be used for catering purposes. This will entail renovating Unit A, which is 31,645 sq ft of the total building.

**Executive Summary**

- Ateres Ayala Hall will provide very positive impact to the Village of Skokie. The Hall will provide a community facility that will enable weddings and community events to be held within the Village of Skokie rather than other communities or in other parts of the country. Since the events will be catered, there will be a much higher fiscal return for the Village than prior uses.
- Total Net Present Value of Benefits over the next ten years is projected to have a positive increase of $443,000 to the Village of Skokie for a change in use over current conditions.
- Total benefits will be far greater than any reduction in property taxes.
  - Reductions in property taxes to the Village will be minimal, approximately $2,200-$5,300 per year.
  - Food and Beverage taxes will be approximately $46,000 annually by the third year of operation rising to $74,000 per year due to the facility offering catering events which will be subject to the Village of Skokie Sales Taxes and Food and Beverage Taxes.
  - Village of Skokie Hotel Taxes will yield approximately $28,000 annually by year 2021 rising to $34,000 annually with a total Net Present Value of approximately $155,000.
- Additional benefits include being able to host community events in Skokie such as speaker series, school fundraisers and local banquets, supporting local restaurants and shopping centers.
As shown in Table 2, if Unit A is determined to be exempt from property taxes, the total AV is projected to be $409,470 and total EAV will be $1,213,136. This will result in property taxes to the Village of Skokie to be approximately $7,752 with cumulative taxes to all jurisdictions at $123,437 in the year 2019.

Table 2: Non-Profit Exemption for Unit A

<table>
<thead>
<tr>
<th>NON-PROFIT EXEMPT + DB</th>
<th>Sq Ft</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Skokie</td>
<td>0.63%</td>
<td>7,752</td>
<td>7,946</td>
<td>8,144</td>
<td>8,348</td>
<td>8,557</td>
<td>8,751</td>
<td>8,950</td>
<td>9,154</td>
<td>9,358</td>
<td>9,564</td>
</tr>
<tr>
<td>Skokie Library Fund</td>
<td>0.55%</td>
<td>5,757</td>
<td>6,926</td>
<td>7,099</td>
<td>7,277</td>
<td>7,459</td>
<td>7,645</td>
<td>7,836</td>
<td>8,032</td>
<td>8,228</td>
<td>9,208</td>
</tr>
<tr>
<td>General Assistance Niles</td>
<td>0.00%</td>
<td>85</td>
<td>87</td>
<td>89</td>
<td>91</td>
<td>94</td>
<td>96</td>
<td>98</td>
<td>101</td>
<td>108</td>
<td>116</td>
</tr>
<tr>
<td>Town of Niles</td>
<td>0.04%</td>
<td>570</td>
<td>584</td>
<td>599</td>
<td>614</td>
<td>629</td>
<td>645</td>
<td>661</td>
<td>678</td>
<td>726</td>
<td>777</td>
</tr>
<tr>
<td>Oakton College</td>
<td>0.21%</td>
<td>2,814</td>
<td>3,385</td>
<td>3,957</td>
<td>4,031</td>
<td>4,107</td>
<td>4,184</td>
<td>4,264</td>
<td>4,346</td>
<td>4,385</td>
<td>3,835</td>
</tr>
<tr>
<td>East Prairie SD13</td>
<td>3.84%</td>
<td>46,621</td>
<td>47,786</td>
<td>48,981</td>
<td>50,206</td>
<td>51,461</td>
<td>52,747</td>
<td>54,066</td>
<td>55,417</td>
<td>59,372</td>
<td>63,530</td>
</tr>
<tr>
<td>Cook County Forest Preserve</td>
<td>0.06%</td>
<td>752</td>
<td>771</td>
<td>790</td>
<td>810</td>
<td>830</td>
<td>851</td>
<td>872</td>
<td>894</td>
<td>958</td>
<td>1,025</td>
</tr>
<tr>
<td>Consolidated Elecclns</td>
<td>0.03%</td>
<td>376</td>
<td>385</td>
<td>395</td>
<td>405</td>
<td>415</td>
<td>425</td>
<td>436</td>
<td>447</td>
<td>479</td>
<td>512</td>
</tr>
<tr>
<td>County of Cook</td>
<td>0.27%</td>
<td>3,967</td>
<td>4,066</td>
<td>4,168</td>
<td>4,272</td>
<td>4,379</td>
<td>4,488</td>
<td>4,600</td>
<td>4,715</td>
<td>5,054</td>
<td>5,406</td>
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<tr>
<td>Cook County Public Safety</td>
<td>0.10%</td>
<td>1,322</td>
<td>1,355</td>
<td>1,389</td>
<td>1,424</td>
<td>1,460</td>
<td>1,496</td>
<td>1,533</td>
<td>1,572</td>
<td>1,685</td>
<td>1,802</td>
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<tr>
<td>Cook County Health Facilities</td>
<td>0.06%</td>
<td>728</td>
<td>746</td>
<td>765</td>
<td>784</td>
<td>803</td>
<td>824</td>
<td>844</td>
<td>865</td>
<td>927</td>
<td>992</td>
</tr>
<tr>
<td>North Shore Mosquito Abatement</td>
<td>0.01%</td>
<td>121</td>
<td>124</td>
<td>127</td>
<td>131</td>
<td>134</td>
<td>137</td>
<td>144</td>
<td>155</td>
<td>165</td>
<td>165</td>
</tr>
<tr>
<td>MWRO</td>
<td>0.45%</td>
<td>4,837</td>
<td>4,999</td>
<td>5,164</td>
<td>5,252</td>
<td>5,383</td>
<td>5,518</td>
<td>5,656</td>
<td>5,797</td>
<td>6,213</td>
<td>6,646</td>
</tr>
<tr>
<td>Skokie Park District</td>
<td>0.41%</td>
<td>5,238</td>
<td>5,471</td>
<td>5,608</td>
<td>5,748</td>
<td>5,892</td>
<td>6,039</td>
<td>6,180</td>
<td>6,345</td>
<td>6,800</td>
<td>7,274</td>
</tr>
</tbody>
</table>

| Total Property Taxes   | 10.17%| $1,234,437 | $1,26,522 | $1,29,686 | $1,32,928 | $1,36,251 | $1,39,657 | $1,43,149 | $1,46,727 | $1,50,250 | $1,58,207 |
| NPV @ 10%              | 841,886 |
Table 3 shows that Food and Beverage sales will be approximately $354,000 in 2019 rising to $1.7 million in 2028.

At full-phase in during 2021, the Village of Skokie Sales and Food and Beverage Taxes will be approximately $46,000 annually, with a Net Present Value of $304,000 over a ten-year period.

Total Sales and Food and Beverage Taxes in year 2021 are expected to be approximately $133,000 annually with a Total Net Present Value of approximately $876,000 over a ten-year period.

<table>
<thead>
<tr>
<th>Table 3: Sales and Food and Beverage Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rate</td>
</tr>
<tr>
<td>Total Food &amp; Beverage</td>
</tr>
<tr>
<td>Sales Tax</td>
</tr>
<tr>
<td>Village</td>
</tr>
<tr>
<td>State</td>
</tr>
<tr>
<td>County</td>
</tr>
<tr>
<td>RTA</td>
</tr>
<tr>
<td>Total Sales Tax Food &amp; Beverage</td>
</tr>
</tbody>
</table>

Net Present Value - Village of Skokie $304,057
Total Net Present Value @10% $876,399
4. Summary

- Reductions in property taxes to the Village will be minimal, of between $2,200-$5,300 per year.
- Total benefits will be far greater, of between approximately $21,000 rising to $102,000 per year due to the Village of Skokie Sales Tax and Food and Beverage Tax and Hotel Taxes.
- Total Net Present Value of Benefits to the Village of Skokie are projected to be approximately $443,000 over the next ten years higher for a change in use over existing conditions.

Table 5: Net Benefits to the Village of Skokie

<table>
<thead>
<tr>
<th>NET REVENUE - EXEMPT</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Skokie Property Taxes</td>
<td>7,752</td>
<td>7,946</td>
<td>8,144</td>
<td>8,348</td>
<td>8,557</td>
<td>8,771</td>
<td>8,990</td>
<td>9,215</td>
<td>9,875</td>
<td>10,564</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
</tr>
<tr>
<td>Hotel Tax</td>
<td>8,954</td>
<td>17,210</td>
<td>27,548</td>
<td>28,763</td>
<td>29,982</td>
<td>31,202</td>
<td>32,422</td>
<td>33,642</td>
<td>34,862</td>
<td>36,090</td>
</tr>
<tr>
<td>Total Revenue - Village of Skokie</td>
<td>$31,160</td>
<td>$56,661</td>
<td>$82,658</td>
<td>$87,571</td>
<td>$93,445</td>
<td>$101,330</td>
<td>$107,292</td>
<td>$110,542</td>
<td>$114,489</td>
<td>$118,443</td>
</tr>
<tr>
<td>Net Present Value @ 10%</td>
<td>$532,269</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NET REVENUE - CURRENT CONDITIONS</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Skokie Property Taxes</td>
<td>9,907</td>
<td>10,155</td>
<td>10,408</td>
<td>10,669</td>
<td>10,935</td>
<td>11,209</td>
<td>11,489</td>
<td>11,770</td>
<td>13,014</td>
<td>15,405</td>
</tr>
<tr>
<td>Total Revenue - Village of Skokie</td>
<td>$9,907</td>
<td>$10,408</td>
<td>$10,669</td>
<td>$10,935</td>
<td>$11,209</td>
<td>$11,489</td>
<td>$11,770</td>
<td>$13,014</td>
<td>$15,405</td>
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<tr>
<td>Net Present Value @ 10%</td>
<td>$69,081</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL NET BENEFITS TO VILLAGE OF SKOKIE</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
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</thead>
<tbody>
<tr>
<td>Net Change in Property Taxes</td>
<td>$2,155</td>
<td>$2,209</td>
<td>$2,264</td>
<td>$2,321</td>
<td>$2,378</td>
<td>$2,436</td>
<td>$2,495</td>
<td>$2,554</td>
<td>$2,613</td>
<td>$2,672</td>
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<tr>
<td>Sales Tax</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
<td>15,054</td>
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<td>15,054</td>
<td>15,054</td>
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<tr>
<td>Hotel Tax</td>
<td>8,954</td>
<td>17,210</td>
<td>27,548</td>
<td>28,763</td>
<td>29,982</td>
<td>31,202</td>
<td>32,422</td>
<td>33,642</td>
<td>34,862</td>
<td>36,090</td>
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<tr>
<td>Total Net Benefits</td>
<td>21,253</td>
<td>45,907</td>
<td>75,650</td>
<td>76,902</td>
<td>82,509</td>
<td>90,121</td>
<td>95,008</td>
<td>98,765</td>
<td>100,876</td>
<td>103,486</td>
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<tr>
<td>Net Present Value @10%</td>
<td>$443,251</td>
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</tr>
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</table>

Net Present Value of Benefits to Village of Skokie $443,251