



AGENDA

REGULAR VILLAGE BOARD MEETING

September 8, 2020

7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE INVOCATION

3. APPROVAL OF MINUTES OF AUGUST 11, 2020

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: AUGUST 25, 2020 \$ 937,037.61
AUGUST 31, 2020 \$ 2,072,459.10
SEPTEMBER 8, 2020 \$ 1,816,169.44

6. CONSENT AGENDA

a. Consideration of requests from the Elk Grove Park District to waive permit fees in the amount of \$15,829 for the following projects:

- Park renovations and improvements at Hattendorf Park, 225 E. Elk Grove Boulevard, in the amount of \$12,510;
- Water feature replacement at the Pavilion Aquatics Center, 1000 Wellington Avenue, in the amount of \$569;
- Demolition of the clubhouse and maintenance facility at Fox Run Golf Links, 333 Plum Grove Road, in the amount of \$875; and
- Demolition of the building and installation of a sidewalk at the former Township Daycare building, 711 Chelmsford Road, in the amount of \$1,875.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

b. Consideration of a request to hold a Public Hearing before the Plan Commission to consider the petition of Love's Travel Stops & Country Stores, Inc. to request a variation from parking regulations and modify the approved site plan for the Special Use Permit to operate a fueling station at 1900 Busse Road.

(On November 19, 2019, the Village Board approved a special use permit for Love's Travel Stops & Country Stores, to operate a fueling station at 1900 Busse Road.
(As part of the site development process, restrictions on access to Busse Road have resulted in the petitioner's need to request modification of the approved site plan as well as a variation from parking regulations.

(The date for a Public Hearing has not been established.)

- c. Consideration to award a purchase contract through the National Purchasing Partners Fire Rescue GPO Contract to FAAC, Inc. of Ann Arbor, MI for the purchase of a pump operations panel simulator in an amount not to exceed \$69,200 from the Foreign Fire Fund.

(The current Foreign Fire Budget contains funding for the purchase of a pump operations simulator.

(A pump operations simulator allows personnel to train regardless of weather conditions or apparatus availability, and prevents undue stress on existing apparatus.

(FAAC, Inc. allows for customization of its simulators to more accurately reflect a fire department's actual apparatus.

(This equipment has been reviewed and approved by the Fire Department Training Committee.

(FAAC, Inc. will provide onsite operations and maintenance training.

(Adequate funds are available in the FY2021 Foreign Fire budget.

(The Fire Chief recommends approval.)

- d. Consideration to award a professional service contract to Engineering Enterprises, Inc. of Sugar Grove, IL for engineering services for the Residential Regulatory Sign Replacement Program (Phases 2 - 4) in the amount of \$64,122 from the Capital Project Fund.

(The Village requested a proposal from Engineering Enterprises, Inc. to provide engineering services for the Residential Regulatory Sign Replacement Program (Phases 2 - 4).

(Engineering Enterprises, Inc. has successfully completed design for several Village projects.

(Adequate funds are available in the Capital Projects Funds.

(The Director of Public Works recommends approval.)

- e. Consideration to award a professional services contract with Baxter & Woodman of Crystal Lake, IL for Professional Engineering Services to perform a residential Sidewalk Condition Inventory Study in the amount of \$54,100 from the Capital Project Fund.

(A proposal for professional engineering services was solicited from Baxter & Woodman of Crystal Lake, IL to perform a residential sidewalk condition inventory.

(The scope of services includes field investigation, data collection and a summary of findings memo.

(Baxter & Woodman has successfully assisted, design and oversaw construction of several projects for the Village.

(Adequate funds are available in the Capital Project Fund.

(The Director of Public Works recommends approval.)

- f. Consideration of a request to increase the contract with Davis Tree Care and Landscape

Inc. of Forest Park, IL for the 2020 Parkway Tree Maintenance by \$50,000.00 for a total contract amount of \$165,574.32.

(On April 14, 2020, the Village Board awarded a contract to Davis Tree Care and Landscape, Inc. of Forest Park, IL to provide parkway tree maintenance.

(The contract provides for annual parkway tree trimming and pruning, tree and stump removal, stump grinding, and woodchip disposal.

(The contract was awarded in the amount of \$115,574.32 based on an estimated quantity of tree maintenance work.

(In addition to this annual tree maintenance, the Public Works Department budgeted \$50,000 in the FY2021 budget to begin removing old Silver Maple trees and has identified a number of trees that ready for removal.

(Davis Tree Care has agreed to extend the tree and stump removal unit cost awarded in the Parkway Tree Maintenance contract for the removal of Silver Maples trees.

(The Public Works Director recommends an increase of \$50,000 to the awarded amount for the Parkway Tree Maintenance contract to Davis Tree Care and Landscape Inc. of Forest Park, IL to the amount of \$165,574.32 in order to provide for the completion of additional work.

(Funds for the project have been allocated in the Public Works Land & Forestry account.

(The Director of Public Works recommends approval.)

- g. Consideration to award a professional service contract to the lowest responsive and responsible bidder Insituform Technologies USA, LLC of Chesterfield, MO for the 2020 CIPP Sanitary Sewer Rehabilitation (Basins 1, 8, 10, 19 (Partial)) project in the amount of \$755,226.90 from the Water & Sewer Fund.

(On Thursday, August 27, 2020, the Village opened sealed bids for the 2020 CIPP Sanitary Sewer Rehabilitation (Basins 1, 8, 10, 19 (Partial)) project. A total of five (5) contractors obtained contract documents, with four (4) submitting bids on the project.

(The lowest responsive and responsible bid was received from Insituform Technologies USA, LLC of Chesterfield, MO in the amount of \$755,226.90.

(The project includes the installation of 26,100 feet of CIPP Liner from 8 inch to 18 inch sanitary sewer mains, the cleaning and preparation and collateral work necessary to complete the project.

(The Director of Public Works recommends approval.)

- h. Consideration to increase the construction contract with Martam Construction, Inc., of Elgin, IL for the Median Enhancement - Rohlwing Road (IL Rte. 53) project in the amount of \$26,965.60 for a total contract amount of \$1,186,588.60 from the Capital Project Fund.

(The Village awarded a construction contract to Martam Construction, Inc., of Elgin, IL on Thursday, September 26, 2019 for the Median Enhancement - Rohlwing Road project.

(Due to field changes that resulted in an increase to the quantities of plantings, curb and median replacement and irrigation modifications, there was a contract overage of \$26,965.60.

(The proposed increase of \$26,965.60 will result in a total contract amount of \$1,186,588.60.

(Adequate funds are budgeted and available in Capital Project Fund.

(The Director of Public Works has recommended approval.)

- i. Consideration to increase the 2020 Village-Wide Concrete Replacement Program construction contract with Strada Construction Company of Addison, IL for additional concrete replacement within the Village right-of-way in the amount not to exceed \$165,000 for a total contract amount of \$338,200 from the Capital Project Fund.

(Since the completion of 2020 Village-Wide Concrete Replacement Program by Strada Construction Company in June, the Village has identified several new locations in need of replacement.

(These 150-plus locations throughout the Village can be completed for a total of \$165,000.

(The current contract with Strada Construction Company is in the amount of \$173,200.

(Appropriated funds for the project are available in the Capital Project Fund.

(The Director of Public Works recommends approval.)

- j. Consideration to concur with prior Village Board authorization to waive the formal bidding procedures and award a professional service contract to PIRTEK O'Hare of Elk Grove, IL for emergency repairs to the Busse Woods Dam in the amount of \$48,553.40 from the Water and Sewer Fund.

(During the week of August 17, it was discovered that there was an underground hydraulic leak on one of the supply lines running from the control building to the Dam.

(The leaking fitting was replaced the week of August 24.

(During a subsequent investigation to find what caused the leak, it was determined that the tubing running from the control building to the Dam is a lesser grade stainless steel than the consultant would recommend. Additionally, the PVC piping running from the control building to the dam, which contains the tubing and fittings, also has ground water leaks and holds water. These conditions are conducive to the corrosion of piping.

(In order to resolve these issues, it is necessary to replace all of the tubing and fittings as quickly as possible with a higher class of stainless steel before another leak begins.

Additionally, work will be needed on the PVC piping that holds the tubing to help keep the inside of the PVC pipe dry and decrease the likelihood of corrosion.

(A quote for the emergency repair was obtained from PIRTEK for \$48,553.40. PIRTEK will replace all the tubing and fitting as soon as supplies can be obtained and perform additional work along the PVC piping to help keep the pipe dry.

(Adequate funds are available in the Water and Sewer Fund.

(The Director of Public Works recommends approval.)

- k. Consideration to award a construction contract to the lowest responsive and responsible bidder Water Well Solutions, of Elburn, IL for the Well Number 2 Rehabilitation project in the amount of \$245,882.50 from the Water & Sewer Fund.

(On Thursday, August 27, 2020, the Village opened sealed bids for Well Number 2 Rehabilitation Project. A total of four (4) contractors obtained bid documents, with two (2) submitting bids.

(The lowest responsive and responsible bid was received from Water Well Solutions Illinois Division, LLC of Elburn, IL in the amount of \$245,882.50.

(The project consists of furnishing and installing column pipe, valves, airlines, cable, motor, pump, and rehabilitating the well.

(Water Well Solutions has satisfactorily completed several well projects for the Village.
(Adequate funds for the project are available in the Water & Sewer Fund.
(The Director of Public Works recommends approval.)

- l. Consideration to adopt Ordinance No. 3675 granting a Special Use Permit with variations of the Zoning Ordinance to construct a Cellular Communications Tower in an R-3 Residential Zoning District for the relocation of an existing monopole tower from 1060 Oakton Street to Property located at 813 Willow Lane.

(This item was discussed at the August 11, 2020 Village Board Meeting and currently appears under unfinished business.)

- m. Consideration to adopt Ordinance No. 3676 granting a Special Use Permit to Anjuman-E-Shujacee, North Chicago to permit a religious institution on the property located at 1030 Nerge Road.

(This item was discussed at the August 11, 2020 Village Board Meeting and currently appears under Unfinished Business.)

- n. Consideration to adopt Ordinance No. 3677 granting variations of Sections 3-7:A(1), 7A-1:B(2) and 3-7:D(4) of the Zoning Ordinance to permit an inground swimming pool to be located in a required front yard, eight feet (8') from the south property line and approximately fifteen feet (15') from the west property line and to permit a five foot (5') high open fence to be located on the south property line and within the twenty-five foot (25') sight line triangle at the southwest corner of property located at 316 Castle Drive. (Steinke)

(This item was discussed at the August 11, 2020 Village Board Meeting and currently appears under Unfinished Business.)

- o. Consideration to adopt Ordinance No. 3678 granting a variation of Section 3-7:D(3) and Section 7A-1:B(2) of the Zoning Ordinance to permit the installation of an open type fence on property located at 1205 Helen Lane, Elk Grove Village, Illinois.

(This item was discussed at the August 11, 2020 Village Board Meeting and currently appears under Unfinished Business.)

- p. Consideration to adopt the following:

- Ordinance No. 3679 amending Position Classification and Salary Plan of the Village of Elk Grove Village (Senior Management Analyst/HR Generalist-Village Manager's Office; Assistant Director of Human Resources-Village Manager's Office); and
- Ordinance No. 3680 amending the hourly rate and part-time position of School Crossing Guard-Police Department of the Village of Elk Grove Village.

(This ordinance amends the Position Classification and Salary Plan adding one (1) Assistant Director of Human Resources position in the Village Manager's Office and deleting one (1) Senior Management Analyst/HR Generalist position in the Village

Manager's Office.

(This also amends the hourly rate and part-time position of School Crossing Guards by adding language under School Crossing Guard-Police Department to permit the Police Department to assign Crossing Guards to other locations or other duties during the Governor's emergency pandemic until in-person school resumes in public schools.)

- q. Consideration to concur with prior Village Board authorization to adopt Resolution No. 67-20 amending Resolution No. 61-96, 6-09, 60-09, 16-11, 5-12, 4-14, 50-14 and 53-19 and authorizing the Mayor and Village Clerk to execute a Fifth Amendment to the Ground Lease Agreement and Memorandum of Ground Lease Agreement between the Village of Elk Grove Village and TV6 Holdings, LLC.

(This amendment covers the changes necessary to relocate the tower as part of the Elk Grove Technology Park development.

(The existing cell tower was formerly part of the Oakton Fire Station property, which is now part of the Elk Grove Technology Park. The tower and associated equipment are being relocated to 813 Willow Lane to allow for the cohesive development of the Technology Park.

(This amendment updates the description of the property location, site plan, and legal description of the leased area to correspond to the new tower location.

(All other terms and conditions of the Ground Lease remain intact.)

- r. Consideration to adopt Resolution No. 68-20 authorizing the Mayor to execute a Letter of Receipt stipulating the terms of an agreement for an application seeking a Cook County Class 6B Property Tax Exemption status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018 for certain real estate located at 93 Martin Lane.

(The Law Offices of Sarnoff & Baccash, on behalf of 93 Martin LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for 93 Martin Lane.

(The Applicant intends to purchase the subject property and rehabilitation the same in order to lease a warehouse, manufacturing and/or distribution user. The subject property consists of an estimated 21,976 square foot building that has been 100% vacant since February 2020.

(The Applicant plans to spend approximately \$200,000 to \$250,000 to rehabilitate and improve the subject property. These improvements are as follow: Upgrade the façade, update landscaping, add new building numbers, update signage, reconstruct the existing dock drive and apron per Elk Grove Village standards, add new exterior lights, install new exterior windows, install a new accessible sidewalk to existing stoop, install a new canopy, resurface, seal coat and stripe the parking lot and drive as necessary, clean out back ditch, and various other renovations. 93 Martin Lane does not currently have a tenant, but expects that an industrial user at the subject property will bring anywhere from 20-40 jobs.

(The eligibility requirements for 6B status are new construction, substantial renovation or buildings that have been vacant for a period of time. This site qualifies as it involves vacancy for less twenty-four (24) months with a purchase for value, special circumstances, and significant rehabilitation.

(Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. The assessment schedule is 10% of

fair market value for ten years then 15% in the eleventh year and 20% in the twelfth year. Industrial property is currently assessed at 25% of fair market value in Cook County. (Upon approval, the Director of Business Development and Marketing will issue a Letter of Receipt to the Applicant. The Letter of Receipt will allow the Applicant to file an application with Cook County. Final approval is at the discretion of the Village Board and contingent with the Applicant completing the improvements stated in their application. (The Director of Business Development and Marketing recommends issuing a Letter of Receipt.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Rummel

- a. A request for a Public Hearing to consider a petition submitted by the Elk Grove Park District for a Special Use Permit to permit the development of a public dog park with adjoining parking lot at 614 Perrie Drive. (A public hearing date has not yet been established.)

9. ZONING BOARD OF APPEALS - Village Manager Rummel

- a. ZBA Docket 20-6 - A Public Hearing for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of fences in residential zoning districts on property located at 501 Stonehaven Avenue. (PH 09-10-2020)
- b. ZBA Docket 20-7 - A Public Hearing for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of fences in residential zoning districts on property located at 610 Hudson Court. (PH 09-10-2020)

10. YOUTH COMMITTEE - Trustee Franke

11. BUSINESS LEADERS FORUMS - Trustee Lissner

12. CABLE TELEVISION COMMITTEE - Trustee Lissner

13. HEALTH & COMMUNITY SERVICES - Trustee Czarnik

14. INFORMATION COMMITTEE - Trustee Lissner

15. RECYCLING & WASTE COMMITTEE - Trustee Feichter

16. PARADE COMMITTEE - Trustee Czarnik

17. PERSONNEL COMMITTEE - Trustee Franke

18. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

- a. Telecommunication Facilities

19. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Czarnik

20. AIRPORT UPDATE

21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson

22. SPECIAL EVENTS COMMITTEE - Mayor Johnson

23. LIQUOR COMMISSION - Mayor Johnson

24. REPORT FROM VILLAGE MANAGER

25. REPORT FROM VILLAGE CLERK

26. UNFINISHED BUSINESS

- a. Village Attorney - Direct the Village Attorney to prepare the necessary documents granting a variation as it pertains to permitted locations of fences for property located at 1205 Helen Lane.
- b. Village Attorney- Direct the Village Attorney to prepare the necessary documents granting a fence variation as it pertains to permitted locations for fences and pools for property located at 316 Castle Drive.
- c. Village Attorney - Direct the Village Attorney to prepare the necessary documents to relocate a Cellular Communications Tower to 813 Willow Lane.
- d. Village Attorney - Direct the Village Attorney to prepare the necessary documents to permit a religious institution to operate at 1030 Nerge Road.

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH VARIATIONS OF THE ZONING ORDINANCE TO CONSTRUCT A CELLULAR COMMUNICATIONS TOWER IN AN R-3 RESIDENTIAL ZONING DISTRICT FOR THE RELOCATION OF AN EXISTING MONOPOLE TOWER FROM 1060 OAKTON STREET TO PROPERTY LOCATED AT 813 WILLOW LANE

WHEREAS, the Plan Commission of the Village of Elk Grove Village, at a public meeting, duly called and held according to law, considered a petition of the Village of Elk Grove Village to grant a Special Use Permit with variations of the Zoning Ordinance to construct a cellular communications tower in an R-3 Residential Zoning District for the relocation of an existing monopole tower at 1060 Oakton Street to property located at 813 Willow Lane; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendations and finding of the Plan Commission, find and believe that it is in the best interest of the Village to grant a Special Use Permit as requested and that sufficient hardship exists to justify the granting of the requested variations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a Special Use Permit to construct a cellular communications tower in the R-3 Residential Zoning District and the following associated variations from the Village's Zoning Ordinance for property located at 813 Willow Lane, Elk Grove Village:

1. A variation of Section 7-1 of the Zoning Ordinance to exceed the maximum height of thirty-five feet (35') to permit the installation of a one hundred thirty-five foot (135') monopole structure;
2. A variation of Section 7-1 of the Zoning Ordinance from requirements for front yard, side yard, and rear yard setbacks to install structures within the required setbacks;
3. A variation of Section 7A-1 F to exceed the maximum fence height of six feet (6') to permit the installation of an eight foot (8') wrought iron fence around the site;

4. A variation of Section 4-1 and Section 4-3-1 from the requirement for off-street parking; and
5. A variation of Section 3-6:B from requirement to have one principal building or structure to allow the construction of a cell tower with ancillary equipment and equipment platforms.

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ **NAYS:** _____ **ABSENT:** _____

PASSED this _____ **day of** _____ **2020.**

APPROVED this _____ **day of** _____ **2020.**

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Ordinance 2020-01-01-01

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CERTAIN CONDITIONS TO PERMIT A RELIGIOUS INSTITUTION ON THE PROPERTY LOCATED AT 1030 NERGE ROAD IN ELK GROVE VILLAGE, ILLINOIS (ANJUMAN-E-SHUJAE, NORTH CHICAGO)

WHEREAS, the Plan Commission of the Village of Elk Grove Village, at a Public Hearing duly called and held according to law, considered the question of granting a Special Use Permit to Anjuman-E-Shujaee, North Chicago to permit a religious institution as a Special Use on property located at 1030 Nerge Road; and

WHEREAS, The Mayor and Board of Trustees of the Village of Elk Grove Village, after considering the recommendation and finding of said Plan Commission find and believe it to be in the best interest of the Village that said Special Use Permit be granted as requested.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there is hereby granted a Special Use Permit to Anjuman-E-Shujaee, North Chicago to permit a religious institution as a Special Use on property located at 1030 Nerge Road, Elk Grove Village, subject to the following conditions:

1. The shared parking agreement between 1030 Nerge Road and 1080 Nerge Road shall be in effect at all times the Special Use is in effect. If the shared parking agreement is terminated, the total occupant load of the main auditorium at 1030 Nerge Road must be reduced to meet a parking ratio of one (1) parking stall for every four (4) seats in the auditorium.
2. The Petitioner must provide a revised seating plan to reflect a maximum of one hundred and seventy-two (172) seats prior to occupancy.
3. The fallen rear sections of fence along the south of the property must be repaired or replaced to meet the original intent of the design by securing the property. The repaired or replaced sections of fence shall match the adjacent fence material.

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE GRANTING VARIATIONS OF SECTIONS 3-7:A(1), 7A-1:B(2) AND 3-7:D(4) OF THE ZONING ORDINANCE TO PERMIT AN INGROUND SWIMMING POOL TO BE LOCATED IN A REQUIRED FRONT YARD, EIGHT FEET (8') FROM THE SOUTH PROPERTY LINE AND APPROXIMATELY FIFTEEN FEET (15') FROM THE WEST PROPERTY LINE AND TO PERMIT A FIVE FOOT (5') HIGH OPEN FENCE TO BE LOCATED ON THE SOUTH PROPERTY LINE AND WITHIN THE TWENTY-FIVE FOOT (25') SIGHT LINE TRIANGLE AT THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 316 CASTLE DRIVE (STEINKE)

WHEREAS, the Zoning Board of Appeals, at a Public Hearing duly called and held according to law, considered the question of granting a variation of Section 3-7:D(4) of the Zoning Ordinance to permit the installation of an inground pool approximately eight feet (8') from the south property line and approximately fifteen feet (15') from the west property line, and a variation of Section 7A-1:B(2)(b) of the Zoning Ordinance to permit the installation of a five foot (5') open type fence which will extend approximately thirty-two feet (32') from the southeast corner of the principal structure to the south property line, will be located within the twenty five foot (25') sight line triangle at the southwest corner of the property, and will be located on the south property line from the front edge of the house to the rear edge of the house as referenced in Exhibit A attached for property located at 316 Castle Drive, Elk Grove Village; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Zoning Board of Appeals, find and believe that sufficient hardship exists so as to justify the granting of said variation with the agreed upon modifications.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a variation of Section 3-7:D(4) of the Zoning Ordinance to permit the installation of an above ground pool located approximately eight feet (8') from the south property line and approximately fifteen feet (15') from the west property line and a variation of Section 7A-1:B(2)(b) of the Zoning Ordinance to permit the installation of a five foot (5') high open type fence which will extend approximately thirty-two feet (32') feet from the southeast corner of the principal structure to the south property line, and will be located on the south property line from the front edge of the house to the rear edge of the house and a variation of Section 3-7:A(1) of the

Zoning Ordinance to modify the sightline requirements for the fence to be located approximately twelve feet (12') east and approximately ten feet (10') north of the southwest corner of the lot as referenced in Exhibit A on property located at 316 Castle Drive, Elk Grove Village.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORD316C castleDr.pool

Exhibit A



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 3415 NORTH AVENUE UNIT D, MELROSE PARK, IL 60160-1017
 TEL: (847) 299-1010 FAX: (347) 299-5887
 E-MAIL: USURVEY@COMCAST.NET

RECEIVED

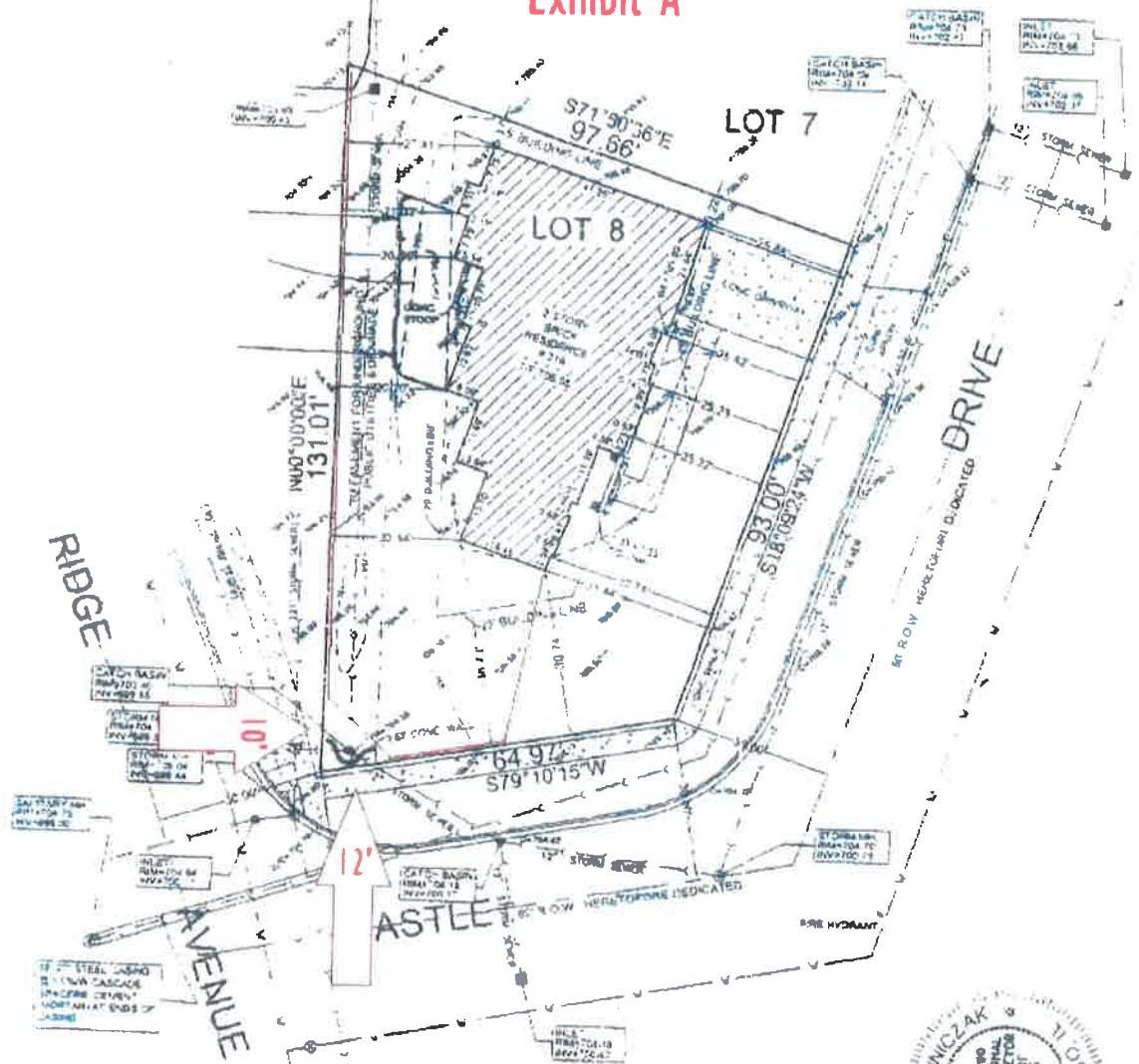
JUN 22 2012

PLAT OF SURVEY

LOT 8 IN CASTLETOWN SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS
 ELK GROVE VILLAGE
 PLANNING AND
 DEVELOPMENT

KNOWN AS: 316 CASTLE DRIVE, ELK GROVE VILLAGE, ILLINOIS

Exhibit A



2/17/09 FINAL SURVEY
 UPDATED: SEPTEMBER 25, 2008
 AS-BUILT OF CONG FOUNDATION

ORDERED BY
PATRICK HARDIMANN

DATE: APRIL 24, 2008
 SCALE: 1" = 20'

ORDER No. 2008-13394-10

NOTE:
 1. ALL DIMENSIONS ARE TO THE TOP OF FOUNDATION UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE TOP OF FINISH UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE TOP OF FINISH UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS
 COUNTY OF COOK
 ROY G. LAWNCZAK, CO. HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.
 Roy G. Lawnczak
 PROFESSIONAL LAND SURVEYOR NO. 35-002290



STATE OF ILLINOIS
 COUNTY OF COOK
 ROY G. LAWNCZAK, DO HEREBY CERTIFY THAT I HAVE BELIEVED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE COMPLIES TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR SURVEYING SURVEYS.

ROY G. LAWNCZAK
 PROFESSIONAL LAND SURVEYOR NO. 35-002290
 E.G.P. ENGINEERING & SURVEYING, INC.
 311 N. WASHINGTON ST., CHICAGO, IL 60601
 TEL: (312) 467-1111 FAX: (312) 467-1112

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF SECTION 3-7:D(3) AND SECTION 7A-1:B(2) OF THE ZONING ORDINANCE TO PERMIT THE INSTALLATION OF AN OPEN TYPE FENCE ON PROPERTY LOCATED AT 1205 HELEN LANE, ELK GROVE VILLAGE ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a Public Hearing duly called and held according to law, considered the question of granting a variation of Section 3-7:D(3) and Section 7A-1:B(2) which variations would permit the installation of a fence to be constructed approximately sixteen feet (16') beyond a line extended from the nearest front corner of the principal building located on the adjacent single-family lot to the west and to allow a six foot (6') high privacy fence, located three feet (3') from the street side property line and extending approximately twelve feet (12') in front of the rear edge of the house for property located at 1205 Helen Lane; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having reviewed the recommendation and findings of said Zoning Board of Appeals find and believe that sufficient hardship exists so as to justify the granting of said variation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a variation of Section 3-7:D(3) to allow a fence to be constructed approximately sixteen feet (16') beyond a line extended from the nearest front corner of the principal building located on the adjacent single-family lot to the west and a variation of Section 7A-1:B(2) which would permit a six foot (6') high privacy fence, located three feet (3') from the street side property line and extending

approximately twelve feet (12') in front of the rear edge of the house for property located at 1205 Helen Lane, Elk Grove Village Illinois.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Ord 1205 Helen L

ORDINANCE NO. _____

AN ORDINANCE AMENDING POSITION CLASSIFICATION AND SALARY PLAN OF THE VILLAGE OF ELK GROVE VILLAGE (SENIOR MANAGEMENT ANALYST/HR GENERALIST-VILLAGE MANAGER'S OFFICE; ASSISTANT DIRECTOR OF HUMAN RESOURCES -VILLAGE MANAGER'S OFFICE)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That the Position Classification and Salary Plan of the Village of Elk Grove Village be and the same is hereby amended to read as follows:

Permanent Authorized Positions

<u>Village Manager's Office</u>	<u>Current</u>	<u>*Delete Full-Time</u>	<u>Add Full-Time</u>	<u>Total September 21, 2020</u>
Senior Management Analyst/ HR Generalist	2	1	0	1
Assistant Director of Human Resources	0	0	1	1

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law on September 21, 2020.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE HOURLY RATE FOR PART-TIME POSITION OF SCHOOL CROSSING GUARD-POLICE DEPARTMENT OF THE VILLAGE OF ELK GROVE VILLAGE

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois:

Section 1: That the weekly salaries for School Crossing Guards of the Village of Elk Grove Village, during the 42 weeks of school, shall be and are hereby established as follows:

PAYMENT FOR CROSSING GUARD REPORTING TWO (2) TIMES PER SCHOOL DAY		PAYMENT FOR CROSSING GUARD REPORTING THREE (3) TIMES PER SCHOOL DAY
Probation (First 6 months)	\$167.57	\$251.35
Regular Status (Pass probation at 6 months)	\$175.16	\$264.50

To ensure Illinois school districts have the tools to carry out remote learning and other necessary operations during the COVID-19, the Governor signed SB 1569 into law to provide support for educators, students and families. The local public school districts in Elk Grove have selected to utilize remote learning to start off the 2020-21 school year while local private schools are continuing with in-person attendance which will require crossing guards. As a result, the Village may assign crossing guards with other locations or other duties during the Governor’s emergency pandemic until in person school resumes in public schools. Duties will be assigned based on the equivalent weekly time that crossing guards work while still being paid the weekly stipend assigned above depending crossings per day.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION NO. 61-96, 6-09, 60-09, 16-11, 5-12, 4-14, 50-14 AND 53-19 AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A FIFTH AMENDMENT TO THE GROUND LEASE AGREEMENT AND MEMORANDUM OF GROUND LEASE AGREEMENT BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND TV6 HOLDINGS, LLC. (813 WILLOW LANE)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

**TV6 HOLDINGS, LLC.
AMENDMENT TO
GROUND LEASE AGREEMENT**

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said documents upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Prepared by: Wendy Carrick
After recording return to: Rita Drinkwater
SBA Network Services, I,LC
8051 Congress Avenue, 3rd Floor
Boca Raton, FL 33487-1307
Phone: 1-800-487-7483 Ext. 7906

Property Parcel ID: 08-27-100-048-0000

AMENDMENT TO GROUND LEASE AGREEMENT

THIS AMENDMENT TO GROUND LEASE AGREEMENT (this "Amendment") is made as of the _____ day of _____, 2020, by and between **THE VILLAGE OF ELK GROVE VILLAGE**, an Illinois home rule municipal corporation located in Cook and DuPage Counties, having an office at 901 Wellington Avenue, Elk Grove Village, Illinois 60007 ("Landlord") and **TV6 HOLDINGS, LLC**, a Delaware limited liability company with an address at 8051 Congress Avenue, Boca Raton, Florida 33487-1307 ("Tenant").

WHEREAS, Landlord and AT&T Wireless Services, Inc., a Delaware corporation ("AT&T") entered into a certain unrecorded Ground Lease Agreement, dated December 10, 1996 and last executed on January 3, 1997, as amended on December 10, 1996, on February 6, 2009, on December 7, 2009 and on November 18, 2014, (collectively, the "Ground Lease") whereby Landlord leased to AT&T a portion of that certain real property, located at 1060 Oakton Avenue, Village of Elk Grove, County of Cook, State of Illinois (hereinafter, the "Property") and also described in the Ground Lease for the construction and operation of a wireless communications facility; and

WHEREAS, Tower Assets Newco IX LLC, a Delaware limited liability company, successor in interest to AT&T and TV6-W, LLC, a Delaware limited liability company entered into an Assignment and Assumption of Ground Lease dated January 1, 2014; and

WHEREAS, TV6-W, LLC, merged with and into Tenant effective June 8, 2015; and

WHEREAS, Landlord and Tenant desire and intend to, amend and supplement the Ground Lease as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Ground Lease:

1. Section 1.10 Property of the Ground Lease, is hereby deleted in its entirety and replaced with the following:

1.10 Property

3,600 (90' x 40') square feet of the certain real property with a common address of, 811 Willow Lane, Elk Grove Village, IL 60007, having a Property Parcel ID: 08-27-100-048-0000 (the "Property").

2. Section 1.14 Tenant's Address of the Ground Lease, is hereby deleted in its entirety and replaced with the following:

1.14 Tenant's Address

TV6 Holdings, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307
RE: IL22745-S/ Elk Grove Fire Station Relo
Attn: Site Administration
Phone # - (561) 995-7670

3. Exhibit A to the Ground Lease is hereby deleted in its entirety and replaced with the revised Exhibit A – Legal Description, attached hereto and made a part hereof.

4. Exhibit B to the Ground Lease is hereby deleted in its entirety and replaced with the revised Exhibit B – Site Plan, attached hereto and made a part hereof.

5. This Amendment will be governed by and construed and enforced in accordance with the laws of the State in which the Premises are located without regard to principles of conflicts of law.

6. This Amendment may be executed in counterparts, each of which shall be deemed an original document, but all of which will constitute a single document. This document shall not be binding on or constitute evidence of a contract between the parties hereto until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to each other party of this Amendment.

7. Except as specifically set forth in this Amendment, the Ground Lease is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Ground Lease and this Amendment, the terms of this Amendment shall take precedence.

8. Capitalized terms not defined in this Amendment will have the meaning ascribed to such terms in the Ground Lease.

9. This Amendment shall be effective as of the date last executed below

[SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

WITNESSES:

LANDLORD:
THE VILLAGE OF ELK GROVE VILLAGE,
an Illinois home rule municipal corporation

Print Name: _____

By:
Title:

Print Name: _____

Date: _____

STATE OF _____ }

COUNTY OF _____ }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared _____, as _____ for **THE VILLAGE OF ELK GROVE VILLAGE**, an Illinois home rule municipal corporation, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same in the capacity aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the _____ day of _____, 2020.

Sign Name: _____

Print Name: _____

Notary Public

My Commission expires on: _____



WITNESSES:

TENANT: TV6 HOLDINGS, LLC,
a Delaware limited liability company

Print Name: _____

By: Alyssa Houlihan
Title: Vice President, Site Leasing

Print Name: _____

Date: _____

STATE OF FLORIDA }
 } .ss:
COUNTY OF PALM BEACH }

I, _____, a notary public of Palm Beach County, Florida
CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the
County aforesaid, to take acknowledgments, personally appeared **ALYSSA HOULIHAN**, as Vice
President, Site Leasing of **TV6 HOLDINGS, LLC**, a Delaware limited liability company, to me
known to be the person described in and who executed the foregoing instrument and who
acknowledged before me that she executed the same in the capacity aforestated.

WITNESS my hand and official seal in the County and State last aforesaid the _____ day
of _____, 2020.

Sign Name: _____

Print Name: _____

Notary Public



EXHIBIT - A
Legal Description

LOT 2 IN UDDALL PARK NORTH SUBDIVISION AND ACCESS EASEMENT
LEGAL DESCRIPTIONS

Parcel 1:
LOT 2 OF UDALL PARK NORTH SUBDIVISION BEING PART OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS
SHOWN ON PLAT OF SAID SUBDIVISION RECORDED ON JUNE 30, 2020 AS DOCUMENT NO. 2018201068.

Parcel 2:
UTILITY AND 24-HOUR ACCESS EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2 IN UDALL PARK
NORTH SUBDIVISION AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED ON JUNE 30, 2020 AS
DOCUMENT NO. 2018201068 AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ELK GROVE, COOK COUNTY,
ILLINOIS CONTAINING 11,388 SQUARE FEET (0.261 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 27 WITH THE EAST LINE OF THE WEST 100 FEET OF THE EAST
HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 (ALSO BEING A
POINT ON THE EAST LINE OF ELK GROVE VILLAGE SECTION 1 EAST SUBDIVISION PLAT); THENCE NORTH
11 DEGREES 25 MINUTES 4 SECONDS WEST, 655.47 FEET ALONG THE EAST LINE OF THE WEST 100 FEET
OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27
(ALSO BEING THE EAST LINE OF ELK GROVE VILLAGE SECTION 1 EAST SUBDIVISION PLAT); THENCE
NORTH 89 DEGREES 34 MINUTES 56 SECONDS EAST, 382.32 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 88 DEGREES 48 MINUTES 57 SECONDS EAST, 42.50 FEET; THENCE SOUTH 01 DEGREES 11
MINUTES 03 SECONDS EAST, 10.02 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 57 SECONDS WEST,
70.50 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 03 SECONDS WEST, 25.83 FEET; THENCE SOUTH
88 DEGREES 48 MINUTES 57 SECONDS WEST, 73.80 FEET; THENCE NORTH 69 DEGREES 12 MINUTES 23
SECONDS WEST, 22.78 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 17 SECONDS WEST, 200.96 FEET;
THENCE NORTH 44 DEGREES 33 MINUTES 02 SECONDS WEST, 19.36 FEET; THENCE SOUTH 88 DEGREES
48 MINUTES 57 SECONDS WEST, 44.65 FEET TO A POINT ON THE EAST LINE OF WILLOW LANE; THENCE
NORTH 00 DEGREES 25 MINUTES 04 SECONDS WEST, 28.00 FEET ALONG SAID EAST LINE TO THE
SOUTHWEST CORNER OF WILLOW WOODS CONDOMINIUM; THENCE NORTH 88 DEGREES 48 MINUTES
57 SECONDS EAST, 56.34 FEET ALONG THE SOUTH LINE OF WILLOWS WOODS CONDOMINIUM; THENCE
SOUTH 44 DEGREES 33 MINUTES 02 SECONDS EAST, 19.66 FEET; THENCE NORTH 89 DEGREES 50
MINUTES 17 SECONDS EAST, 189.18 FEET; THENCE SOUTH 61 DEGREES 39 MINUTES 32 SECONDS EAST,
29.13 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 57 SECONDS EAST, 97.08 FEET; THENCE SOUTH 01
DEGREES 11 MINUTES 03 SECONDS EAST, 37.97 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO
ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel 08-27-100-048-0000 (pt.)
Address: 811 Willow Lane, Elk Grove Village, IL 60007

Initials: _____

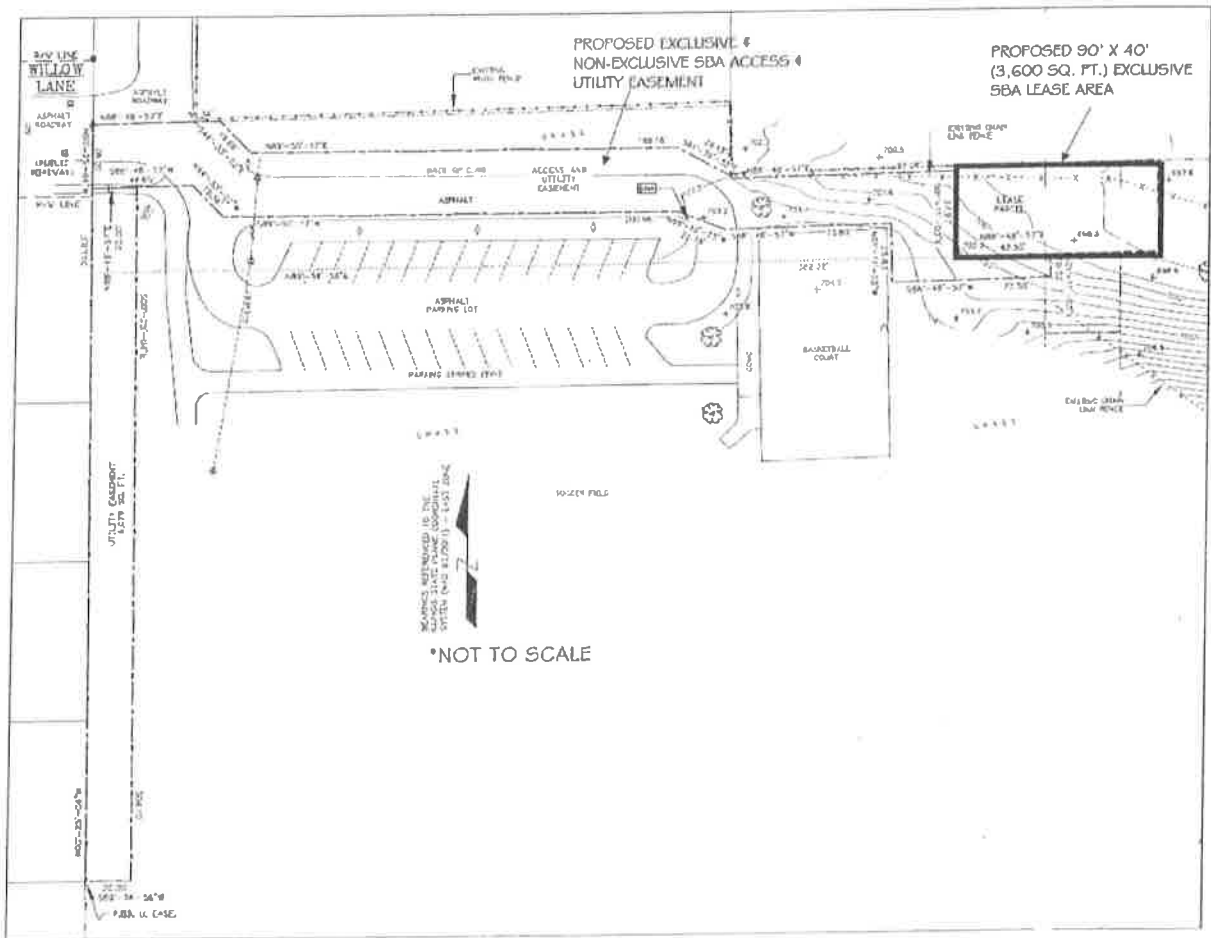
Initials: _____

Site Name: Elk Grove Fire Station to Elk Grove Fire Station Relo
Site ID: IL17072-A to IL22745-S



EXHIBIT - B Site Plan

The Site shall consist of 3,600 (90' x 40') square feet of ground space along with easement rights for access to the Site and parking by vehicle, trucks, heavy machinery or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Property in the approximate locations as depicted below:



Initials: _____

Initials: _____

Site Name: Elk Grove Fire Station to Elk Grove Fire Station Relo
Site ID: IL17072-A to IL22745-S



RESOLUTION NO. _____

A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE AS AMENDED JULY 27, 2018 FOR CERTAIN REAL ESTATE LOCATED AT 93 MARTIN LANE, ELK GROVE VILLAGE, ILLINOIS

WHEREAS, the Village of Elk Grove Village desires to promote the development of industry in the Village of Elk Grove; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, the most recent amendment becoming effective as of July 27, 2018, which has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, in the case of abandoned property, if the municipality or the Mayor and Board of Trustees, finds that special circumstances justify finding that the property is "abandoned" for purpose of Class 6B, even though it has been vacant and unused for less than 24 months, that finding, along with the specification of the circumstances, shall be included in the resolution or ordinance supporting and consenting to the Class 6B application. Such resolution or ordinance shall be filed with the eligibility application. If the ordinance or resolution is that of a municipality, the approval of the Board of Commissioners of Cook County is required to validate such shortened period of qualifying abandonment, and a resolution to that effect shall be included with the Class 6B eligibility application filed with the Assessor; and

WHEREAS, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 93 Martin Lane, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-22-301-023-000, and has proven to this Board that such incentive provided for in said ordinance is necessary for development to occur on this specific real estate.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois:

Section 1: That the request of the Petitioner to have certain real estate located at 93 Martin Lane, Elk Grove Village, Cook County, Illinois, identified by Property Index Numbers 08-22-301-023-0000, declared eligible for Class 6B special circumstances status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018, is hereby granted in that this Board and the Village of Elk Grove Village, Illinois, has determined that the incentive provided by the said Class 6B Tax Incentive Ordinance is necessary for the said development to occur on the subject property, legally described as follows:

LOT 8 IN MAYFAIR INDUSTRIAL PARK, UNIT NUMBER 2, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON DECEMBER 19, 1973 AS DOCUMENT NUMBER 22575818 IN COOK COUNTY, ILLINOIS.

Section 2: That the Special Circumstances as outlined by the petitioner are attached hereto as Exhibit "A" and made a part thereof.

Section 3: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index 08-22-301-023-0000. Elk Grove Village is in receipt of an economic disclosure statement that is required with the application packet.

Section 4: That the Mayor and Village Clerk are hereby authorized to sign any necessary documents to implement this Resolution subject to the petitioner completing the following conditions within twelve months of closing:

- a. Update the façade and landscaping;
- b. Add new building numbers and update signage;
- c. Reconstruct the existing dock drive and apron per Elk Grove Village standards;
- d. Add new exterior lights and install new exterior windows;
- e. Install a new accessible sidewalk to existing stoop with a new canopy;
- f. Resurface, seal coat and stripe the parking lot and drive;
- g. Clean out back ditch and various other renovations.

Section 5: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2020.

APPROVED this _____ day of _____ 2020.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Exhibit "A"
SARNOFF · BACCASH

Special circumstances requested by 93 Martin LLC
93 Martin Lane, Elk Grove Village, Illinois (PINs: 08-22-301-023-0000)

93 Martin LLC ("Applicant") is requesting a Resolution supporting and consenting to a Class 6b Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for less than 24 continuous months with a purchase for value, special circumstances and substantial rehabilitation. The Applicant plans on purchasing the subject property and rehabilitating the same in order to lease to a warehousing, manufacturing and/or distribution user.

The subject property consists of an approximately 40,000 square foot site with a roughly 21,976 square foot building that has been 100% vacant and unused since February, 2020. The property is in need of substantial rehabilitation. Therefore, the Applicant plans to spend approximately \$200,000 to \$250,000 to immediately rehabilitate and improve the subject property. Based on initial inspections these improvements will be to update the landscaping, update/improve the façade, add new building numbers, update the existing monument sign, reconstruct the existing dock drive and apron per Elk Grove Village standards, add new exterior lighting, install new exterior windows, install a new accessible sidewalk to existing stoop, install a new canopy, resurface and seal coat and stripe the parking lot and drive as necessary as well as to complete other general maintenance. Please note that all of the rehabilitation costs could significantly vary depending on a variety of factors such as market variances. Further inspections of the subject property may require additional improvements. The rehabilitation will create approximately 40 to 50 construction jobs.

The Applicant will be marketing the subject property to industrial users and has a strong history of purchasing, rehabilitating and filling properties with industrial users. Additionally, the Applicant expects that an industrial user at the subject property will bring anywhere from 20 to 40 jobs to the same.

Elk Grove Village can also expect that an industrial user at the subject property and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, Elk Grove Village can expect that an industrial user at the subject property will attract business and various customers to the Village in the course of its operations.

Based on our research and the additional costs that must be incurred to improve and rehabilitate the building in order for this to be a successful endeavor, the Applicant must possess a Class 6b Incentive to complete the improvements and to successfully operate the property. It is for these reasons that it is necessary to grant the Applicant a Resolution supporting and consenting to a Class 6b Incentive for the subject property based on occupation of an abandoned property that has been vacant for less than 24 continuous months with a purchase for value, special circumstances and substantial rehabilitation.