



AGENDA

REGULAR VILLAGE BOARD MEETING

October 13, 2020
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (ASSOCIATE PASTOR ADAM DOI, TRINITY GOSPEL CHURCH)

3. APPROVAL OF MINUTES OF SEPTEMBER 22, 2020

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: SEPTEMBER 30, 2020 \$ 3,048,019.05
OCTOBER 13, 2020 \$ 742,413.14

6. CONSENT AGENDA

- a. Consideration to concur with prior Village Board authorization to allow temporary signage for PPE Global Health at 986 Elk Grove Town Center.

(Section 7B-5-8 of the Elk Grove Village Zoning Ordinance requires all applications for sign permits in the B-5 Town Center Shopping District to be reviewed and approved by the Mayor and Board of Trustees.

(PPE Global Health submitted two (2) temporary banner signs to advertise their opening while they await fabrication of their permanent signage.

(The temporary signs will be displayed for a period of no more than sixty (60) days.

(The Director of Community Development recommends approval.)

- b. Consideration of a request from Kenneth Young Center, located at 1001 Rohlwing Road, to waive FY 2020/21 vehicle sticker fees in the amount of \$175.

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

(The Director of Finance recommends approval.)

- c. Consideration of a request from Prairie Lake School, 408 E. Devon Avenue, to waive

permit fees for mechanical alterations in the amount of \$210.

(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.)

- d. Consideration of requests from the Elk Grove Park District to waive permit fees in the amount of \$1,295 for the following projects:

- Rooftop pool dehumidification equipment replacement at the Pavilion, 1000 Wellington Avenue, in the amount of \$1,060; and
- Shade canopy installations at Hattendorf Park, 225 E. Elk Grove Boulevard, in the amount of \$235.

(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.)

- e. Consideration to award a professional services contract to MNJ Technologies of Buffalo Grove, IL to provide one year of Cisco Smartnet support of our network infrastructure in the amount of \$29,063.

(The Village's network infrastructure is largely comprised of Cisco hardware and software, which provides a solid foundation for our computing environment.

(The hardware and software require on-going support in order to function properly.

(IT staff solicited quotes from five (5) vendors who provide Cisco support.

(Of the four (4) responses received, MNJ Technologies was the lowest-priced responsible and responsive bidder.

(This contract will provide Cisco support from November 3, 2020 through November 2, 2021.

(The Director of Information Technology recommends approval of this contract.)

- f. Consideration to award a professional service contract to Engineering Enterprises, Inc. of Sugar Grove, IL for the update and verification of our existing water works system model for the amount of \$50,000 from the Water & Sewer Fund.

(A proposal was solicited from Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL for professional services for the update and verification of our existing water works system model.

(Updating and verifying the water works system model will assist in determining future water main sizing, increase effectiveness of water facility operations, and identify future capital improvement needs.

(EEI will provide hydrant and pump testing, review historical water data, and calculate need assessments to revise the existing water works system model.

(The Director of Public Works recommends approval.)

- g. Consideration to award a sole source purchase contract to Air One Equipment of South Elgin, IL for the purchase of MSA G1 Self-Contained Breathing Apparatus (SCBA) equipment in the amount of \$338,975 from the Capital Replacement Fund.

(The current Fire Department budget includes funding for the purchase of new Self-Contained Breathing Apparatus (SCBA) equipment.

(The Fire Department has standardized on MSA SCBA equipment, which is familiar to all personnel.

(This purchase will allow the Fire Department to be current on NFPA standards for this vital equipment.

(MSA G1 SCBA units come with a 15-year warranty and units will be serviced locally.

(The regional distributor for fire service MSA equipment is Air One Equipment of South Elgin, IL.

(Adequate funds are budgeted and available in the Capital Replacement Fund.

(The Fire Chief recommends approval.)

- h. Consideration to award funding for workforce and business development support consistent with the Village's Economic Development vision for Business Excellence as presented to the Village Board of Trustees for Elk Grove High School Fabrication Lab and micro-internships, the Golden Corridor Advanced Manufacturing Partnership, Next Level Northwest, and ENCLAVE for Entrepreneurs not to exceed total collective amount of \$202,000 funded through the Busse Elmhurst TIF.

(An important component of the Village's Vision for Business Excellence is supporting small business growth and development, workforce development, and entrepreneurship education.

(The Village endeavors to be a public sector leader in this arena by underwriting a full suite of business development tools including: School District 214 Education Foundation and Elk Grove High School fabrication lab and micro internship program. The Village awarded Elk Grove High School \$100,000 in 2020 to modernize their fabrication lab and to work with local companies on developing a micro-internship program. The original commitment was for three years. The 2021 installment is for \$100,000.

(Next Level Northwest (NLNW) NLNW is not for profit 501c3. NLNW provides free coaching to regional business to help better understand their business operations. NLNW is a partnership with four other communities including Schaumburg, Hoffman Estates, Rolling Meadows, and Hanover Park. The annual sponsorship cost is \$15,000.

(Golden Corridor Advanced Manufacturing Partnership (GCAMP). GCAMP is a not for profit 501c3. GCAMP strives to educate high school students on careers opportunities in manufacturing. GCAMP is a public private partnership. Public sector support comes from Elk Grove Village, Hoffman Estates and Schaumburg. The annual sponsorship cost is \$15,000.

(ENCLAVE for Entrepreneurs (ENCLAVE) ENCLAVE runs the Founders1st™ Academy. The Founders1st™ Academy is a highly immersive workshop on business competency planning. The program is open to twenty four business leaders. The ten month program scholarship cost is \$300 per person a month.

(The Director of Business Development & Marketing recommends approval.)

- i. Consideration to approve the fourth quarter financial report ending April 30, 2020.

(As part of the new financial software system, staff has created quarterly financial reports comparing year to date numbers to the prior year.
(The Director of Finance recommends approval.)

- j. Consideration to accept the Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended April 30, 2020.

(The Comprehensive Annual Financial Report represents the findings of the annual audit as performed by the independent auditor Lauterbach & Amen, LLP.
(The CAFR was recently completed.
(The Director of Finance recommends approval.)

- k. Consideration to adopt Ordinance No. 3681 of the Village of Elk Grove Village, Illinois terminating the Grove Mall Redevelopment Project Area.

(The Village designated the Grove Mall Redevelopment Project Area on August 26, 1997 to have a term no greater than twenty-three (23) years.
(The twenty-three (23) year term expires on December 31, 2020.
(Approval of this ordinance will terminate the Grove Mall TIF District and proper notification will be mailed to the affected taxing districts by November 1, 2020.)

- l. Consideration to adopt Ordinance No. 3682 granting a variation of Section 3-7:D(3) of the zoning ordinance to permit the construction of a six (6') foot high fence extending approximately twenty-three (23') feet beyond a line extended from the nearest front corner of the principal structure on the adjacent single-family residential lot for property located at 501 Stonehaven Avenue, Elk Grove Village.

(This item was discussed at the September 22, 2020 Village Board Meeting and currently appears under Unfinished Business.)

- m. Consideration to adopt Ordinance No. 3683 granting a variation of Section 7A-1B:(2) of the zoning ordinance to permit the construction of a four (4') foot high open type fence located street side property line along Biesterfield Road located at 610 Hudson Court, Elk Grove Village.

(This item was discussed at the September 22, 2020 Village Board Meeting and currently appears under Unfinished Business.)

- n. Consideration to adopt Resolution No. 70-20 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 1000 Estes Avenue.

(The Law Offices of Verros Berkshire, on behalf of Exeter 1000 Estes, LLC (Applicant) is

seeking a Cook County Class 6B property tax exemption for 1000 Estes Avenue. (The Applicant intends to purchase the subject property and rehabilitate the same in order to lease a warehouse, manufacturing and/or distribution user. The subject property consists of an estimated 102,673 square foot building and will be 100% vacant prior to the closing date on or before December 17, 2020.

(The Applicant plans to spend approximately \$1,286,483 to rehabilitate and improve the subject property. These improvements are as follows: Upgrade the façade, update landscaping, update and improve façade, update signage, reconstruct the existing dock drives and aprons per Elk Grove Village standards, add new exterior lights, 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, clean out back ditch, roof repair and various other renovations.

(The Class 6B classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. The goal of Class 6B is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities. 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 Clerk's office is preparing the resolution for the next Village Board Meeting.

- o. Consideration to adopt Resolution No. 71-20 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 1620 Jarvis Avenue.

(The Law Offices of Sarnoff & Baccash, on behalf of Elk Grove Village Investment LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for 1620 Jarvis Avenue.

(The Applicant intends to purchase the subject property and rehabilitate the same for its related entity, Marqi Blinds, for its operations consisting of the fabrication, warehousing and distribution of custom blinds. The Applicant plans to generate close to \$8 million in taxable sales within 3-5 years.

(The subject property consists of an estimated 13,200 square foot building and will be

100% vacant prior to the closing date.

(The Applicant plans to spend approximately \$50,000 - \$100,000 to rehabilitate and improve the subject property. These improvements are as follow: Upgrade the façade, update landscaping, update signage, reconstruct the existing dock drives and aprons per Elk Grove Village standards, add new exterior lights, 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, clean out back ditch, and various other renovations.

(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 & Marketing recommends approval.)

- p. Consideration to adopt Resolution No. 72-20 supporting First Responders and Essential Workers at a Holiday Tree Lighting Rally to be held on November 27, 2020.

(Elk Grove Village serves citizens of our community by providing brave, trained and professional first responders to support citizens in need.

(A special rally will take place to honor and recognize the contributions of all first responders and essential workers in the Village declaring Friday, November 27, 2020 as First Responders and Essential Worker/Community Supporter Day.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Rummel

9. ZONING BOARD OF APPEALS - Village Manager Rummel

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 501 Stonehaven Avenue.
- b. 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 601 Hudson Court.

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 OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS
TERMINATING THE GROVE MALL REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois (the "Village") is a home rule municipality as described in Section § 6(a) Article VII of the 1970 Constitution of the State of Illinois and as such may exercise any power and function pertaining to its government and affairs; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1, *et seq.* ("Act"), the Village adopted Ordinance No. 2589 designating the Village of Elk Grove Village Grove Mall Redevelopment Project Area ("Area"); and

WHEREAS, the Village designated the Area on August 26, 1997, and the Act provides that a redevelopment project area can have a term of no greater than twenty-three (23) years; and

WHEREAS, the twenty-three (23) year term of the Area ends on December 31, 2020 and the Village desires to adopt this ordinance terminating the Grove Mall TIF District and to so notify the affected taxing districts.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois, in the exercise of its home rule powers, as follows:

Section 1: The above recitals are incorporated herein and made a part hereof.

Section 2: The Grove Mall Redevelopment Project Area is terminated effective December 31, 2020.

Section 3: The Village Manager is directed to send a copy of this Ordinance to a representative of all affected taxing districts prior to November 1, 2020.

Section 4: If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

Section 5: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6: This ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by 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 A VARIATION OF SECTION 3-7:D(3) OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A SIX (6') FOOT HIGH FENCE EXTENDING APPROXIMATELY TWENTY-THREE (23') FEET BEYOND A LINE EXTENDED FROM THE NEAREST FRONT CORNER OF THE PRINCIPAL STRUCTURE ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL LOT FOR PROPERTY LOCATED AT 501 STONEHAVEN AVENUE, ELK GROVE VILLAGE

WHEREAS, the Zoning Board of Appeals of the Village of Elk Grove Village, at a public hearing duly called and held according to law, considered the question of granting a variation of Section 3-7:D(3) of the Zoning Ordinance to permit the installation of a size (6') foot high vinyl privacy fence which will extend approximately twenty-three (23') feet beyond the nearest front corner of the principal structure on the adjacent single-family residential lot to the east at 267 Cosman Road. The fence is a proposed replacement for the existing six (6') foot high privacy fence in the same location at 501 Stonehaven Avenue, 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.

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) of the Zoning Ordinance to permit the installation of a six (6') foot high vinyl privacy fence extending approximately twenty-three (23') feet beyond a line extended from the nearest front corner of the principal structure on an adjacent single-family residential lot for property located at 501 Stonehaven Avenue, 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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF SECTION 7A-1B:(2) OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A FOUR (4') FOOT HIGH OPEN TYPE FENCE LOCATED STREET SIDE PROPERTY LINE ALONG BIESTERFIELD ROAD LOCATED AT 610 HUDSON COURT, ELK GROVE VILLAGE

WHEREAS, the Zoning Board of Appeals of the Village of Elk Grove Village, at a public hearing duly called and held according to law, considered the question of granting a variation of Section 7A-1B:(2) of the Zoning Ordinance to permit the installation a four (4') foot high open type fence which will extend to the street side property line along Biesterfield Road. The fence will replace an existing four (4') foot high split rail fence in the same location at 610 Hudson Court, 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.

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 7A-1B:(2) of the Zoning Ordinance to permit the installation of a four (4') foot high open type fence, which will extend to the street side property line along Biesterfield Road. The fence will replace an existing four (4') foot high split rail fence in the same location at 610 Hudson Court, 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

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 1000 ESTES AVENUE, 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 1000 Estes Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-34-100-012-0000, 08-34-100-036-0000, and 08-34-100-081-0000 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 1000 Estes Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Numbers 08-34-

100-012-0000, 08-34-100-036-0000 and 08-34-100-081-0000, 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:

PARCEL 1: LOT 250 IN CENTEX INDUSTRIAL PARK UNIT 138, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 25 FEET OF LOT 121 IN CENTEX INDUSTRIAL PARK UNIT 87, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 107 IN CENTEX INDUSTRIAL PARK UNIT 76, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 121 (EXCEPT THE WEST 25 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 87, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 Numbers 08-34-100-012-0000, 08-34-100-036-0000, and 08-34-100-081-0000. 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 and upgrade the façade and landscaping;
- b. Updated signage;
- c. Reconstruct existing dock drives and aprons per Elk Grove Village standards;

- d. Add new exterior lights;
- e. Installation of a new accessible sidewalk to existing stoop;
- f. Installation of a new canopy;
- g. Resurface, seal coat and stripe parking lot and drive as necessary;
- h. Clean out back ditch, roof repair 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

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a purchase for value, but the period of abandonment prior to purchase was less than 24 months, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was no purchase for value, but the period of abandonment prior to the application 24 continuous months or greater, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was no purchase for value, but the period of abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month, complete section (2) and the TEERM Supplemental Application.

1. How long was the period of abandonment prior to the purchase for value? See Attached

When and by whom was the subject property last occupied prior to the purchase for value?

Moran Transportation Corporation, 2003 to prior to closing

See Attached

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation:	<u>ASAP</u>
Date of purchase:	<u>Between November 2, 2020 to December 17, 2020</u>
Name of purchaser:	<u>Exeter 1000 Estes, LLC</u>
Name of seller:	<u>Rosturk, LLC</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

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 1620 JARVIS AVENUE, 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 1620 Jarvis Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-27-401-054-0000, 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 1620 Jarvis Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Number 08-27-401-054-0000, 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 221 IN HIGGINS INDUSTRIAL PARK UNIT NO. 156, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41, NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN 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 Number 08-27-401-054-0000. 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. Upgrade the façade and landscaping;
- b. Updated signage;
- c. Reconstruct dock drives and aprons per Elk Grove Village standards;
- d. Add exterior lights;
- e. Installation of a new accessible sidewalk to existing stoop;
- f. Installation of a new canopy;
- g. Resurface, seal coat and stripe parking lot and drive as necessary;
- h. 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

SARNOFF BACCASH

Special circumstances requested by Elk Grove Village Investment LLC
1620 Jarvis Ave., Elk Grove Village, Illinois (PINs: 08-27-401-054-0000 part of)

Elk Grove Village Investment 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 to purchase the subject property and rehabilitate the same for its related entity, Marqi Blinds, to occupy approximately 6,600 square feet of the same for its operations consisting of the fabrication, warehousing and distribution of custom blinds for homeowners, contractors, builders and showrooms.

The subject property is approximately 27,299 square feet with an approximately 13,200 square foot building thereon. Approximately 6,600 square feet is occupied by Applied Industrial Technologies, Inc. for its industrial use. Currently, Applied Industrial Technologies, Inc. has 3 to 4 employees at the site. The remaining approximately 6,600 square feet will be 100% vacant and unused prior to the purchase. As noted above, the Applicant plans to complete significant rehabilitation to the entire subject property and Marqi Blinds will then occupy the vacant approximately 6,600 square feet for its industrial use.

Marqi Blinds is a new entity, however, the ownership behind Marqi Blinds has years of experience owning and operating similar businesses. In addition, the ownership behind Marqi Blinds believes that by moving to the subject property this new entity will be able to grow significantly. As this is a new entity, Marqi Blinds plans to hire all new employees. Specifically, Marqi Blinds plans to initially hire 8 to 10 employees (all full-time) and an additional 8 to 10 employees over the next three years depending on growth. Additionally, Marqi Blinds will look to hire all qualified Elk Grove Village residents for future hires.

As noted above, the Applicant plans to significantly rehabilitate the entire subject property. Therefore, the Applicant plans to spend approximately \$50,000 to \$100,000 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 signage, reconstruct the existing concrete dock drive per Elk Grove Village standards, install a new canopy and sealcoat and restripe the parking lot 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 5 to 15 construction jobs.

Elk Grove Village can also expect the current tenant at this site and Marqi Blinds and their 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 the current tenant at this site and Marqi Blinds will attract business and various customers to the Village in the course of their operations.

We note that the Applicant will be applying to create two new PINs on the subject property. One PIN will consist of the currently occupied approximately 6,600 square feet and the other PIN will consist of the remainder of the building (approximately 6,600 square feet) and site. As a result, the Applicant is only requesting a Class 6b Incentive on the approximately 6,600 square feet that will be vacant prior to the purchase. Please see the attached aerials.

SARNOFF · BACCASH

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.

RESOLUTION NO. _____

**RESOLUTION SUPPORTING FIRST RESPONDERS AND ESSENTIAL WORKERS
AT A HOLIDAY TREE LIGHTING RALLY TO BE HELD ON NOVEMBER 27, 2020**

WHEREAS, Elk Grove Village serves citizens of our community by providing brave, trained, and professional first responders to support citizens in need, including the provision of professional firefighters and paramedics (identified by the color red) and professional law enforcement officers (identified by the color blue); and

WHEREAS, Elk Grove Village is the proud home of the Amita/Alexian Brothers Medical Center as well as several long-term care facilities, all of whom have courageous medical staff working to protect and improve the health of persons in Elk Grove; and

WHEREAS, health care workers are identified by the color white; and

WHEREAS, there are a large number of essential workers/volunteers who are critical to the continued health, safety, and welfare of the Elk Grove community; and

WHEREAS, these essential workers and community supporters are identified by the color green.

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 as follows:

Section 1: Elk Grove specifically honors and recognizes the contributions of all first responders and essential workers.

Section 2: Elk Grove declares Friday, November 27, 2020 as First Responder and Essential Worker/Community Supporter Day, and grants those courageous persons with all the benefits of that Day thereof.

Section 3: Elk Grove calls for citizens to attend a government sponsored Holiday Tree Lighting RALLY demonstrating support for all of the brave and critical aforementioned workers, which RALLY will take place on Friday, November 27, 2020 at 5:15 p.m. in the Elk Grove Village Green, and at which time lights will be illuminated and fireworks displayed in the four colors of red, blue, white, and green as a show of support for the first responders and essential workers in our community.

Section 4: 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