



AGENDA
REGULAR VILLAGE BOARD MEETING
OCTOBER 26, 2021
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF OCTOBER 12, 2021

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: OCTOBER 26, 2021 \$ 446,628.78

6. CONSENT AGENDA

- a. Consideration of a request from the Elk Grove Park District to waive permit fees for the installation of a digital sign at Fox Run Golf Links, 333 Plum Grove Road, in the amount of \$595.

(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 to award a professional services contract to Insight Direct of Dallas, TX to provide three years of support for VMware software in the amount of \$29,432.

(The Village has utilized VMware to virtually host our network servers since 2009.

(Like most software, the VMware program requires ongoing support to function properly.

(IT staff solicited quotes from three (3) resellers who provide VMware support.

(Insight Direct was the lowest-priced responsible and responsive bidder.

(This contract will provide VMware support from December 1, 2021 through November 30, 2024.

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

- c. Consideration to concur with prior authorization to award a professional services contract to Banner Collective, LLC of Chicago, IL to provide media campaign services in an

amount not to exceed \$38,000 from the Busse-Elmhurst TIF Fund.

(This contract provides for media campaign services to support the promotion of the Village's Job Fair on Friday, November 5.)

- d. Consideration to increase a professional service contract with Colfax Corporation of Chicago, IL for Pre-Demolition Asbestos and Universal Waste Building Components Abatement at 1920 E. Higgins Road, in the amount of \$39,500, for a total contract amount of \$269,110 from the Higgins-Oakton TIF.

(On Friday, September 24, 2021, the Village opened sealed bids for the Pre-Demolition Asbestos and Universal Waste Building Components Abatement project at 1920 E. Higgins Road. Nine (9) bids were submitted, and the lowest responsive and responsible bid was received from Colfax Corporation of Chicago.

(Since demolition began, several unforeseen items have been brought to light, therefore necessitating a contract increase.

(The bedding/garbage disposal left behind by the former owner was far greater than anticipated. As such, the volume of waste needed to be removed increased from 200 cubic yards (base bid) to 410 cubic yards. This resulted in a cost increase of \$14,700. (In addition, the contractor found hidden transite behind the stucco walls that required remediation, resulting in a negotiated cost increase of \$15,000.

(Finally, a broken water line revealed 280 linear feet of water piping with asbestos insulation behind the enclosed wall of bathrooms in the 1920 building, resulting in a negotiated cost increase of \$9,800.

(Adequate funds are available in the Higgins-Oakton TIF.

(The Deputy Village Manager recommends approval.)

- e. Consideration to concur with prior authorization by the Village Board to waive the formal bidding procedures and award a professional service contract to the lowest responsive and responsible bidder, John Neri Construction Co, Inc. of Addison, IL for the emergency repair of the Oakton Street Water Main in the amount of \$186,180 from the Water and Sewer Fund.

(Significant repeated failures have been experienced on this section of water main since September 20, 2021 with a total of eight (8) repairs to date.

(The nature of the failures indicated that replacement of the pipe was warranted and the recommendation was made to pursue major repairs before winter.

(Due to the necessity of the work required, a request to waive the formal bidding procedures and award a contract to perform emergency water main repair based on proposals is requested.

(On Monday, October 4, 2021, the Village opened sealed proposals for the Oakton Street Water Main Repairs. A total of three (3) contractors obtained proposal documents, with three (3) submitting a proposal on the project.

(The lowest responsive and responsible proposal was received from John Neri Construction Co, Inc. of Addison, IL for the amount of \$186,180.

(The improvement consists of abandoning 1,000 feet of 6 inch water main, relocating 11 residential services, relocating 3 fire hydrants, water main valve replacement, and landscape restoration along Oakton Street.

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

(The Director of Public Works recommends approval.)

- f. Consideration to award funding for workforce and business development support for the following programs in a total amount not to exceed \$217,000 from the Busse-Elmhurst TIF Fund:

- Elk Grove High School Fabrication Lab and micro-internships;
- Greater Chicago Advanced Manufacturing Partnership;
- Next Level Northwest; and
- ENCLAVE for Entrepreneurs.

(Supporting small business growth and development, workforce development, and entrepreneurship education is an important component of the Village's economic development strategy. The Village underwrites a full suite of business development tools, including the following initiatives:

(School District 214 Education Foundation and Elk Grove High School fabrication lab and micro internship program. The Village awarded Elk Grove High School an inaugural grant of \$100,000 in 2020 to modernize their fabrication lab and to work with local companies on developing a micro-internship program. The Village's original commitment was for five years. The third installment is to be awarded in 2022 for \$100,000.

(Next Level Northwest (NLNW) is an independent Illinois 501c3 not-for-profit, which provides free coaching to businesses in the NLNW service area to grow revenue, expand services, and create jobs. NLNW is a partnership between Elk Grove Village, Schaumburg, Hoffman Estates, Rolling Meadows, and Hanover Park. NLNW is also generously supported financially by Board members Comcast and Wintrust Bank. Lavelle Law of Schaumburg is a partner sponsor. NLNW has also received grant funding from Cook County and Microsoft. Since its inception in 2017, NLNW has served fifteen small, diverse businesses. Elk Grove Village's annual sponsorship cost is \$15,000.

(Greater Chicago Advanced Manufacturing Partnership (GCAMP). GCAMP is a not-for-profit 501c3. GCAMP strives to educate high school students on career opportunities in manufacturing. GCAMP is a public private partnership governed by a private sector board of directors who support the organization financially along with public sector financial support from Elk Grove Village, Hoffman Estates and Schaumburg. Elk Grove Village's annual sponsorship cost is \$15,000.

(ENCLAVE for Entrepreneurs runs the Founders1st™ Academy and the Makers Wanted Workshops. The workshops are a highly immersive experience focusing on leadership development and business competency planning. The ten-month program is open to twenty-four business leaders. The program scholarship offered to Elk Grove businesses is \$300 per person per month. Additionally, Enclave runs the Master Class program. The Master Class program takes place every third Wednesday and is sponsored by the Village in previous years at a cost of \$1,500 per month for ten months. The total cost of Enclave's programming for calendar year 2022 is \$87,000.

(The Director of Business Development and Marketing recommends approval of funding for the aforementioned initiatives.)

- g. Consideration to hold the regular Village Board Meetings at 7:00 p.m. in 2022 on the second and fourth Tuesday of the month with the following exceptions:

- March - add March 15, 2022 Budget Meeting for budget purposes at 6:00 p.m.;
- June - hold one regular Village Board Meeting to convene on June 21, 2022 at 7:00 p.m.;
- July - hold one regular Village Board Meeting to convene on July 19, 2022 at 5:00 p.m.;
- August - hold one regular Village Board Meeting to convene on August 16, 2022 at 7:00 p.m.;
- November - hold one regular Village Board Meeting to convene on November 15, 2022 at 7:00 p.m.; and
- December - hold one regular Village Board Meeting to convene on December 13, 2022 at 7:00 p.m.

(Start times may be adjusted due to elections or special events, such as the Mid-Summer Classics Concert Series.

(This schedule follows the past practice of the Village Board to hold only one meeting during the months of June, July, August, November and December.)

- h. Consideration to adopt Ordinance No. 3728 amending Position Classification and Salary Plan of the Village of Elk Grove Village (Senior Clerk-Community Development; Permit Technician-Community Development; Accountant-Finance Department and Systems Analyst-Village Manager's Office.)

(This ordinance amends the Position Classification and Salary Plan deleting one (1) Senior Clerk and adding one (1) Permit Technician to the Community Development Department; adding one (1) Accountant to the Finance Department and deleting one (1) Accountant to the Finance Department upon retirement in November of 2021; and adding one (1) Systems Analyst to the Village Manager's Office and deleting one (1) Systems Analyst to the Village Manager's Office upon retirement in December of 2021.)

- i. Consideration to adopt Ordinance No. 3729 amending Section 7E-3-A of the Zoning Ordinance pertaining to special uses in I-1 and I-2 Industrial Districts.

(This item was discussed at the October 12, 2021 Village Board Meeting and currently appears under Unfinished Business.)

- j. Consideration to adopt Resolution No. 58-21 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 1200 Chase Ave.

(The Law Offices of Sarnoff and Baccash, on behalf of their client VK 1200 Chase, LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 1200 Chase Ave.

(The Applicant intends to buy the 91,171 square foot site containing a vacant 38,989 square foot building.

(The Applicant intends to rehabilitate the building to lease it to a warehousing, manufacturing, and or distribution user. The Applicant plans on spending approximately \$250,000 to \$300,000 to immediately improve the property and building. This includes updating the landscaping, updating and improving the façade with metal panels and paint, refurbishing the existing monument sign, replacing the concrete drive apron per Village standards, adding new energy efficient exterior lighting, repairing, seal coating, and striping existing parking lot, cleaning out rear drainage ditch and east side drainage ditch replace latter with sod, providing energy dissipation feature in detention basin on west side of property, adding new interior energy efficient lighting, repairing and replacing HVAC, and replacing concrete industrial apron per Village standards.

(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 a purchase for value and special circumstances.

(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 on 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. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Blvd. (A Public Hearing date is yet to be established.)

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

- a. Newsletter Redesign

15. RECYCLING & WASTE COMMITTEE - Trustee Feichter

16. PARADE COMMITTEE - Trustee Czarnik

17. PERSONNEL COMMITTEE - Trustee Franke

18. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

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 for the Text Amendment to the Zoning Ordinance to amend the list of special uses in the I-1 and I-2 Industrial Districts to allow indoor dog parks & training facilities with ancillary services including boarding and retail sales of merchandise.
- b. Final adoption of an Ordinance approving the Midway Court Tax Increment Financing Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- c. Final adoption of an Ordinance designating the Village of Elk Grove Village Midway Court TIF Redevelopment Project Area, in connection with the approval of the Midway Court Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- d. Final adoption of an Ordinance adopting Tax Increment Financing for the Village of Elk Grove Village, Cook County, Illinois, in connection with the Designation of the Midway Court Redevelopment Project Area and Adoption of the Midway Court Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)

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 AMENDING THE POSITION CLASSIFICATION AND SALARY PLAN OF THE VILLAGE OF ELK GROVE VILLAGE (SENIOR CLERK-COMMUNITY DEVELOPMENT DEPARTMENT; PERMIT TECHNICIAN-COMMUNITY DEVELOPMENT DEPARTMENT; ACCOUNTANT-FINANCE DEPARTMENT AND SYSTEMS ANALYST-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:

<u>Permanent Authorized Positions</u>				
		*Delete	Add	Total
<u>Community Development</u>	<u>Current</u>	<u>Full-Time</u>	<u>Full-Time</u>	<u>November 19, 2021</u>
Senior Clerk	1	1	0	0
Permit Technician	1	0	1	2

		*Delete	Add	Total
<u>Finance Department</u>	<u>Current</u>	<u>Full-Time</u>	<u>Full-Time</u>	<u>October 26, 2021</u>
Accountant	5	0	1	*6

*Temporary increase until retirement in November of 2021.

		*Delete	Add	Total
<u>Village Manager's Office</u>	<u>Current</u>	<u>Full-Time</u>	<u>Full-Time</u>	<u>October 26, 2021</u>
Systems Analyst	1	0	1	*2

*Temporary increase until retirement in December of 2021.

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 _____, 2021

APPROVED this _____ day of _____, 2021

APPROVED:

 Mayor Craig B. Johnson
 Village of Elk Grove Village

ATTEST:

 Loretta M. Murphy, Village Clerk

**VILLAGE OF ELK GROVE VILLAGE
AUTHORIZED POSITION LIST
OCTOBER 26, 2021**

DEPARTMENT POSITION	AUTHORIZED STATUS		AUTHORIZED STATUS		CHANGE	
	May 1, 2020		May 1, 2021		October 26, 2021	
	FULL TIME	PART TIME	FULL TIME	PART TIME	FULL TIME	PART TIME
VILLAGE MANAGER						
Village Manager	1	0	1	0	1	0
Deputy Village Manager	1	0	1	0	1	0
Director of Human Resources	1	0	1	0	1	0
Management Analyst/Senior Management Analyst (HR Generalist)	2	0	1	0	1	0
Multimedia Administrator	1	0	1	0	1	0
Senior Multimedia Prod./Director	1	0	1	0	1	0
Multimedia Producer/Director	2	0	2	0	2	0
Intern (Administrative)	0	1	0	1	0	1
Director of I.T.	1	0	1	0	1	0
Systems Analyst	1	0	1	0	*2	0
Network Engineer	2	0	2	0	2	0
Assistant Village Manager/Director of Communications	1	0	1	0	1	0
Management Analyst/Senior Management Analyst**/**	2	0	2	0	2	0
Executive Specialist	1	0	1	0	1	0
Assistant Director of Human Resources	<u>0</u>	<u>0</u>	1	<u>0</u>	1	<u>0</u>
sub-total	17	1	17	1	*18	1
<i>*One Systems Analyst will be eliminated in December of 2021 due to retirement.</i>						

**VILLAGE OF ELK GROVE VILLAGE
AUTHORIZED POSITION LIST
OCTOBER 26, 2021**

DEPARTMENT POSITION	AUTHORIZED STATUS		AUTHORIZED STATUS		CHANGE	
	May 1, 2020		May 1, 2021		November 19, 2021	
	FULL TIME	PART TIME	FULL TIME	PART TIME	FULL TIME	PART TIME
COMMUNITY DEVELOPMENT						
Director of Community Dev.	1	0	1	0	1	0
Deputy Dir. of Community Dev.	1	0	1	0	1	0
Staff Engineer	2	0	2	0	2	0
Engineering Supervisor	1	0	1	0	1	0
Plan Review/Inspection Supervisor	1	0	1	0	1	0
Permits Technician	2	0	1	0	2	0
Senior Permits Technician	0	0	1	0	1	0
Administrative Specialist	1	0	1	0	1	0
Senior Clerk	1	0	1	0	0	0
Engineering Intern	0	1	0	1	0	1
Building Inspector	3	0	3	0	3	0
Environmental Health Inspector	0	2	0	2	0	2
Senior Environmental Health Inspector	1	0	1	0	1	1
Health Intern	0	1	0	1	0	1
Intern (Administrative)	0	1	0	1	0	1
Engineering Inspector	1	0	1	0	1	0
Property Maintenance Inspector	1	0	1	0	1	0
Residential Building Inspector	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>
sub-total	17	5	17	5	<u>17</u>	<u>5</u>

**VILLAGE OF ELK GROVE VILLAGE
 AUTHORIZED POSITION LIST
 OCTOBER 26, 2021**

DEPARTMENT POSITION	CHANGE May 1, 2020		CHANGE May 1, 2021		CHANGE October 26, 2021	
	FULL TIME	PART TIME	FULL TIME	PART TIME	FULL TIME	PART TIME
	FINANCE					
Finance Director	1	0	1	0	1	0
Assistant Finance Director	2	0	2	0	2	0
Management Analyst/Senior Management Analyst	2	0	2	0	2	0
Accountant	5	0	5	0	*6	0
Payroll Coordinator	1	0	1	0	1	0
Customer Service Assistant	3	0	3	0	3	0
Risk Coordinator	1	0	1	0	1	0
Residential Meter Reader	0	2	0	0	0	0
Seasonal	0	1	0	1	0	1
Senior Accountant	1	0	1	0	1	0
sub-total	16	3	16	1	17	1
<i>*One Accountant will be eliminated in November of 2021 due to retirement.</i>						

**VILLAGE OF ELK GROVE VILLAGE
AUTHORIZED POSITION LIST
OCTOBER 26, 2021**

DEPARTMENT POSITION	AUTHORIZED STATUS		AUTHORIZED STATUS		CHANGE	
	May 1, 2020		May 1, 2021		October 26, 2021	
	FULL TIME	PART TIME	FULL TIME	PART TIME	Full Time	PART TIME
ORGANIZATION TOTAL						
VILLAGE MAYOR	1	7	1	7	1	7
VILLAGE MANAGER	17	1	17	1	*18	1
VILLAGE CLERK	2	0	2	0	2	0
FIRE DEPARTMENT	95	2	95	2	96	2
POLICE DEPARTMENT	109	20	109	20	106	20
COMMUNITY DEVELOPMENT	17	5	17	5	17	5
FINANCE	16	3	16	1	*17	1
PUBLIC WORKS CORPORATE	36	25	36	25	37	25
PW WATER/SEWER	21	1	21	1	22	1
PW BUSINESS LEADERS FORUM	4	0	4	0	4	0
TOTAL	318	64	318	62	*320	62

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 7E-3-A OF THE ZONING ORDINANCE
PERTAINING TO SPECIAL USES IN THE I-1 AND I-2 INDUSTRIAL DISTRICTS**

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 a Text Amendment to the Elk Grove Village Zoning Ordinance in order to change certain provisions of Prohibited Uses in Industrial Districts; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the findings and recommendations of said Plan Commission, find and believe that it is in the best interest of the Village to amend the Zoning Ordinance accordingly.

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 Section 7E-3 Special Uses in the I-1 and I-2 Industrial Districts be amended by adding the following to Subsection A - Commercial and Service Uses:

Indoor dog parks and training facilities with the following conditions:

Amend Elk Grove Zoning Ordinance Section 7E-3 Special Uses in I-1 and I-2 Industrial Districts to include:

Indoor Dog Parks and Training Facilities with the following conditions:

1. Location:

- a. All indoor dog parks and training facilities must be located in stand-alone buildings with no other tenants or uses.
- b. Buildings located in the I-1 and I-2 industrial district must be located at least one thousand feet (1000') from any Residential Zoned District.

2. Parking: Parking shall be provided at a rate of at least one (1) parking stall for every employee on duty during the largest shift along with parking spaces equal to 1/4 the capacity of the facility in persons.

3. Location of Outdoor Dog Areas: Outdoor dog areas must be setback at least ten feet (10') from rear and side property lines and at least sixty feet (60') from front property lines.

- a. No outdoor training, boarding, entertainment, competition or similar use areas are permitted.

4. Screening: Outdoor dog runs/areas must be screened by an eight foot (8') tall solid fence accented by additional landscaping.

5. Ancillary Services: Ancillary services to the indoor dog park and training facility shall not exceed forty percent (40%) of the total building square footage.

6. Overnight Boarding:

a. Overnight boarding of dogs is limited to 40 dogs. All boarding must take place indoors and animals shall be kept inside between the hours of 10:00 p.m. and 7:00 a.m.

b. Individual cages/kennels for dogs shall not be less than one hundred (100) square feet in area per dog with an interior height of at least eight feet (8'). The layout of the boarding area must be approved by the Director of Community Development.

c. Unless customers are boarding multiple dogs from the same household, dogs must have their own cage/kennel space.

7. License: Provide a valid license from the State of Illinois for boarding of dogs.

8. An employee shall be onsite at all times when dogs are at the facility.

9. Dogs shall not be walked off-site.

10. The premises shall be kept in a clean and sanitary manner by the daily removal of waste and by the use of spray and disinfectants to prevent the accumulation of flies, the spread of disease or offensive odor.

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 _____ 2021.

APPROVED this _____ day of _____ 2021.

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 1200 CHASE 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 1200 Chase Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-27-402-061-0000, 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 1200 Chase Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Numbers 08-27-402-061-0000, 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 2 IN FLORIDA TITLE RESUBDIVISION OF LOT 234 IN CENTEX INDUSTRIAL PARK UNIT 124, BEING A SUBDIVISION IN 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 Numbers 08-27-402-061-0000. 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 landscaping;
- b. Update and improve the façade with metal panels and paint;
- c. Refurbish the existing monument sign;
- d. Replace the concrete drive apron per Village standard;
- e. Add new energy efficient exterior lighting;
- f. Repair, seal coat and stripe existing parking lot;
- g. Clean out rear drainage ditch and east side drainage ditch and replace with sod;
- h. Provide energy dissipation feature in detention basin on west side of property; and
- i. Add new interior energy efficient lighting, repair and replace HVAC.

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 _____ 2021.

APPROVED this _____ day of _____ 2021.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

EXHIBIT "A"
SARNOFF BACCASH

Special circumstances requested by VK 1200 Chase, LLC
1200 Chase Ave., Elk Grove Village, Illinois (PINs: 08-27-402-061-0000)

VK 1200 Chase, 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 to lease to a warehousing, manufacturing and/or distribution user.

The subject property consists of an approximately 91,171 square foot site with a roughly 38,989 square foot building that has been 100% vacant and unused since September, 2021. The property is in need of substantial rehabilitation. Therefore, the Applicant plans to spend approximately \$250,000 to \$300,000 to immediately rehabilitate and improve the subject property. Based on initial inspections these improvements will be to update the landscaping, update/improve the façade, update the existing monument sign, replace the concrete drive apron per Elk Grove Village standards, add new energy efficient exterior lighting, repair and seal coat and stripe the parking lot and drive as necessary, clear out any brush from the rear ditch, provide energy dissipation on the west side of the property, add new interior energy efficient lighting, repair and replace the HVAC and to complete interior upgrades 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 30 to 35 construction jobs.

The Applicant will be marketing the subject property to industrial users and has a strong history of purchasing properties in Elk Grove Village and filling them with industrial users. Additionally, the Applicant expects that an industrial user at the subject property will bring anywhere from 25 to 50 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 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.