



ADDENDUM
REGULAR VILLAGE BOARD MEETING
JANUARY 25, 2022
7:00 PM

6. CONSENT AGENDA

- o. Consideration to adopt Resolution No. 6-22 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 1700 Nicholas Boulevard, 2055 Lunt Avenue, 2101-2105 Lunt Avenue, and 2139-2145 Lunt Avenue.

(EdgeConneX Chicago Holdings IV, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for certain real estate located at 1700 Nicholas Boulevard, 2055 Lunt Avenue, 2101-2105 Lunt Avenue, and 2139-2145 Lunt Avenue.

(The Applicant intends to demo the subject properties and construct a new state-of-the-art data center for its related entity, EdgeConneX. Construction of the modern 167,000 sq. ft building is anticipated to begin in Q2 or Q3 of 2022.

(The Applicant plans to spend approximately \$210.6 million to demolish and construct a new building on the subject properties for the operations of a data center at this site.

(This project is the second phase of EdgeConneX's expansion plan, which will bring an estimated \$300,000,000 in new capital investment and quality jobs to the Village.

(EdgeConneX has already begun work on phase one of their expansion plan, which is the conversion and renovation of the existing building at 2021 Lunt Avenue.

(EdgeConneX has built over 40 data centers across North America, Europe, and South America and currently operates a data center in Elk Grove Village located at 1800 Nicholas Boulevard.

(The eligibility requirements for 6B status are new construction and substantial renovation of buildings. This site qualifies as it involves new construction.

(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 & 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. 7-22 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 81 Northwest Point Boulevard.

(Bridge Point Elk Grove Village 58, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for certain real estate located at 81 Northwest Point Boulevard. (The Applicant intends to construct an approximately 58,858 square foot modern industrial speculative building with a clear height of thirty (30) feet. Additionally, the newly constructed building will include six (6) exterior docks and forty-six (46) parking stalls.

(The Applicant plans to spend approximately \$7 million to construct a new building at the subject property for the operations of a speculative user. In total, the Applicant intends that the building will accommodate upwards of fifteen (15) to twenty (20) full-time jobs, with an additional thirty (30) temporary construction jobs.

(The eligibility requirements for 6B status are new construction and substantial renovation of buildings. This site qualifies as it involves new construction.

(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 & 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.)

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.



01/21/2022

TO: Raymond R. Rummel, Village Manager

FROM: Josh Grodzin, Director of Business Development and Marketing

SUBJECT: Request for a Cook County Class 6B Property Tax Exemption

BACKGROUND:

EdgeConneX Chicago Holdings IV, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for certain real estate located at 1700 Nicholas Blvd., 2055 Lunt Ave., 2101-2105 Lunt Ave., and 2139-2145 Lunt Ave. The Applicant intends to demo the subject properties and construct a new state of the art data center for its related entity, EdgeConneX. It is anticipated that construction of a modern 167,000 sq. ft building will begin in Q2 or Q3 of 2022. The Applicant plans to spend approximately \$210.6 million to demolish and construct a new building at the subject properties for the operations of a data center.

This project is the second phase of EdgeConneX's expansion plan, which will bring an estimated \$300,000,000 in new capital investment and quality jobs to the Village.

EdgeConneX has already begun work on phase one of their expansion plan, which is the conversion and renovation of the existing building at 2021 Lunt Ave. EdgeConneX has built over 40 data centers across North America, Europe, and South America and currently operates a data center in Elk Grove Village located at 1800 Nicholas Blvd.

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 and substantial renovation of buildings.

This site qualifies as it involves new construction.

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.

APPROVALS:

Nick Radcliffe	Created/Initiated
Maggie Jablonski	Approved
Jennifer Mahon	New

ATTACHMENTS:

1. Res_1700Nicholas.2055Lunt.2101-2105Lunt.2139-2145Lunt
2. EdgeConnex CH3 Application 1.12.22

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 1700 NICHOLAS BOULEVARD, 2055 LUNT AVENUE, 2101-2105 LUNT AVENUE AND 2139-2145 LUNT 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, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 1700 Nicholas Boulevard, 2055 Lunt Avenue, 2101-2105 Lunt Avenue and 2139-2145 Lunt Avenue in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-35-104-062-0000, 08-35-104-075-0000, 08-35-104-063-0000, 08-35-104-053-0000, 08-35-104-047-0000, 08-35-104-078-1001, 08-35-104-078-1002, 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 1700 Nicholas Boulevard, 2055 Lunt Avenue, 2101-2105 Lunt Avenue and 2139-2145 Lunt Avenue, Elk Grove Village, Cook County, Illinois, and identified by Property Index Numbers 08-35-104-062-0000, 08-35-104-075-0000, 08-35-104-063-0000, 08-35-104-053-0000, 08-35-104-047-0000, 08-35-104-078-1001, 08-35-104-078-1002, declared eligible for Class 6B 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:

PINS 08-35-104-047-0000 & 08-35-104-053-0000-2055 LUNT AVENUE

THE WEST 225.00 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, OF THE EAST 707.40 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT NO. 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID PARCEL THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID EAST 707.40 FEET, A DISTANCE OF 415.00 FEET NORTH OF THE SOUTHEAST ¼ CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID EAST 707.40 FEET, A DISTANCE OF 415.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

PINS: 08-35-104-062-0000-1700 NICHOLAS BLVD., ELK GROVE VILLAGE

LOT 1:

LOT 1 IN POLACK'S FRUTAL WORKS RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED OCTOBER 21, 1975 AS LR2836212, IN COOK COUNTY ILLINOIS.

PERMANENT REAL ESTATE INDEX NO.:08-35-104-062-0000 ADDRESSES OF PROPERTY: 1700 NICHOLAS BLVD., ELK GROVE VILLAGE, ILLINOIS 60007

PIN: 08-35-104-063-0000 - 2145 LUNT AVE, ELK GROVE VILLAGE 60007

LOT 2:

LOT 2 IN POLACK'S FRUTAL WORKS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES COOK COUNTY, ILLINOIS, ON OCTOBER 21, 1975 AS DOCUMENT NUMBER 2836212, IN COOK COUNTY ILLINOIS.

PERMANENT REAL ESTATE INDEX NO: 08-35-104-063-0000 ADDRESS OF PROPERTY: 2139-2143 LUNT AVE., ELK GROVE VILLAGE, ILLINOIS 60007

PIN: 08-35-104-078-1001 – 2101 LUNT AVE, ELK GROVE VILLAGE & PIN: 08-35-104-078-1002 – 2105 LUNT AVE, ELK GROVE VILLAGE

PARCEL 1:

UNIT NUMBER 1 IN THE CARROLL SEATING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN

POLAK'S FRUTAL WORKS RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES CCI, ON OCTOBER 21 1975 AS DOCUMENT NO. 2836212, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430919081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT LOADING DOCK ADJACENT TO SAID UNIT AS SHOWN ON PLAT OF SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT NO. 0430919081 AND FIRST AMENDMENT RECORDED 11-12-2004 AS DOC #0431708106.

PARCEL 3:

UNIT NUMBER 2 IN THE CARROLL SEATING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN POLAK'S FRUTAL WORKS OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF CCI, ON OCTOBER 21, 1975 AS DOCUMENT NO. 2836212, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430919081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Section 2. 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 Numbers 08-35-104-062-0000, 08-35-104-075-0000, 08-35-104-063-0000, 08-35-104-053-0000, 08-35-104-047-0000, 08-35-104-078-1001, 08-35-104-078-1002. Elk Grove Village is in receipt of an economic disclosure statement that is included with the application packet.

Section 3. That the Mayor and Village Clerk are hereby authorized to sign any necessary documents to implement this Resolution including the Elk Grove Village Class 6b Property Tax Incentive Terms and Agreement subject to the petitioner completing new construction of a

167,000 square foot industrial building, in substantial conformance with the Applicant completing the improvements stated in their application.

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 _____ 2022.

APPROVED this _____ day of _____ 2022.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
NewConstruct

January 7, 2022

Mr. Josh Grodzin
Director Business Development and Marketing
901 Wellington
Elk Grove Village, Illinois 60007

RE: 6b Petition

Dear Mr. Grodzin:

EdgeConneX has built over 40 data centers and a growing number of regional and hyperscale solutions across North America, Europe, and South America. EdgeConneX currently operates a data center in Elk Grove Village, located at 1800 Nicholas Boulevard, and is considering a two-phased expansion in connection with its overall capital and strategic plan. Combined, the two phases could bring up to \$300 million in new capital investment to Elk Grove Village, together with quality new jobs. The two phases under consideration are subject to separate processes of internal review by EdgeConneX management and are being compared with alternative investment options across EdgeConneX's network of facilities and available properties.

Phase Two is the subject of this application and would be the construction of a new 167,000 square foot, 22.4 MW data center facility located at and between 2055 Lunt Ave through 1700 Nicholas Blvd (Phase II will hereinafter be referred to as "the Project") that will be owned and operated by EdgeConneX. If approved by EdgeConneX, the Project is anticipated to bring \$210.6 million dollars of investment and create 35 additional fulltime equivalent positions, of which 8 will be directly employed by EdgeConneX, with the remaining positions to be from customers and vendors located at the facility.

The new facility will consist of building out space for data center operations and supporting office and security space. This project will help with improving the appearance of the immediate and surrounding areas as it will require demolition of the current buildings, that will be replaced with more modern and state of the art buildings which will be consistent with the Elk Grove Industrial/Commercial Revitalization plan. If the project is approved by EdgeConneX's management, it is anticipated that construction will start in the second or third quarter of 2022 and be completed by December 2023.

EdgeConneX purchased several properties including 1700 Nicholas Blvd, 2055 Lunt Ave, 2101-2105 Lunt Ave and 2139-2145 Lunt Ave. EdgeConneX is seeking a 6(b) tax incentive under New Construction. The 6(b) incentive is necessary to enable the project to be economically feasible. Eligibility for the 6(b) tax incentive has been a key assumption in EdgeConneX's financial modeling and the absence of the 6(b) incentive would have a significant adverse impact on both the financial and competitive feasibility of the Project.

The Project would be a significant investment in Elk Grove Village that will create jobs, boost the local tax base, support the area's technology-based economy and provide aesthetic enhancement to Lunt Avenue. This data center investment will generate significant property, sales, and income tax revenues for the state, County and Elk Grove Village. This project would also solidify EdgeConneX's presence in Elk Grove Village and could create additional opportunity for future growth.

We thank you in advance for considering this project for Elk Grove Village's support in a 6(b) property tax incentive.

Sincerely,



Tammy Bialek
Manager
Altus Group



Petition Form for
Class 6B Program

For Office Use Only

Address of Subject Property: _____

Signed Affidavit Dated: _____

To the Applicant:

Anyone who intends to submit a request for a Cook County Class 6B Property Tax Abatement within the corporate limits of the Village of Elk Grove Village must first complete this petition in all its entirety. The contents of this petition are as follows:

Petition
Detailed Letter of Transmittal
Property Tax Analysis
Eligibility Checklist
\$1,000 Filing Fee

Please read the entire form and complete every section as thoroughly as possible. If you have any questions, please call the Director of Business Development & Marketing at (847) 357-4007.



PETITION FOR COOK COUNTY CLASS 6B VILLAGE OF ELK GROVE VILLAGE

We, the undersigned, being owners of record of the following described real estate, do hereby request that the following business and legally described real estate be granted a Cook County Class 6B

Property Tax Abatement:

Business: EdgeConneX, Inc.

Address: 2201 Cooperative Way, Suite 400 Herndon VA 20171

Permanent Real Estate Tax Index No. 08-35-104-062-0000, 08-35-104-047-0000, 08-35-104-053-0000, 08-35-104-063-0000, 08-35-104-078-1001, 08-35-104-078-1002

Assessed Valuation	Assessed Valuation			
	PIN	2021	2000	2019
	08-35-104-062-0000	240,132	240,130	240,130
	08-35-104-047-0000	457,001	456,999	481,239
	08-35-104-053-0000	11,445	11,444	11,444
	08-35-104-063-0000	327,812	327,810	327,810
	08-35-104-078-1001	65,001	65,000	72,666
	08-35-104-078-1002	65,001	65,000	72,666
	Total	\$ 1,166,392	\$ 1,166,383	\$ 1,205,955

- **Attach Legal Description of Property**

Owners of Record:

Print Name: EdgeConneX

Signature: *Jenny Zhan*

2201 Cooperative Way, Herndon VA 20171

(Address City, State)

571 535 3172

Fax: _____

Email: _____

Business Applicant's Name:

Print Name: Jenny Zhan

Signature: *Jenny Zhan*

EdgeConneX

Business/Corporation Name

2201 Cooperative Way, Herndon VA 20171

(Address City, State)

Phone: (571) 535 3172

Fax: _____

Email: jzhan.edgeconnex.com



Disclosure of Ownership

1. When submitting documentation required for the Cook County Class 6B Property Tax Abatement Program, the **applicant is required to submit all required and supporting documentation for the application.** The applicant is **REQUIRED** to submit the following information:
 - ❑ A **Letter of Transmittal** detailing the existing and intended use of the property, reason for Class 6B, property alterations, pertinent business operational information, or any information of note that may be beneficial for staff and the Village Board.
 - ❑ Completion of the **Class 6B Eligibility Checklist** for the property in question.
 - ❑ Completion of the **property tax analysis spreadsheet.**
 - ❑ Current property **photographs** and **renderings of property/building modifications**, if applicable.
 - ❑ Proposed **Site Plan**, if applicable.

If property is:

- ❑ Owned by the individual(s);
 - **Title Tract Search**, or
 - One **copy** of the **latest recorded deed with affidavit**
 - ❑ Administered by a trust; N/A
 - One **certified copy** of the **trust agreement, trust deed** and a **list of beneficiaries**
- * Has the property been, or is now, the subject of any other action by the Village? No
If YES, give details on a separate sheet of paper.



VILLAGE OF ELK GROVE VILLAGE, ILLINOIS

Petition for Cook County Class 6B Property Tax Abatement

The Village of Elk Grove prides itself on being a business friendly community. As such, the Village supports the use of the Cook County Class 6B Tax Abatement in cases where it is established that a tax disparity exists and is detrimental to tenancy and where the project presents a clear benefit to the community. The Village reserves the right to review applications and render its approval or disapproval based on the information provided.

Adhering to all Village codes and ordinances with respect to building and landscaping alterations is required. Furthermore, proposed building and landscaping construction must follow the design guidelines promulgated in the Industrial and Commercial Revitalization Master Plan Update for 2011. Proposed enhancements should be in accordance with the attached Industrial Design Guidelines Packet.

The purpose of the Cook County Class 6B Property Tax Abatement Program is to stimulate the re-occupancy of vacated industrial buildings through a reduction in property taxes. Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. Under the program 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 regularly assessed at 25% of fair market value in Cook County.

<http://arcg.is/2AT5S6a>

I - INITIATION:

The following procedures are necessary for a completed petition for Cook County Class 6B Property Tax Abatement consideration:

A. Documents required:

1. **Petition** (attached) completed in full
2. Detailed **Letter of Transmittal** demonstrating need for the incentive “But For Clause.”
3. **Completion of Class 6B Eligibility Checklist**
5. **Legal description of the property.**
6. **Photographs**, both aerial and land based, of the area for which the property tax exemption is requested
7. Detailed rehabilitation plans with color elevations and site plan
8. Detailed rehabilitation budget showing itemized total cost
9. Detailed landscaping plan and signage plan with color elevations

10. For new construction, detailed colored elevations and an architectural site plan

B. Fees:

Submit a check made payable to the Village of Elk Grove Village to meet the following:

1. \$1,000.00 filing fee.

Documents and fees are to be submitted to the Village Manager's Office, Attn: Director of Marketing & Business Development, 901 Wellington, Elk Grove Village, Illinois 60007.

II - REVIEW AND PROCESSING

Upon receipt of the petition for Cook County Class 6B Property Tax Abatement and fee, the Director of Business Development & Marketing will:

- A. Examine the request for compliance with the above requirements for information, documents and fees. Incomplete inquiries will be returned to the petitioner or applicant for their action. Step "B" will be taken when all petition requirements have been fulfilled.
- B. Distribute petition and required documents for departmental review and comment by Village Manager's Office, Community Development, Public Works, and Finance. Departments will submit written comments to Director of Business Development & Marketing.
- C. Department comments will be communicated to applicant for correction.
- D. When your application is determined to be complete by staff, the petition will be presented to the Mayor & Board of Trustees at the next regularly scheduled Village Board Meeting for consideration.
- E. Fully completed petitions will be reviewed by the Mayor & Board of Trustees to ensure that the project has a clear and demonstrated benefit to the community. If the project is deemed to have merit and the Applicant has demonstrated that the project could not occur without the assistance provided by the Cook County Class 6B Property Tax Abatement, then the Mayor & Board of Trustees will provide the applicant with a Letter of Receipt from the Village.

This letter may be used to inform the Cook County Assessor's Office that Elk Grove Village is in receipt of the Applicant's request for a Cook County Class 6B Property Tax Abatement. The Letter of Receipt is not a guarantee of approval and the Applicant can move ahead with their project at their own risk.

- F. The Village will maintain contact with the applicant to ensure that the stated obligations have been met.
- G. Once the stated obligations have been met, Village staff will present a Resolution of Support to the Mayor & Board of Trustees at a regularly scheduled Village Board Meeting for consideration.

III - FINAL ACTION

Upon their review, the Mayor and Board of Trustees at a Village Board Meeting will:

- A. Deny the request
- B. Approve the request with or without modification
- C. Adopt appropriate resolution

If approved, the Applicant will receive a certified copy of the Village's Resolution in support of the Cook County Class 6B Property Tax Abatement.

NOTE: While the Village will do its best to expedite the review and approval process, applicants should allow at least 30 days for review by staff and consideration by the Mayor & Board of Trustees. Furthermore, additional time may be needed depending on the complexity of the development.



VILLAGE OF ELK GROVE VILLAGE, ILLINOIS

Petition for Cook County Class 6B Property Tax Abatement Eligibility Checklist

In order to be considered for the Cook County Class 6B Property Tax Abatement, the Eligibility Checklist must be completed. The initial application must score 16 out of 16 points. Each item will receive 1 point for **Yes** and 0 points for **No**.

Packet Item	Yes	No
Letter of Transmittal	Y	
Name of the Applying Company	Y	
Current and Proposed Location/Address of the Applicant	Y	
Proposed Use of the Property	Y	
Proof of Vacancy	N/A	
Job Creation and Retention Data (excluding one-time construction jobs)	Y	
Total Project Cost of Proposed Improvements (exclude land purchase)	Y	
Proposed Detailed Construction Budget of Proposed Improvements	Y	
Proposed Landscape Budget and Plan	Y	
Total Square Footage of the Building	Y	
Current Color Photographs of the Building	Y	
Prior Five Years of Tax History	Y	
Breakdown of Taxes Paid Occupied With 6B v. Occupied Without 6B	Y	
Tax PIN	Y	
Legal Description	Y	
Letter from Applicant Explaining the Need for the Tax Abatement on Company Letterhead	Y	
Application Fee of \$1,000	forthcoming	
Total Points		

Below is a list of recommended items to be included in your Letter of Transmittal as part of the submission:

- Nature of the proposed operation.
- Documentation detailing how long the building has been vacant.
- Owner occupied or leased.
- Justification explaining the need for the property tax abatement.
- Note if retail sales will take place at the proposed location.
- Proposed number of employees, which should include full-time and part-time, as well as any potential growth and time-frame for filling new positions.
- Detailed breakdown of what needs to be done to the property to make it suitable for the proposed operation.
- How the proposed improvements conform with the Village’s Industrial/Commercial Revitalization Master Plan.
- How the proposed improvements will increase the valuation of the property.
- How the neighboring businesses will benefit from the proposed improvements.



Elk Grove Village Class 6B Property Tax Terms and Agreement

The APPLICANT shall perform the WORK upon the SUBJECT PROPERTY located between 1700 Nicholas Blvd and 2055 Lunt Ave in accordance with the PLANS and in full compliance with all applicable codes, ordinances, rules, regulations, permits, and plans as outlined in Attachment A, imposed by the VILLAGE, and shall complete the WORK in a good and workmanlike manner or risk voiding this agreement. The WORK shall include all building and landscaping alterations as proposed by the APPLICANT in exchange for the VILLAGE'S approval of a Cook County Class 6B Property Tax Abatement.

The APPLICANT, will be issued a Letter of Receipt upon submission of a completed Elk Grove Village Class 6B Application Packet. This letter may be used to inform the Cook County Assessor's Office that the Village of Elk Grove is in receipt of the Applicant's request for a Cook County Class 6B Property Tax Abatement. The Letter of Receipt is not a guarantee of final approval and the Applicant may move ahead with their project at their own risk.

The Letter of Receipt will serve as official notice that the APPLICANT is eligible for the incentive; however, final approval is not complete until there is an official Resolution passed by the Village. The Resolution will not be executed until such time all proposed work is complete. The APPLICANT has 365 days from taking ownership or tenancy to complete all proposed alternations and submit a full accounting of costs. If costs are not consistent with promises made in the original application, the APPLICANT may not be granted a final resolution of 6B approval.

This AGREEMENT sets forth all the promises, inducements, agreements, conditions and undertaking between the APPLICANT and the VILLAGE relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between them, other than as set forth herein. No subsequent alteration, amendment, change or addition to this AGREEMENT shall be binding upon the PARTIES hereto unless authorized in accordance with the law and reduced in writing and signed by them.

In WITNESS WHEREOF, the parties hereto have executed this Agreement as set forth below:

Village of Elk Grove Village

901 Wellington Avenue
Elk Grove Village, IL 60007

Elk Grove Village, IL 60007

Signed: _____

Name: Craig B. Johnson

Title: Mayor

Date:

Signed: _____

Name:

Title:

Date:

Attest:

Lorrie Murphy, Village Clerk



Elk Grove Village Class 6B Property Tax Terms and Agreement Terms & Conditions

Attachment A

The APPLICANT shall perform the WORK upon the SUBJECT PROPERTY as outlined below...

Village of Elk Grove Village, Illinois
Petition for Cook County 6B Property Tax Abatement
Eligibility Checklist

Name of the Applying Company

EdgeConneX, Inc.

Current and Proposed Location/ Address of the Applicant

Current Location: 1800 Nicholas Blvd, Elk Grove Village 60007

Location under construction: 2021 Lunt Ave, Elk Grove Village 6007

Proposed Project Location: 2055 Lunt Ave, Elk Grove Village 6007
2101-2105 Lunt Ave, Elk Grove Village 6007
2139-2145 Lunt Ave, Elk Grove Village 6007
1700 Nicholas Blvd, Elk Grove Village 6007

Property Use of the Property

EdgeConneX is proposing to demolish the existing buildings and build a new 22.4MW state of the art data center. Since late 2013, EdgeConneX has built over 40 data centers, including Edge Data Centers® and a growing number of regional and hyperscale solutions across North America, Europe, and South America, creating a new Edge of the Internet. EdgeConneX continues to move the Internet to where it is most needed – into local markets across the country and around the globe.

Proof of Vacancy

- N/A

Job Creation and Retention (excluding one-time construction jobs)

EdgeConneX currently has 7 fulltime employees and contractors at its current facility with an average salary of \$50+/hr and 5 fulltime equivalents for a total of 12 employees.

The proposed project is anticipated to bring 35 additional employees of which 8 will be direct fulltime positions by EdgeConneX with the remaining positions from vendors and customers located on site at EdgeConneX's facility.

Project Detail and Budget

New Construction - \$210,600,000 (excluding land)

- Building a 2-story building at approximately 167,000 sq.ft.

- Estimated construction timeline: Begin - 2nd/3rd Qtr 2022 – Complete by 4th Qtr 2023
- Front Entrance, Loading Dock, Office area – approximately 16,000 sq.ft.
- Infrastructure support areas - approximately 61,000 sq.ft.
- Data Center Area – approximately 90,000 sq.ft.

- Cost Breakdown:

- Shell Building (\$30.2M)

- Design - \$2,567,000
 - On-site PM/GC's - \$1,359,000
 - Permit & Testing - \$604,000
 - General Construction - \$21,744,000
 - Electrical Equipment & Install - \$2,567,000
 - Fire Protection - \$302,000
 - Security - \$302,000
 - Fee - \$755,000

- MEP/Interior Build-out (\$171.4M)

- Design - \$5,999,000
 - On-site PM/GC's & Permit/Testing - \$3,428,000
 - General Construction - \$13,712,000
 - Mechanical Equipment & Install - \$29,995,000
 - Electrical Equipment & Install - \$94,270,000
 - Fire Protection - \$10,284,000
 - Security & Structured Cabling - \$6,856,000
 - Commissioning - \$1,714,000
 - Fee - \$5,142,000

- Utilities (\$9M)

- Beautification of site (\$450K)

- New sidewalks
 - New parking lot
 - Landscaping as required by City Code

Total Square Footage of the Building

2-Story Building at approximately 167,000 sq.ft

Current Color Photographs of the Building



Proposed Construction:



Prior Five Years of Tax History

Tax Year	08-35-104-062-0000	08-35-104-047-0000	08-35-104-053-0000	08-35-104-063-0000	08-35-104-078-1001	08-35-104-078-1002		
	1700 Nicholas Blvd	2055 Lunt Ave	2055 Lunt Ave	2145 Lunt Ave	2101 Lunt Ave	2105 Lunt Ave	Total	
2021	\$35,317.67	\$67,214.20	\$1,683.17	\$9,560.02	\$9,560.02	\$9,560.02	\$132,895.10	1st Installment
2020	\$64,213.94	\$122,207.63	\$3,060.31	\$17,381.86	\$17,381.86	\$17,381.86	\$241,627.46	1st & 2nd Installments
2019	\$58,461.28	\$49,508.15	\$2,703.32	\$17,691.03	\$17,691.03	\$17,691.03	\$163,745.84	1st & 2nd Installments
2018	\$55,094.02	\$127,671.36	\$2,518.56	\$18,259.75	\$18,259.75	\$18,259.75	\$240,063.19	1st & 2nd Installments
2017	\$51,181.57	\$120,069.77	\$2,492.68	\$18,129.15	\$18,129.15	\$18,129.15	\$228,131.47	1st & 2nd Installments
							\$1,006,463.06	

Breakdown of Taxes Paid Occupied with 6B v. Occupied Without 6B

See attached spreadsheet

Tax PIN

PIN: 08-35-104-062-0000
1700 Nicholas Blvd, Elk Grove Village

PIN: 08-35-104-047-0000
2055 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-053-0000
2055 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-063-0000
2145 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-078-1001
2101 Lunt Ave, Elk Grove Village

PIN: 08-35-104-078-1002
2105 Lunt Ave, Elk Grove Village

Legal Description

PINs 08-35-104-047-0000 & 08-35-104-053-0000 - 2055 Lunt Ave, Elk Grove Village 6007

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE WEST 225.00 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, OF THE EAST 707.40 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT NO. 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID PARCEL THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID EAST 707.40 FEET, A DISTANCE OF 415.00 FEET NORTH OF THE SOUTHEAST 1/4 CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID EAST 707.40 FEET, A DISTANCE OF 415.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

PIN 08-35-104-062-0000 – 1700 Nicholas Blvd, Elk Grove Village

LOT 1:

LOT 1 IN POLACK’S FRUTAL WORKS RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED OCTOBER 21, 1975 AS LR2836212, IN COOK COUNTY ILLINOIS.

PERMANENT REAL ESTATE INDEX NO.: 08-35-104-062-0000 ADDRESS OF PROPERTY: 1700 NICHOLAS BLVD., ELK GROVE VILLAGE, ILLINOIS 60007

PIN: 08-35-104-063-0000 - 2145 Lunt Ave, Elk Grove Village 6007

LOT 2:

LOT 2 IN POLACK’S FRUTAL WORKS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES COOK COUNTY, ILLINOIS, ON OCTOBER 21, 1975 AS DOCUMENT NUMBER 2836212, IN COOK COUNTY ILLINOIS.

PERMANENT REAL ESTATE INDEX NO: 08-35-104-063-0000 ADDRESS OF PROPERTY: 2139-2143 LUNT AVE., ELK GROVE VILLAGE, ILLINOIS 60007

PIN: 08-35-104-078-1001 - 2101 Lunt Ave, Elk Grove Village & PIN: 08-35-104-078-1002 - 2105 Lunt Ave, Elk Grove Village

Parcel 1:

UNIT NUMBER 1 IN THE CARROLL SEATING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN POLAK'S FRUTAL WORKS RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF CCI, ON OCTOBER 21, 1975 AS DOCUMENT NO. 2836212, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430919081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Parcel 2:

EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT LOADING DOCK ADJACENT TO SAID UNIT AS SHOWN ON PLAT OF SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT NO. 0430919081 AND FIRST AMENDMENT RECORDED 11-12-2004 AS DOC #0431708106.

Parcel 3:

UNIT NUMBER 2 IN THE CARROLL SEATING CONDOMINIUM, AS DELINEATED ON A SURVEY OF

Exhibit A - Page 1

-4F36-B8C9-91407EE93098

THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 3 IN POLAK'S FRUTAL WORKS RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF RESUBDIVISION THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF CCI, ON OCTOBER 21, 1975 AS DOCUMENT NO. 2836212, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430919081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Assessment Year	Land	Improvements	Total Market Value	Standard Assessment Rate	Abatement Assessment Rate	Full Assessed Value	Abatement Assessed Value	Equalization Factor**	Fully Equalized Assessed Value	Abatement Equalized Assessed Value	Tax (no 6B)***	Tax (with 6B)***
Year 1	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 2	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 3	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 4	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 5	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 6	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 7	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 8	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 9	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 10	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	4,377,287	1,750,915
Year 11	2,389,008	66,000,000	68,389,008	25%	15%	17,097,252	10,258,351	3.0861	52,763,829.40	31,658,297.64	4,377,287	2,626,372
Year 12	2,389,008	66,000,000	68,389,008	25%	20%	17,097,252	13,677,802	3.0861	52,763,829.40	42,211,063.52	4,377,287	3,501,830
											<u>52,527,447</u>	<u>23,637,351</u>

***Equalization Factor is subject to change, 2020 Cook County Tentative Multiplier (announced 1.26.2021) is 3.0861
 *** Tax rate reflects most recent information from County website, subject to change

Impact on Village of Elk Grove

Assessment Year	Land	Improvements	Total Market Value	Standard Assessment Rate	Abatement Assessment Rate	Full Assessed Value	Abatement Assessed Value	Equalization Factor**	Fully Equalized Assessed Value	Abatement Equalized Assessed Value	Tax (no 6B)***	Tax (with 6B)***
Year 1	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 2	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 3	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 4	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 5	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 6	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 7	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 8	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 9	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 10	2,389,008	66,000,000	68,389,008	25%	10%	17,097,252	6,838,901	3.0861	52,763,829.40	21,105,531.76	638,970	255,588
Year 11	2,389,008	66,000,000	68,389,008	25%	15%	17,097,252	10,258,351	3.0861	52,763,829.40	31,658,297.64	638,970	383,382
Year 12	2,389,008	66,000,000	68,389,008	25%	20%	17,097,252	13,677,802	3.0861	52,763,829.40	42,211,063.52	638,970	511,176
											<u>7,667,640</u>	<u>3,450,438</u>

***Equalization Factor is subject to change, 2020 Cook County Tentative Multiplier (announced 1.26.2021) is 3.0861
 *** Tax rate reflects most recent information from 2020 tax bill, subject to change

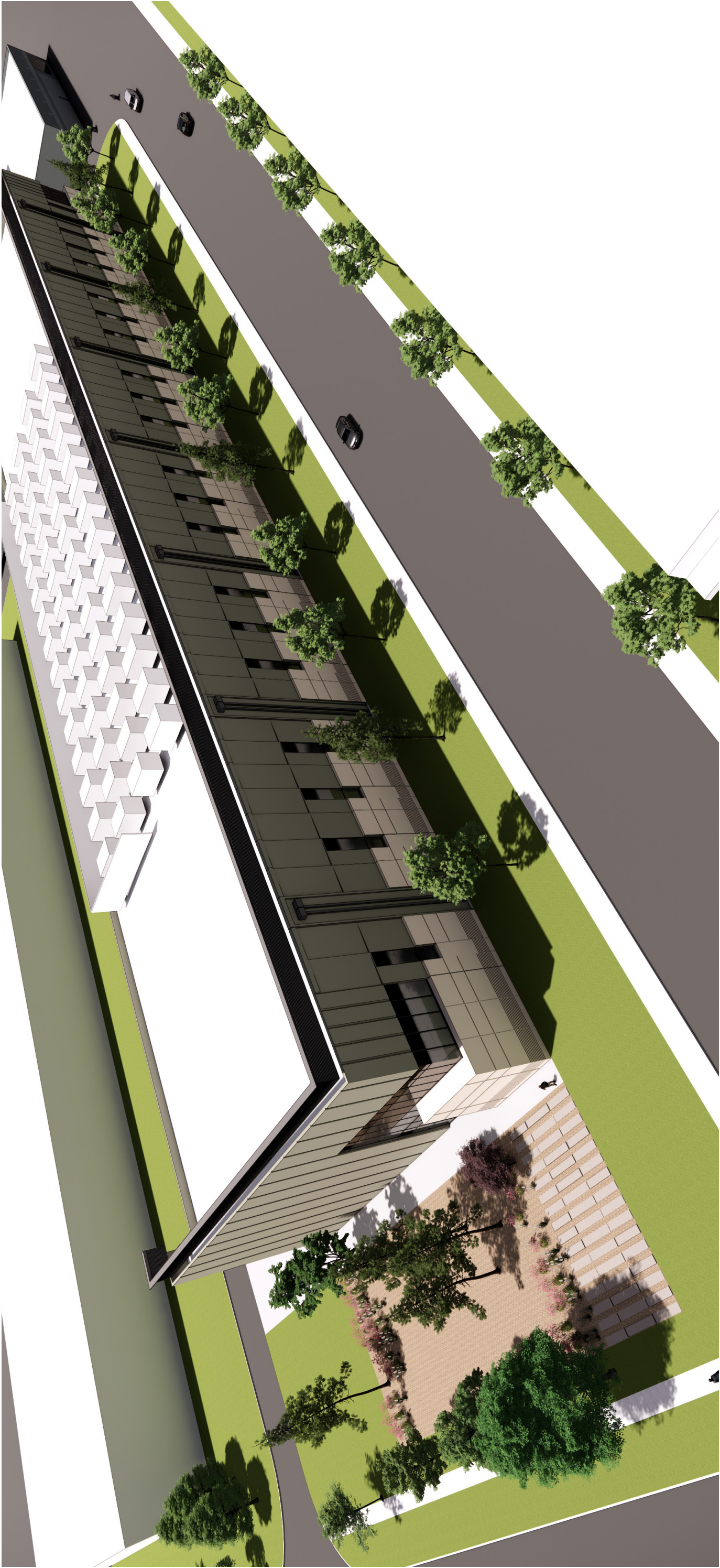
MAIN ENTRY - GROUND LEVEL PERSPECTIVE



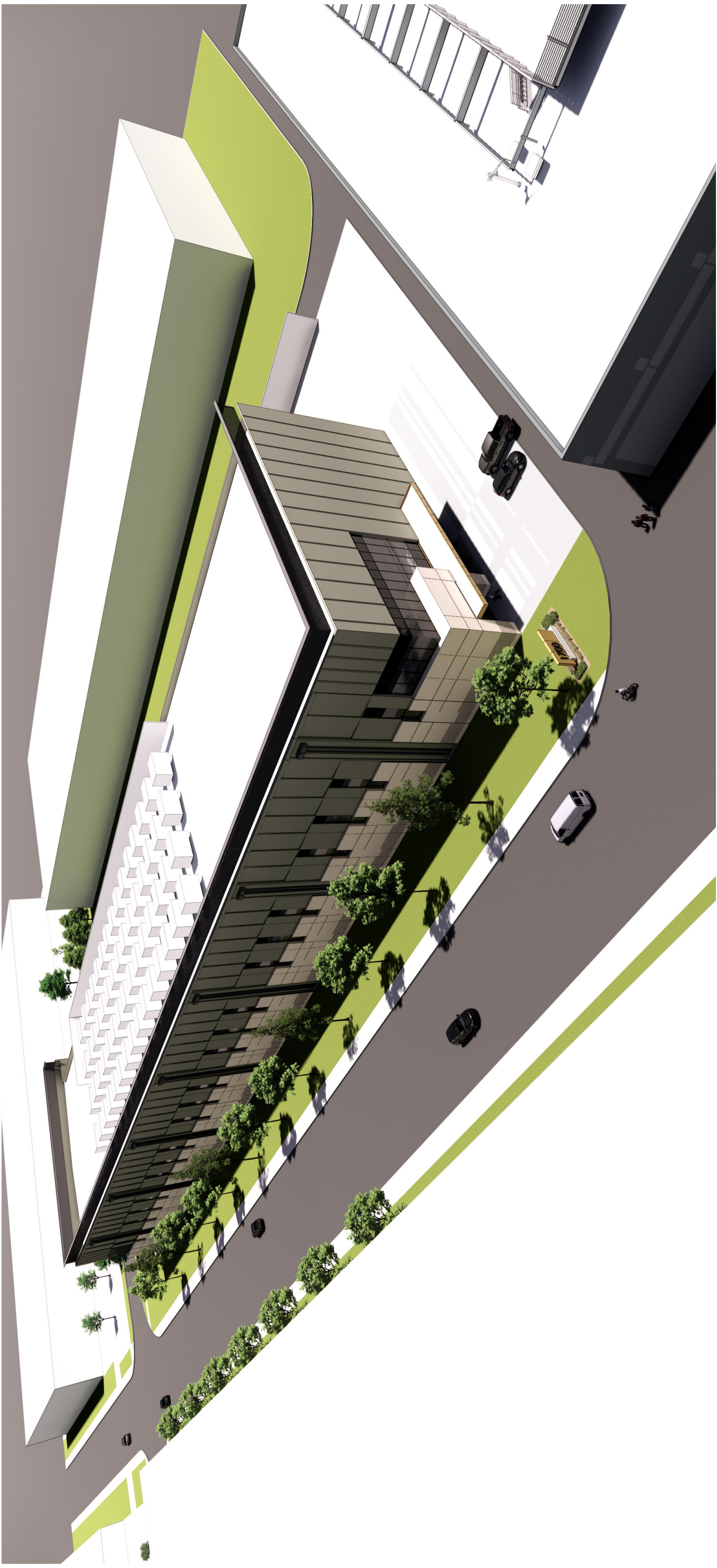
INTERSECTION - GROUND LEVEL PERSPECTIVE



INTERSECTION - BIRDS EYE PERSPECTIVE



MAIN ENTRY - BIRDS EYE PERSPECTIVE



CLOSEUP PERSPECTIVES - NORTH FACADE + ENTRY





1609 Buckner Road
Houston, Texas 77070
Phone: 281-514-8844
Fax: 281-514-8892



The Meadows Building
5005 Greenville Ave.
Dallas, TX 75206
United States
Tel: 214-273-1500
Fax: 214-273-1505



SITE ID: EDCXXX##

ELK GROVE VILLAGE, ILLINOIS 60007

ADDRESS

ISSUES & REVISIONS		
Issue #	Issue Date	Issue Description
1	05.17.2021	MASTER PLAN

SEAL/SIGNATURE

**PRELIMINARY
NOT FOR SUBMISSION OR
CONSTRUCTION**

SITE PLAN
Scale: As Indicated
SHEET TITLE
Ref. North

DRAWN:
REVIEW:
PROJECT NO.: 27.6699.###
SHEET NO.:
A00.50
© 2021 Gensler

SHEET NOTES

DATA CENTER INFORMATION:
BUILDING AREA: 187,000 SQ. FT.
WHITE FLOOR AREA: 88,800 SQ. FT.
TOTAL FLOOR AREA: 30 MW
CRITICAL POWER: 30 MW
POWER DENSITY: 225 W/SQ. FT.
TOTAL GENS (63): 12
TOTAL CAPACITY LOAD: 6,000 TONS
TOTAL CHILLERS (76): 0.91
FAR:

ZONING INFORMATION

ZONING DISTRICT: I-2 GENERAL INDUSTRIAL DISTRICT
YARD REQUIREMENTS
MAX HEIGHT: 6 STORIES OR 80'
MAX GROUND COVERAGE: 80%
MINIMUM LOT AREA: 20,000SF
MAX FLOOR AREA RATIO: 2.0
MINIMUM FRONT YARD: 10'
MINIMUM FRONT YARD: 25'
MINIMUM REAR YARD: 15'

CODE INFORMATION

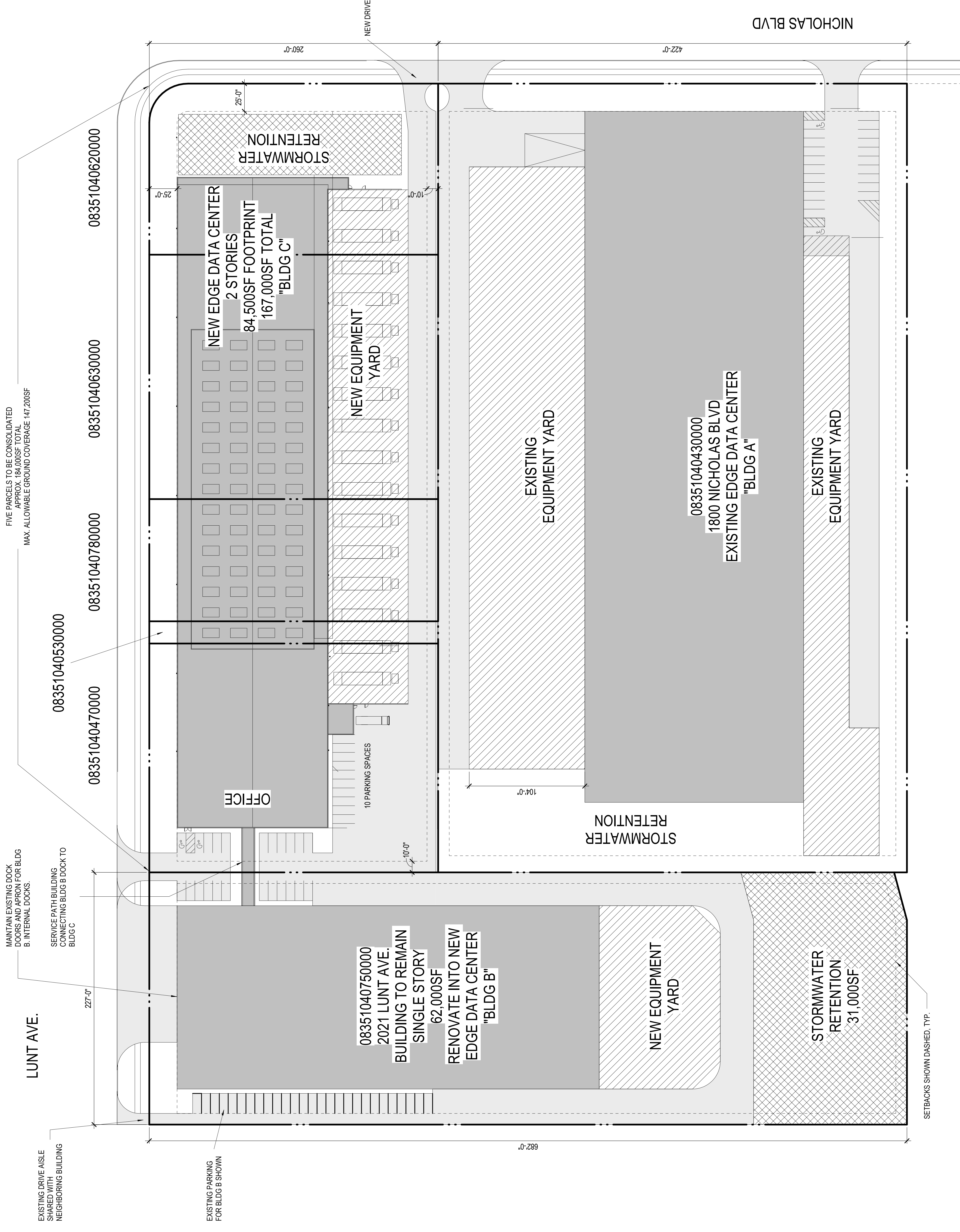
2018 IBC
2018 IRC

GENERAL NOTES

A THIS SHEET IS FOR REFERENCE ONLY.
REFER TO CIVIL SHEETS FOR SITE RELATED
DIMENSIONS AND NEW CONSTRUCTION.

SITE LEGEND

- PROPERTY LINE
 - LIMIT OF WORK
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - NUMBER OF STALLS IN RUIN
 - TYPE DESIGNATOR
S = STANDARD
A = ACCESSIBLE
V = VAN ACCESSIBLE
 - ACCESSIBLE PARKING SIGN
- NOTE: EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE



01

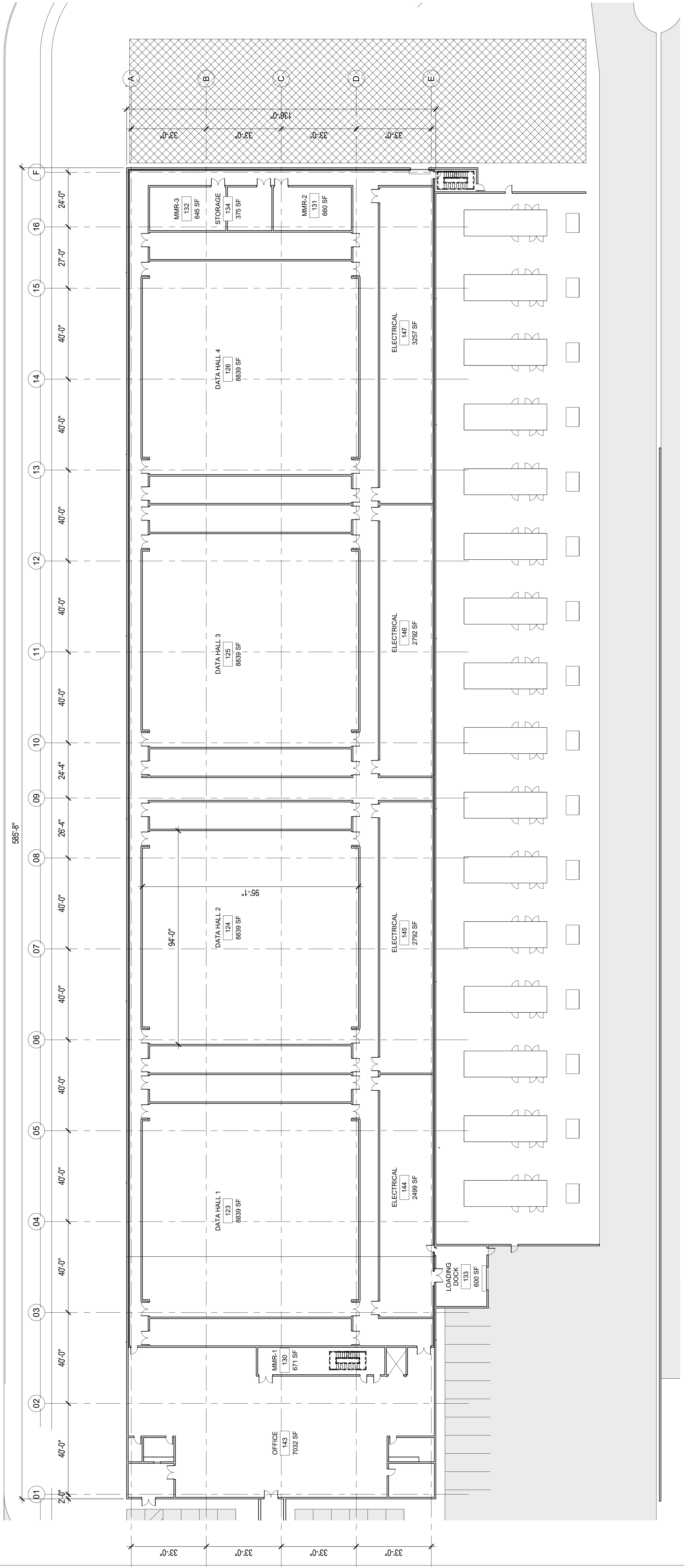
SITE MASTER PLAN
SCALE: 1" = 40'-0"

ISSUES & REVISIONS	
Issue #	Issue Date / Issue Description
1	05.17.2021 MASTER PLAN

SEAL/SIGNATURE
**PRELIMINARY
NOT FOR SUBMISSION OR
CONSTRUCTION**

SHEET TITLE
CONSTRUCTION PLAN
Scale: As indicated

SHEET NO:
A02.01
DRAWN:
REVIEW:
PROJECT NO: 27.6399.###
© 2021 Gensler



LEVEL 01 - CONSTRUCTION PLAN
SCALE: 3/8" = 1'-0" **01**

LEGEND	GENERAL NOTES	SHEET NOTES
<ul style="list-style-type: none"> EXISTING - NOT PART OF SCOPE EXISTING WALL TO REMAIN NEW PARTITION 1 HR. RATED PARTITION 		<p>DATA CENTER INFORMATION:</p> <ul style="list-style-type: none"> 137,000 SQ. FT. BUILDING CODE AREA: 88,800 SQ. FT. TOTAL COOLING AREA: 30 MW TOTAL POWER: 20 MW CRITICAL POWER: 225 W/SQ. FT. POWER DENSITY: 12 TOTAL GENS (6.5): 5300 TONS TOTAL COOLING LOAD: 60 TOTAL CHILLERS (7.6): 0.31

NOTE EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE



1609 Ruckelshaus Road
Houston, Texas 77070
Phone: 281-514-8844
Fax: 281-514-8892



Fennell Place
211 Louisiana Street
Suite 300 TX, 77002
77002
Tel: 713.844.0000
Fax: 713.844.0001


 SITE ID: EDCXXX##
 ADDRESS
 ELK GROVE VILLAGE, ILLINOIS 60007

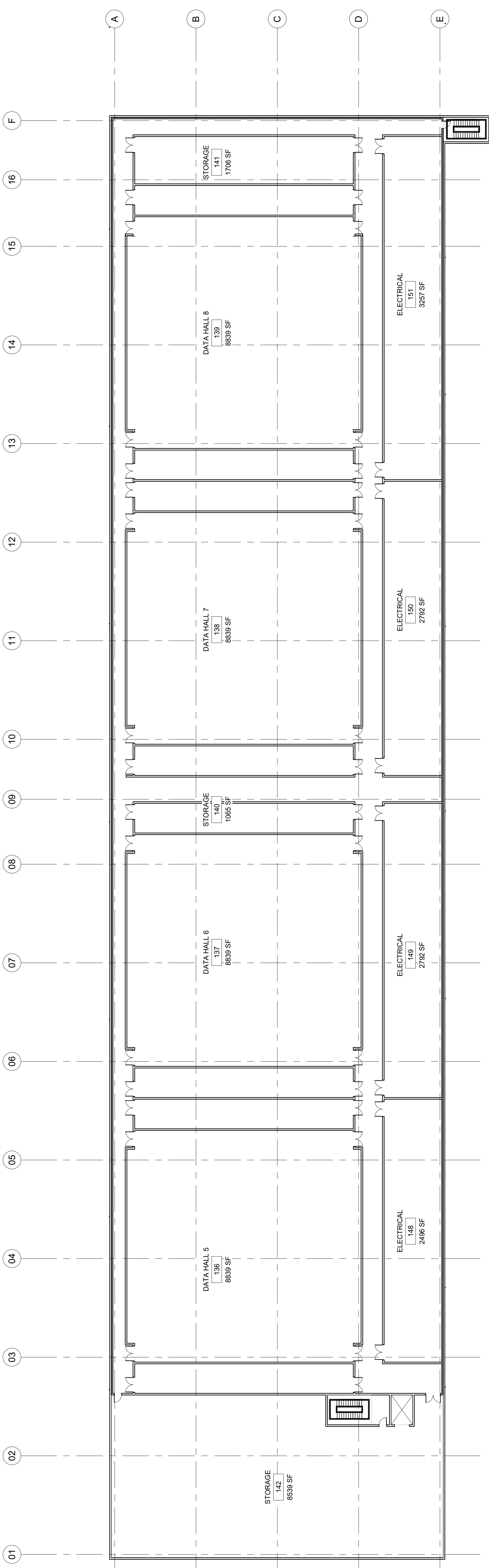
ISSUES & REVISIONS	
Issue #	Issue Date / Issue Description
1	05.17.2021 MASTER PLAN

SEAL/SIGNATURE

**PRELIMINARY
NOT FOR SUBMISSION OR
CONSTRUCTION**


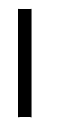
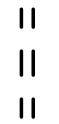
SHEET TITLE
 CONSTRUCTION PLAN - LEVEL 2
 Scale: As Indicated

SHEET NO:
A02.02
 DRAWN:
 REVIEW:
 PROJECT NO.: 27.6399.###
 © 2021 Gensler



LEVEL 02 - CONSTRUCTION PLAN
SCALE: 3/64" = 1'-0" 01

LEGEND **GENERAL NOTES** **SHEET NOTES**

-  EXISTING - NOT PART OF SCOPE
-  EXISTING WALL TO REMAIN
-  PARTITION TO BE DEMOLISHED

NOTE EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE



January 7, 2022
Mr. Josh Grodzin
Director Business Development and Marketing
901 Wellington
Elk Grove Village, Illinois 60007

RE: 6b Petition – New Construction

Dear Mr. Grodzin:

Since late 2013, EdgeConneX has built over 40 data centers across North America, Europe, and South America, creating a new Edge of the Internet. We continue to move the Internet to where it is most needed – into local markets across the country and around the globe. We are constantly evaluating our strategic plan for supporting our customers and evaluating our expansions into new markets as well as our current network of operations. As a result, we are considering the second of a multi-phase campus expansion in Elk Grove Village that could bring over \$200 million in new investment above and beyond our first phase and more quality new jobs.

Phase One of our expansion consists of a renovation of an existing 63,250 square feet warehouse to a 7 MW data center facility located at 2021 Lunt Ave, which was approved for a 6B incentive and is currently in progress. Phase Two of the expansion is the subject of this letter and consists of a new 167,000 square feet 22.4 MW data center facility located between 2055 Lunt Ave through 1700 Nicholas Blvd, which will be built on property acquired by EdgeConneX. EdgeConneX is seeking a 6(b) tax incentive for this Phase under New Construction.

This project is one of several being evaluated within the EdgeConneX organization and thereby internally competing for prioritization and funding. The 6(b) tax incentive is a key factor in determining the financial feasibility of the expansion and will significantly influence the Company's decision on whether or not to move forward with this additional development investment. Should the project not be eligible for tax relieve under 6(b) the property tax profile of the completed project, alone, would likely make this additional \$200+ million prohibitive compared to EdgeConneX's alternative development options.

If EdgeConneX moves forward, this project would be a significant investment in Elk Grove Village that will create jobs, boost the local tax base and support the area's technology-based economy. This project would significantly expand EdgeConneX's presence in Elk Grove Village for the foreseeable future and create additional opportunity for future growth.

We thank you in advance for considering supporting this project through a 6(b) property tax abatement- New Construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Harar', written in a cursive style.

Joe Harar
Chief Financial Officer



Economic Disclosure Statement

As of January 7, 2022, the following is a complete list of all real estate owned by EdgeConneX in Cook County:

PIN: 08-35-104-043-0000
1800 Nicholas Blvd, Elk Grove Village 60007

PIN: 08-35-104-062-0000
1700 Nicholas Blvd, Elk Grove Village

PIN: 08-35-104-075-0000
2021 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-063-0000
2145 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-053-0000
PIN: 08-35-104-047-0000
2055 Lunt Ave, Elk Grove Village 6007

PIN: 08-35-104-078-1001
2101 Lunt Ave, Elk Grove Village

PIN: 08-35-104-078-1002
2105 Lunt Ave, Elk Grove Village

Jenny Zhan

Jennifer Zhan
Chief Accounting Officer, EdgeConneX
January 7, 2022



I certify the foregoing to be true and accurate, acknowledged to me on this 10th day of January 2022 in Fairfax County, Virginia.

By Allison E Green
Name: Allison Green



01/21/2022

TO: Raymond R. Rummel, Village Manager

FROM: Josh Grodzin, Director of Business Development and Marketing

SUBJECT: Request for a Cook County Class 6B Property Tax Exemption

BACKGROUND:

Bridge Point Elk Grove Village 58, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for certain real estate located at 81 NW Point Blvd.

The Applicant intends to construct an approximately 58,858 square foot modern industrial speculative building with a clear height of thirty (30) feet. Additionally, the newly constructed building will include six (6) exterior docks and forty-six (46) parking stalls.

The Applicant plans to spend approximately \$7 million to construct a new building at the subject property for the operations of a speculative user. In total, the Applicant intends that the building will accommodate upwards of fifteen (15) to twenty (20) full-time jobs, with an additional thirty (30) temporary construction jobs.

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 and substantial renovation of buildings.

This site qualifies as it involves new construction.

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.

APPROVALS:

Nick Radcliffe
Maggie Jablonski
Jennifer Mahon

Created/Initiated
Approved
New

ATTACHMENTS:

1. Res_81NWPoint.Bld
2. 81 NW Point Blvd- 6b Final

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 81 NORTHWEST POINT BOULEVARD, 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, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 81 Northwest Point Boulevard, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-22-100-022-0000, 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 81 Northwest Point Boulevard, Elk Grove Village, Cook County, Illinois, and identified by Property Index Numbers 08-22-100-022-0000, declared eligible for Class 6B 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 THE FINAL PLAT OF RESUBDIVISION OF METROPOLITAN-VICTORIA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NUMBER 1534534024, IN COOK COUNTY, ILLINOIS

Section 2. 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 08-22-100-022-0000. Elk Grove Village is in receipt of an economic disclosure statement that is included with the application packet.

Section 3. That the Mayor and Village Clerk are hereby authorized to sign any necessary documents to implement this Resolution including the Elk Grove Village Class 6b Property Tax Incentive Terms and Agreement subject to the petitioner completing new construction of a 58,858 square foot industrial building, in substantial conformance with the Applicant completing the improvements stated in their application.

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 _____ 2022.

APPROVED this _____ day of _____ 2022.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

January 20, 2022

VIA MAIL & EMAIL

Village Manager's Office
ATTN: Josh Grodzin
901 Wellington Avenue
Elk Grove, Illinois 60007
CC: Nick Radcliffe

RE: Class 6b Resolution Request
Bridge Point Elk Grove Village 58, LLC
81 Northwest Point Blvd.
Elk Grove Village, IL 60007
PIN(s): 08-22-100-022-0000

Dear Josh:

Bridge Point Elk Grove Village 58, LLC (the "Applicant"), is the contract purchaser for the above-referenced property (the "Subject Property"), and is requesting a Resolution from the Village of Elk Grove supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

The Subject Property currently consists of vacant land comprising approximately 295,149 square feet. The Applicant plans to construct an approximately 58,858 square foot building with a clear height of thirty (30) feet. Additionally, the new building will include six (6) exterior docks and forty-six (46) new parking stalls. This newly constructed building will then be occupied by a suitable industrial tenant on a speculative basis.

Subject Property Improvements and Job Creation

In the event that a Class 6b Tax Incentive is granted, the Applicant plans to spend approximately \$7,000,000 to construct a new industrial building onsite and improve upon the existing lot. Once these improvements are finished, the Applicant plans eventually to find a suitable industrial tenant to occupy the entire Subject Property. In total, the Applicant intends that the building will accommodate an upwards of fifteen (15) to twenty (20) full time jobs, with room for expansion. Also, new development will result in approximately thirty (30) temporary construction jobs.

Real Estate Tax and Economic Analysis

After the completion of improvements, the Subject Property is projected to have a market value of approximately \$9,104,580, which would generate an estimated \$3,286,825 in total taxes over the life of the Class 6b Tax Incentive (approximately \$273,902 per year). Without the incentive and at full vacancy, the Subject Property would generate a total of only \$1,688,378 in total taxes (approximately \$140,698 per year) over the life of the incentive. Therefore, should the Class 6b Tax Incentive be approved, the Subject Property

would generate an additional **\$1,598,448** in real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

In addition to increased property tax revenues, the eventual Occupant's presence will significantly benefit the local community. The Applicant expects the Occupant's employees and visitors will frequent Village restaurants, gas stations, stores and more. According to the attached employee economic impact chart, the projected 20 full time individuals are estimated to spend approximately **\$84,750** per year in the Village on gas, entertainment, groceries, etc. See attached "Employee Economic Impact Statement" for more details.

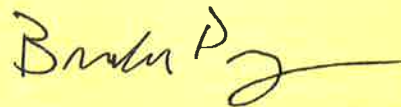
"But-For" Condition Statement

Without the assistance from the Class 6b Tax Incentive, the Applicant will not proceed with the purchase and construction of the new building. The Applicant has determined that without the incentive, the heavy Cook County property tax burden will not make the project feasible. In the event that the Applicant does not proceed with the new construction and rehabilitation on the Subject Property, it will remain vacant and unused, thereby lowering its total taxes.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Elk Grove Village review its Class 6b Tax Incentive request and approve a Resolution supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 580-1595 or via email at bpenny@ltlawchicago.com.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brendan Penny", with a long horizontal flourish extending to the right.

Brendan Penny, Esq.

Encls.



CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Bridge Point Elk Grove Village 58, LLC Telephone: (_____) _____
Company: _____
Address: 9295 W. Bryn Mawr Ave., Ste. 700 _____
City: Chicago State: IL Zip Code: 60631 _____
Email: _____

Contact Person (if different than the Applicant)

Name: Doug Klein Telephone: (630) 803-2575 _____
Company: Bridge Industrial _____
Address: 9295 W. Bryn Mawr Ave., Ste. 700 _____
City: Chicago State: IL Zip Code: 60631 _____
Email: dklein@bridgeindustrial.com _____

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 81 NW Point Blvd., Elk Grove Village, 60007 _____
Permanent Real Estate Index Number: 08-22-100-022-0000 _____
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Elk Grove Village State: IL Zip Code: 60007 _____
Township: Elk Grove Existing Class: 100 _____

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - **(TEERM Supplemental Application)**
(Read and Complete Section C)
- Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): Q3 2022

Estimated date of construction completion: Q1/Q2 2023

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES NO

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

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
Date of Purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

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

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**.

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 3 continuous months and applicant will create or maintain at least 250 jobs for employees at the subject location**, complete section (2) and the **CEERM Supplemental Application**.

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

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

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: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

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

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- 3 continuous months and maintain/create 250 employee jobs (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

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 lack of a purchase for value.

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

Estimated date of reoccupation: _____

TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

*Under the **TEERM Program**, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving the Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created or maintained as a result of this development? **30**

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: N/A Part-time: N/A

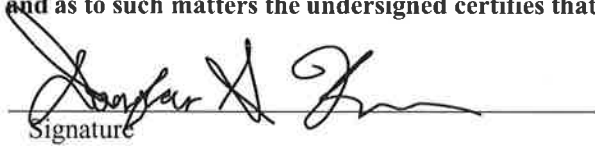
How many new permanent part-time jobs will be created as a result of this proposed development?
TBD

How many new permanent full-time jobs will be created as a result of this proposed development?
15-20

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.


Signature

1/20/2022
Date

Doug Klein
Print Name

Development Manager
Title



Petition Form for
Class 6B Program

For Office Use Only

Address of Subject Property: _____

Signed Affidavit Dated: _____

To the Applicant:

Anyone who intends to submit a request for a Cook County Class 6B Property Tax Abatement within the corporate limits of the Village of Elk Grove Village must first complete this petition in all its entirety. The contents of this petition are as follows:

Petition
Detailed Letter of Transmittal
Property Tax Analysis
Eligibility Checklist
\$1,000 Filing Fee

Please read the entire form and complete every section as thoroughly as possible. If you have any questions, please call the Director of Business Development & Marketing at (847) 357-4007.



**PETITION FOR COOK COUNTY CLASS 6B
VILLAGE OF ELK GROVE VILLAGE**

We, the undersigned, being owners of record of the following described real estate, do hereby request that the following business and legally described real estate be granted a Cook County Class 6B Property Tax Abatement:

Business: Bridge Point Elk Grove Village 58, LLC (as contract purchaser for the below)

Address: 81 Northwest Point Blvd., Elk Grove Village, IL 60007

Permanent Real Estate Tax Index No. 08-22-100-022-0000

Assessed Valuation 2021 \$210,458

(last 3 years) 2020 \$210,457

2019 \$210,457

- **Attach Legal Description of Property**

Proposed Owner of Record:

Print Name: Bridge Point Elk Grove Village 58, LLC Signature:


9525 W. Bryn Mawr Ave., Ste. 700

(Address City, State)

Phone: (630) 803-2575 Fax:

Email: dklein@bridgeindustrial.com

Business Applicant's Name:

Print Name: Doug Klein Signature: 

Bridge Industrial Acquisition, LLC

Business/Corporation Name

9525 W. Bryn Mawr Ave., Ste. 700

(Address City, State)

Phone: (630) 803-2575 Fax:

Email: dklein@bridgeindustrial.com



Elk Grove Village Class 6B Property Tax Terms and Agreement

The APPLICANT shall perform the WORK upon the SUBJECT PROPERTY located at 81 NW Point BLVD. in accordance with the PLANS and in full compliance with all applicable codes, ordinances, rules, regulations, permits, and plans as outlined in Attachment A, imposed by the VILLAGE, and shall complete the WORK in a good and workmanlike manner or risk voiding this agreement. The WORK shall include all building and landscaping alterations as proposed by the APPLICANT in exchange for the VILLAGE'S approval of a Cook County Class 6B Property Tax Abatement.

The APPLICANT, will be issued a Letter of Receipt upon submission of a completed Elk Grove Village Class 6B Application Packet. This letter may be used to inform the Cook County Assessor's Office that the Village of Elk Grove is in receipt of the Applicant's request for a Cook County Class 6B Property Tax Abatement. The Letter of Receipt is not a guarantee of final approval and the Applicant may move ahead with their project at their own risk.

The Letter of Receipt will serve as official notice that the APPLICANT is eligible for the incentive; however, final approval is not complete until there is an official Resolution passed by the Village. The Resolution will not be executed until such time all proposed work is complete. The APPLICANT has 365 days from taking ownership or tenancy to complete all proposed alternations and submit a full accounting of costs. If costs are not consistent with promises made in the original application, the APPLICANT may not be granted a final resolution of 6B approval.


This AGREEMENT sets forth all the promises, inducements, agreements, conditions and undertaking between the APPLICANT and the VILLAGE relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between them, other than as set forth herein. No subsequent alteration, amendment, change or addition to this AGREEMENT shall be binding upon the PARTIES hereto unless authorized in accordance with the law and reduced in writing and signed by them.

In WITNESS WHEREOF, the parties hereto have executed this Agreement as set forth below:

Village of Elk Grove Village
901 Wellington Avenue
Elk Grove Village, IL 60007

Signed: _____
Name: Craig B. Johnson
Title: Mayor
Date:

Bridge Point Elk Grove Village 58, LLC
81 NW Point Blvd.
Elk Grove Village, IL 60007

Signed:  _____
Name: Doug Klein
Title: Director, Development
Date: 1/21/2022

Attest:

Lorrie Murphy, Village Clerk



Elk Grove Village Class 6B Property Tax Terms and Agreement Terms & Conditions

Attachment A

The APPLICANT shall perform the WORK upon the SUBJECT PROPERTY as outlined below:

- New construction of a modern state of the art industrial speculative building

Please note, all improvements must conform to Village codes and ordinances. At the time of plan review and permitting, the Village reserves the right to alter the applicant's plans to ensure conformity. The 6B will not be granted until all improvements are completed to the satisfaction of the Village. Any alteration of the proposed work by the applicant after Village Board approval requires additional Village Board approval.

The aforementioned items must be completed in accordance with the application packet submitted and enumerated in the resolution.



Disclosure of Ownership

1. When submitting documentation required for the Cook County Class 6B Property Tax Abatement Program, the **applicant is required to submit all required and supporting documentation for the application.** The applicant is **REQUIRED** to submit the following information:
 - ❑ A **Letter of Transmittal** detailing the existing and intended use of the property, reason for Class 6B, property alterations, pertinent business operational information, or any information of note that may be beneficial for staff and the Village Board.
 - ❑ Completion of the **Class 6B Eligibility Checklist** for the property in question.
 - ❑ Completion of the **property tax analysis spreadsheet.**
 - ❑ Current property **photographs** and **renderings of property/building modifications**, if applicable.
 - ❑ Proposed **Site Plan**, if applicable.

If property is:

- ❑ Owned by the individual(s);
 - **Title Tract Search**, or
 - One **copy of the latest recorded deed with affidavit**
 - ❑ Administered by a trust;
 - One **certified copy of the trust agreement, trust deed and a list of beneficiaries**
- * Has the property been, or is now, the subject of any other action by the Village? NO
If YES, give details on a separate sheet of paper.



VILLAGE OF ELK GROVE VILLAGE, ILLINOIS Petition for Cook County Class 6B Property Tax Abatement

The Village of Elk Grove prides itself on being a business friendly community. As such, the Village supports the use of the Cook County Class 6B Tax Abatement in cases where it is established that a tax disparity exists and is detrimental to tenancy and where the project presents a clear benefit to the community. The Village reserves the right to review applications and render its approval or disapproval based on the information provided.

Adhering to all Village codes and ordinances with respect to building and landscaping alterations is required. Furthermore, proposed building and landscaping construction must follow the design guidelines promulgated in the Industrial and Commercial Revitalization Master Plan Update for 2011. Proposed enhancements should be in accordance with the attached Industrial Design Guidelines Packet.

The purpose of the Cook County Class 6B Property Tax Abatement Program is to stimulate the re-occupancy of vacated industrial buildings through a reduction in property taxes. Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. Under the program 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 regularly assessed at 25% of fair market value in Cook County.

<http://arcg.is/2AT5S6a>

I - INITIATION:

The following procedures are necessary for a completed petition for Cook County Class 6B Property Tax Abatement consideration:

A. Documents required:

1. **Petition** (attached) completed in full
2. Detailed **Letter of Transmittal** demonstrating need for the incentive "But For Clause."
3. **Completion of Class 6B Eligibility Checklist**
5. **Legal description of the property.**
6. **Photographs**, both aerial and land based, of the area for which the property tax exemption is requested
7. Detailed rehabilitation plans with color elevations and site plan
8. Detailed rehabilitation budget showing itemized total cost

9. Detailed landscaping plan and signage plan with color elevations
10. For new construction, detailed colored elevations and an architectural site plan

B. Fees:

Submit a check made payable to the Village of Elk Grove Village to meet the following:

1. \$1,000.00 filing fee.

Documents and fees are to be submitted to the Village Manager's Office, Attn: Director of Marketing & Business Development, 901 Wellington, Elk Grove Village, Illinois 60007.

II - REVIEW AND PROCESSING

Upon receipt of the petition for Cook County Class 6B Property Tax Abatement and fee, the Director of Business Development & Marketing will:

- A. Examine the request for compliance with the above requirements for information, documents and fees. Incomplete inquiries will be returned to the petitioner or applicant for their action. Step "B" will be taken when all petition requirements have been fulfilled.
- B. Distribute petition and required documents for departmental review and comment by Village Manager's Office, Community Development, Public Works, and Finance. Departments will submit written comments to Director of Business Development & Marketing.
- C. Department comments will be communicated to applicant for correction.
- D. When your application is determined to be complete by staff, the petition will be presented to the Mayor & Board of Trustees at the next regularly scheduled Village Board Meeting for consideration.
- E. Fully completed petitions will be reviewed by the Mayor & Board of Trustees to ensure that the project has a clear and demonstrated benefit to the community. If the project is deemed to have merit and the Applicant has demonstrated that the project could not occur without the assistance provided by the Cook County Class 6B Property Tax Abatement, then the Mayor & Board of Trustees will provide the applicant with a Letter of Receipt from the Village.

This letter may be used to inform the Cook County Assessor's Office that Elk Grove Village is in receipt of the Applicant's request for a Cook County Class 6B Property Tax Abatement. The Letter of Receipt is not a guarantee of approval and the Applicant can move ahead with their project at their own risk.

- F. The Village will maintain contact with the applicant to ensure that the stated obligations have been met.
- G. Once the stated obligations have been met, Village staff will present a Resolution of Support to the Mayor & Board of Trustees at a regularly scheduled Village Board Meeting for consideration.

III - FINAL ACTION

Upon their review, the Mayor and Board of Trustees at a Village Board Meeting will:

- A. Deny the request
- B. Approve the request with or without modification
- C. Adopt appropriate resolution

If approved, the Applicant will receive a certified copy of the Village's Resolution in support of the Cook County Class 6B Property Tax Abatement.

NOTE: While the Village will do its best to expedite the review and approval process, applicants should allow at least 30 days for review by staff and consideration by the Mayor & Board of Trustees. Furthermore, additional time may be needed depending on the complexity of the development.



VILLAGE OF ELK GROVE VILLAGE, ILLINOIS
Petition for Cook County Class 6B Property Tax Abatement
Eligibility Checklist

In order to be considered for the Cook County Class 6B Property Tax Abatement, the Eligibility Checklist must be completed. The initial application must score 16 out of 16 points. Each item will receive 1 point for **Yes** and 0 points for **No**.

Packet Item	Yes	No
Letter of Transmittal	x	
Name of the Applying Company	x	
Current and Proposed Location/Address of the Applicant	x	
Proposed Use of the Property	x	
Proof of Vacancy	x	
Job Creation and Retention Data (excluding one-time construction jobs)	x	
Total Project Cost of Proposed Improvements (exclude land purchase)	x	
Proposed Detailed Construction Budget of Proposed Improvements	x	
Proposed Landscape Budget and Plan	x	
Total Square Footage of the Building	x	
Current Color Photographs of the Building	x	
Prior Five Years of Tax History	x	
Breakdown of Taxes Paid Occupied With 6B v. Occupied Without 6B	x	
Tax PIN	x	
Legal Description		
Letter from Applicant Explaining the Need for the Tax Abatement on Company Letterhead	x	
Application Fee of \$1,000	x	
Total Points	16	

Below is a list of recommended items to be included in your Letter of Transmittal as part of the submission:

- Nature of the proposed operation.
- Documentation detailing how long the building has been vacant.
- Owner occupied or leased.
- Justification explaining the need for the property tax abatement.
- Note if retail sales will take place at the proposed location.
- Proposed number of employees, which should include full-time and part-time, as well as any potential growth and time-frame for filling new positions.
- Detailed breakdown of what needs to be done to the property to make it suitable for the proposed operation.
- How the proposed improvements conform with the Village’s Industrial/Commercial Revitalization Master Plan.
- How the proposed improvements will increase the valuation of the property.
- How the neighboring businesses will benefit from the proposed improvements.

EDS AFFIDAVIT

I, Doug Klein, as agent for Bridge Point Elk Grove Village 58, LLC (the "Applicant"), do hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant, who is the contract-purchaser of the property located at located at 81 Northwest Point Blvd., Elk Grove Village, Illinois 60007 (PINs: 08-22-100-022-0000) (the "Subject Property").
2. Applicant does not own any other property in Cook County:
3. Applicant's ownership is as follows:

Steve F. Poulos, Ownership Interest – 40.8700%
201 Oakdene Drive
Barrington Hills, IL 60010

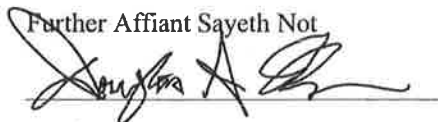
Anthony Pricco, Ownership Interest – 29.1300%
4521 N. Richmond Street
Chicago, IL 60625

Dan Hemmer, Ownership Interest – 5.0000%
424 Glendale Avenue
Hinsdale, IL 60521

Steve Groetsema, Ownership Interest – 17.5000%
95 N. Park Road
LaGrange, IL 60525

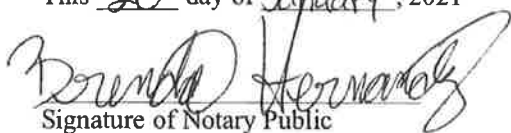
Kevin Carroll, Ownership Interest – 7.5000%
2631 Marion Drive
Ft. Lauderdale, FL 33316

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not


Date: 1/20/2022

Subscribed and sworn before me
This 20 day of January, 2021


Signature of Notary Public



Legal Description, Site and Building Square Footage

81 Northwest Point Blvd.
Elk Grove Village, IL 60007
PIN: 08-22-100-022-0000

The Subject Property currently consists of vacant land comprising approximately 295,149 square feet. The Applicant plans to construct an approximately 58,858 square foot building with a clear height of thirty (30) feet. Additionally, the new building will include six (6) exterior docks, one (1) new drive-in entryway, and forty-six (46) new parking stalls. This newly constructed building will then be occupied by a suitable industrial tenant on a speculative basis.

Attached hereto please find:

- Legal description
- Aerial of Subject Property
- Site Plan,
- Landscaping Plan
- Models, Renderings, and Elevations

Legal Description

LOT 2 IN THE FINAL PLAT OF RESUBDIVISION OF METROPOLITAN-VICTORIA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NUMBER 1534534024, IN COOK COUNTY, ILLINOIS

Common Address: 81 Northwest Point Blvd., Elk Grove Village, Illinois 60007

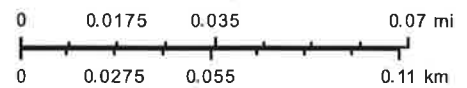
PIN: 08-22-100-022-0000

Cook County CookViewer

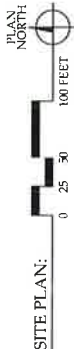
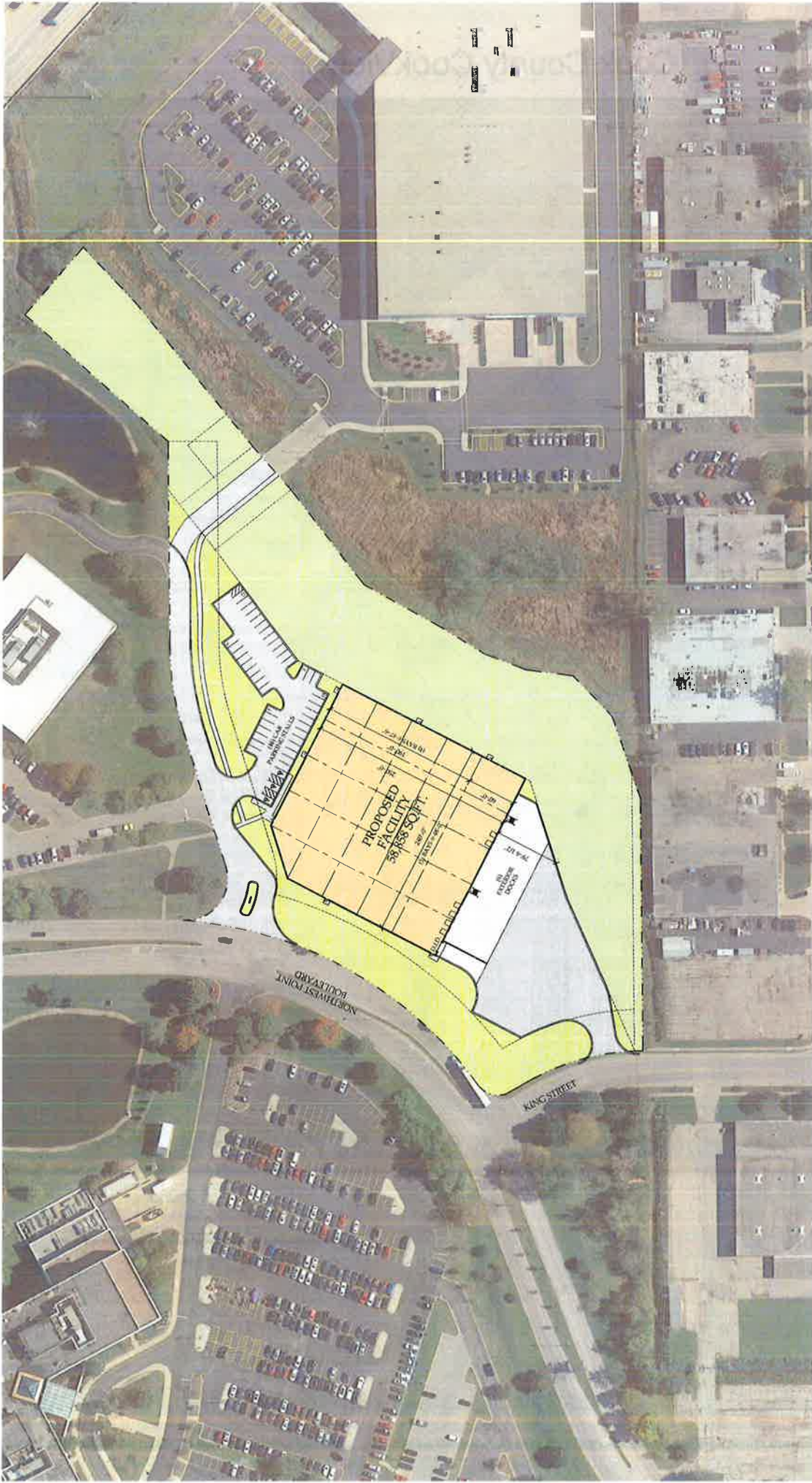


January 20, 2022

1:2,083



Cook County GIS Dept
Cook County GIS Department



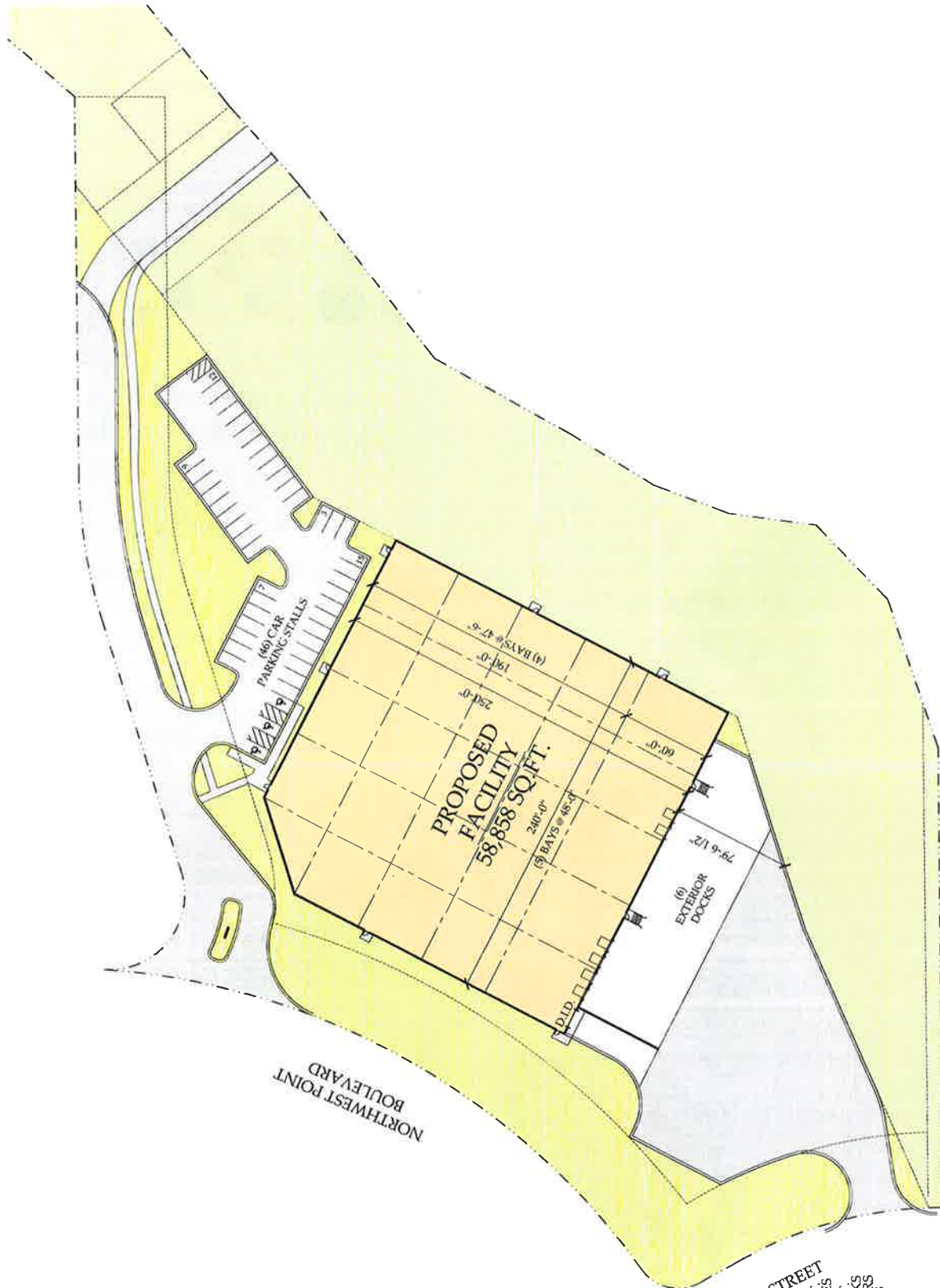
PROPOSED FACILITY

NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

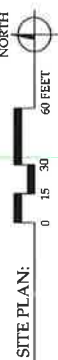
NOVEMBER 03, 2021 #21460

© CORNERSTONE ARCHITECTS LTD. 2021





DATA:
 SITE AREA: ±295,149 SQ.FT.
 ±6.78 ACRES
 BUILDING AREA (GROSS): ±58,858 SQ.FT.
 EXTERIOR DOCKS: 6 DOCKS
 DRIVE-IN DOORS: 1 DOORS
 CAR PARKING: 46 CARS
 CLEAR HEIGHT: 30 FEET
 F.A.R.: .20



PROPOSED FACILITY

NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

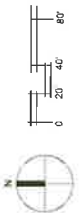


DATE	11-11-20
BY	KATYRN TALT
PROJECT	PROPOSED DEVELOPMENT
CLIENT	ELK GROVE VILLAGE, IL
NO.	01
REVISION	



LANDSCAPE REQUIREMENTS SUMMARY

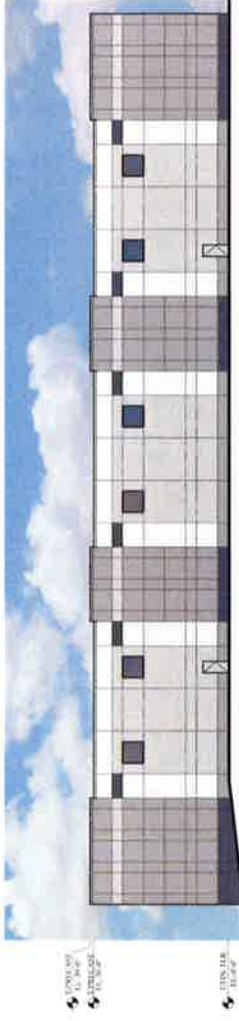
LANDSCAPED AREA	14,797 SF
% OF LOT AREA	30
TREES PROVIDED	487
BOUNDARY LANDSCAPING LENGTH IN LINEAR FEET	172
TREES PROVIDED	87
SHRUBS PROVIDED (1.40 LF)	116
SHRUBS REQUIRED (8 40 LF)	46
NUMBER OF TREES	3
NUMBER OF PARKING SPACES	
TREES REQUIRED (1:20 SPACES)	
TREES PROVIDED	
COLLECTION PLANTING INCLUDED	



OVERALL LANDSCAPE PLAN
SCALE 1" = 40'-0"



WEST



EAST



NORTH



NORTHWEST



SOUTH



ELEVATIONS: 0 8 16 32 FEET

ENLARGED ELEVATION: 0 4 8 16 FEET

PROPOSED FACILITY

NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

JANUARY 14, 2022 #21460

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PROPOSED FACILITY
NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

JANUARY 14, 2022 #21460



PROPOSED FACILITY
NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

JANUARY 14, 2022 #21460

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PROPOSED FACILITY
NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

JANUARY 14, 2022 #21460



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JANUARY 14, 2022 #21460

PROPOSED FACILITY

NORTHWEST POINT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

Identification of Persons Having an Interest in the Property

81 Northwest Point Blvd.,
Elk Grove Village, Illinois 60007
PIN: 08-22-100-022-0000

Applicant: Bridge Point Elk Grove Village 58, LLC

Steve F. Poulos, Ownership Interest – 40.8700%
201 Oakdene Drive
Barrington Hills, IL 60010

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Chicago, IL 60625

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Hinsdale, IL 60521

Steve Groetsema, Ownership Interest – 17.5000%
95 N. Park Road
LaGrange, IL 60525

Kevin Carroll, Ownership Interest – 7.5000%
2631 Marion Drive
Ft. Lauderdale, FL 33316

Occupant: Speculative, TBD

The Applicant plans to construct an approximately 58,858 square foot building with a clear height of thirty (30) feet. Additionally, the new building will include six (6) exterior docks, one (1) new drive-in entryway, and forty-six (46) new parking stalls. This newly constructed building will then be occupied by a suitable industrial tenant on a speculative basis.

Industrial Use:

81 Northwest Point Blvd.
Elk Grove Village, IL 60007
PIN: 08-22-100-022-0000

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In the event that a Class 6b Tax Incentive is granted, the Applicant plans to spend approximately \$7,000,000 to construct a new industrial building onsite and improve upon the existing lot. Once these improvements are finished, the Applicant plans eventually to find a suitable industrial tenant to occupy the entire Subject Property. In total, the Applicant intends that the building will accommodate an upwards of fifteen (15) to twenty (20) full time jobs, with room for expansion. Also, new development will result in approximately thirty (30) temporary construction jobs.

Employment Opportunities

Bridge Point Elk Grove Village 58, LLC
81 Northwest Point Blvd., Elk Grove Village, IL 60007
PIN: 08-22-100-022-0000

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In addition to increased property tax revenues, the eventual Occupant's presence will significantly benefit the local community. The Applicant expects the Occupant's employees and visitors will frequent Village restaurants, gas stations, stores and more. According to the attached employee economic impact chart, the projected 20 full time individuals are estimated to spend approximately **\$84,750** per year in the Village on gas, entertainment, groceries, etc. See attached "Employee Economic Impact Statement" for more details.

Employee Economic Impact

Purchase	Emp.	%	Exp./Week	Weeks	Total
Lunch	20	55%	\$55	50	\$30,250
Grocery	20	30%	\$50	50	\$15,000
Consumer Goods	20	25%	\$35	50	\$8,750
Entertainment	20	15%	\$55	50	\$8,250
Auto-Gas	20	75%	\$30	50	\$22,500
TOTAL					\$84,750

Potential Growth & Property Improvements

Bridge Point Elk Grove Village 58, LLC
81 Northwest Point Blvd., Elk Grove Village, IL 60007
PIN: 08-22-100-022-0000

Bridge Point Elk Grove Village 58, LLC (the "Applicant"), is the contract purchaser for the above-referenced property (the "Subject Property"), and is requesting a Resolution from the Village of Elk Grove supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

The Subject Property currently consists of vacant land comprising approximately 295,149 square feet. The Applicant plans to construct an approximately 58,858 square foot building with a clear height of thirty (30) feet. Additionally, the new building will include six (6) exterior docks, one (1) new drive-in entryway, and forty-six (46) new parking stalls. This newly constructed building will then be occupied by a suitable industrial tenant on a speculative basis.

In the event that a Class 6b Tax Incentive is granted, the Applicant plans to spend approximately \$7,000,000 to construct a new industrial building onsite and improve upon the existing lot. Once these improvements are finished, the Applicant plans eventually to find a suitable industrial tenant to occupy the entire Subject Property. In total, the Applicant intends that the building will accommodate an upwards of fifteen (15) to twenty (20) full time jobs, with room for expansion. Also, new development will result in approximately thirty (30) temporary construction jobs.

After the completion of improvements, the Subject Property is projected to have a market value of approximately \$9,104,580, which would generate an estimated \$3,286,825 in total taxes over the life of the Class 6b Tax Incentive (approximately \$273,902 per year). Without the incentive and at full vacancy, the Subject Property would generate a total of only \$1,688,378 in total taxes (approximately \$140,698 per year) over the life of the incentive. Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate an additional **\$1,598,448** in real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

Without the assistance from the Class 6b Tax Incentive, the Applicant will not proceed with the purchase and construction of the new building. The Applicant has determined that without the incentive, the heavy Cook County property tax burden will not make the project feasible. In the event that the Applicant does not proceed with the new construction and rehabilitation on the Subject Property, it will remain vacant and unused, thereby lowering its total taxes.

In addition to increased property tax revenues, the eventual Occupant's presence will significantly benefit the local community. The Applicant expects the Occupant's employees and visitors will frequent Village restaurants, gas stations, stores and more. According to the attached employee economic impact chart, the projected 20 full time individuals are estimated to spend approximately **\$84,750** per year in the Village on gas, entertainment, groceries, etc. See attached "Employee Economic Impact Statement" for more details.

12 Year Tax Estimates
 81 NW Point Blvd,
 Elk Grove Village, IL 60007
 PIN:08-22-100-022-0000

Estimated Taxes based on the current \$2,104,580 Market Value and Approximately \$7,000,000 in Improvements
Estimated Market Value Based on the 2021 Cook County Assessed Value at Full Vacancy & No 6b

Year	2020 Tax Rate	2020 Tax Multiplier	Estimated Effective Tax Rate	Estimated Market Value	Assessment Rate at Class 6b	Estimated Tax Added With a Class 6b	Estimated Tax Without a Class 6b	Estimated Market Value	Assessment Rate at Class 6b	Estimated Tax Added With a Class 6b	Estimated Tax Without a Class 6b	Estimated Market Value	Assessment Rate at Class 6b	Estimated Tax Added With a Class 6b	Estimated Tax Without a Class 6b
2021	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2022	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2023	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2024	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2025	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2026	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2027	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2028	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2029	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2030	0.296%	3.2234	26.741%	\$2,104,580	10%	\$910,458	\$243,469	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2031	0.296%	3.2234	26.741%	\$2,104,580	15%	\$1,365,887	\$385,203	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
2032	0.296%	3.2234	26.741%	\$2,104,580	20%	\$1,620,516	\$466,937	\$2,104,580	25%	\$526,145	\$146,898	\$2,104,580	25%	\$526,145	\$146,898
											Total Estimated Taxes (2021 to 2032)	\$1,689,378	\$1,689,378		

Property Tax Revenue Generated from the Property's Class 6b Tax Incentive: **\$1,598,448**

Notes:
 * The 2020 Tax Rate (the 2020 tax rate x the 2020 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2021 and 2032.
 **The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2021.
 ***A 20% Occupancy Factor was applied to the 2020 Current Building Assessed Value.

The above estimates are speculative, and should be treated as such.