



AGENDA
REGULAR VILLAGE BOARD MEETING
FEBRUARY 22, 2022
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR LEANDRO NOGUEIRA, VILLAGE POINT CHURCH)

3. APPROVAL OF MINUTES OF FEBRUARY 8, 2022

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: FEBRUARY 22, 2022 \$639,314.81

6. CONSENT AGENDA

- a. Consideration to award a services contract to Core & Main of Carol Stream, IL for the annual Sensus Regional Network Interface & Analytics and antenna maintenance agreement at a cost not to exceed \$42,233 from the Water & Sewer Fund.

(On September 10, 2019 the Village Board approved a contract with Siemens Industry, Inc. of Mount Prospect, IL for the replacement of water meters, advanced metering infrastructure upgrades and other project management services.

(Part of the new meter system upgrade included replacing the sixteen-year-old technology used to capture the water meter readings in the Business Park by replacing the drive-around radio reading system.

(The new system allows for much more efficient collection of water meter readings using radio signals sent to antenna towers.

(The two-antenna system is provided by Sensus. Meter readings are recorded through radio signals by the two antennas and stored in Sensus's Regional Network Interface (RNI) secure cloud based system before being accessed by the Village for billing purposes.

(The annual services associated with the use and access to Sensus RNI & Analytics and maintenance for the two radio antennas is \$42,233.

(Adequate funds are available in the Water & Sewer Fund.
(The Director of Public Works recommends approval.)

- b. Consideration of a request to renew a landscape services contract to Sebert Landscaping of Elk Grove Village, IL for the 2022 Residential & Business Park - Turf and Landscape Bed Maintenance contract in the amount of \$296,956.60.

(On February 23, 2021, the Village Board awarded a contract to Sebert Landscaping of Elk Grove Village, IL for the Residential & Business Park - Turf and Landscape Bed Maintenance contract.

(The contract provided for an option of four (4) additional renewals through February 28, 2026.

(Sebert Landscaping performed satisfactorily throughout the first year of the contract.

(The contract period is from March 1, 2022 through February 28, 2023.

(The contract amount reflects a 5% increase over the previous year's contract.

(The Director of Public Works recommends approval.)

- c. Consideration to adopt Ordinance No. 3741 designating the representative to the Northwest Suburban Municipal Joint Action Water Agency (JAWA) for the Village of Elk Grove Village.

(This Ordinance designates and appoints Mayor Craig B. Johnson as Director of the Agency and Trustee Stephen F. Schmidt and Matthew J. Roan as its Alternate Directors for a two-year term expiring on April 30, 2023.)

- d. Consideration to adopt Ordinance No. 3742 amending Section 3-3-6 and 3-1-6 of Title 3, Liquor Control by adding a Class MT license for Movie Theaters with on premise consumption and retail sales and Section 3-3-11A by adding thereto Class MT.

(This ordinance creates a Class MT liquor license for the movie theater to sell alcoholic beverages during the showing of motion picture movies.)

- e. Consideration to adopt Ordinance No. 3743 authorizing the Village of Elk Grove Village to accept the conveyance of certain property by Trustee's Deed (701 Biesterfield Road).

(This ordinance accepts the conveyance of property at 701 Biesterfield Road.)

- f. Consideration to adopt Resolution No. 14-22 approving and authorizing the appointment of a Director and Alternate Director to the Solid Waste Agency of Northern Cook County, a Municipal Joint Action Agency (SWANCC).

(This Resolution designates Mayor Craig B. Johnson as a Director on the Board of Directors of the Agency; and appoints Trustee Sam L. Lissner and Matthew J. Roan as Alternate Directors, for a two-year term expiring April 30, 2023 or until his or her successor is appointed.)

- g. Consideration to adopt Resolution No. 15-22 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 pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018 for certain real estate located at 2405 Estes Ave.

(The Law Offices of Sarnoff and Baccash, on behalf of their client 2405 Estes Holdings, LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 2405 Estes Ave.

(The Applicant intends to purchase a 47,400 square foot building that has been vacant since July of 2020.

(The Applicant intends to rehabilitate the building and utilize it for their operations consisting of manufacturing and distribution of food products. This includes the manufacturing of pierogis for national distribution. The Applicant expects to employ between thirty and forty people.

(The Applicant intends to spend \$125,000 to \$175,000 to refurbish the exterior of the property including; resurfacing the parking lot, refurbishing the façade by installing new windows and canopies, installing new LED lighting, adding new landscaping, and cleaning out the rear drainage canal. The Applicant's total investment into the property, including interior work and new production equipment, will exceed 3 to 4 million dollars. (The eligibility requirements for 6B status are new construction, substantial renovation or buildings that have been vacant for a period of time. This site qualifies as it involves a purchase for value and occupation of a vacant building with significant rehabilitation and special circumstances.

(Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. The assessment schedule is 10% of fair market value for ten years, then 15% in the eleventh year and 20% in the twelfth year. Industrial property is currently assessed at 25% of fair market value in Cook County.

(Upon approval, the Director of Business Development and Marketing will issue a Letter of Receipt to the Applicant. The Letter of Receipt will allow the Applicant to file an application with Cook County. Final approval is at the discretion of the Village Board and contingent on the Applicant completing the improvements stated in their application.

(The Clerk's office is preparing the resolution for the next Village Board Meeting.

(The Director of Business Development and Marketing recommends issuing a Letter of Receipt.)

- h. Consideration to adopt Resolution No. 16-22 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 1301 Jarvis Avenue.

(1301 Jarvis LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for 1301 Jarvis Avenue.

(The Applicant intends to occupy the abandoned subject property and rehabilitate the same for its related entity, Brian Allendorfer Company, Inc. The subject property consists of an estimated 5,690 square foot building and has been 100% vacant since July 21, 2021.

(The Applicant plans to spend approximately \$250,000-300,000 to rehabilitate and improve the subject property for the operations of general contracting. These improvements are as follow: Upgrade the façade, update landscaping, interior/exterior build-out, reconstruct the existing dock drive and apron per Elk Grove Village standards (as needed), resurface and seal coat and stripe the parking lot and drive (as necessary), install metal or composite panels over existing brick, as well as various other renovations.

(Brian Allendorfer Company, Inc. is a licensed, bonded and insured roofing contractor with experience in residential, commercial and industrial roofing installation. In addition to roofing services, the company's general contractors are well equipped to handle various other projects such as masonry, tuck-pointing, concrete, doors, windows, HVAC, drywall, windows, and flooring. The Applicant plans to hire an additional ten (10) to fifteen (15) full-time individuals.

(The eligibility requirements for 6B status are substantial rehabilitation and occupation of an abandoned property. This site qualifies as it involves Occupation of Abandoned Property with a purchase for value, Special Circumstances, and Substantial Rehabilitation. (Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. The assessment schedule is 10% of fair market value for ten years then 15% in the eleventh year and 20% in the twelfth year. Industrial property is currently assessed at 25% of fair market value in Cook County.

(Upon approval, the Director of Business Development and Marketing will issue a Letter of Receipt to the Applicant. The Letter of Receipt will allow the Applicant to file an application with Cook County. Final approval is at the discretion of the Village Board and contingent with the Applicant completing the improvements stated in their application. (The Director of Business Development & Marketing recommends approval.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Rummel

- a. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a Special Use Permit to operate a religious institution at 1021-1041 Bonaventure Drive. (A Public Hearing date is yet to be established.)
- b. Consideration of a petition submitted by 776 Oak Lawn Ave., LLC for a Special Use Permit to operate an automobile repair garage at 85 Kelly Street. (A Public Hearing date is yet to be established.)
- c. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Blvd. (A Public Hearing date is yet to be established.)

9. ZONING BOARD OF APPEALS - Village Manager Rummel

- a. ZBA Docket 22-1 - Consideration of a petition submitted by Kaleb Jordan from Corgan, for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations and heights of fences in industrial zoning districts for property located at 1925 Busse Road. (PH 2-10-2022)
- b. ZBA Docket 22-2 - Consideration of a petition submitted by Taras Napora for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted shed heights in residential areas for property located at 164 Willow Lane. (PH 2-10-2022)
- c. ZBA Docket 22-3 - Consideration of a petition submitted by Rafal Zalewski for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted shed size in residential zoning districts for property located at 945 Wilshire. (PH 2-10-2022)

- 10. RECYCLING & WASTE COMMITTEE** - Trustee Feichter
- 11. JUDICIARY, PLANNING AND ZONING COMMITTEE** - Trustee Prochno
- 12. CAPITAL IMPROVEMENTS COMMITTEE** - Trustee Schmidt
 - a. 2022 Roadway Rehabilitation Plan and Capital Improvements Project
- 13. CABLE TELEVISION COMMITTEE** - Trustee Lissner
- 14. YOUTH COMMITTEE** - Trustee Franke
- 15. INFORMATION COMMITTEE** - Trustee Miller
- 16. BUSINESS LEADERS FORUMS** - Trustee Schmidt
- 17. HEALTH & COMMUNITY SERVICES** - Trustee Prochno
- 18. PERSONNEL COMMITTEE** - Trustee Franke
 - a. Personnel Manual Update
- 19. AIRPORT UPDATE** - Mayor Johnson
- 20. PARADE COMMITTEE** - Mayor Johnson
- 21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE** - Mayor Johnson
- 22. SPECIAL EVENTS COMMITTEE** - Mayor Johnson
- 23. LIQUOR COMMISSION** - Mayor Johnson
- 24. REPORT FROM VILLAGE MANAGER**
- 25. REPORT FROM VILLAGE CLERK**
- 26. UNFINISHED BUSINESS**
 - a. Final adoption of an Ordinance approving the Midway Court Tax Increment Financing Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
 - b. Final adoption of an Ordinance designating the Village of Elk Grove Village Midway Court TIF Redevelopment Project Area, in connection with the approval of the Midway Court Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
 - c. Final adoption of an Ordinance adopting Tax Increment Financing for the Village of Elk Grove Village, Cook County, Illinois, in connection with the Designation of the Midway Court Redevelopment Project Area and Adoption of the Midway Court Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

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

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING A DIRECTOR AND ALTERNATE DIRECTORS TO THE NORTHWEST SUBURBAN MUNICIPAL JOINT ACTION WATER AGENCY FOR THE VILLAGE OF ELK GROVE VILLAGE (JAWA)

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village has passed Ordinance No. 1434, which Ordinance approved the Northwest Suburban Municipal Joint Action Water Agency Agreement; and

WHEREAS, Section 9 of the Joint Action Water Agency Agreement and Articles II and III of the By-Laws to said Agency require the members to designate and appoint both a representative and alternate representative of the Village to the Board of Directors of the Joint Action Water Agency and the Executive Committee.

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

Section 1: That the Mayor and Board of Trustees of the Village of Elk Grove Village hereby designates and appoints Craig B. Johnson, as its Director on the Board of Directors of the Agency and Stephen F. Schmidt and Matthew J. Roan as its Alternate Directors, for a two-year term beginning May 1, 2021 and expiring April 30, 2023.

Section 2: That the Village Manager is hereby appointed as the Village representative to the Executive Committee, and the Director of Public Works, as the alternate representative of the Northwest Suburban Municipal Joint Action Water Agency.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by 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

PUBLISHED this _____ day of _____ 2022 in pamphlet form.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 3-3-6 AND 3-1-6 OF TITLE 3, LIQUOR CONTROL BY ADDING A CLASS MT LICENSE FOR MOVIE THEATERS WITH ON PREMISE CONSUMPTION AND RETAIL SALES AND SECTION 3-3-11A BY ADDING THERETO CLASS MT

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

Section 1: That Section 3-3-6 Classification of Licenses of Title 3, Chapter 3 Liquor Control be amended by adding thereto a Class MT Movie Theater license which shall read as follows:

CLASS MT – Which shall authorize the retail sale of alcoholic liquor in movie theaters for consumption only on the premises. Alcoholic liquor may be sold in a movie theater holding a Class MT license only during the period when patrons of the licensee are offered a limited menu commensurate with a movie theater. A movie theater is hereby identified as any establishment to which the public is invited and pays consideration for the purpose of viewing motion pictures. Such movie theater licenses shall be issued subject to the following conditions:

- A. Service of alcoholic beverages shall be limited to a designated customer bar and/or concession stand.
- B. The bartender must be 21 years of age or older and BASSETT certified to monitor compliance with alcohol laws and be on duty on the premises whenever there is service of alcoholic beverages. Proof of age must be shown with each purchase.
- C. Alcoholic beverages may be sold only in individual containers of 12 ounces or less. This limitation shall be absolute and shall apply irrespective of the actual alcohol content of the beverage.
- D. No more than one (1) alcoholic beverage may be served to a customer in any one trip to the bar or concession stand.
- E. Alcoholic beverages are dispensed in an original container.
- F. There may be no service of alcoholic beverages unless the movie theater is actually open for the showing of movies.

G. There shall be no service of alcoholic beverages more than one (1) hour before the showing of a movie or one half (½) hour before the end of the last movie of the day but in no event after 11:00 p.m. No carry out containers will be allowed.

Section 2: That Section 3-1-6 License fees be amended by adding thereto the following under "Liquor."

TYPE OF BUSINESS	ANNUAL FEE UNLESS OTHERWISE INDICATED
Class MT	\$1,000.00

Section 3: That Section 3-3-11 SELLERS' AND SERVERS' EDUCATION AND TRAINING PROGRAM be amended by adding thereto Class MT to Sections 3-3-11A and 3-3-11B.

Section 4: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE VILLAGE OF ELK GROVE VILLAGE TO ACCEPT THE CONVEYANCE OF CERTAIN PROPERTY BY TRUSTEE'S DEED (701 BIESTERFIELD ROAD)

WHEREAS, the Village was advised that Mr. Richard D. Fulk wanted to donate property he owned located at 701 Biesterfield Road to the Village; and

WHEREAS, the Mayor and Board of Trustees believe accepting the donation and utilizing the property for public purpose and improvements is in the best interest of the Village.

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

Section 1: That the Village hereby accepts the conveyance of property located at 701 Biesterfield Road from Richard D. Fulk as Trustee, which property is legally described as follows:

THAT PART OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POST IN THE CENTER OF THE ROAD NINE CHAINS AND 13 LINKS EAST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 OF ELK GROVE COUNTY AND STATE AFORESAID, THENCE SOUTH 1 CHAIN AND 67 LINKS TO A POST, THENCE EAST CHAIN AND 50 LINKS TO A POST, THENCE NORTH 1 CHAIN AND 67 LINKS TO A POST IN THE CENTER OF THE ROAD, THENCE WEST ABOUT THE CENTER OF THE ROAD 1 CHAIN AND 50 LINKS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. 08-32-102-002-0000, 701 BIESTERFIELD ROAD, ELK GROVE VILLAGE.

Section 2: That the Village Attorney is hereby directed to record the Trustee's Deed with the Cook County Recorder of Deeds and thereafter cause the property to be exempt from the Cook County Property Tax Assessment.

Section 3: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING THE APPOINTMENT OF A DIRECTOR AND ALTERNATE DIRECTORS TO THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY, A MUNICIPAL JOINT ACTION AGENCY (SWANCC)

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

Section 1: The Village of Elk Grove Village is a member of the Solid Waste Agency of Northern Cook County (“the Agency”) and pursuant to the Agency Agreement establishing the Agency, is entitled to appoint a Director and one or more Alternate Directors to the Board of Directors of the Agency.

Section 2: That the Mayor and Board of Trustees appoints Craig B. Johnson as its Director on the Board of Directors of the Agency and appoints Sam L. Lissner and Matthew J. Roan as its Alternate Directors, in each case for a two-year term expiring April 30, 2023, or until his or her successor is appointed.

Section 3: That the Village Clerk is hereby authorized and directed to send two (2) certified copies of this Resolution to the Executive Director of the Agency within five days of the approval of this Resolution.

Section 4: That this Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

VOTE: AYES: 6 NAYS: 0 ABSENT: 0

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

PUBLISHED this _____ day of _____ 2022 in pamphlet form.

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 2405 ESTES AVENUE, ELK GROVE VILLAGE, ILLINOIS

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

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

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

WHEREAS, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 2405 Estes Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-35-203-020-0000, and has proven to this Board that such incentive provided for in said ordinance is necessary for development to occur on this specific real estate.

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

Section 1: That the request of the Petitioner to have certain real estate located at 2405 Estes Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Number 08-35-203-020-0000, declared eligible for Class 6B special circumstances status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018, is hereby granted in that this Board and the Village of Elk Grove Village, Illinois, has determined that the incentive provided by the said Class 6B Tax Incentive Ordinance is necessary for the said development to occur on the subject property, legally described as follows:

THAT PART OF THE EAST 500 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE WEST 1534.50 FEET (AS MEASURED ALONG THE SOUTH LINE)

OF LOT 27 IN CENTEX INDUSTRIAL PARK UNIT 5, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 252.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT IN THE NORTH LINE OF SAID TRACT 252.28 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1960 AS DOCUMENT 17976174 AND FILED AS DOCUMENT LR1944839, IN COOK COUNTY, ILLINOIS

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

Section 3: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index Number 08-35-203-020-0000. Elk Grove Village is in receipt of an economic disclosure statement that is required with the application packet.

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

- a. Resurface the parking lot;
- b. Refurbish the façade by installing new windows and canopies;
- c. Install new LED lighting;
- d. Add new landscaping;
- e. Clean out the rear drainage canal.

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

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022.

APPROVED this _____ day of _____ 2022.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Res61: 2405 Estes Ave

Special circumstances requested by 2405 Estes Holdings, LLC
2405 Estes Ave., Elk Grove Village, Illinois (PINs: 08-35-203-020-0000)

2405 Estes Holdings, LLC ("Applicant") is requesting a Resolution supporting and consenting to a Class 6b Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for less than 24 continuous months with a purchase for value, special circumstances and substantial rehabilitation. The Applicant plans to purchase the subject property and rehabilitate the same for its related entities to occupy the entire site for their operations consisting of the processing, warehousing and distribution food.

The subject property is approximately 71,844 square feet with an approximately 47,400 square foot building thereon that has been 100% vacant and unused since July, 2020. The property is in need of substantial rehabilitation. Therefore, the Applicant plans to spend approximately \$125,000 to \$175,000 to immediately rehabilitate and improve the exterior of the subject property. Based on initial inspections these improvements will be to update the landscaping, update/improve the façade, update the signage, add new exterior LED lighting, add new exterior windows and sealcoat and strip the parking lot as well as to complete other general maintenance. Note that the Applicant also plans to complete interior improvements to make the property food ready and plans to purchase and install equipment that will all have a significant cost. Please note that all of the rehabilitation costs could significantly vary depending on a variety of factors such as market variances. Further inspections of the subject property may require additional improvements. The rehabilitation will create approximately 10 to 20 construction jobs.

The Applicant believes that the entities that will be occupying the subject property will have approximately 30 to 40 employees. Additionally, the entities that will be occupying the subject property will look to hire all qualified Elk Grove Village residents for future hires.

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

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

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 1301 JARVIS AVENUE, ELK GROVE VILLAGE, ILLINOIS

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

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

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

WHEREAS, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 1301 Jarvis Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-27-400-073-0000, and has proven to this Board that such incentive provided for in said ordinance is necessary for development to occur on this specific real estate.

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

Section 1: That the request of the Petitioner to have certain real estate located at 1301 Jarvis Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Number 08-27-400-073-0000, declared eligible for Class 6B special circumstances status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018, is hereby granted in that this Board and the Village of Elk Grove Village, Illinois, has determined that the incentive provided by the said Class 6B Tax Incentive Ordinance is necessary for the said development to occur on the subject property, legally described as follows:

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32,
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE STATE ROAD AND SOUTH STREET, THENCE SOUTH ON THE CENTER LINE OF THE STATE ROAD 2 1/2 CHAINS, THENCE WEST 2 CHAINS; THENCE NORTH 2 1/2 CHAINS TO THE CENTER LINE OF THE STATE ROAD AND SOUTH STREET, THENCE EAST ON THE CENTER LINE OF SOUTH STREET 2 CHAINS TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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

Section 3: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index Number 08-27-400-073-0000. Elk Grove Village is in receipt of an economic disclosure statement that is required with the application packet.

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

- a. Upgrade the façade;
- b. Update landscaping;
- c. Interior/exterior build out;
- d. Reconstruct the dock drive and apron per Village standards as needed;
- e. Resurface and seal coat the parking lot and drive as necessary;
- f. Installation of metal or composite panels over existing brick, and various other renovations.

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

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022.

APPROVED this _____ day of _____ 2022.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

"Exhibit A"

Special Circumstances

1301 Jarvis Avenue, Elk Grove Village, IL 60007
PIN: 08-27-400-073-0000

1301 Jarvis LLC (the "Applicant") is the contract-purchaser of the above-referenced property (the "Subject Property"), and is requesting a Resolution from Elk Grove Village supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on Substantial Rehabilitation and Re-Occupation of Abandoned Property with a purchase for value, Special Circumstances & Substantial Rehabilitation. The Subject Property currently consists of an approximately 5,690 square foot industrial facility, sited on approximately 15,400 square feet of land. The property was constructed in 1980 and features 13' clear height, one (1) loading dock, and one (1) drive in door.

A number of Special Circumstances exist for this property. First, the Subject Property has not been vacant for 12 continuous months; however, the facility has been 100% vacant and unused since Carr Machine & Tool on July 21, 2021. Without the incentive with special circumstances, the property will almost certainly sit vacant until late July, at which time the property would be eligible for the incentive without special circumstances. By allowing the property to sit vacant until the year vacancy mark will delay renovations and build-out until sometime near the end of 2022, with occupancy occurring sometime in 2023. As a result, the property will receive substantial vacancy relief, significantly lowering taxes as well as potential employment and other economic and societal benefits resulting from the re-occupation.

The property has also had multiple potential deals fall through in the preceding months, some of which related to the increasing property taxes. Based on the increasing Cook County tax burden, industrial properties without a tax incentive are at a distinct disadvantage, especially in Elk Grove Village. The 2020 effective tax rate of 24.35% and Cook County's 25% level of assessment for Industrial properties puts a massive strain on any developer or tenant interested in the Property.

As indicated above, the property is over 40 year of age and quickly deteriorating, both in terms of efficiency and in terms of appearance. The property also only features a clear height of 13', which is too low for a number of modern industrial users. Fortunately for the Applicant, the size and layout of the property will work synergistically with the nature of the industrial use. Next, passing the tax incentive also allows the current owner of the property to divest itself of the asset, allowing the Applicant to begin improvements at the Subject Property, and the Seller to finish build-out and re-occupation on its own new Elk Grove property,

Lastly, due to the unforeseen circumstances posed by the COVID-19 Virus, the Applicant needs the assistance and savings from the 6b tax incentive in order to substantially rehabilitate the property. In order to get the property ready for operations, the Applicant will be required to spend over \$250,000 on repairs, renovations, new systems and code issues. With the inevitable economic slowdown, increasing inflation, rising material costs and potential of a next wave of the virus, the Applicant will be unable to close and renovate the Subject Property, and may be required to look outside of the particular municipality, County or State for relief.