



AGENDA
REGULAR VILLAGE BOARD MEETING
JUNE 21, 2022
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR ROBYN TABB, PRINCE OF PEACE UNITED METHODIST CHURCH)

3. APPROVAL OF MINUTES OF MAY 24, 2022

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: MAY 31, 2022 \$ 4,481,501.47
JUNE 7, 2022 \$ 286,361.86
JUNE 21, 2022 \$ 633,408.86

6. CONSENT AGENDA

- a. Consideration of a request from Grove Junior High School located at 777 Elk Grove Boulevard, to waive the FY 2022-23 business license fees in the amount of \$150.

(Grove Junior High School is respectfully requesting the Business License fee in the amount of \$150 to be waived for a general retail license for a school supply shop and one vending machine that is located at 777 W. Elk Grove Boulevard.

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

(The Director of Finance recommends approval.)

- b. Consideration of the following request from the Elk Grove Village Public Library, 1001 Wellington Avenue:

- To waive permit fees for the renovation of the staff lounge to construct a Lactation Suite in the amount of \$179; and
- To waive permit fees sealcoat and stripe the parking lot in the amount of \$296.

(It has been a past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.
(The Director of Community Development recommends approval.)

- c. Consideration of a request from HCR ManorCare, located at 1940 Nerge Road, to waive FY 2022-23 business license fees in the amount of \$200.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.
(The Director of Finance recommends approval.)

- d. Consideration of a request from Community Consolidated School District 59 to waive permit fees in the amount of \$594 for the replacement of sewer lines and the installation of a test manhole at Clearmont Elementary School, located at 280 Clearmont Drive.

(It has been a past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.
The Director of Community Development recommends approval.)

- e. Consideration of a request from The Salvation Army, located at 1000 Pratt Boulevard, to waive FY 2022/23 vehicle sticker fees in the amount of \$1,475.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.
(The Director of Finance recommends approval.)

- f. Consideration of a request to issue a sole source contract to CDS Office Technologies of Itasca, IL for the purchase of seven (7) Panasonic Toughbooks and accessories in the amount of \$25,990 from the General Fund.

(The FY2023 Fire Department budget includes funding for the replacement of patient care EMS laptops.

(The Fire Department conducted a field test with two (2) different manufacturers of rugged laptops and concluded that Panasonic best meets the needs of the department.

(The Fire Department currently uses Panasonic patient care laptops and finds them to be highly reliable.

(CDS Office Technologies of Itasca, Illinois has offered the Fire Department pricing that is lower than the currently published Government Services Administration (GSA) contract.

(The Fire Department has a good working relationship with CDS Office Technologies, which supplied the laptops currently in use.

(Adequate funds are available in the FY23 Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- g. Consideration to award a professional services contract to OKW Architects, PLLC of Chicago, IL for the development of documents for solicitation of developer proposals and administration of a process to review and evaluate proposals related to the proposed redevelopment of Village-owned property at the southeast corner of Arlington Heights Road and Higgins Road in an amount not to exceed \$35,000 from the Arlington/Higgins TIF.

(OKW Architects submitted a proposal to provide services for the development of an RFP

document for solicitation of developer proposals and administration of an RFP process to review and evaluate proposals related to the proposed redevelopment of Village-owned property at the southeast corner of Arlington Heights Road and Higgins Road.

(OKW Architects has over 60 years of experience, primarily in the Chicago metropolitan area. They have experience working directly with communities on site analysis, feasibility planning and aspirational but realistic concepts. They have worked directly with the Cities of Woodstock and Crystal Lake and are currently working with the City of Skokie, where they are providing planning expertise and assisting with an RFP process.

(OKW Architects has also been a part of development teams working in financial partnership with communities including Mundelein, Park Ridge, and Deerfield. They are currently working on the redevelopment of Golf Mill Mall in collaboration with the Village of Niles.

(The Deputy Village Manager recommends approval.)

- h. Consideration to award a professional service contract to Rebechini Studios, Inc. of Elk Grove Village, IL to build and install three (3) LED Illuminated Village Gateway Signs in the amount of \$51,849 from the Business Leaders Forum and Busse-Elmhurst Redevelopment Fund.

(The Village has utilized the consulting team of Civiltech Engineering, Inc. and Rebechini Studios, Inc. to develop the design plans for the installation of three Village gateway signs.

(A proposal was obtained from Rebechini Studios to manufacture and install these three signs.

(Two of these signs will be installed within the Business Park located at the southwest corner of Landmeier Road and Elmhurst Road and the other within the Busse Road median just north of I-490.

(The third gateway sign will be installed on Higgins Road just east of Arlington Heights Road.

(Manufacturing the signs through Rebechini Studios as the sole source supplier of these signs will ensure the sign uniformity, standardization of equipment, quality control and lessen the construction lead time for sign installations.

(The Director of Public Works recommends approval.)

- i. Consideration to award a professional service contract to Engineering Enterprises Inc. of Sugar Grove, IL for Design Engineering Services for the Landmeier Road and Busse Road Intersection Rehabilitation project in the amount of \$146,707 from the Busse-Elmhurst Redevelopment Fund.

(The Village has secured seventy-five percent (75%) in Federal funding for the construction and construction engineering for the resurfacing of the Landmeier Road and Busse Road Intersection.

(Engineering Enterprises Inc. of Sugar Grove, Illinois submitted a proposal to provide Design Engineering Services for this intersection rehabilitation project in the amount of \$146,707.

(Adequate funds are available in the Busse-Elmhurst Redevelopment Fund.

(The Director of Public Works recommends approval.)

- j. Consideration to award a professional service contract to the lowest responsive and responsible bidder, Midwest Well Services, Inc. dba: Municipal Well & Pump of

Waupun, WI for the Well House Number 9 Rehabilitation project in the amount of \$449,692 from the Busse-Elmhurst Redevelopment Fund.

(On Tuesday, June 6, 2022, the Village opened sealed bids for Well House Number 9 Rehabilitation project.

(A total of five (5) contractors obtained contract documents, with two (2) submitting bids. (The lowest bid was received from Midwest Well Services, Inc. dba: Municipal Well & Pump, of Waupun WI in the amount of \$449,692.

(This project includes furnishing and installing a new 300 HP submersible motor, and the removal of all the old well equipment.

(The Village's consultant, Engineering Enterprises, who created the Well House Number 9 Rehabilitation project bid specifications, recommends awarding the bid to Midwest Well Services, Inc. dba: Municipal Well & Pump. Engineering Enterprises' recommendation is based on their work history and successful completion of similar projects with other local communities.

(Adequate funds are available in the Busse-Elmhurst Redevelopment Fund.

(The Director of Public Works recommends approval.)

- k. Consideration to award a professional services contract to HR Green, Inc. of McHenry, IL for engineering review and coordination services related to the new I-490 Tollway corridor and various other engineering services in the amount of \$500,000 from the Busse-Elmhurst Redevelopment Fund.

(The Illinois Tollway is concurrently constructing and designing the new I-490 section of the Tollway system.

(The Village has begun to receive plans, intergovernmental agreements and other contract documents that will require detailed review, quick turn around and significant knowledge of the federal and state requirements.

(The Village solicited a proposal from HR Green, Inc. to provide plan reviews, coordination with other agencies, landscape planning, general engineering services, and project management for the Village related to this Illinois Route 490 corridor project.

(Adequate funds are available in the Busse-Elmhurst Redevelopment Fund.

(The Director of Public Works has recommended approval.)

- l. Consideration to award a professional services contract to Linebarger Goggan Blair & Sampson, LLP of Chicago, IL to collect delinquent accounts receivable, including past due fines and citations, at a fee of 19.75% of the amount collected by the firm.

(The Village previously contracted with Armor Systems Corporation for debt collection services at a collection rate of 30%.

(The Village transitioned to collection services with Illinois Debt Recovery Offset Portal (IDROP) in April 2012.

(IDROP discontinued collection of various debts, including red light violations, in February 2020.

(Linebarger Goggan Blair & Sampson is one of two vendors authorized by the Illinois Secretary of State to receive collection files for red light violations.

(Municipal Collection Services, LLC, the other State authorized vendor, quoted collection services at a rate of 38% of the amount collected.

(The Director of Finance recommends approval.)

- m. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Rezoning to rezone the properties located at 490 Bennett Road and 500 Bennett Road from I-1 to Innovation & Technology Center District.

(Bridge Development Partners has petitioned the Village to resubdivide the properties located at 490 Bennett Road, 500 Bennett Road, and 75 Northwest Point Boulevard from three (3) lots to one (1) lot.

(Currently, the properties located at 490 Bennett Road and 500 Bennett Road are zoned I-1, while the property located at 75 Northwest Point Boulevard is zoned ITC.

(In order to complete the consolidation of these lots, the Petitioner has requested to rezone the properties located at 490 Bennett Road and 500 Bennett Road from I-1 to ITC to align the zoning of these two properties with the zoning of 75 Northwest Point Boulevard.

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

- n. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Resubdivision of property located at 2025 Tonne Road to divide the existing lot from one (1) lot to two (2) lots, with associated variations, and a Special Use Permit to relocate cellular communication equipment to a monopole in the new subdivision.

(The Village of Elk Grove is petitioning for the resubdivision of 2025 Tonne Road and a special use permit for the purpose of relocating the cellular antennas on the water tower located at 700 Pratt Avenue.

(The Village is constructing a new water tower to serve the Business Park. Once the new water tower is complete, the Village will decommission the Pratt Water Tower.

(The Village is pursuing a land swap agreement with the owner of the property at 2025 Tonne Road, whereby the Village will acquire a portion of the property at 2025 Tonne Road, in exchange for the site of the soon-to-be decommissioned water tower at 700 Pratt Avenue.

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

- o. Consideration to adopt Ordinance No. 3761 granting a Special Use Permit to Vresthena LTD to operate a vehicle collision repair shop in an I-1 Industrial Zoned District for property located at 145 Lively Boulevard.

(This item was discussed at the May 24, 2022 Village Board Meeting and currently appears under Unfinished Business.)

- p. Consideration to adopt Ordinance No. 3762 granting a Special Use Permit in an I-1 Industrial Zoning District to Titan Motors to permit the operation of an automobile showroom for internet vehicle sales on the property located at 755 Nicholas Boulevard in Elk Grove Village.

(This item was discussed at the May 24, 2022 Village Board Meeting and currently appears under Unfinished Business.)

- q. Consideration to adopt Ordinance No. 3763 granting a variation of Section 7-1 of the Zoning Ordinance to permit the construction of a six thousand seven hundred and ninety-four (6,794) square foot building on an estimated sixty-three thousand four hundred and eleven (63,411) square foot lot in an I-2 Industrial Zoning District for property located at 1505 Pratt Boulevard in Elk Grove Village. (Blue Water Builders)

(This item was discussed at the May 24, 2022 Village Board Meeting and currently appears under Unfinished Business.)

- r. Consideration to adopt Ordinance No. 3764 amending Title 3, Chapter 3, Section 3-3-7, Number of Licenses of the Village Code of the Village of Elk Grove Village by increasing the number of Class "MT" liquor licenses.

(This ordinance increases the number of Class "MT" liquor licenses from zero (0) to one (1) - Tivoli Enterprises).

- s. Consideration to adopt Resolution No. 28-22 establishing Annexation fees; fees for review of certain documents; and fees for public hearings held before the Mayor and Board of Trustees, Plan Commission and Zoning Board of Appeals of the Village of Elk Grove Village.

(This Resolution establishes annexation and public hearing fees, as well as fees for the review of certain documents.

(The Resolution increases the fees for annexation, which have not changed in over 30 years. All other fees established by this resolution remain the same.)

- t. Consideration to adopt Resolution No. 29-22 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 955 Estes Avenue.

(The Law Offices of Sarnoff and Baccash, on behalf of their client Faropoint Ventures, LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 955 Estes Avenue.

(The Applicant intends to purchase the vacant 40,080 square foot building located on an 89,975 square foot site. The building has been 100% vacant since March of 2022.

(The Applicant intends to purchase and rehabilitate the building to lease to an industrial tenant.

(The Applicant intends to spend between \$500,000 and \$1,000,000 to refurbish the building, including adding new facade treatment to the entirety of the building, removing the remnants of the on-street loading dock and restoring the space to grass, adding new lighting, adding new company signage upon tenancy, refurbishing the parking lot, cleaning out rear drainage ditch, adding a new awning over main entry, and painting all bollards.

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

- u. Consideration to adopt Resolution No. 30-22 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 1020 Bonaventure Drive.

(The Law Offices of Rock Fusco & Connelly, LLC, on behalf of their client Willow's Path LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 1020 Bonaventure Drive.

(The Applicant intends to purchase a 94,229 square foot site encompassing a 30,653 square foot building that has been vacant since July 21, 2017.

(The Applicant intends to rehabilitate the building and utilize it for their operations under the name Everlights. Everlights is a seller of decorative lighting for both commercial and residential projects. Everlights is currently located in Roselle and plans to move its entire operation to Elk Grove Village. They will utilize the new space as their corporate headquarters, showroom, sales, e-commerce sales, and warehousing of their stock. Everlights intends to employ between twenty and twenty five people.

(The Applicant intends to spend approximately \$1.9 million on refurbishing the building. This includes a full rehabilitation of the interior and exterior. Exterior improvements include; updating the façade, landscaping and signage per the application submittal including, adding a metal façade accent band along the top of the building, cladding both entrances with wood paneling and removing the older metal features, adding lighting on the façade and parking lot, adding up-lighting to the building, adding new lighting sconces at each entry; adding an exterior backlit company sign, and repave and stripe the parking lot in accordance with Village standards and replace driveway aprons as needed per Village standards.

(The eligibility requirements for 6B status are new construction, substantial renovation or buildings that have been vacant for a period of time. This site qualifies as it involves a purchase for value and occupation of a vacant building with significant rehabilitation.

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

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

- v. Consideration to adopt Resolution No. 31-22 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 601 Busse Road/1800 Howard Street.

(Burnham Fortune, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for certain real estate located at 601 Busse Road and 1800 Howard Street. (The Applicant intends to demo the subject properties and construct a new single-story speculative industrial building containing approximately 312,482 square feet. The Applicant plans to spend approximately \$40 million to demolish and construct a new building at the subject properties.

(The proposed development includes approximately 6,934 square feet of office space, 262 vehicular parking spaces, and 71 trailer stalls. The proposed development would address storm water management through the inclusion of underground volume control facilities. The proposed development includes ample landscaping features along Busse Road with a monumental water feature, enhanced facade elements and a 200-foot screening wall to buffer and shield views of trailer parking from the street.

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

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Roan

- a. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Boulevard. (A Public Hearing date is yet to be established.)
- b. Consideration of a petition submitted by Popeyes Restaurant for a Resubdivision and a Special Use Permit to operate a Popeyes restaurant with a drive-thru at 980 Elk Grove Town Center. (A Public Hearing date is yet to be established.)

9. ZONING BOARD OF APPEALS - Village Manager Roan

- a. ZBA Docket 22-5 - Consideration of a petition submitted by Paul and Donna Szilvagy for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted projections into the required front yard in residential zoning districts for property located at 316 Walter Avenue. (PH 6-9-22)
- b. ZBA Docket 22-6 - Consideration of a petition submitted by Andrew Snyder for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted

locations for fences in residential zoning districts for property located at 1278 Diane Lane. (PH 6-9-22)

- c. ZBA Docket 22-7 - Consideration of a petition submitted by Paul Wicoff, Burr Computer Environments, Inc., for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted heights of fences in industrial zoning districts for property located at 2021 Lunt Avenue. (PH 07-14-22)
- d. ZBA Docket 22-8 - Consideration of a petition submitted by Matthew Williams, Gensler, for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted heights of fences in industrial zoning districts for property located at 2055 Lunt Avenue. (PH 07-14-22)
- e. ZBA Docket 22-9 - Consideration of a petition submitted by Robert Pinzur, attorney, on behalf of Jorge Martinez and Lordes Lydia Martinez, for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for fences in residential zoning districts for property located at 345 Maple Lane. (PH 07-14-22)

10. RECYCLING & WASTE COMMITTEE - Trustee Feichter

- a. Sustainability Plan

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

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

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. Village Attorney - Direct the Village Attorney to prepare the necessary documents for a Special Use Permit for Vresthena LTD for the operation of a vehicle collision repair shop in an I-1 Industrial Zoning District for property located at 145 Lively Boulevard.
- b. Village Attorney - Direct the Village Attorney to prepare the necessary documents for a Special Use Permit for Titan Motors for the operation of an automobile showroom for internet-based sales in an I-1 Industrial Zoning District for property located at 755 Nicholas Boulevard.
- c. Village Attorney - Direct the Village Attorney to prepare the necessary documents to allow Roi Kiferbaum, Blue Water Builders, a variation from the Elk Grove Village Zoning Ordinance as it pertains to minimum building size in industrial zoning districts for property located at 1505 Pratt Boulevard.
- d. 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)
- e. 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)
- f. 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 GRANTING A SPECIAL USE PERMIT TO VRESTHENA LTD TO OPERATE A VEHICLE COLLISION REPAIR SHOP IN AN I-1 INDUSTRIAL ZONED DISTRICT (145 LIVELY BOULEVARD-A)

WHEREAS, the Plan Commission of the Village of Elk Grove Village, sitting as a Zoning Commission, considered the question of granting a Special Use Permit to Vresthena LTD to operate a vehicle collision repair shop for property located at 145 Lively Boulevard-A, Elk Grove Village, Illinois, which property is located in an I-1 Industrial Zoned District; and

WHEREAS, the Mayor and Board of Trustees, after having reviewed the recommendation and finding of said Plan Commission, find and believe that it is in the best interest of the Village to grant the Special Use as conditioned by the Plan Commission.

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

Section 1: That there be granted a Special Use Permit to Vresthena LTD to permit the operation of a vehicle collision repair shop in an I-1 Industrial Zoned District for property located at 145 Lively Boulevard, Elk Grove Village, Illinois subject to the following condition:

1. The Petitioner has agreed and acknowledged that no vehicles awaiting repair will be stored outside.

Section 2: That this Special Use Permit is only valid for Vresthena LTD at 145 Lively Boulevard-A and expires at the time that Vresthena LTD is no longer located at the subject property.

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT IN AN I-1 INDUSTRIAL ZONING DISTRICT TO TITAN MOTORS TO PERMIT THE OPERATION OF AN AUTOMOBILE SHOWROOM FOR INTERNET VEHICLE SALES ON PROPERTY LOCATED AT 755 NICHOLAS BOULEVARD IN ELK GROVE VILLAGE

WHEREAS, the Plan Commission of the Village of Elk Grove Village, at a Public Hearing duly called and held according to law, considered the question of granting a Special Use Permit in an I-1 Industrial Zoning District to Titan Motors to permit the operation of an automobile showroom for internet vehicle sales on property located at 755 Nicholas Boulevard; and

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

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

Section 1: That the findings and recommendations of the Plan Commission dated May 24, 2022 be and the same are hereby incorporated into this ordinance.

Section 2: That there be granted a Special Use Permit to Titan Motors to permit the operation of an automobile showroom for internet vehicle sales in an I-1 Industrial Zoning District for property located at 755 Nicholas Boulevard. The Special Use Permit expires at the time that Titan Motors is no longer located at the subject location.

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF SECTION 7-1 OF THE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A SIX THOUSAND SEVEN HUNDRED AND NINETY-FOUR (6,794) SQUARE FOOT BUILDING ON AN ESTIMATED SIXTY-THREE THOUSAND FOUR HUNDRED AND ELEVEN (63,411) SQUARE FOOT LOT IN AN I-2 INDUSTRIAL ZONING DISTRICT FOR PROPERTY LOCATED AT 1505 PRATT BOULEVARD, ELK GROVE VILLAGE (BLUE WATER BUILDERS)

WHEREAS, the Zoning Board of Appeals, at a public hearing duly called and held according to law, considered the question of granting a variation of Section 7-1 to Blue Water Builders to allow the construction of a six thousand seven hundred and ninety-four (6,794) square foot building on an estimated sixty-three thousand four hundred and eleven (63,411) square foot lot in an I-2 Industrial Zoning District for property located at 1505 Pratt Boulevard; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation of said Zoning Board of Appeals, find and believe that sufficient hardship exists for the requested variation to be granted.

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

Section 1: That there be granted a variation of Section 7-1 of the Zoning Ordinance to Blue Water Builders to permit the construction of a six thousand seven hundred and ninety-four (6,794) square foot building on an estimated sixty-three thousand four hundred and eleven (63,411) square foot lot in the I-2 Industrial Zoning District for property located at 1505 Pratt Boulevard.

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

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 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 AMENDING TITLE 3, CHAPTER 3, SECTION 3-3-7, NUMBER OF LICENSES OF THE VILLAGE CODE OF THE VILLAGE OF ELK GROVE VILLAGE BY INCREASING THE NUMBER OF CLASS “MT” LIQUOR LICENSES

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 Chapter 3, Section 3-3-7, Number of Licenses of the Village Code of the Village of Elk Grove Village, as it pertains to Class “MT” Liquor Licenses be amended as follows:

**Class “MT” Liquor Licenses be increased
from zero (0) to one (1)**

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication 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

PUBLISHED this _____ day of _____ 2022 in pamphlet form.

4. Public Hearings
not listed

\$150.00 Filing Fee
\$250.00 Court Reporter Deposit

Section 4: In addition to above established fees, the petitioner shall be required to pay any additional charges or expenditures incurred by the Village including but not limited to court reporter and publishing fees.

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

Section 6: All Resolutions previously adopted with respect to annexation and hearing fees are hereby rescinded.

Section 7: 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

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 955 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 955 Estes Avenue, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-34-100-015-0000, 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 955 Estes Avenue, Elk Grove Village, Cook County, Illinois, identified by Property Index Number 08-34-100-015-0000, declared eligible for Class 6B special circumstances status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018, is hereby granted in that this Board and the Village of Elk Grove Village, Illinois, has determined that the incentive provided by the said Class 6B Tax Incentive Ordinance is necessary for the said development to occur on the subject property, legally described as follows:

LOT 109 IN CENTEX INDUSTRIAL PARK UNIT 77, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Section 3: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index Number 08-34-100-015-0000. 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. Adding new façade treatment to the entire building;
- b. Remove the remnants of on-street loading dock and restore space to grass;
- c. Resurfacing of parking lot and painting the bollards;
- d. New lighting and company signage;
- e. Refurbish parking lot, clean out rear drainage ditch, and new awning over main entry.

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

SARNOFF · BACCASH

**Special circumstances requested by Faropoint Ventures, LLC, or an entity to be named
955 Estes Ave., Elk Grove Village, Illinois (PINs: 08-34-100-015-0000)**

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

The subject property is approximately 89,975 square feet with an approximately 45,080 square foot building thereon that has been 100% vacant and unused since March, 2022. The property is in need of substantial rehabilitation. Therefore, the Applicant plans to spend approximately \$500,000 to \$1,000,000 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, add signage, add new exterior lighting, add a new exterior fence, crackfill and sealcoat the parking lot as necessary, stripe the parking lot and repair the walkway as well as to complete other general maintenance. The Applicant plans to also complete interior improvements. 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 25 to 50 construction jobs.

The Applicant will be marketing the subject property to industrial users and has a strong history of purchasing properties and filling them with industrial users. Additionally, the Applicant expects that an industrial user at the subject property will bring anywhere from 25 to 50 jobs to the same. Elk Grove Village can also expect that an industrial user at the subject property and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, Elk Grove Village can expect that an industrial user at the subject property will attract business and various customers to the Village in the course of its operations.

Based on our research and the additional costs that must be incurred to improve and rehabilitate the building 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 1020 BONAVENTURE DRIVE, 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 1020 Bonaventure Drive, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-31-400-042-0000, has proven to this Board that such incentive provided for in said ordinance/resolution 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 1020 Bonaventure Drive, Elk Grove Village, Cook County, Illinois, and identified by Property Index Number 08-31-400-042-0000, 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 JUST PANTS RESUBDIVISION OF LOT 2 IN ROHLWING GROVE UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 31, 1985 AS DOCUMENT LR3487187, ALL 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 Number 08-31-400-042-0000. 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 30,653 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

LAW OFFICES
ROCK FUSCO & CONNELLY, LLC

GEORGE J. BANAKIS
(312) 970-3456

333 W. WACKER STREET
FLOOR 19
CHICAGO, ILLINOIS 60606
(312) 494-1000
FAX (312) 494-1001
WWW.RFCLAW.COM

GBANAKIS@RFCLAW.COM

June 7, 2022

Via Email and FedEx

Mayor Craig B. Johnson
Village of Elk Grove Village
901 Wellington Ave
Elk Grove Village, Illinois 60007

RE: Class 6b Tax Incentive Application
Willow's Path LLC
1020 Bonaventure
Elk Grove Village, Illinois
PIN: 08-31-400-042-0000

Dear Mayor Johnson,

Willow's Path LLC, or its nominee (collectively, the "Applicant") is currently under contract to purchase an industrial building located at 1020 Bonaventure Drive, Elk Grove Village, Illinois (PIN: 08-31-400-042-0000) (the "Subject Property") and is requesting a Resolution from the Village of Elk Grove Village supporting and consenting to a Class 6b Tax Incentive based on substantial re-occupation of abandoned property vacant at least 24 continuous months.

The Subject Property contains an approximately 30,653 square foot building located on an approximately 94,229 square foot lot, which has been 100% vacant and unused since July 21, 2017 when Des Plaines Office Equipment vacated the Subject Property.

In the event the Applicant is able to secure a Class 6b Tax Incentive, the Subject Property will be occupied by Everlights, Inc. ("Everlights"), which is currently located at 1105 Stevenson Ct., Roselle, Illinois 60172 and is owned and operated by the Applicant. Everlights is a female owned electrical and lighting distribution company that also provides fluorescent lamp e-waste and battery recycling coordination (no processing is done by Everlights or at Everlights' facility).

The owner, Kelly Gallagher, started the business with her mother in 1995. Everlights has grown from a 1.5 million dollar company in 2011 to a 25 million dollar company in 2021. The Subject Property will be used by Everlights to sell lighting and electrical supplies, warehouse lighting and electrical supplies, and offer classes, hands on demonstrations, and displays in the showroom area.

The Subject Property is in disrepair and requires significant work. In order to prepare the property for use, the Applicant plans to invest at least \$1,900,000 in improving both the functionality and the aesthetics of the Subject Property. Specifically, the Applicant will demo and completely renovate and buildout the interior of the building, add metal façade trim accent at the top of the building, clad the interior entry at both entry points in exterior wood paneling, update all lighting the parking lot, add uplighting to the building façade, add lighting sconces to each entryway, paint the building brick façade, add exterior backlit sign, repave the parking lot, add a painted logo to the outside of the building, and revitalize the landscaping by adding blooming flowers, trees and shrubs. Currently the Subject Property contains approximately 30,653 square feet. Applicant plans to remove the mezzanine level to better serve its use. The new square footage of the Subject Property will total 24,781 square feet.

Due to the exorbitant real estate taxes imposed on industrial properties in Cook County, as compared to neighboring collar counties, in order to ensure that the investment is economically feasible the Applicant has conditioned the purchase of the Subject Property on receipt and approval of a Class 6b Tax Incentive from the Village of Elk Grove Village. Therefore, but for the Class 6b Tax Incentive it would not be economically feasible for the Applicant to pursue the Subject Property.

If the Applicant does not receive a Class 6b Tax Incentive the Subject Property will remain 100% vacant which will significantly reduce the real estate tax revenues generated by the Subject Property as vacant property in Cook County is assessed at 20% of its building assessed value when completely vacant. As can be seen in the tax analysis enclosed herewith, the Subject Property is estimated to produce approximately \$73,576 in yearly real estate taxes if it remains vacant as compared to approximately \$107,149 in yearly real estate taxes if the Applicant receives the Class 6b Tax Incentive. Over the life of the Class 6b Tax Incentive the Subject Property is estimated to generate approximately \$563,596 in additional real estate tax revenues with the Class 6b Tax Incentive.

In the event the Applicant is successful in receiving a Class 6b Tax Incentive, Everlights' occupancy of the currently vacant Subject Property will provide Elk Grove Village with the opportunity to attract a viable company that employs approximately 23 full-time employees. In addition, the approximately 23 full-time employees will help to stimulate the economy of Elk Grove Village as its employees will frequent local businesses, restaurants, and hotels, ultimately creating significant sales tax revenues for the Village. Everlights estimates it will hire an additional 7 employees over the next five years. Additionally, approximately \$20,000,000 of Everlights' \$25,000,000 in sales would be eligible to generate sales tax.

The Applicant is requesting a Class 6b Tax Incentive Class 6b Tax Incentive based on substantial re-occupation of abandoned property vacant at least 24 continuous months and is eager to work with the Village of Elk Grove Village in order to bring more jobs, tax revenues and commerce to the community through revitalizing a currently dilapidated vacant building. Please review this letter and the attached materials, and if possible, place the Applicant on the agenda for the next Village Board meeting to approve the Class 6b Tax Incentive for the Subject Property.

Should you have any questions or need any additional information, please do not hesitate to contact me at (312) 970-3456.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'George J. Banakis', written over a horizontal line.

George J. Banakis

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 601 BUSSE ROAD AND 1800 HOWARD STREET, 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 601 Busse Road and 1800 Howard Street, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-26-100-012-0000, 08-26-100-035-0000, 08-26-100-036-0000, 08-26-100-037-0000, 08-26-100-038-0000, 08-26-100-039-0000, 08-26-100-040-0000, 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 601 Busse Road and 1800 Howard Street, Elk Grove Village, Cook County, Illinois, and identified by Property Index Numbers 08-26-100-012-0000, 08-26-100-035-0000, 08-26-100-036-0000, 08-26-100-037-0000, 08-26-100-038-0000, 08-26-100-039-0000, 08-26-100-040-0000, 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:

PARCEL 1:

THE EAST 30 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF THE SOUTH 920.24 FEET, AS MEASURED ALONG THE EAST LINE OF A 200 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JANUARY 12, 1939 AS DOCUMENT 12259408, OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY AND WESTERLY OF THE CENTER LINE OF HIGGINS ROAD, EAST OF THE EAST LINE OF SAID 200 FOOT STRIP OF LAND AND LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 200 FOOT STRIP OF LAND FROM A POINT ON SAID EAST LINE OF SAID 200 FOOT STRIP OF LAND, 1,957.80 FEET SOUTH, AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND, OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4, 5 AND 6 IN VINCENT P. BIANCO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT OF SUBDIVISION RECORDED OCTOBER 5, 1988 AS DOCUMENT 88459425 AND RE-RECORDED AS DOCUMENT NUMBER 89-099001, IN COOK COUNTY, ILLINOIS.

PARCEL 2 ALSO DESCRIBED AS:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 82.50 FEET THEREOF, LYING EAST OF THE EAST LINE OF THE 200 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JANUARY 2, 1939 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 12259408 AND LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 200 FOOT STRIP OF LAND FROM A POINT ON SAID EAST LINE OF SAID 200 FOOT STRIP OF LAND, 1957.80 FEET SOUTH (AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND) OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART DEDICATED FOR HOWARD STREET).

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-

26-100-012-0000, 08-26-100-035-0000, 08-26-100-036-0000, 08-26-100-037-0000, 08-26-100-038-0000, 08-26-100-039-0000, 08-26-100-040-0000. 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 312,482 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

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

**Burnham Fortune, LLC
Proposed Redevelopment of
601 Busse Road / 1800 Howard Street**



Compiled Application Materials
Submitted June 9, 2022