



# AGENDA

## REGULAR VILLAGE BOARD MEETING

OCTOBER 11, 2022

7:00 PM

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR JINTAEK CHUNG, TRINITY GOSPEL CHURCH)

### 3. APPROVAL OF MINUTES OF SEPTEMBER 27, 2022

### 4. MAYOR & BOARD OF TRUSTEES' REPORT

- a. Signing Ceremony for Elk Grove Village Metropolitan Alliance of Police (MAP) Chapter 141 and Elk Grove Village approved for May 1, 2023 - April 30, 2027.

**5. ACCOUNTS PAYABLE WARRANT:** SEPTEMBER 30, 2022   \$ 4,904,023.69  
OCTOBER 11, 2022           \$ 334,163.97

### 6. CONSENT AGENDA

- a. Consideration of a request from the Prince of Peace United Methodist Church, located at 1400 Arlington Heights Road, to waive FY 2022/23 business license fees in the amount of \$100.

(Prince of Peace United Methodist Church is seeking a waiver of FY 2022/23 business license fees related to the Church's annual Pumpkin Patch.

(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 a request from the Elk Grove Park District to waive permit fees for the installation of a new shade structure and concrete pad at Morton Park, 957 Brantwood Avenue, in the amount of \$337.

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

(The Director of Community Development recommends approval.)

- c. Consideration to award a professional services contract to MNJ Technologies of Buffalo Grove, IL to provide one year of Cisco Smartnet support for our network infrastructure in the amount of \$27,534.

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

(The hardware and software require ongoing support in order to function properly.

(IT staff solicited quotes from four (4) vendors who provide Cisco support, of whom MNJ Technologies was the lowest-priced responsible and responsive bidder.

(This contract will provide Cisco support from November 3, 2022 through November 2, 2023.

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

- d. Consideration to award funding for workforce development support consistent with the Village's Economic Development Vision for Business Excellence as presented to Elk Grove High School's manufacturing curriculum in the amount of \$100,000 funded through the Busse Elmhurst TIF.

(Consideration to award funding for workforce development support consistent with the Village's Economic Development Vision for Business Excellence as presented by the Mayor and Board of Trustees for the Elk Grove High School's manufacturing curriculum at \$100,000 funded through the Busse Elmhurst Redevelopment Fund.

(Funds are to support School District 214 Education Foundation and Elk Grove High School's manufacturing curriculum.

(The Village awarded Elk Grove High School \$100,000 beginning in 2019 to modernize their fabrication lab and to work with local companies on developing a micro-internship program. The original commitment was for five years.

(This will be the fourth \$100,000 installment to be used to support the school's general manufacturing curriculum.

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

- e. Consideration of the following:

- To authorize a contract between the Village of Elk Grove Village and Commonwealth Edison for engineering services associated with undergrounding ComEd power lines along Arlington Heights Road from Oakwood Drive to north of Bennet Road in the amount of \$99,000 paid for out of the Arlington-Higgins Redevelopment Fund; and
- To authorize a contract between the Village of Elk Grove Village and Commonwealth Edison for engineering services associated with undergrounding overhead ComEd power lines along East Higgins Road from Oakton Street to south of Commerce Drive in the amount of \$50,000 paid for out of the Higgins-Oakton Redevelopment Fund.

(The agreement requires the Village to pay ComEd a total deposit of \$149,000 for engineering services associated with undergrounding overhead power lines along Arlington Heights Road and East Higgins Road.

(The engineering services are required to complete the final design and necessary contract documents.

(The Village Manager recommends approval.)

- f. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a text amendment to Elk Grove Village Zoning Ordinance Section 7E-6 Prohibited Uses In All Industrial Districts by deleting the residential accessory facilities associated with a permitted primary use.

(The Village of Elk Grove is requesting to amend section 7E-6 Prohibited Uses In All Industrial Districts by deleting the residential accessory facilities associated with a permitted primary use.

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

- g. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a text amendment to remove and replace Elk Grove Zoning Ordinance Section 5-5 Location of Planned Development, and to remove and replace Elk Grove Zoning Ordinance Section 5-2 Procedure Subsection E.

(The Village of Elk Grove is requesting to amend section 5-5 Location of Planned Developments to allow Planned Developments in all Zoning Districts.

(The Village of Elk Grove is requesting to amend Section 5-2 Procedure Subsection E to redefine the major and minor change definitions within a Planned Development to offer flexibility in design changes throughout the Planned Development process.

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

- h. Consideration to grant a variation from Municipal Code, Section 8-12B-1-1D, Easements, to permit the construction of a shed, which will encroach four feet (4') into the ten-foot (10') rear yard public utility and drainage easement at 111 Wildwood Road.

(The property owner is seeking a variation to construct a shed within the rear yard public utility and drainage easement. Comcast, AT&T, Nicor, and ComEd have written letters granting permission to encroach upon the easement.

(Community Development staff has field checked this location for Village-owned utilities in the easement. There is a forty-two (42") inch Village-owned storm sewer within this easement which will not be affected and there would be no negative impact on the existing drainage.

(The Director of Community Development recommends approval.)

- i. Consideration to adopt Ordinance No. 3780 granting a variation of section 7A-1 (B)(2)(b) of the zoning ordinance to permit the installation of a six (6') foot high fence located seven (7') feet from the street side property line (201 Parkchester).

(This item was discussed at the September 27, 2022 Village Board meeting and currently appears under Unfinished Business)

- j. Consideration to adopt Ordinance No. 3781 granting a special use permit to Aroma Seafood Inc. to permit food processing for property located at 2500 Lunt Avenue, Elk

Grove Village.

(This item was discussed at the September 27, 2022 Village Board meeting and currently appears under unfinished business)

- k. Consideration to adopt Ordinance No. 3782 rezoning property located at 1905 E. Higgins Road from B-2 (Business District) to I-1 (Industrial District).

(This item was discussed at the September 27, 2022 Village Board meeting and currently appears under unfinished business)

- l. Consideration to adopt Ordinance No. 3783 approving a Two Lot Resubdivision, Granting a Special Use Permit for the Construction and Operation of a Cellular Communication Monopole, and the Granting of Variations of the Zoning Ordinance related to the Monopole Special Use (2025 Tonne Road)

(This item was discussed at the September 27, 2022 Village Board Meeting and currently appears under Unfinished Business.)

- m. Consideration to adopt Resolution No. 45-22 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 1000 Nicholas Boulevard.

(The Law Offices of Sarnoff and Baccash, on behalf of their client Aura Building, LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 1000 Nicholas Boulevard.

(The Applicant intends to purchase and occupy the 17,100 square foot building situated on a 37,000 square foot site. The Applicant will use the building for distribution and warehousing of stone slabs. Aura Surfaces Inc. will operate at the location. Aura is a spinoff company of Precision Stone Design. Precision Stone is currently located in Elk Grove Village at 945 Lively Boulevard. Aura will immediately create two new jobs with plans to hire an additional six as the business develops.

(The Applicant will refurbish the building at an estimated cost of \$300,000. Improvements include a new façade throughout, new signage, new exterior LED lights, and new landscaping. In addition, the Applicant will seal coat and restripe the parking lot with new concrete dock drive and aprons. The Applicant will also clean the rear drainage ditch and add windows to the warehouse as stipulated in the application.

(The eligibility requirements for 6B status are new construction, substantial renovation or buildings that have been vacant for a period of time. This site qualified as it includes purchase for value with a vacancy of less than two years with special circumstances and significant rehabilitation.

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

(Upon approval, the Director of Business Development and Marketing will issue a Letter of Receipt to the Applicant. The Letter of Receipt will allow the Applicant to file an

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

- n. Consideration to adopt Resolution No. 46-22 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 1505 Pratt Boulevard.

(The Law Offices of Sarnoff and Baccash, on behalf of their client BW Pratt Boulevard, LLC, (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 1505 Pratt Blvd.

(The Applicant intends to construct a 6,765 square foot building on a 63,100 square foot site.

(The Applicant estimates that the cost to construct the building will be approximately \$1,600,000. The Applicant will market the building for use by an industrial user.

(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 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 on the Applicant completing the improvements stated in their application.

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

- o. Consideration to adopt Resolution No. 47-22 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 1905 East Higgins Road.

(The Law Offices of Liston & Tsantilis, on behalf of their client Seefried Industrial Properties (Applicant), is seeking a Cook County Class 6B property tax exemption for property located at 1905 East Higgins Road.

(The Applicant intends to construct a new 81,401 industrial building with 94 car parking spaces, 2 drive-in docks and 15 exterior docks. The docks will be screened with an 8' screen wall on top of a 2' berm and a 6' screen wall on top of a 4' berm north to south respectively along Higgins Road. The cost of the building is estimated to be \$5,291,065.

(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 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 on the Applicant completing the improvements stated in their application. (The Director of Business Development and Marketing recommends issuing a Letter of Receipt.)

- p. Consideration to adopt Resolution No. 48-22 to allow current employees service credit in IMRF for prior military service.

(This Resolution allows up to four years of service credit in IMRF for prior service in the armed forces or if participation was interrupted by military leave but did not return to IMRF participation within 90 days of discharge.

(Resolution 53-71 currently limits military service credit to employees who leave and return to active employment with the Village within 90 days.

(The Director of Finance recommends approval of the proposed resolution.)

## **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 has yet to be established.)
- b. Consideration of a Petition for a one-lot Resubdivision and associated variations for the properties at 2001, 2045, and 2111 Pratt Boulevard. (A Public Hearing date has yet to be established.)

### **9. ZONING BOARD OF APPEALS - Village Manager Roan**

### **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 - Prepare the necessary documents for the rezoning from B-2 (Business District) to I-1 (Industrial Business) of 1905 E. Higgins Road.
  - b. Village Attorney - Prepare the necessary documents granting a variation of section 7A-1 (B)(2)(b) of the zoning ordinance to permit the installation of a six (6') foot high fence located seven (7') feet from the street side property line for property located at 201 Parkchester.
  - c. Village Attorney - Prepare the necessary documents granting a special use permit to Aroma Seafood Inc. to permit food processing for property located at 2500 Lunt Avenue, Elk Grove Village.
  - d. Village Attorney - Prepare the necessary documents for the Resubdivision and a Special Use Permit to construct a Cellular Communications Monopole in the I-1 Restricted Industrial District located at 2025 Tonne Road.
  - e. 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)
  - f. 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)
  - g. 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 VARIATION OF SECTION 7A-1 (B)(2)(b) OF THE ZONING ORDINANCE TO PERMIT THE INSTALLATION OF A SIX (6') FOOT HIGH FENCE LOCATED SEVEN (7') FEET FROM THE STREET SIDE PROPERTY LINE (201 PARKCHESTER)**

**WHEREAS**, The Zoning Board of Appeals of the Village of Elk Grove Village, at a public meeting duly called and held according to law, considered the question of granting a variation of section 7A-1(B)(2)(b) of the Zoning Ordinance to permit a six (6') foot high fence to be located seven (7') feet from the street side property line for property located at 201 Parkchester, Elk Grove Village; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Zoning Board of Appeals, find and believe that sufficient hardship exists so that the variation 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 7A-1(B)(2)(b) of the Zoning Ordinance to permit a six (6') foot high fence to be located seven (7') feet from the street side property line for property located at 201 Parkchester, Elk Grove Village.

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

**VOTE: AYES: \_\_\_ NAYS: \_\_\_ ABSENT: \_\_\_**

**PASSED this \_\_\_ day of \_\_\_\_\_ 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 TO AROMA SEAFOOD INC. TO PERMIT FOOD PROCESSING FOR PROPERTY LOCATED AT 2500 LUNT AVENUE ELK GROVE VILLAGE**

**WHEREAS**, the Plan Commission of the Village of Elk Grove Village, acting as a Zoning Commission, at a Public Hearing duly called and held according to law, considered the petition of Aroma Seafood Inc. for a special use permit for food processing pursuant to Section 7E-4 of the Zoning Ordinance, for property located at 2500 Lunt Avenue, Elk Grove Village: and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Plan Commission, find and believe it to be in the best interest of the Village that the special use permit be granted together with certain conditions recommended by the Plan Commission and other standard special use conditions.

**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 here be granted a Special Use Permit to Aroma Seafood Inc. for a special use permit for food processing pursuant to Section 7E-4 of the Zoning Ordinance, for property located at 2500 Lunt Avenue, Elk Grove Village:

**Section 2:** That the Special Use Permit is subject to the following conditions:

1. The site/facility shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:
  - a. Site Plan, Parking Plan prepared by Group A Architecture, dated 8/5/2022
  - b. Refrigeration Project Plan prepared by Group A architecture, dated 8/20/2021
2. The Special Use is only valid for Aroma Seafood for the property at 2500 Lunt and expires at the time that the petitioner is no longer located at the subject property.

3. Unless an extension is granted by the Zoning Administrator, Construction must begin within one year of the approval of this resolution, or the Special Use permit shall be null and void.

**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**

Ord. AromaSanfordSpecialUse

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING PROPERTY LOCATED AT 1905 E. HIGGINS ROAD FROM B-2 (BUSINESS DISTRICT) TO I-1 (INDUSTRIAL DISTRICT)**

**WHEREAS**, a petition has been filed with the Village Clerk of the Village of Elk Grove Village seeking rezoning of property located at 1905 E. Higgins Road, Elk Grove Village, Illinois from B-2 Business District to I-1 Industrial District; and

**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 said rezoning; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village after having considered the recommendation and finding of said Plan Commission, find and believe it to be in the best interest of the Village that said property be rezoned 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 property located at 1905 E. Higgins Road be and the same hereby rezoned from B-2 Business District to I-1 Industrial District. Said property is legally described as follows:

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 WESTERLY OF THE CENTER LINE OF HIGGINS ROAD: EAST OF THE EAST LINE OF THE 200 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JANUARY 12, 1939 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 12259408 AND SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID 200 FOOT STRIP OF LAND WHICH IS 210 FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND WHICH IS 210 FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FEET OF LAND) SOUTH OF THE NORTH LINE OF SAID SECTION 26, TO A POINT IN THE CENTER LINE OF SAID HIGGINS ROAD, SAID LINE CROSSING THE WESTERLY LINE OF SAID HIGGINS ROAD AT A POINT WHICH IS 185 FEET (AS MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID 200 FOOT STRIP OF LAND) SOUTH OF THE NORTH LINE OF SAID SECTION 26, AND LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 200 FOOT STRIP OF LAND; FROM A POINT WHICH IS 2,065.07 FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND) NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, (EXCEPTING THAT PART THEREOF LYING NORTHEASTERLY OF A STRAIGHT LINE PARALLEL WITH AND NORMALLY DISTANT 17 FEET SOUTHWESTERLY OF THE ORIGINAL SOUTHWESTERLY LINE OF HIGGINS ROAD), IN COOK COUNTY, ILLINOIS.

**Section 2:** That the granting of the rezoning is subject to the following conditions:

1. The site/facility shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:
  - a. Site Plan prepared by Seefried Properties, Inc. dated 9/29/22
  - b. Elevations prepared by Seefried Properties, Inc. with date of receipt of 7/27/22
2. The truck docks shall be screened from view along Higgins Road with screen wall constructed atop a berm, as shown in the following documents submitted by the Petitioner:
  - a. Site Plan prepared by Seefried Properties, Inc. dated 9/29/22
  - b. SimTek Fence Product Guide, prepared by Seefried Properties, dated 8/22/22

**Section 3:** That the Village Clerk is hereby directed to amend the zoning map of the Village to reflect the rezoning as set forth herein.

**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 APPROVING A TWO LOT RESUBDIVISION, GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A CELLULAR COMMUNICATIONS MONOPOLE, AND THE GRANTING OF VARIATIONS OF THE ZONING ORDINANCE RELATED TO THE MONOPOLE SPECIAL USE (2025 TONNE ROAD)**

**WHEREAS**, the Plan Commission of the Village of Elk Grove Village, acting as a Zoning Commission, at a Public Hearing duly called and held according to law, considered the petition of the Village of Elk Grove Village for approval of a resubdivision, for the granting of a Special Use Permit for the construction and operation of a cellular communications monopole and a petition for numerous variations of the Zoning Ordinance necessary to accommodate the monopole Special Use for property located at 2025 Tonne Road; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village, find and believe that after considering the recommendation and findings of the Plan Commission, find and believe that the granting of the matters requested in the petitions are in the best interested 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 approval is hereby given for the Plat of Resubdivision identified as Tonne Monopole Subdivision being a subdivision of part of the north half of the southwest quarter of Section 34, in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, a copy of which is attached hereto and made a part hereof.

**Section 2:** That the following variations of the Zoning Ordinance are required and are hereby granted as same relate to the approved Plat of ReSubdivision:

1. A variation of Section 7-1 of the Zoning Ordinance to allow for a lot width of fifty feet (50').
2. A variation of Section 7-1 of the Zoning Ordinance to allow a lot area of seven thousand five hundred and one (7,501) square feet.

**Section 3:** That there is hereby granted a Special Use Permit to the Village for the construction and operation of a cellular communication monopole for property located at 2025 Tonne Road, Elk Grove Village.

**Section 4:** That in conjunction with the granting of the Special Use Permit, the following variations of the Zoning Ordinance are hereby granted for property at 2025 Tonne Road:

1. A variation of Section 7-1 of the Zoning ordinance to exceed the maximum height of thirty-five feet (35') to permit the installation of a one hundred thirty-five foot (135') monopole structure.
2. A variation of Section 7E-9 of the Zoning Ordinance to exceed the maximum fence height of six feet (6') to permit the installation of an eight foot six inch (8'-6") black security;

3. Grant a variation from the requirement to have one principal building or structure to allow the construction of a monopole cell tower with ancillary equipment and equipment shelters (Section 3-6:B of the Zoning Ordinance);
4. Grant a variation to reduce the minimum building size to less than twenty-five percent (25%) of the overall lot area (Section 7-1 Dimensions Bulk and Area Regulations for All Zoning Districts);
5. Grant a variation from the requirement for side yard and rear yard setbacks to allow structures and equipment within the required setbacks (Section 7-1 of the Zoning Ordinance);
6. Grant a variation from the requirement for off-street parking (Section 4-1 and Section 4-3-1 of the Zoning Ordinance);
7. Grant a variation from the minimum drive aisle width of twenty-four (24') to allow a fifteen foot (15') drive aisle (Section 4-3-:C of the Zoning Ordinance); and
8. Grant a variation from site lighting requirements for drive aisles. (Section 4-3:C-6 of the Zoning Ordinance).

**Section 5:** That the Mayor and Village Clerk are hereby authorized to sign said Plat for and in the name of the Village and attach thereto the corporate seal.

**Section 6:** That the Village Clerk is hereby directed to record a copy of said Plat with the Recorder of Deeds of Cook County, Illinois.

**Section 7:** 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**

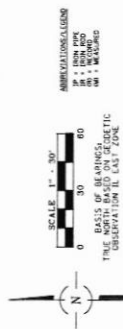
OrdResub2025 Form



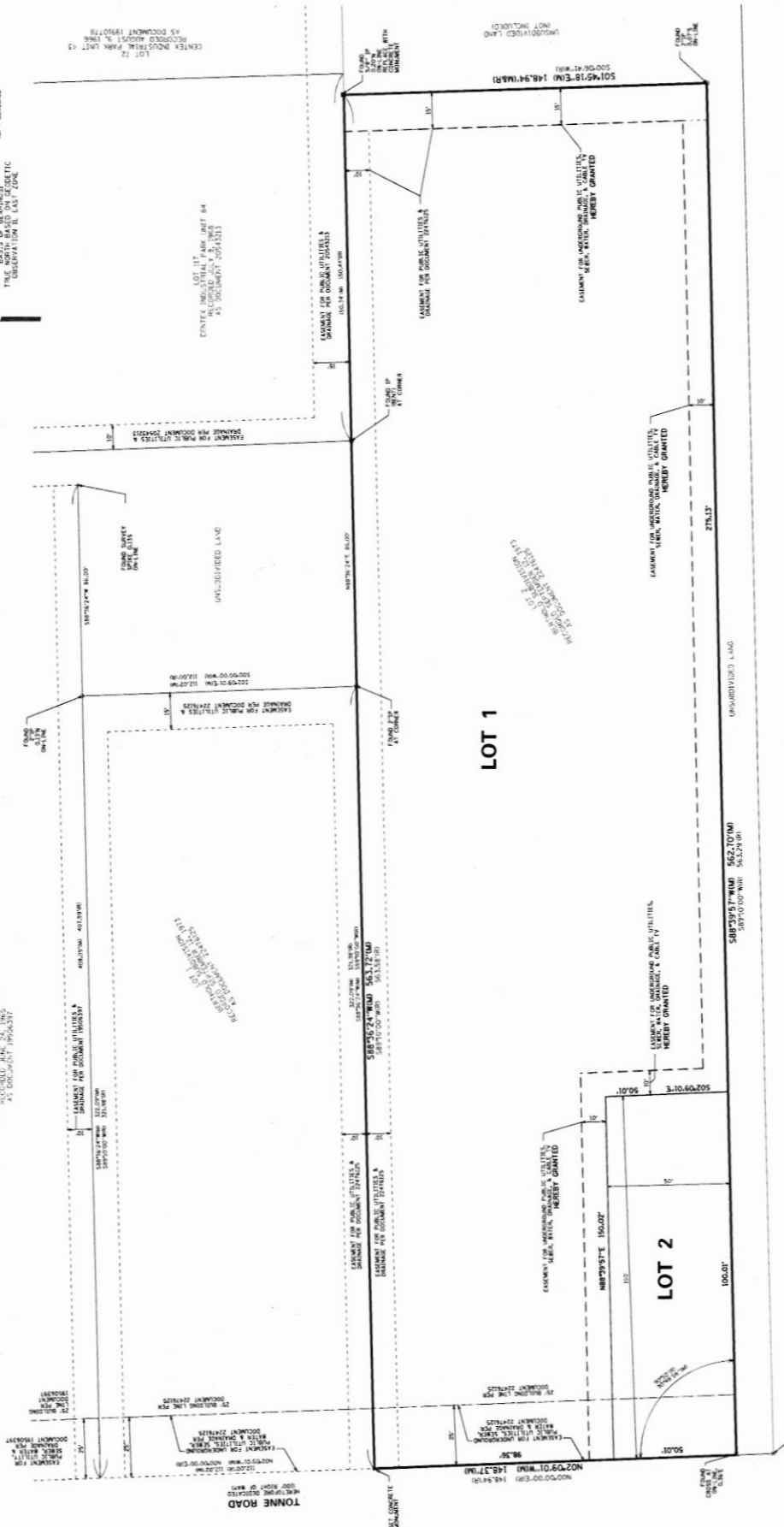
# FINAL PLAT OF SUBDIVISION TONNE MONOPOLE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTEXT MAP LOT 15, ROW 0427 26  
 AS-CALLED PLAN, 24, 1987, 2017  
 AS DOCUMENT 19926331



AMERICAN SURVEYING  
 & ENGINEERING  
 INC.  
 1000 W. WASHINGTON  
 CHICAGO, IL 60607



NO.	DESCRIPTION	AREA
1	LOT 1	314,100.00
2	LOT 2	10,000.00
3	TOTAL	324,100.00

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 06/16/2022  
 JOB NO: 2202-03  
 PROJECT: 220208-02  
 SHEET: OF 2

CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

SPACECO INC.  
 9311 W. Higgins Road, Suite 100  
 Chicago, Illinois 60638  
 Phone: (847) 694-4400, Fax: (847) 694-4401

PREPARED FOR:  
 VILLAGE OF ELA GROVE VILLAGE  
 1000 W. WASHINGTON AVE. 2ND FLOOR  
 ELA GROVE VILLAGE, ILLINOIS 60007

PROJECT: 220208-02 TONNE MONOPOLE SUBDIVISION



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE AS AMENDED JULY 27, 2018 FOR CERTAIN REAL ESTATE LOCATED AT 1000 NICHOLAS BOULEVARD, ELK GROVE VILLAGE, ILLINOIS**

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

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

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

**WHEREAS**, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned Ordinance for certain real estate located at 1000 Nicholas Boulevard, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-26-301-039-0000, and has proven to this Board that such incentive provided for in said ordinance is necessary for development to occur on this specific real estate.

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

**Section 1:** That the request of the Petitioner to have certain real estate located at 1000 Nicholas Boulevard, Elk Grove Village, Cook County, Illinois, identified by Property Index Number 08-26-301-039-0000, 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 18 IN CENTEX INDUSTRIAL PARK NORTH UNIT 6, BEING A  
SUBDIVISION OF SOUTH 1/2 OF SECTION 26, 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 08-26-301-039-0000. 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. New Façade and Signage;
- b. New Exterior LED Lights and New Landscaping;
- c. Seal Coat and Restripe the Parking Lot and New Concrete Dock Drive and Aprons;
- d. Clean the Rear Drainage Ditch; and
- e. Add Windows to the warehouse as stipulated in the application.

**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:**

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**Mayor Craig B. Johnson  
Village of Elk Grove Village**

**ATTEST:**

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**Loretta M. Murphy, Village Clerk**

Ch. 1000 Nicholas Blvd.

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 1505 PRATT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS**

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

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

**WHEREAS**, the Petitioner has applied for or is applying for Class 6B property status pursuant to said aforementioned ordinance for certain real estate located at 1505 Pratt Boulevard, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-34-401-018-0000, 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 1505 Pratt Boulevard, Elk Grove Village, Cook County, Illinois, and identified by Property Index Numbers 08-34-401-018-0000, 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:

THE WEST 141.95 FEET OF LOT 275 IN CENTEX INDUSTRIAL PARK UNIT NO. 156, 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 Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B

tax incentives shall apply to the property identified as Permanent Real Estate Index Numbers 08-34-401-018-0000. 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 6,765 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**

6b,1505 Pratt Blvd

# SARNOFF ♦ BACCASH

September 27, 2022

Josh Grodzin  
Economic Development Director  
Village of Elk Grove  
901 Wellington Avenue  
Elk Grove, Illinois 60007

**RE: Class 6b Incentive Resolution Request  
BW Pratt Boulevard, LLC  
1505 Pratt Blvd., Elk Grove Village, Illinois 60007  
PINs: 08-34-401-018-0000**

Dear Josh:

BW Pratt Boulevard, LLC ("Applicant") is requesting a Resolution supporting and consenting to a Class 6b Incentive on the above-referenced property based on new construction. The Applicant owns the subject property and plans to construct a new facility thereon to lease to an industrial user for maintenance, storage, warehousing, and repairs in connection with the fleet industry.

The subject property consists of an approximately 63,100 square foot site with no improvements thereon. As noted above, the Applicant plans on constructing a new approximately 6,765 square foot building that will cost approximately \$1,600,000 to construct. Please find the attached renderings of the proposed new facility. Note there may be additional costs for tenant improvements. Please also note that all of the construction 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 construction will create approximately 75 to 85 construction jobs.

The Applicant will be marketing the subject property to industrial users and has strong experience filling vacant industrial properties in Elk Grove Village. Additionally, the Applicant expects that an industrial user at the subject property will bring anywhere from 5 to 25 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.

As the above indicates, there are various benefits Elk Grove Village will receive should the Applicant be granted the Class 6b Incentive. The Applicant is excited to move forward with the new construction at the subject property. However, the above is all contingent on the Applicant receiving a Class 6b Incentive.



**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 1905 E. HIGGINS ROAD, ELK GROVE VILLAGE, ILLINOIS**

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**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 1905 E. Higgins Road, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-26-100-009-0000, 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 1905 E. Higgins Road, Elk Grove Village, Cook County, Illinois, and identified by Property Index Number 08-26-100-009-0000, 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:

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 WESTERLY OF THE CENTER LINE OF HIGGINS ROAD: EAST OF THE EAST LINE OF THE 200 FOOT STRIP OF LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JANUARY 12, 1939 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 12259408 AND SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID 200 FOOT STRIP OF LAND WHICH IS 210 FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND WHICH IS 210 FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FEET OF LAND) SOUTH OF THE NORTH LINE OF SAID SECTION 26, TO A POINT IN THE CENTER LINE OF SAID HIGGINS ROAD, SAID LINE CROSSING THE WESTERLY LINE OF SAID HIGGINS ROAD AT A POINT WHICH IS 185 FEET (AS MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID 200 FOOT STRIP OF LAND) SOUTH OF THE NORTH LINE OF SAID SECTION 26, AND LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID 200 FOOT STRIP OF LAND; FROM A POINT WHICH IS 2,065.07

FEET (AS MEASURED ALONG THE EAST LINE OF SAID 200 FOOT STRIP OF LAND) NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, (EXCEPTING THAT PART THEREOF LYING NORTHEASTERLY OF A STRAIGHT LINE PARALLEL WITH AND NORMALLY DISTANT 17 FEET SOUTHWESTERLY OF THE ORIGINAL SOUTHWESTERLY LINE OF HIGGINS ROAD), 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 08-26-100-009-0000. 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 81,401 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**

6b,1905 E. Higgins

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ALLOW CREDITABLE SERVICE  
FOR PRIOR MILITARY SERVICE**

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**WHEREAS**, Article 7 of the Illinois Pension Code (40 ILCS 5/7-139) provides that the governing body of a governmental unit may elect to allow service credit in the Illinois Municipal Retirement Fund (IMRF) to members who served in the Armed Forces of the United States for all periods of such service prior to their participation in IMRF **OR** whose participation was interrupted by military leave but did not return to IMRF participation within 90 days of discharge; and

**WHEREAS**, such allowance of service credit cannot be limited to a specific IMRF member and applies to all employees who were in active participating status under IMRF on the date this resolution was adopted. This resolution is not limited to a specific military operation.

**RESOLVED**, that the Board of Trustees of the Village of Elk Grove Village elects to allow service credit to members who served in the Armed Forces of the United States up to four years of service, prior to their participation in the Illinois Municipal Retirement Fund.

**FURTHER RESOLVED**, that the Village Clerk shall be directed to file a certified copy of this resolution with the Board of Trustees of the Illinois Municipal Retirement Fund and this resolution shall remain in full force and effect until modified or rescinded and notice of such modification or rescission has been filed with the Board of Trustees of the Illinois Municipal Retirement Fund.

**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**