



AGENDA
REGULAR VILLAGE BOARD MEETING
FEBRUARY 13, 2024
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR DAN FOLWACZNY, OUR LADY OF THE BLESSED SACRAMENT)

3. APPROVAL OF MINUTES OF JANUARY 23, 2024

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: JANUARY 31, 2024 \$6,091,885.32
FEBRUARY 13, 2024 \$ 507,254.90

6. CONSENT AGENDA

- a. Consideration of the following requests from the Little Bulgarian School for a Bulgarian/ Cyrillic Alphabet Celebration to be held at Rotary Green on May 19, 2024, from 1:00 p.m. to 6:00 p.m.:

- A fee waiver for a temporary Class D liquor license (\$2,100);
- A fee waiver for a parade license (\$50);
- A fee waiver for a general retail license (\$35); and
- A food catering license (\$100) for a total amount of \$2,285.

(The Little Bulgarian School and Bulldogs LTD will be hosting a cultural event on May 19, 2024.

(The Village is partnering on this event celebrating Bulgarian culture in honor of our official Friendship Agreement with Pernik, Bulgaria.)

- b. Consideration of a request from Mothers' Milk Bank of the Western Great Lakes to waive permit fees in the amount of \$23,315.50 for the following projects at 560 Bonnie Lane:

- Interior alteration of current offices and construction of laboratory and processing areas in the amount of \$22,244.50; and
- Removal and replacement of concrete, addition of new concrete garage pad and sealing and restriping of rear parking lot in the amount of \$1,071.

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

(The Director of Community Development recommends approval.)

- c. Consideration to award Esscoe, LLC of Lake Zurich, IL a renewal contract for Genetec Security system support for the term of five (5) years in an amount not to exceed \$38,364.

(The Genetec Security System comprises the software and licensing components of the Village's Camera and door access systems.

(This five (5) year renewal is required to continue support and maintenance for the existing contract expiring in March of 2024.

(These costs represent the second five (5) year contract for the Genetec Security System.

(IT staff solicited a quote from a reputable vendor, Esscoe, LLC.

(Funds are available in the General Fund account to cover this expense.

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

- d. Consideration to award funding for workforce development support to Elk Grove High School's manufacturing curriculum in the amount of \$100,000 funded through the Busse Elmhurst TIF.

(These funds will support Elk Grove High School's manufacturing curriculum.

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

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

- e. Consideration to award a professional service contract to JDA Aviation Technology Solutions of Olney, MD for ongoing technical support and analysis of the overnight Runway Rotation Program currently under consideration by the FAA in the amount of \$132,000.

(In response to the Village's lawsuit, the Federal Aviation Administration (FAA) has confirmed it will comply with the National Environmental Policy Act (NEPA) and review the Village's recommendation that Alternative H3 and a heading-sensitivity analysis be considered before making any final decisions related to the Fly Quiet Program.

(The FAA review process will provide a formal public process so that all stakeholders can review and comment on the permanent Fly Quiet Program.

(In order to ensure the FAA considers relevant and accurate data analysis on proposed alternatives and headings, the Village must be prepared to demonstrate the impacts of the proposed alternatives and headings.

(This contract provides for continued analysis and technical support from JDA, including an analysis of Alternatives B3 and H3 and heading sensitivity using real-world data, which will parallel the FAA analysis with respect to the proposed Fly Quiet Program.

(JDA has provided technical support and analysis to the Suburban O'Hare Commission from the beginning of the overnight runway rotation program tests at O'Hare International Airport, which began in 2016.

(Their expertise is necessary to effectively advocate for a runway rotation program that limits overall noise impact and fairly distributes impact to surrounding communities.

(This contract provides for ongoing technical support through December 31, 2024.)

- f. Consideration to increase the Fiscal Year 2024 General Fund Budget in the amount of \$250,000.

(An increase in the FY2024 General Fund Budget is necessary to cover costs associated with legal and technical services related to the proposed permanent Fly Quiet Program at O'Hare Airport.)

- g. Consideration to award a professional services contract to Banner Collective, LLC of Chicago, IL for the negotiation and implementation of a sponsorship program with RFK Racing for the 2024 Chicago NASCAR race to promote the Business Park in a total contract amount not to exceed \$400,000 through the Busse/Elmhurst Redevelopment Fund.

(This agreement provides for professional services for the sponsorship of Roush Fenway Keselowski Racing (RFK Racing) in the 2024 Chicago NASCAR race, including sponsorship negotiation and coordination of marketing materials and events.

(This agreement also includes payment of the sponsorship fee.)

- h. Consideration to award funding for workforce development support to Elk Grove High School for the creation of a new Culinary Manufacturing Lab in the amount of \$750,000 funded through the Busse Elmhurst TIF.

(Workforce development is an important component in economic development and is essential for the future growth of the local economy.

(This grant will help fund a major expansion of the school's Culinary Arts Program and create cross-curricular opportunities for students seeking career pathways in food production, restaurant and catering management.)

- i. Consideration to adopt Ordinance No. 3846 extending time for recordation of Ordinance No. 3805 and the corresponding Plat of Subdivision of Riverbend Subdivision and Restrictive Covenant.

(This ordinance requests the Village to extend the deadline for the recordation of Ordinance No. 3805 from April 11, 2024 to October 31, 2024.

(Ordinance 3805 approved the consolidation of eight (8) existing lots at 601 Busse Road and 1701, 1800, 1801, 1830, 1831, 1850, 1851 Howard Street into one (1) lot, along with the vacation and sale of the Howard Street right-of-way east of Busse Road.

(The Village Attorney has prepared this ordinance and recommends approval.)

- j. Consideration to adopt Resolution No. 9-24 approving the Plat of Subdivision identified as 950 Morse Avenue (950 Morse Avenue and 1050 Morse Avenue).

(This Resubdivision would consolidate two (2) existing lots located at 950 and 1050 Morse Avenue into one (1) lot for the purpose of supporting the development of an industrial building for warehousing and distribution at 950 Morse Avenue.

(Village staff recommends approval.)

- k. Consideration to adopt Resolution No. 10-24 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 50 Northwest Point Boulevard, 100 Northwest Point Boulevard, 101 Northwest Point Boulevard, and 150 Northwest Point Boulevard.

(The law offices of Liston & Tsantilis, on behalf of Aligned Data Centers (EGV) Propco, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for property located at 50 Northwest Point Boulevard, 100 Northwest Point Boulevard, 101 Northwest Point Boulevard, and 150 Northwest Point Boulevard.

(The Applicant intends to construct data center campus with two, two-story data center facilities, each comprising over 1 million square feet of leasable space, as well as an electrical substation. The proposed project will span over several properties, including 50 Northwest Point Boulevard, 100 Northwest Point Boulevard, 101 Northwest Point Boulevard, and 150 Northwest Point Boulevard.

(The development is anticipated to bring over \$285 million of investment and will create 21 additional full-time equivalent positions.

(The eligibility requirements for 6B status are new construction, substantial rehabilitation, or buildings that have been vacant for a period of time. This site qualifies as it is 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.)

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. (Public Hearing date yet to be determined.)
- b. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a Special Use Permit to construct an electrical substation for the property at 1000 Oakton Street. (Public Hearing date yet to be determined.)
- c. Consideration of a request to hold a public hearing before the Plan Commission to consider a Petition for a modification to an existing Special Use Permit for the public park at 711 Chelmsford Lane. (Public Hearing is yet to be determined.)

- 9. ZONING BOARD OF APPEALS** - Village Manager Roan
- 10. RECYCLING & WASTE COMMITTEE** - Trustee Franke
 - a. Sustainability Plan
- 11. JUDICIARY, PLANNING AND ZONING COMMITTEE** - Trustee Prochno
- 12. CAPITAL IMPROVEMENTS COMMITTEE** - Trustee Schmidt
- 13. CABLE TELEVISION COMMITTEE** - Trustee Jarosch
- 14. YOUTH COMMITTEE** - Trustee Bush
- 15. INFORMATION COMMITTEE** - Trustee Miller
- 16. BUSINESS LEADERS FORUMS** - Trustee Schmidt
- 17. HEALTH & COMMUNITY SERVICES** - Trustee Prochno
- 18. PERSONNEL COMMITTEE** - Trustee Schmidt
- 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**
- 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 EXTENDING TIME FOR RECORDATION OF ORDINANCE NO. 3805 AND CORRESPONDING PLAT OF SUBDIVISION OF RIVERBEND SUBDIVISION AND RESTRICTIVE COVENANT

WHEREAS, the Village of Elk Grove Village is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution and the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens; and

WHEREAS, on April 11, 2023, the Village Board of Trustees approved Ordinance No. 3805, which approved the Final Plat of Subdivision (“**Final Plat**”) of the Riverbend Subdivision (“**Subdivision**”) and the vacation of a 52,830 square-foot portion of the Howard Street public right-of-way that is located entirely within the corporate limits of the Village (“**Vacation Parcel**”); and

WHEREAS, Burnham Fortune, LLC (“**Owner**”) is the owner of the Subdivision and the real property located on all adjacent sides of the Vacation Parcel; and

WHEREAS, the Owner has the right to develop the property depicted on the Final Plat, including the Vacation Parcel, (“collective the “**Property**”) with a modern, single-story industrial building as generally depicted on the Site Plan reviewed by the Village Board of Trustees as part of the Class 6B Property Tax approval granted by the Village Board of Trustees on June 21, 2022; and

WHEREAS, Sections 8 and 9 of Ordinance No. 3805 (i) allow for a reduction in the amount to be paid to the Village as compensation for the Vacation Parcel if the Property is to be developed and used as a data center and (ii) grant the Owner one year from the Village’s adoption of Ordinance No. 3805 to identify a data center to occupy the Property before Ordinance No. 3805 is recorded; and

WHEREAS, the Owner is currently under contract to sell the Property to a developer who will develop the Property with a data center; and

WHEREAS, the Owner requests that the Village extend the deadline for the recordation of Ordinance No. 3805 to October 31, 2024 (“**Extension**”); and

WHEREAS, the Village Board of Trustees has determined that it would be in the best interests of the public to approve the Owner’s request for Extension;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF ELK GROVE VILLAGE, COOK AND DUPAGE COUNTIES, ILLINOIS, as follows:

Section 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

Section 2: EXTENSION OF TIME FOR RECORDATION. The Village Manager is hereby authorized and directed to cause a certified copy of Ordinance No. 3805, together with

the Plat of Subdivision and the Restrictive Covenant, to be recorded with the Cook County Recorder of Deeds upon compliance with all the conditions and requirements of this Ordinance and Ordinance No. 3805; provided that in no event shall such recordation occur until the date that is the earlier to occur of (i) the Village Manager's receipt of a written authorization to record from Owner or (ii) October 31, 2024.

Section 3: EFFECTIVE DATE. This Ordinance shall be in full force and effect only upon, and not before:

- A. Passage and approval by three-fourths of the Trustees now holding office; and
- B. Publication in pamphlet form in the manner required by law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

PUBLISHED this _____ day of _____ 2024 in pamphlet form.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF SUBDIVISION IDENTIFIED AS FINAL PLAT OF BRATT DEPOT O'HARE SUBDIVISION

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

Section 1: That approval is hereby given the Final Plat Bratt Depot O'Hare Subdivision identified as being a Subdivision in Section 34, 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 as if fully set forth.

Section 2: 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 3: That the Village Clerk is hereby directed to record a copy of said Plat with the Recorder of Deeds of Cook County, Illinois.

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 _____ 2024

APPROVED this _____ day of _____ 2024

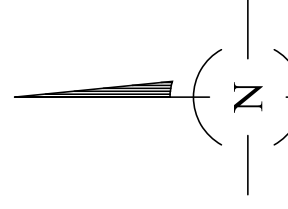
APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

KEY MAP	
GREENLEAF AVE.	BUSSE RD.
LUNIT AVE.	SITE LOCATION
MORSE AVE.	
PRATT BLVD.	
ARTHUR AVE.	
DEVON AVE.	

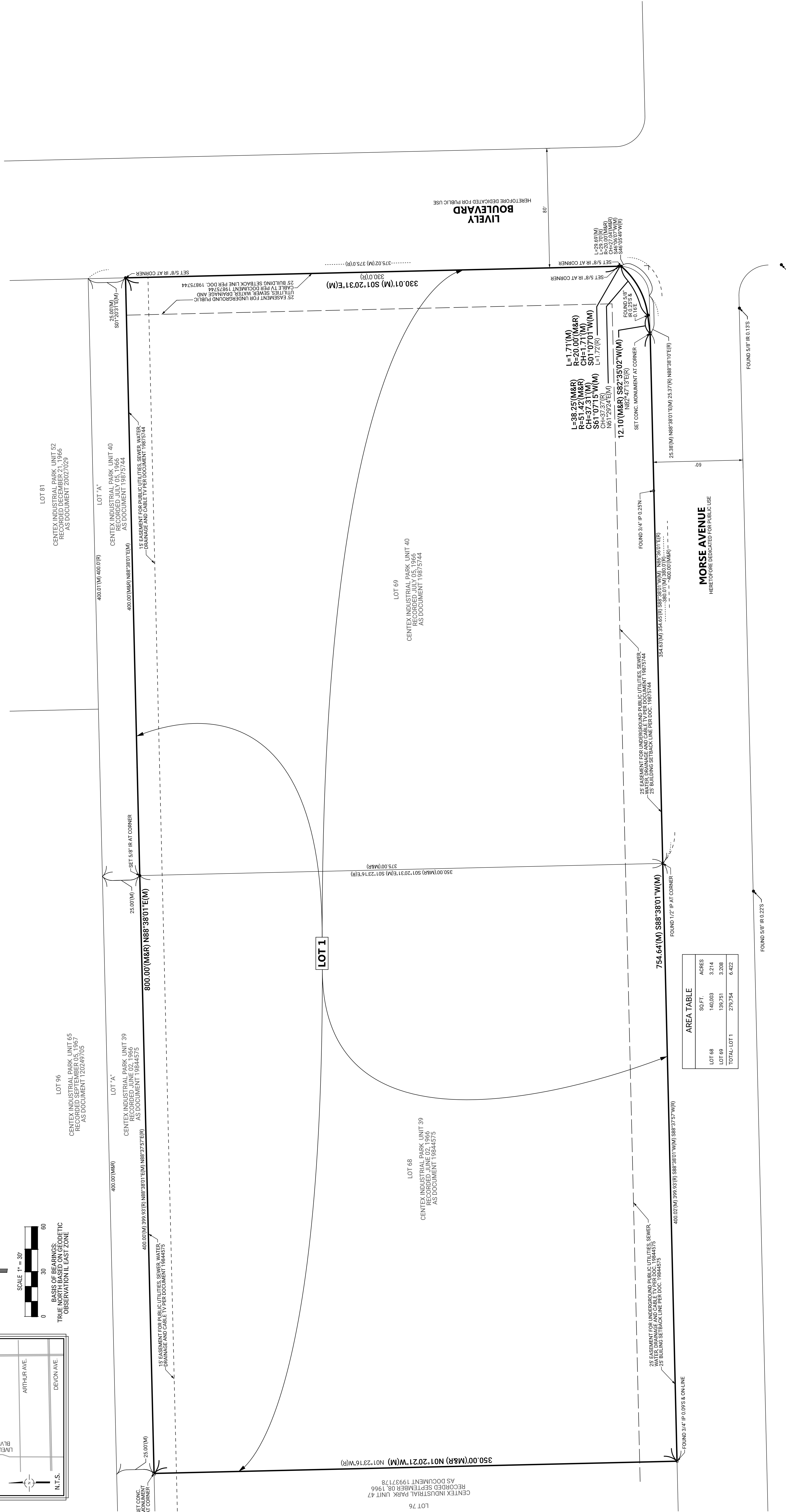


SCALE 1" = 30'
 BASIS OF BEARINGS:
 TRUE NORTH BASED ON GEODETIC
 OBSERVATION IN EAST ZONE

FINAL PLAT OF BRATT DEPOT O'HARE SUBDIVISION

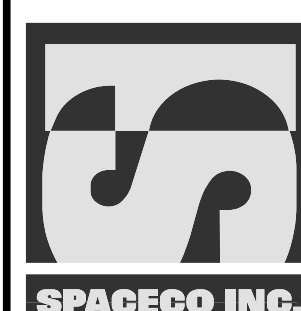
BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11,
 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS
PROPOSED & EXISTING BOUNDARY INFORMATION

PLAN: 02-008-0000
 08-34-102-031-0000
 08-34-102-032-0000



AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 68	140,003	3.214
LOT 69	139,251	3.208
TOTAL LOT 1	279,254	6.422

REVISIONS:	
09/18/2023	6.P.
01/28/2024	1.L.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-0065

AFTER RECORDING, RETURN TO:
 SPACECO INC.
 9575 W. HIGGINS RD.
 SUITE 700
 ROSEMONT, ILLINOIS 60018

PREPARED FOR:
 KLC TRUCKING
 ELK GROVE VILLAGE, ILLINOIS

X:\Projects\1737\SURVEY\1737\CONC.SUB-51.dwg, Date: 11/27/2023, User: jfjackson

DATE: 02/23/2023
 JOB NO.: 11737
 FILE NAME:
 1737CONC.SUB-01
 SHEET
 1 OF 2

FINAL PLAT OF BRATT DEPOT O'HARE SUBDIVISION

BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PLAN: 102-009-0000
08-34-102-031-0000
08-34-102-032-0000

OWNERS CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS OWNER OF THE PROPERTY DESCRIBED HEREON,
AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE
TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT (S) OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT HAVE
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING
LOTS LIE.

SCHOOL DISTRICTS:
CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 59
ARLINGTON-HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT NO. 714
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

ADDRESS:

DATED THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE _____

SIGNED: _____

PRINTED NAME AND TITLE _____

PRINTED NAME AND TITLE _____

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MORTGAGEE'S CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }

THE UNDERSIGNER, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN
MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE
DAY OF _____, A.D. 20____.

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.
DATED THIS _____ DAY OF _____, 20____.

BY _____

PRINTED NAME AND TITLE _____

ATTEST _____

MORTGAGEE'S NOTARY PUBLIC
STATE OF ILLINOIS } SS
COUNTY OF _____ }

AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MAYOR AND BOARD OF TRUSTEES CERTIFICATE
STATE OF ILLINOIS } SS
COUNTIES OF COOK AND DUPAGE
ILLINOIS

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ELK GROVE VILLAGE,
ILLINOIS.

THIS _____ DAY OF _____, 20____, A.D.

BY: _____

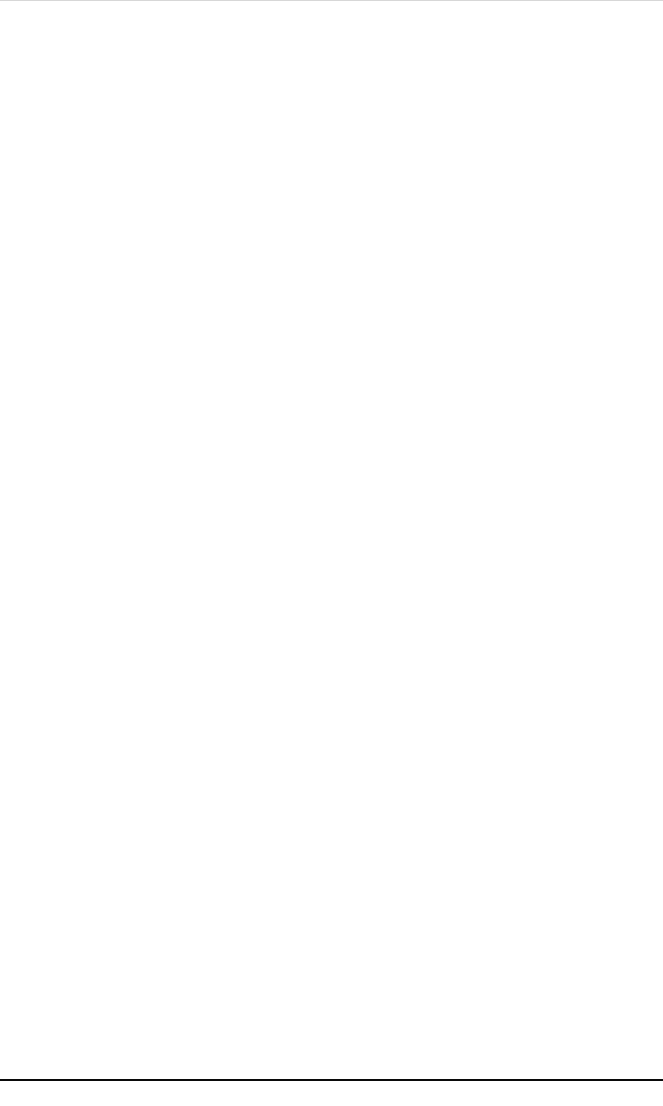
ATTEST: _____

VILLAGE CLERK _____

EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH
COMPANY AND CABLE TELEVISION FRANCHISES, IF ANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN UPON,
EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER WATER, DRAINAGE, AND CABLE TV, OR MARKED
TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE EQUIPMENT CONSISTING OF
CABLE, CABLE TV, AND OTHER NECESSARY UNDERGROUND UTILITIES, WITH THE PURPOSE OF SERVING THE
SUBDIVISION AND RESIDENTS AND OWNERS OF PROPERTY THEREIN AND ADJOINING PROPERTY WITH ELECTRIC
TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM AND REMOVE FROM TIME TO TIME SUCH TREES, BUSHES,
GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH SAID EASEMENT FOR
FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR
GROVE VILLAGE, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SEWER AND WATERMANS.

EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NICOR GAS COMPANY ITS SUCCESSORS AND
ASSIGNS IN ALL STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT AND IN,
EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER WATER, DRAINAGE, AND CABLE TV, OR
MARKED TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE EQUIPMENT CONSISTING OF
CABLE, CABLE TV, AND OTHER NECESSARY UNDERGROUND UTILITIES, WITH THE PURPOSE OF SERVING THE
SUBDIVISION AND RESIDENTS AND OWNERS OF PROPERTY THEREIN AND ADJOINING PROPERTY WITH ELECTRIC
TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM AND REMOVE FROM TIME TO TIME SUCH TREES, BUSHES,
GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH SAID EASEMENT FOR
FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR
GROVE VILLAGE, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SEWER AND WATERMANS.

COOK COUNTY CLERK'S CERTIFICATE



SURVEYOR'S DESIGNATION OF RECORDING
STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JORDAN A. LESKOWISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY
DESIGNATE _____ TO RECORD A CERTAIN
PLAT OF SUBDIVISION KNOWN AS **FINAL PLAT OF BRATT DEPOT O'HARE SUBDIVISION** WITH THE COOK COUNTY
RECORDING CLERK'S OFFICE UNDER THE DESIGNATION NUMBER **765 ILLCS 2052**.

JORDAN A. LESKOWISEK, P.L.S., No. 035-4056.
LICENSE EXPIRES: 11-30-2024

STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT JORDAN A. LESKOWISEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND
SUBMITTED THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

LOT 69 IN CENTER INDUSTRIAL PARK UNIT NUMBER 29, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

LOT 69 IN CENTER INDUSTRIAL PARK UNIT NUMBER 29, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEGINNING THEREFROM THAT PART CONVEYED TO THE VILLAGE OF
ELK GROVE VILLAGE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE ON AN ASSUMED BEARING OF NORTH 86 DEGREES 36
MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 354.45 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 86 DEGREES 36 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 69, A DISTANCE OF 354.45 FEET TO THE POINT OF BEGINNING;
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.42 FEET, THE CHORD OF SAID CURVE BEARS NORTH 61 DEGREES 29
MINUTES 24 SECONDS EAST, 37.37 FEET TO THE SOUTH EASTERLY LINE OF SAID LOT 69; THENCE SOUTH WESTERLY 29.70 FEET
ALONG THE WESTERLY LINE OF SAID LOT 69, A DISTANCE OF 27.94 FEET TO THE SOUTH LINE OF LOT 69; THENCE SOUTH 88
DEGREES 38 MINUTES 10 SECONDS WEST 48 SECONDS WEST 27.94 FEET TO THE SOUTH LINE OF LOT 69; THENCE SOUTH 88
DEGREES 38 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 25.37 FEET TO THE POINT OF
BEGINNING.

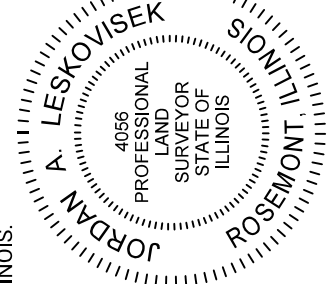
SAID PROPERTY CONTAINS 279754 SQUARE FEET OR 6.422 ACRES, MORE OR LESS.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER
17010C0101C, DATED 08/18/2023, THAT THE VILLAGE OF ELK GROVE VILLAGE IS NOT A FLOOD HAZARD AREA AS IDENTIFIED BY SAID F.I.R.M.
X - UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY SAID F.I.R.M.
MAP.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF ELK GROVE VILLAGE WHICH HAS ADOPTED A CITY COMPREHENSIVE
PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS
MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE THAT STEEL REINFORCING ROOS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS,
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS
APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL, THIS _____ DAY OF _____, 20____, IN ROSEMONT, ILLINOIS.



Jordan A. Leskowitzek
JORDAN A. LESKOWISEK, P.L.S., No. 035-4056
LICENSE EXPIRES: 11-30-2024
leskowitzek@spacecoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:
09/18/2023 G.P.
07/26/2024 J.L.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
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DATE: 02/23/2023
JOB NO.: 11737
FILE NAME:
11232CONC SUB-01
SHEET
2 OF 2

PREPARED FOR:
KLC TRUCKING
1050 MORSE
ELK GROVE VILLAGE, ILLINOIS

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 50 NORTHWEST POINT BLVD, 100 NORTHWEST POINT BLVD, 101 NORTHWEST POINT BLVD AND 150 NORTHWEST POINT BLVD, 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 50 Northwest Point Blvd, 100 Northwest Point Blvd, 101 Northwest Point Blvd and 150 Northwest Point Blvd, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Numbers 08-22-100-016-0000, 08-21-202-075-0000, 08-21-202-076-0000, 08-21-202-082-0000, and 08-21-202-083-0000, 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 50 Northwest Point Blvd, 100 Northwest Point Blvd, 101 Northwest Point Blvd and 150 Northwest Point Blvd, Elk Grove Village, Cook County, Illinois, and identified by Property Index Numbers 08-22-100-016-0000, 08-21-202-075-0000, 08-21-202-076-0000, 08-21-202-082-0000, and 08-21-202-083-0000, 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:

50 Northwest Point Boulevard

Parcel 1:

Lot 1 in the final plat of resubdivision of lot 7 in the park at Northwest Point, being a subdivision of part of the northeast 1/4 of section 21, township 41 north, range 11 east of the third principal meridian according to the plat thereof recorded September 6, 2001, as document 0010828531, in Cook County, Illinois.

Parcel 2:

Perpetual, non-exclusive easement in favor of parcel 1 noted in the declaration of covenants, easements and restrictions recorded on October 15, 2001, as document number 0010957201, as amended from time to time, made by PNWP, LLC, a Colorado limited liability company, for the following purposes on the real property as defined therein:

- (i) for vehicular and pedestrian access; ingress and egress on, over and across those portions of any private roads or drives and walkways:
- (ii) for access, ingress and egress by emergency vehicles and personnel on, over and across private roads or drives over the real property, subject to any relocation rights described herein;
- (iii) for utilities on, over and through the real property, for the use, maintenance, repair and replacement of such utilities, and each owner agrees for the benefit of each other owner to grant such utility easements;
- (iv) for vehicular parking on, over and across 213 parking spaces in the common garage and 55 spaces of surface parking on the building 50 property;
- (v) with respect to the building 50 property generally on and over the area on the site plan as the common garage to construct, use, operate, maintain, rebuild, and replace the common garage in accordance with the terms of the declaration;
- (vi) for the purpose of passing storm water drainage from the building 150 property on surface or over and through the storm drainage pipes and system now or hereafter constructed on the building 50 property and the right to enter onto the building so property to construct and replace the necessary storm drainage pipes and system to carry such water;
- (vii) to use and maintain trash dumpsters and related equipment on the building 50 property.

Parcel 3:

Perpetual, non-exclusive easement in favor of parcel 1 noted in the declaration of covenants, easements and restrictions dated December 30, 1982, recorded on February 3, 1983, as document number 26495247, as amended from time to time, by LaSalle National Bank, not personally or individually, but as trustee under trust agreement dated March 5, 1980, and known as trust no. 102000, for the following purposes on the real property as defined therein:

For ingress and egress over, under, across, in and upon the property and to provide reasonable and necessary access to common properties and for the purpose of performing the construction, installation, maintenance, or repair of such common properties.

Permanent Real Estate Index Number: 08-21-202-082-0000

Street Address: 150 Northwest Point Boulevard, Elk Grove Village, IL 60007

101 Northwest Point Boulevard:

Parcel 1:

Lot 1 in metropolitan – w.b subdivision, being a resubdivision of part of lot 1 in the park at Northwest Point, a subdivision of parts of sections 15, 16, 21 and 22 all in township 41 north, range 11 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements in favor of parcel 1 in that declaration made by LaSalle National Bank, as trustee under trust agreement dated March 5, 1980, and known as trust number 102000, and recorded February 3, 1983, as document 26495247, which declaration does not contain a revisionary or forfeiture clause. amended by first amendment dated September 30, 1987, and recorded May 9, 1988, as document no. 88197029.

Second amendment to declaration of covenants, easements, and restrictions for Northwest Point dated October 20, 1997, and recorded February 2, 1998, as document nos. 98085892 through 98085897 and rerecorded March 27, 1998, as document no. 98240101.

Third amendment to declaration of covenants, easements, and restrictions for Northwest Point dated January 1, 1998, and recorded March 27, 1998, as document no. 98240102.

Assignment and assumption of declaration of covenants, easements, and restrictions for Northwest Point dated March 26, 1998, and recorded March 27, 1998, as document no. 98240104.

Fourth amendment to declaration of covenants, easements, and restrictions for Northwest Point dated October 27, 2015, and recorded December 17, 2015, as document no. 1535119101.

Fifth amendment to declaration of covenants, easements and restrictions for Northwest Point dated October 27, 2021, and recorded January 18, 2022, as document number 2201819017.

Parcel 3:

Non-exclusive easement for ingress and egress for the benefit of parcel 1 as contained in the access easement dated august 1, 1989 and recorded September 15, 1989, as document no. 89436328, as amended by that certain amendment of access easement agreement dated April 12, 2022, and recorded august 4, 2022 as document no. 2221615032.

Permanent Real Estate Index Number: 08-22-100-016-0000

Street Address: 101 Northwest Point Boulevard, Elk Grove Village, IL 60007

100 Northwest Point Boulevard:

Parcel 1:

Lots 5 and 6 in the park at Northwest Point, being a subdivision of parts of sections 15, 16, 21 and 22 all in Township 41 north, Range 11, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for surface water drainage granted in the storm sewer line easement agreement recorded September 11, 1987, as document no. 87499186, over the following described land: lot 4 in the park at northwest point being a subdivision of parts of sections 15, 16, 21 and 22 all in township 41 north, range 11, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 08-21-202-075-0000

Street Address: 100 Northwest Point Boulevard, Elk Grove Village, Illinois 60007

Section 2: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index Numbers 08-22-100-016-0000, 08-21-202-075-0000, 08-21-202-076-0000, 08-21-202-082-0000, and 08-21-202-083-0000. 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 two (2) new data center facilities measuring over 1,000,000 in total square feet, 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 _____ 2024.

APPROVED this _____ day of _____ 2024.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Res6b-Propco,NW Point