



ADDENDUM REGULAR VILLAGE BOARD MEETING

September 10, 2019

7:00 PM

6. CONSENT AGENDA

w. Consideration of the following items:

- To remove item 6.V from the Village Board Meeting Agenda; and
- To adopt Resolution No. 55-19 authorizing the Mayor and Village Clerk to execute a Pre-Annexation and Redevelopment Agreement between the Village of Elk Grove Village and LPC EGV I, LLC of property to be annexed to the Village (Roppolo Subdivision).

(This item removes item 6.V on the agenda in order to allow consideration of an updated version of the resolution.

(A public hearing on the Pre-annexation and Redevelopment Agreement was held on September 10, 2019 at 6:45 p.m.)

- x. Consideration to adopt Ordinance No. 3627 annexing and rezoning certain territory to the Village of Elk Grove Village subject to various conditions, and granting variations of the Zoning Ordinance (LPC EGV 1 LLC).

(This item was discussed at the August 13, 2019 Village Board Meeting and currently appears under Unfinished Business.)

- y. Consideration to adopt Resolution No. 56-19 approving the Final Plat of Subdivision as LPC - Elk Grove Village One Subdivision (LPC-EGV 1 LLC).

(This item was discussed at the August 13, 2019 Village Board Meeting and currently appears under Unfinished Business.)

- z. Consideration to adopt Resolution No. 57-19 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 commonly known as Roppolo Subdivision (LPC EGV 1 Subdivision).

(Logistics Property Company, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for the property commonly known as Ropollo.

(The Applicant is proposing to build a class A 210,400 square foot industrial building with thirty two foot ceilings and thirty eight docks. The docks will be on the east side facing away from existing residential areas with truck traffic accessing the site from Landmeier Road. There will be a combination of underground detention as well as a surface detention pond for stormwater. Total project cost are estimated to be approximately \$27,409,262.00. (The property is currently located in unincorporated Cook County. The Applicant is negotiating with multiple property owners to acquire their land. Once acquired the Applicant will consolidate the properties under one tax pin number. The Applicant has already begun petitioning the Village to annex and zone the subject property through a public process.

(The applicant estimates the project will create seventy to ninety construction jobs and an estimated sixty to eighty full time jobs depending on the tenant. The building will be a speculative industrial building and construction is planned to begin in the spring of 2020.

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

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

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.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A PRE-ANNEXATION AND REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND LPC EGV 1, LLC OF PROPERTY TO BE ANNEXED TO THE VILLAGE (ROPPOLO SUBDIVISION)

WHEREAS, on September 10, 2019, a public hearing was held pursuant to Section 65 ILCS 5/11-15.1 et. seq. of the Illinois Municipal Code to consider the approval of a Pre-Annexation and Redevelopment Agreement between the Village of Elk Grove Village and LPC EGV 1, LLC of property to be annexed to the Village; and

WHEREAS, as a result of the testimony and evidence presented at said public hearing, the Mayor and Board of Trustees of the Village of Elk Grove Village find and believe it to be in the best interest of the Village that the Annexation Agreement between the Village and LPC EGV 1, LLC be approved.

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, in exercise of its home rule powers, as follows:

Section 1: That the Mayor be and is hereby authorized to sign a Pre-Annexation and Redevelopment Agreement between the Village of Elk Grove Village and LPC EGV 1, LLC which is available in the Village Clerk's Office, the Village Clerk is authorized to attest said document upon the signature of the Mayor, and the Village Manager is authorized to implement, interpret, and enforce the Pre-Annexation and Redevelopment Agreement's terms.

Section 2: 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 _____ 2019.

APPROVED this _____ day of _____ 2019.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
RESRoppoloAnnexAgree

ORDINANCE NO. _____

AN ORDINANCE ANNEXING AND REZONING CERTAIN TERRITORY TO THE VILLAGE OF ELK GROVE VILLAGE SUBJECT TO VARIOUS CONDITIONS, AND GRANTING VARIATIONS OF THE ZONING ORDINANCE (LPC EGV 1 LLC)

WHEREAS, a written petition has been filed with the Village Clerk of the Village of Elk Grove Village by LPC EGV 1 LLC, said Petition seeking annexation to the Village of Elk Grove Village of certain land and territory legally described hereinafter and seeking approval of various zoning and entitlement requests; and

WHEREAS, said territory consists of approximately 11.5 acres and consists of properties at 751-905 Roppolo Avenue, 801-906 Richard Lane and 2110 Landmeier Road; and

WHEREAS, said property is not within the corporate boundaries of any municipality; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village are desirous of annexing said property to the Village of Elk Grove Village; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village have given notice by publication in the Daily Herald on August 22, 2019, as provided by law; and

WHEREAS, any Fire Protection District, Library District, Township Road Commissioner, Township Corporate Authority or other entity or person entitled to notice to the annexation of the Territory has been given such notice as is required by law; and

WHEREAS, the affidavits of service of such notices required herein are on deposit with the Village Clerk and have been or will be recorded in the office of the Recorder of Cook County, as is required by law; 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 the annexation and rezoning of the subject property and have issued a Finding of Fact related thereto, which Finding of Fact sets forth certain recommendations and conditions relating to the development of the property; and

WHEREAS, the Developer and the Village have entered into a valid and binding Pre-Annexation Agreement (the "Annexation Agreement") with respect to the annexation of the subject property to the Village, which Annexation Agreement was considered at a Public Hearing duly called and held according to law, and which Annexation Agreement was approved by the Mayor and Board of Trustees of the Village pursuant to Resolution No. 55-19 duly passed and approved this 10th day of September, 2019 and by this reference is incorporated herein; and

WHEREAS, the Mayor and Board of Trustees find and believe it to be in the best interest of the Village that said land and territory be annexed to the Village according to the provisions of the Annexation Agreement and pursuant to the provisions of Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et seq.*) and be zoned upon annexation.

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 in exercise of its home rule powers, as follows:

Section 1: That the land and territory legally described in Exhibit A, attached hereto and by this reference incorporated herein, which land and territory is contiguous to the Village of Elk Grove Village and not within the corporate limits of any other municipality, be and the same is hereby annexed to the Village, so that said territory shall be included within the boundary limits of said Village as is by law in such case made and provided.

Section 2: That pursuant to Public Hearing and recommendation and finding of the Plan Commission of the Village, the Village does hereby zone the subject property to the I-1 Industrial District.

Section 3: That pursuant to Public Hearing and recommendation and finding of the Plan Commission, the Village hereby grants a variation of Section 7-1, Schedule of Bulk and Yard Requirement of the Zoning Ordinance to permit a maximum building height of forty-two feet (42') on the property, which abuts a residentially zoned district.

Section 4: That there is also granted a variation of Section 8-12B-1-2 of the Village code to waive the requirements for the installation of public sanitary sewer, water main, and sidewalk along the portion of Lee Lane annexed into the Village pursuant to this ordinance.

Section 5: That the Village Clerk of the Village of Elk Grove Village is directed to record a certified copy of this ordinance together with a plat of annexation of said territory, as attached hereto as Exhibit B, with the Recorder of Deeds of Cook County Illinois upon this ordinance's effective date.

Section 6: That the Village Clerk is hereby directed to file with the County Clerk and the Cook County Election Department a certified copy of this ordinance together with a plat of annexation of said territory, and to report the annexation of the territory to the proper postal service officials upon this ordinance's effective date.

Section 7: That the Village Clerk is directed to amend the official Village map in accordance with the provisions of this ordinance.

Section 8: That the Village Clerk is authorized to publish this ordinance in pamphlet form.

Section 9: That this ordinance shall be in full force and effect from and after the Village's receipt of the Notice of Annexation as set forth in Section 2-2 of the Pre-Annexation and Redevelopment Agreement between the Village and LPC EGV 1, LLC and its publication in pamphlet form according to law.

VOTE: **AYES** _____ **NAYS:** _____ **ABSENT:** _____
PASSED this _____ day of _____ 2019.
APPROVED this _____ day of _____ 2019.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

PUBLISHED this _____ day of _____ 2019 in pamphlet form.

OrdAnnexation,Roppolo

EXHIBIT A

PARCEL 1-751 ROPPOLO DRIVE, 08-26-308-001-0000 LOT 1 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 2-761 ROPPOLO DRIVE, 08-26-308-002-0000 LOT 2 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, 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 FEBRUARY 8, 1957 AS DOCUMENT NO 1722183, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 3-802 RICHARD LANE, 08-26-301-028-0000 THE WEST 360 FEET OF THE EAST 713.71 FEET OF THE NORTH 1062 FEET OF LOT 2, IN THE SUBDIVISION HEREINAFTER DESCRIBED (EXCEPTING FROM SAID TRACT THAT PART OF THE SOUTH 241 FEET THEREOF LYING EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET WIDE RUNNING FROM A POINT ON THE NORTH LINE SAID 241 FEET WHICH IS 176.09 FEET WEST OF THE EAST LINE THEREOF TO A POINT ON THE SOUTH LINE OF SAID TRACT 180.55 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; AND EXCEPTING FROM SAID TRACT THE SOUTH 118.50 FEET THEREOF; AND EXCEPTING FROM SAID TRACT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE EXTENSION EAST OF LEE LANE AS DEDICATED IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF SAID LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION HEREINAFTER DESCRIBED), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 4-804 RICHARD LANE, 08-26-301-029-0000 THE SOUTH 118.50 FEET OF THE NORTH 1062 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT TWO (2) IN THE SUBDIVISION HEREINAFTER DESCRIBED (EXCEPTING FROM SAID PART OF LOT TWO (2) THAT PART THEREOF LYING EAST OF THE CENTER LINE OF A PRIVATE ROAD, 50 FEET WIDE, RUNNING FROM A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS THE SOUTH 241 FEET OF THE NORTH 1062 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF SAID LOT TWO (2) WHICH POINT IS 176.69 FEET WEST OF THE EAST LINE OF SAID TRACT, TO A POINT ON THE SOUTH LINE OF SAID TRACT, WHICH POINT IS 180.55 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT) (2) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TOGETHER WITH

PARCEL 5-808 RICHARD LANE, 08-26-301-024-0000 THAT PART OF THE SOUTH 119

FEET OF THE NORTH 1181 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT TWO (2) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT 180.55 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 182.45 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

TOGETHER WITH

PARCEL 6-812 RICHARD LANE, 08-26-301-008-0000 THAT PART OF THE SOUTH 118.0 FEET OF THE NORTH 1,229.00 (1299.00 PER SURVEYOR) FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT 182.45 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 184.34 FEET WEST OF THE SOUTHEAST CORNER THEREOF IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 7-814 RICHARD LANE, 08-26-301-009-0000 THAT PART OF THE SOUTH 117 FEET OF THE NORTH 1416 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DRAWN FROM A POINT 184.34 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 186.21 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 8-900 RICHARD LANE, 08-26-301-011-0000 THAT PART OF THE SOUTH 117.00 FEET OF THE NORTH 1649.00 FEET OF THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, LYING WEST OF A LINE DRAWN FROM A POINT 188.07 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 189.94 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 9-906 RICHARD LANE, 08-26-301-012-0000 THAT PART OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF THAT PART LYING SOUTH OF THE NORTH 1649 FEET (EXCEPT THE NORTHERLY 10 FEET OF THE SOUTHERLY 40 FEET, AS MEASURED AT RIGHT ANGLES) OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT 189.94 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT IN THE SOUTHERLY LINE OF LOT 2, AFORESAID, WHICH IS 204.24 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND IN COOK COUNTY, ILLINOIS

TOGETHER WITH

PARCEL 10-801 RICHARD LANE, 08-26-301-013-0000 THAT PART OF THE SOUTH 121 FEET OF THE NORTH 942 FEET OF LOT 2, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH,

RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 176.69 FEET WEST OF THE NORTHEAST CORNER AND 178.63 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 11-805 RICHARD LANE, 08-26-301-014-0000 THAT PART OF THE SOUTH 120 FEET OF THE NORTH 1062 FEET OF LOT TWO (2) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 178.63 FEET WEST OF THE NORTHEAST CORNER AND 180.55 FEET WEST OF THE SOUTHWEST CORNER OF THE PREMISES DESCRIBED IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 12-809A RICHARD LANE, 08-26-301-015-0000 THAT PART OF THE SOUTH 119 FEET OF THE NORTH 1,181 FEET OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH. SAID CENTER LINE BEING 180.55 FEET WEST OF THE NORTHEAST CORNER AND 182.45 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED.

TOGETHER WITH

PARCEL 13-809B RICHARD LANE, 08-26-301-016-0000 THAT PART OF THE SOUTH 118 FEET OF THE NORTH 1299 FEET OF LOT 2, IN SUBDIVISION (HEREINAFTER DESCRIBED) LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 182.45 FEET WEST OF THE NORTHEAST CORNER AND 184.34 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 14-823 RICHARD LANE, 08-26-301-017-0000 THAT PART OF THE SOUTH 117 FEET OF THE NORTH 1416 FEET OF LOT 2 IN SUBDIVISION (HEREINAFTER DESCRIBED) LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND THE EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FOOT IN WIDTH, SAID CENTER LINE BEING 184.34 FEET WEST OF THE NORTHEAST CORNER AND 186.21 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED: IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 15-901 RICHARD LANE, 08-26-301-019-0000 THAT PART OF THE SOUTH 115.03 FEET OF THE NORTH 1647.03 FEET OF LOT 2, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD

50 FEET IN WIDTH, SAID CENTER LINE BEING 188.07 FEET WEST OF THE NORTHEAST CORNER AND 189.91 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26, AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 16-2110 LANDMEIER ROAD, 08-26-301-020-0000 THAT PART OF LOT 2 (EXCEPTING THE NORTHERLY 10 FEET OF THE SOUTHERLY 40 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT 2 CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED 96704874) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTIONS OF THE SOUTH LINE OF SAID LOT 2; BEING ALSO THE CENTER LINE OF LANDMEIER ROAD; WITH THE WEST LINE OF THE EAST 353.71 FEET OF SAID LOT; THENCE NORTH ALONG SAID LINE 261.40 FEET TO A POINT 1647.03 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 2 A DISTANCE OF 189.91 FEET TO THE CENTER LINE OF A 50 FOOT WIDE PRIVATE ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID PRIVATE ROAD 193.13 FEET TO ITS INTERSECTIONS WITH THE SOUTH LINE OF LOT 2; THENCE SOUTHEASTERLY ALONG SAID LINE 204.24 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH

PARCEL 17-818 RICHARD LANE, 08-26-301-010-0000 THAT PART OF THE SOUTH 116 FEET OF THE NORTH 1532 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2, LYING WEST OF A LINE DRAWN FROM A POINT 186.21 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 188.07 FEET WEST OF THE SOUTHEAST CORNER THEREOF IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 18-825 RICHARD LANE, 08-26-301-018-0000 THAT PART OF THE SOUTH 116 FEET OF THE NORTH 1532 FEET OF LOT 2, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 186.21 FEET WEST OF THE NORTHEAST CORNER AND 188.07 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED: IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 19-809 ROPPOLO DRIVE, 08-26-308-003-0000 LOT 3 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 8, 1957, AS DOCUMENT NO. 1722183, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 20-815 ROPPOLO DRIVE, 08-26-308-004-0000 LOT FOUR BLOCK TWO IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 8, 1957, AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 21-817 ROPPOLO DRIVE, 08-26-308-005-0000 LOT FIVE IN BLOCK TWO IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 22-851 ROPPOLO DRIVE, 08-26-308-006-0000 LOT SIX IN BLOCK TWO, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 23-905 ROPPOLO DRIVE, 08-26-308-007-0000 LOT SEVEN (7) IN BLOCK TWO (2) IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTION 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION IDENTIFIED AS
LPC – ELK GROVE VILLAGE ONE SUBDIVISION (LPC-EGV 1 LLC)**

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, in exercise of its home rule powers, as follows:

Section 1: That approval is hereby given the Plat of Subdivision identified as LPC – Elk Grove Village One Subdivision, being a subdivision of Section 26, 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 the Village's receipt of the Notice of Annexation as set forth in Section 2-2 of the Pre-Annexation and Redevelopment Agreement between the Village and LPC EGV 1, LLC.

VOTE: AYES _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2019.

APPROVED this _____ day of _____ 2019.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ResRoppoloResubdivision



8/30/2019

TO: Raymond R. Rummel, Village Manager

FROM: Josh Grodzin, Director of Business Development and Marketing

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

BACKGROUND:

Logistics Property Company, LLC (Applicant) is seeking a Cook County Class 6B property tax exemption for the property commonly known as Ropollo.

The Applicant is proposing to build a class A 210,400 square foot industrial building with thirty two foot ceilings and thirty eight docks. The docks will be on the east side facing away from existing residential areas with truck traffic accessing the site from Landmeier Road. There will be a combination of underground detention as well as a surface detention pond for stormwater. Total project cost are estimated to be approximately \$27,409,262.00.

The property is currently located in unincorporated Cook County. The Applicant is negotiating with multiple property owners to acquire their land. Once acquired the Applicant will consolidate the properties under one tax pin number. The Applicant has already begun petitioning the Village to annex and zone the subject property through a public process.

The applicant estimates project will create seventy to ninety construction jobs and an estimated sixty to eighty full time jobs depending on the tenant. The building will be a speculative industrial building and construction is planned to begin in the spring of 2020.

The Class 6B classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. The goal of Class 6B is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities. The eligibility requirements for 6B status are new construction, 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 with the Applicant completing the improvements stated in their application.

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

APPROVALS:

Josh Grodzin
Lorrie Murphy
Maggie Jablonski

Created/Initiated
Approved
Final Approval

ATTACHMENTS:

1. Resolution
2. RoppoloPacket

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 COMMONLY KNOWN AS ROPPOLO SUBDIVISION ELK GROVE VILLAGE, ILLINOIS (LPC EGV 1 SUBDIVISION)

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, LPC EGV 1, LLC (“Petitioner”) has applied for or is applying for Class 6B property status pursuant to said aforementioned Ordinance for certain real estate commonly known as the LPC EGV 1 Subdivision, in the Village of Elk Grove Village, Cook County, Illinois, as legally described and identified by those Property Index Numbers on Exhibit A attached hereto (“Subject Property”); and

WHEREAS, the Petitioner has proven to this Board that such incentive provided for in said Ordinance is necessary for development of a Class A 210,400 square feet industrial building on the Subject Property.

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 in exercise of its home rule powers, as follows:

Section 1: That the foregoing recitals are hereby incorporated into this Ordinance.

Section 2: That the request of the Petitioner to have the Subject Property be declared eligible for Class 6B status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018 is hereby granted.

Section 3: That the Village of Elk Grove Village hereby supports and consents to the Class 6B Application and the Mayor and Village Clerk are hereby authorized to sign any necessary documentation to implement this Resolution subject to the petitioner completing new

construction of a 210,400 square feet industrial building in accordance with the Approved Elevations previously submitted and as set forth in the Petitioner's application.

Section 4: That the Village Manager is authorized and directed to replace this Resolution's Exhibits with a revised legal description and Property Identification Number(s) consistent with those identified on the Village-approved, recorded plat of resubdivision for the Subject Property, commonly known as the LPC-Elk Grove Village One Subdivision.

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 _____ 2019.

APPROVED this _____ day of _____ 2019.

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk
Res6b,Roppolo

EXHIBIT A

PARCEL 1-751 ROPPOLO DRIVE, 08-26-308-001-0000 LOT 1 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 2-761 ROPPOLO DRIVE, 08-26-308-002-0000 LOT 2 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, 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 FEBRUARY 8, 1957 AS DOCUMENT NO 1722183, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 3-802 RICHARD LANE, 08-26-301-028-0000 THE WEST 360 FEET OF THE EAST 713.71 FEET OF THE NORTH 1062 FEET OF LOT 2, IN THE SUBDIVISION HEREINAFTER DESCRIBED (EXCEPTING FROM SAID TRACT THAT PART OF THE SOUTH 241 FEET THEREOF LYING EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET WIDE RUNNING FROM A POINT ON THE NORTH LINE SAID 241 FEET WHICH IS 176.09 FEET WEST OF THE EAST LINE THEREOF TO A POINT ON THE SOUTH LINE OF SAID TRACT 180.55 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; AND EXCEPTING FROM SAID TRACT THE SOUTH 118.50 FEET THEREOF; AND EXCEPTING FROM SAID TRACT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE EXTENSION EAST OF LEE LANE AS DEDICATED IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF SAID LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION HEREINAFTER DESCRIBED), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 4-804 RICHARD LANE, 08-26-301-029-0000 THE SOUTH 118.50 FEET OF THE NORTH 1062 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT TWO (2) IN THE SUBDIVISION HEREINAFTER DESCRIBED (EXCEPTING FROM SAID PART OF LOT TWO (2) THAT PART THEREOF LYING EAST OF THE CENTER LINE OF A PRIVATE ROAD, 50 FEET WIDE, RUNNING FROM A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS THE SOUTH 241 FEET OF THE NORTH 1062 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF SAID LOT TWO (2) WHICH POINT IS 176.69 FEET WEST OF THE EAST LINE OF SAID TRACT, TO A POINT ON THE SOUTH LINE OF SAID TRACT, WHICH POINT IS 180.55 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT) (2) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TOGETHER WITH

PARCEL 5-808 RICHARD LANE, 08-26-301-024-0000 THAT PART OF THE SOUTH 119 FEET OF THE NORTH 1181 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT TWO (2) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT 180.55 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 182.45 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

TOGETHER WITH

PARCEL 6-812 RICHARD LANE, 08-26-301-008-0000 THAT PART OF THE SOUTH 118.0 FEET OF THE NORTH 1,229.00 (1299.00 PER SURVEYOR) FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT 182.45 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 184.34 FEET WEST OF THE SOUTHEAST CORNER THEREOF IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 7-814 RICHARD LANE, 08-26-301-009-0000 THAT PART OF THE SOUTH 117 FEET OF THE NORTH 1416 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DRAWN FROM A POINT 184.34 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 186.21 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 8-900 RICHARD LANE, 08-26-301-011-0000 THAT PART OF THE SOUTH 117.00 FEET OF THE NORTH 1649.00 FEET OF THE WEST 360.00 FEET OF THE EAST 713.71 FEET OF LOT 2, LYING WEST OF A LINE DRAWN FROM A POINT 188.07 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 189.94 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 9-906 RICHARD LANE, 08-26-301-012-0000 THAT PART OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF THAT PART LYING SOUTH OF THE NORTH 1649 FEET (EXCEPT THE NORTHERLY 10 FEET OF THE SOUTHERLY 40 FEET, AS MEASURED AT RIGHT ANGLES) OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT 189.94 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT IN THE SOUTHERLY LINE OF LOT 2, AFORESAID, WHICH IS 204.24 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND IN COOK COUNTY, ILLINOIS

TOGETHER WITH

PARCEL 10-801 RICHARD LANE, 08-26-301-013-0000 THAT PART OF THE SOUTH 121 FEET OF THE NORTH 942 FEET OF LOT 2, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 176.69 FEET WEST OF THE NORTHEAST CORNER AND 178.63 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 11-805 RICHARD LANE, 08-26-301-014-0000 THAT PART OF THE SOUTH 120 FEET OF THE NORTH 1062 FEET OF LOT TWO (2) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 178.63 FEET WEST OF THE NORTHEAST CORNER AND 180.55 FEET WEST OF THE SOUTHWEST CORNER OF THE PREMISES DESCRIBED IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 12-809A RICHARD LANE, 08-26-301-015-0000 THAT PART OF THE SOUTH 119 FEET OF THE NORTH 1,181 FEET OF LOT 2 IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH. SAID CENTER LINE BEING 180.55 FEET WEST OF THE NORTHEAST CORNER AND 182.45 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED.

TOGETHER WITH

PARCEL 13-809B RICHARD LANE, 08-26-301-016-0000 THAT PART OF THE SOUTH 118 FEET OF THE NORTH 1299 FEET OF LOT 2, IN SUBDIVISION (HEREINAFTER DESCRIBED) LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 182.45 FEET WEST OF THE NORTHEAST CORNER AND 184.34 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED, IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 14-823 RICHARD LANE, 08-26-301-017-0000 THAT PART OF THE SOUTH 117 FEET OF THE NORTH 1416 FEET OF LOT 2 IN SUBDIVISION (HEREINAFTER DESCRIBED) LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2, AND THE EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FOOT IN WIDTH, SAID CENTER LINE BEING 184.34 FEET WEST OF THE NORTHEAST CORNER AND 186.21 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED: IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP

41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 15-901 RICHARD LANE, 08-26-301-019-0000 THAT PART OF THE SOUTH 115.03 FEET OF THE NORTH 1647.03 FEET OF LOT 2, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 188.07 FEET WEST OF THE NORTHEAST CORNER AND 189.91 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26, AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 16-2110 LANDMEIER ROAD, 08-26-301-020-0000 THAT PART OF LOT 2 (EXCEPTING THE NORTHERLY 10 FEET OF THE SOUTHERLY 40 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT 2 CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED 96704874) IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTIONS OF THE SOUTH LINE OF SAID LOT 2; BEING ALSO THE CENTER LINE OF LANDMEIER ROAD; WITH THE WEST LINE OF THE EAST 353.71 FEET OF SAID LOT; THENCE NORTH ALONG SAID LINE 261.40 FEET TO A POINT 1647.03 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 2 A DISTANCE OF 189.91 FEET TO THE CENTER LINE OF A 50 FOOT WIDE PRIVATE ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID PRIVATE ROAD 193.13 FEET TO ITS INTERSECTIONS WITH THE SOUTH LINE OF LOT 2; THENCE SOUTHEASTERLY ALONG SAID LINE 204.24 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH

PARCEL 17-818 RICHARD LANE, 08-26-301-010-0000 THAT PART OF THE SOUTH 116 FEET OF THE NORTH 1532 FEET OF THE WEST 360 FEET OF THE EAST 713.71 FEET OF LOT 2, LYING WEST OF A LINE DRAWN FROM A POINT 186.21 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL TO A POINT 188.07 FEET WEST OF THE SOUTHEAST CORNER THEREOF IN SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 18-825 RICHARD LANE, 08-26-301-018-0000 THAT PART OF THE SOUTH 116 FEET OF THE NORTH 1532 FEET OF LOT 2, LYING WEST OF THE EAST 353.71 FEET OF SAID LOT 2 AND EAST OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET IN WIDTH, SAID CENTER LINE BEING 186.21 FEET WEST OF THE NORTHEAST CORNER AND 188.07 FEET WEST OF THE SOUTHEAST CORNER OF THE PREMISES DESCRIBED: IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 19-809 ROPPOLO DRIVE, 08-26-308-003-0000 LOT 3 IN BLOCK 2 IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 8, 1957, AS DOCUMENT NO. 1722183, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 20-815 ROPPOLO DRIVE, 08-26-308-004-0000 LOT FOUR BLOCK TWO IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 8, 1957, AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 21-817 ROPPOLO DRIVE, 08-26-308-005-0000 LOT FIVE IN BLOCK TWO IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 22-851 ROPPOLO DRIVE, 08-26-308-006-0000 LOT SIX IN BLOCK TWO, IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF), IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

TOGETHER WITH

PARCEL 23-905 ROPPOLO DRIVE, 08-26-308-007-0000 LOT SEVEN (7) IN BLOCK TWO (2) IN ROPPOLO'S LANDMEIER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 713.71 FEET THEREOF) IN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER, BEING A PART OF SECTION 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1957 AS DOCUMENT NUMBER 1722183.

Logistics Property Co. – Planned New Construction

751 Roppolo Ave, Elk Grove Village, IL 60007
809 Roppolo Ave, Elk Grove Village, IL 60007
817 Roppolo Ave, Elk Grove Village, IL 60007
905 Roppolo Ave, Elk Grove Village, IL 60007
802 Richard Ln, Elk Grove Village, IL 60007
805 Richard Ln, Elk Grove Village, IL 60007
809A Richard Ln, Elk Grove Village, IL 60007
812 Richard Ln, Elk Grove Village, IL 60007
818 Richard Ln, Elk Grove Village, IL 60007
825 Richard Ln, Elk Grove Village, IL 60007
901 Richard Ln, Elk Grove Village, IL 60007
2110 Landmeier Rd, Elk Grove Village, IL 60007
761 Roppolo Ave, Elk Grove Village, IL 60007
815 Roppolo Ave, Elk Grove Village, IL 60007
851 Roppolo Ave, Elk Grove Village, IL 60007
801 Richard Ln, Elk Grove Village, IL 60007
804 Richard Ln, Elk Grove Village, IL 60007
808 Richard Ln, Elk Grove Village, IL 60007
809B Richard Ln, Elk Grove Village, IL 60007
814 Richard Ln, Elk Grove Village, IL 60007
823 Richard Ln, Elk Grove Village, IL 60007
900 Richard Ln, Elk Grove Village, IL 60007
906 Richard Ln, Elk Grove Village, IL 60007

Logistics Property Company, LLC (“LPC”) intends to construct a brand new 210,400 sq. ft. Class A industrial building on the subject properties. The 11.5-acre site currently consists of 22 occupied, single-family residences and one vacant lot (collectively, the “Subject Property”) in unincorporated Cook County. As soon as the land is acquired, LPC would pursue all necessary permitting and demolition of the homes. Construction is currently projected to begin in Spring 2020.

As is shown in the tax comparison spreadsheet (Exhibit A), the estimated taxes starting in 2021 on a per square foot basis without a 6B tax incentive are approaching \$8.00 (\$1.6 million). Taxes at that level would be detrimental to the development and make it challenging to attract tenants. With a 6B in place, taxes are much more palatable and allow for LPC to be competitive with attracting potential users. Given the Subject Property is located in unincorporated Cook County, Elk Grove Village does not currently receive any tax revenue. The proposed development, which would result in the site being annexed into Elk Grove Village, will provide the Community with a significant boost in tax revenue.

Within 60 days of annexation LPC will have consolidated the parcels into a single pin number. At that time ownership will execute the Petition for Cook County Class 6B.

Village’s Master Plan

The Subject Property’s current residential zoning classification is inconsistent with area zoning designations and neighboring development trends. It is surrounded by industrial uses. The Subject Property is located in Sub-Area 6 of the Village’s 2011 Industrial / Commercial Revitalization Master Plan (“Plan”). The Plan recommends that the Subject Property be zoned I-1 upon annexation to “facilitate a mixture of flexible office and industrial uses.” The plan states that the Subject Property should be primarily used by light industrial, distribution, service or flex businesses. The proposed development constitutes a significant investment in the area that will help the Village realize the community vision set forth in the plan.

Industrial use will promote a consistent, efficient land use pattern that complies with the Plan's future land use recommendations. Clustering industrial uses together creates positive synergies and allows the Village to appropriately tailor infrastructure needs for industrial scale uses. A state-of-the-art, Class A industrial building is the highest and best use of the site and will provide clear benefits to the public and surrounding business owners.

Projected Total Costs

In total, Applicant, projects it will spend \$27,409,262 to complete all aspects of this project:

ITEM	COST
Land and Hard Costs	\$10,728,972
Hard Costs	\$12,766,270
Soft Costs	\$2,844,593
Financing Costs	\$1,069,427
TOTAL:	\$27,409,262*

* Please note that all proposed budgets are merely projections at this time as final construction budgets have not been issued.

Construction Schedule and Jobs

LPC expects redevelopment of the site to commence in Spring 2020 and targets a December 2020 completion date. LPC estimates that the redevelopment will create approximately 40-50 full time jobs (to be filled by the end of 2021) and 40 construction jobs.

Retail Sales

Until the tenants are identified LPC is unable to project the level of sales tax this project would generate for the Elk Grove Village community. Based on the proposed uses, it is unlikely that any significant sales taxes would be generated at this site. Regardless, the proposed use of the site would be a significant improvement from the current use of the subject property and provide a large boost to real estate tax revenues, given it is currently located in unincorporated Cook County.

We look forward to continuing this exciting project.

Sincerely,



Aaron Martell

Exhibit A

VILLAGE OF ELK GROVE VILLAGE - FISCAL IMPACT ANALYSIS - 2110 LANDMEIER

New Building without 6B						
Tax Year	Estimated Market Value	Estimated Tax Rate	2019 Multiplier	New Bldg Size	Estimated Tax With Existing New Building	Per SF
2021	\$23,690,242	9.424%	2.9109	210,400	\$1,624,696	\$7.72
2022	\$23,690,242	9.424%	2.9109	210,400	\$1,624,696	\$7.72
2023	\$23,690,242	9.424%	2.9109	210,400	\$1,624,696	\$7.72
2024	\$26,059,266	9.424%	2.9109	210,400	\$1,787,165	\$8.49
2025	\$26,059,267	9.424%	2.9109	210,400	\$1,787,165	\$8.49
2026	\$26,059,267	9.424%	2.9109	210,400	\$1,787,165	\$8.49
2027	\$28,665,193	9.424%	2.9109	210,400	\$1,965,882	\$9.34
2028	\$28,665,193	9.424%	2.9109	210,400	\$1,965,882	\$9.34
2029	\$28,665,193	9.424%	2.9109	210,400	\$1,965,882	\$9.34
2030	\$31,531,713	9.424%	2.9109	210,400	\$2,162,470	\$10.28
2031	\$31,531,713	9.424%	2.9109	210,400	\$2,162,470	\$10.28

\$18,833,474

2021 - 2031 Estimated Market Value = This total is based upon estimated land and construction costs.

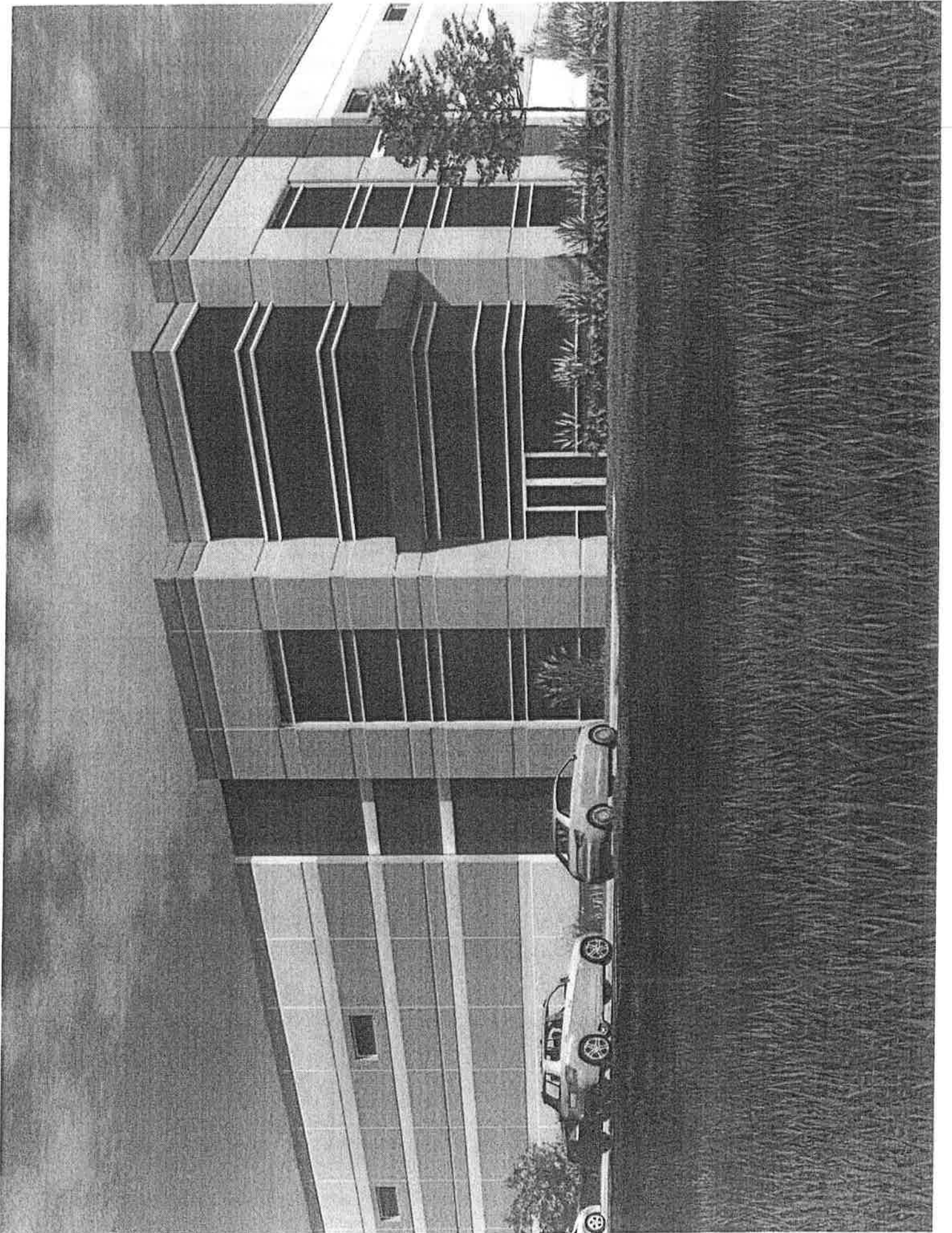
It shows market value increasing by 10% during each re-assessment year.

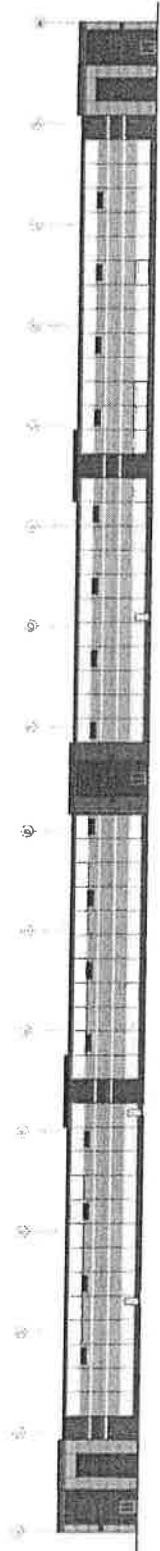
Estimated Tax Rate = Based on the 2018 tax rate.

Estimated Multiplier = Based on the 2019 multiplier.

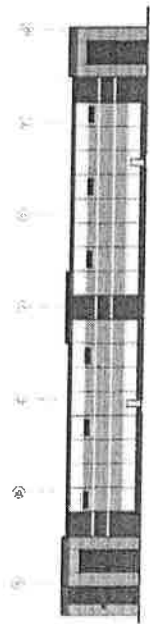
Please note this is a speculative estimation and should be treated as such.

This analysis does not take fluctuations in tax rates, multipliers or other changes in tax condition into account.

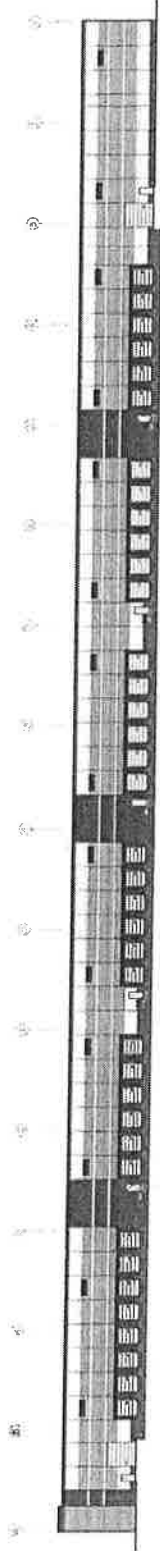




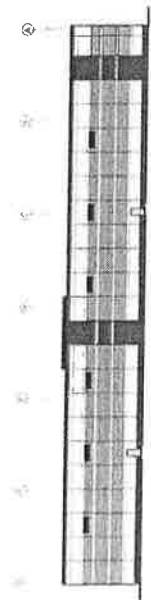
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Elk Grove Village Class 6B Property Tax Terms and Agreement

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

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

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

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

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


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

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

Attest:

Lorrie Murphy, Village Clerk

Logistics Property Company

Signed: 
Name: Aaron S Martell
Title: EVP
Date: August 30, 2019



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

Attachment A

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

- Construct a 210,400 square foot class A industrial building.