
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**RESOLUTION
NUMBER 2016-031**

**A RESOLUTION FOR APPROVAL OF RENEWAL OF CLASS 6(B)
REAL ESTATE TAX INCENTIVE ABATEMENT FOR PROPERTY
LOCATED AT 2850 WEST 139TH STREET, CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS.**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	TOM HAWLEY
2nd Ward	LETICIA VIEYRA
3rd Ward	NANCY RITA
4th Ward	CANDACE CARR
5th Ward	JANICE OSTLING
6th Ward	DEXTER JOHNSON
7th Ward	NANCY THOMPSON

**GEORGE POULOS
FRED BILOTTO
KEVIN DONAHUE
ALECIA SLATTERY
KENNETH PITTMAN
JAIRO FRAUSTO
JAMES JOHANSON**

Aldermen

RESOLUTION NO. 2016-031

A RESOLUTION FOR APPROVAL OF RENEWAL OF CLASS 6(B) REAL ESTATE TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 2850 WEST 139TH STREET, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS

Whereas, the City of Blue Island desires to promote the development and retention of industry in the City of Blue Island; and

Whereas, SBS Building, LLC and Pumping Solutions, Inc. shall file with the office of the Assessor of Cook County, an application to renew the Class 6(b) classification under the Cook County Real Property Assessment Classification Ordinance, adopted by the Cook County Board of Commissioners on December 6, 1994, as amended; and

Whereas, the address of this property is 2850 West 139th Street, Blue Island, Illinois, and the permanent real estate number of this property is 28-01-111-067; and

Whereas, the original resolution which approved the Class 6(b) classification for this property was Resolution No. 06-302 passed by the City of Blue Island on October 24, 2006; and

Whereas, as part of the approval and incentive resolution, the City would recommend commitments for hiring preference of City residents through but not limited to job fairs, early interviews, etc.; and

NOW AND THEREFORE, BE IT RESOLVED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION ONE:

The City Council has determined that the use of the property is necessary and beneficial to the local economy of the City of Blue Island, Cook County, Illinois, and the City Council supports and consents to the renewal of the Class 6(b) status for said property.

SECTION TWO:

The above finding of necessity and benefit to the local economy and support and consent for Class 6(b) renewal shall relate to the property legally identified by the address and PIN listed herein and contained in the attached Exhibit A.

SECTION THREE:

This resolution shall be in full force and effect upon its passage and approval as required by law.

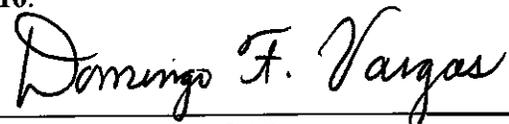
SECTION FOUR:

The City Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.

ADOPTED this 27th day of September, 2016, pursuant to a roll call vote as follows:

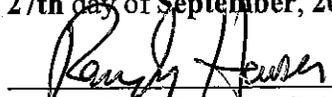
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto			X		
Alderman Rita			X		
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson	X				
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson			X		
Mayor Vargas					
TOTAL	9		5		

APPROVED by the Mayor on September 27, 2016.



DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
 27th day of September, 2016.



RANDY HEUSER
CITY CLERK



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueland.org

PLANNING & BUILDING DEPARTMENT - STAFF REPORT

DATE: AUGUST 29, 2016
PROPOSED: PUMPING SOLUTIONS 6B TAX INCENTIVE RENEWAL

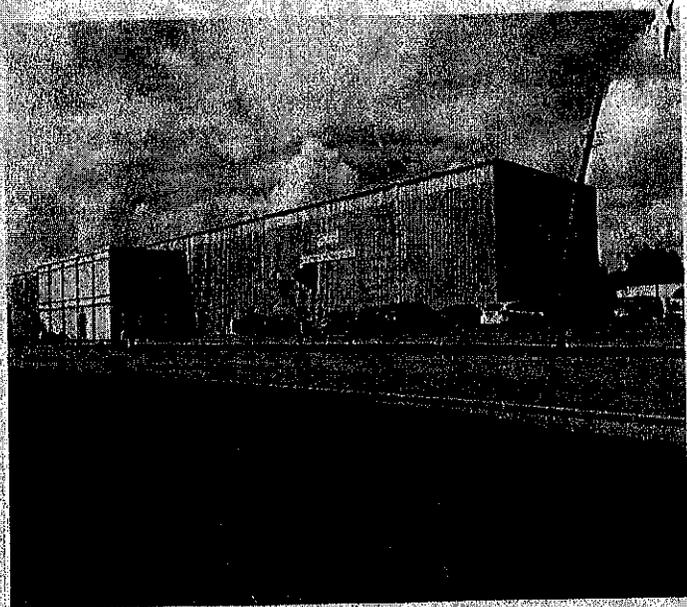
Applicant: Pumping Solutions

Owner: SBS Building, LLC/Scott Champlain

Location: 2850 W. 139th Street

Current Use: Manufacture and Distribution

Use Area: 22,000 SF building; 73,800 SF site



Introduction

Pumping Solutions is requesting the City of Blue Island's support of a Class 6B Property Tax Incentive Renewal with Cook County. The property was purchased in 2006 as an abandoned commercial property, qualifying for their initial 6(b) Incentive request.

Discussion

Pumping Solutions is a company specializing in engineering, manufacture and distribution of pump seals and ancillary equipment serving a multitude of industries. They also serve as a repair center for pumps and related equipment.

The company has increased its investment in the City by purchasing adjacent properties since their initial acquisition in 2006. They have made over \$108,000 in improvements to both the interior and exterior of the property. Among the improvements are a newly paved and fenced in lot, new outside lighting for the lot, new roof, freshly painted and carpeted offices and new energy efficient lighting in the warehouse.

Pumping Solutions employs 45 full time and 4 part time positions. Currently there are 32 full time, 4 of which are Blue Island residents, and 4 part time employees at this site with plans to add 7 staff members (5 office positions, 2 machinists) in the next two years. An additional 13 full time employees are staffed at another Blue Island property located at 13800 S. California. That property was vacant at the time of purchase, in 2014, and also qualified for the 6(b) Incentive.

Conclusion

The proposed renewal would continue to be based on the lower assessment rate (10%) applied to the property, allowing the taxes to remain at existing levels for ten years. Benefits to the City are a continued boost to the local economy as well as other indirect sources of revenue generated by income tax and utility tax.

As part of the approval and incentive resolution, the City would recommend commitments for hiring preference of City residents (job fairs, early interviews, etc.).

Attachments

- Memo – Kane McKenna and Associates, Inc.
- Cook County Assessor Class 6B Eligibility Application

EXHIBIT A

Title to the property is held in the name of SBS Building, LLC, an Illinois limited liability company whose sole member is Scott Champlin. Champlin is the majority and principal shareholder of Pumping Solutions, Inc. The entire property is leased by SBS Building, LLC to Pumping Solutions, Inc.

The square footage of the property is approximately 73,800 square feet. The building contains about 22,000 rentable square feet.

The property is legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER AT A POINT THAT IS 611.60 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°12'05" EAST, ALONG SAID SOUTH LINE, 84.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 1°47'55" WEST, AT A RIGHT ANGLE TO SAID SOUTH LINE, 12.00 FEET; THENCE NORTHWESTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET AND A 42.43 FOOT CHORD BEARING NORTH 46°47'55" WEST, AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY WITH A LINE PERPENDICULAR TO SAID SOUTH LINE; THENCE NORTH 1°47'56" WEST, ALONG SAID PERPENDICULAR LINE, 197.66 FEET TO THE NORTH LINE OF THE SOUTH 179.88 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 88°13'05" EAST 316.69 FEET TO A POINT AT THE INTERSECTION OF THE WEST LINE OF THE EAST 240.00 FEET OF SAID NORTHWEST QUARTER WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LAND DEEDED TO 13840 CALIFORNIA, BLUE ISLAND, L.L.C. BY QUIT CLAIM DEED RECORDED OCTOBER 17, 2007, AS DOCUMENT NUMBER 0729046187; THENCE NORTH 87°54'26" EAST, ALONG SAID EXTENSION AND SOUTH LINE, 200.00 FEET TO THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 2°05'19" EAST, ALONG SAID WEST LINE, 180.59 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°12'05" WEST, ALONG SAID SOUTH LINE, 487.60 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.



MEMO

TO: Mark Miller

FROM: Robert Rychlicki
Kane, McKenna and Associates, Inc.

DATE: August 23, 2016

RE: Review of Proposed Renewal of Class 6b Application – Pumping Solutions, Inc.

The City of Blue Island (the "City") has requested Kane, McKenna and Associates, Inc. ("KMA") to review materials submitted by the following applicant regarding a renewal of the Cook County Class 6b incentive classification: Pumping Solutions, Inc., located at 2850 West 139th Street, located at PIN 28-01-111-067.

Under the current Cook County Class 6b program, assessment levels would be reduced from 25% to 10% for 10 years with a step up to 15% in year 11, 20% in year 12 and returns to full 25% in year 13. The applicant currently has obtained Class 6b property incentives for existing property and requests the extension of the initial extension.

The property is currently assessed at the 10% assessment level.

The project site consists of an approximately 73,800 s.f. site that includes an existing industrial building of 22,000 s.f.

Current 2015 taxes are \$30,105 based on the Class 6 assessment. The proposed Class 6b renewal would be based on the lower assessment rate (10%) applied to the property and the taxes would continue to remain at existing levels.

The property is currently used for the engineering, manufacture and distribution of pumps and pump seals and ancillary equipment serving the chemical ethanol and biodiesel, mining, oil and gas, food beverage, pharmaceutical, power generation, pulp and paper, steel and wastewater industries. Pumping Solutions is also the repair center for pumps and related equipment.

The company has increased its investment in the City and purchased adjacent properties, as well as undertaking renovation while at the 2850 West 139th Street site.



MEMO
Page Two
August 23, 2016

There are 45 employees at the site with plans for 5 new office positions and 2 additional shop positions over the next 2 years.

Recommendations

The application, if approved, would result in the following benefits to the City:

- a) Retained jobs and increased job creation.
- b) Continued occupancy of an existing industrial structure with potential for expansion.

We would recommend that as part of the City's approval of the incentive resolution, the City seek to obtain:

- a) Negotiate commitments for hiring preference for City residents (job fairs, early interviews, etc.).

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B/8
RENEWAL APPLICATION

Control Number

62067

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: Pumping Solutions, Inc. Telephone: (708) 272-1819
Address: 2850 West 139th Street
City, State: Blue Island, Illinois Zip Code: 60406
Email Address: md@pumps96.com

Agent/Representative (if any)

Name: Scott L. David Telephone: (312) 521-2404
Address: c/o Much Shellst, P.C., 191 N. Wacker Drive, Suite 1800
City, State: Chicago, Illinois Zip Code: 60606
Email Address: sdavid@muchshellst.com

II. Description of Subject Property

Street address: 2850 West 139th Street
City, State: Blue Island, Illinois Zip Code: 60406
Permanent Real Estate Index Number (s): 28-01-111-067-0000

Township: Bremen

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage. See Exhibit "A" attached hereto.

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. See Exhibit "B" attached hereto.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/8 designation

- New Construction
- Substantial Rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
- Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: 32 Part-time: 4

In Cook County: Full-time: 45 Part-time: 4

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

Scott Champlin, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature

5/13/14

Date

Scott Champlin

Print Name

President of Pumping Solutions, Inc.
Title and manager of SBS Building LLC

Revised November 4, 2014

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Scott Champlin as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:
 Class 6b Class 8 (Industrial property) Class 9
3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), 62067
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):
 Applicant is currently paying a living wage to its employees, as defined in the Ordinance.
OR
 Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Scott Champlin
Agent's Signature

Scott Champlin, President
Agent's Name & Title

2850 West 139th St., Blue Island, IL 60406
Agent's Mailing Address

708-272-1819
Agent's Telephone Number

Pumping Solutions, Inc.
Applicant's Name

2850 West 139th St., Blue Island, IL 60406
Applicant's Mailing Address

md@pumps96.com
Applicant's e-mail address

Subscribed and sworn before me this 13th day of May, 2016.

Mary L. Dewitt
Signature of Notary Public

1/30/15



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, RANDY HEUSER, DO HEREBY CERTIFY that I am the duly elected City Clerk of the City of Blue Island, Illinois and as such City Clerk of the City of Blue Island, Illinois, I am the keeper of the minutes and records of the proceedings of the City Council of said City and have in my custody the Resolutions and books of the records of said City.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of that certain RESOLUTION: **A RESOLUTION FOR APPROVAL OF RENEWAL OF CLASS6(B) REAL ESTATE TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 2850 WEST 129TH STREET, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

RESOLUTION NO. 2016 – 031 Which was adopted at a regular meeting of the City Council of the City of Blue Island **9** Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and his name and vote recorded in the minutes of the Proceedings of said City Council; that it appears from such recorded that **9** Aldermen Aye, **0** Aldermen Abstain, **5** Aldermen Absent and **0** Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **27th** day of **September, 2016.**

I DO FURTHER CERTIFY that the original Resolution of which the foregoing is a true copy is entrusted in my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, the **27th** day of **September, 2016.**

CORPORATE SEAL

City Clerk