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

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**RESOLUTION  
NUMBER 2016-030**

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**A RESOLUTION FOR APPROVAL OF CLASS 6(B) REAL ESTATE  
TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT  
13800 S. CALIFORNIA AVENUE, CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS.**

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**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. 2016-030**

**A RESOLUTION FOR APPROVAL OF CLASS 6(B) REAL ESTATE TAX INCENTIVE  
ABATEMENT FOR PROPERTY LOCATED AT 13800 S. CALIFORNIA AVENUE,  
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 for 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 13800 S. California Avenue, Blue Island, Illinois, and the permanent real estate number of this property is 28-01-111-071-0000; 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) tax incentive abatement 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.

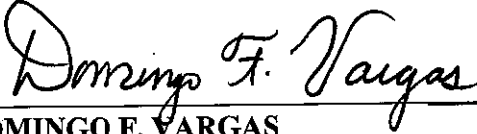
**SECTION FOUR:**

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

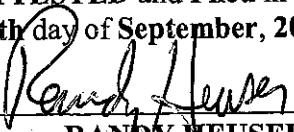
ADOPTED this 27th day of September, 2016, pursuant to a roll call vote as follows:

	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.

  
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 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.

  
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 RANDY HEUSER  
 CITY CLERK



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

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**PLANNING & BUILDING DEPARTMENT - STAFF REPORT**

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**DATE:** SEPTEMBER 7, 2016

**PROPOSED:** PUMPING SOLUTIONS 6B TAX INCENTIVE

**APPLICANT:** PUMPING SOLUTIONS

**Owner:** SBS Building, LLC/Scott Champlain

**Location:** 13800 S. California

**Current Use:** Manufacture and Distribution

**Use Area:** 6,000 SF building; 22,000 SF site

**Introduction**

Pumping Solutions is requesting the City of Blue Island's support of a Class 6B Property Tax Incentive amendment with Cook County. The property was purchased in 2014 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 location at 13800 S. California serves as a warehouse for their inventory as well as shipping and receiving. There are plans at this location for renovation which will double the size of the building. Proposed new construction is a 30 ft. X 85 ft. addition, attached to the existing structure, increasing the size to 6000 sq. ft. The newly constructed addition will be accessed from the existing building by connecting overhead doors to facilitate movement of goods, materials and personnel. The structure will be in the form of a lean-to metal building. The roof and walls will be insulated as per the building code. The flooring will be 6" reinforced concrete capable of carrying loads up to 40,000 lbs. The addition will be suitably lit, climate controlled and fitted with an automatic sprinkler system. Total costs of renovation are estimated to be \$161,000.

Pumping Solutions employs 45 full time and 4 part time positions at two Blue Island locations. Currently there are 32 full time, 4 of which are Blue Island residents, and 4 part time employees at 2850 W. 139<sup>th</sup> St. 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 13800 S. California, with plans to create 5 new employment positions within the next few years.

**Conclusion**

The proposed amendment would continue to be based on the lower assessment rate (10%) currently applied to the property, allowing the taxes to remain at existing levels for ten years, retroactive to the initial 2014 6(b) incentive approval. 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 incentive resolution and approval, 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





## MEMO

**TO:** Mark Miller

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

**DATE:** September 12, 2016

**RE:** Review of Proposed Update of Class 6b Application -- Pumping Solutions, Inc.

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The City of Blue Island (the "City") has requested Kane, McKenna and Associates, Inc. ("KMA") to review materials submitted by the following applicant regarding additional work related to the Cook County Class 6b incentive classification: Pumping Solutions, Inc., located at 13800 South California Avenue, located at PIN 28-01-111-071.

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 is undertaking additional new construction at the site. The property initially received a Class 6b approval in 2014 due to the vacant building on the site.

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

The project site consists of an approximately 6,000 s.f. building and will include a 2,550 s.f. addition to the building. Total costs are estimated at \$161,000.

Current 2015 taxes are \$7,060 based on the Class 6 assessment. The proposed addition would be based on the lower assessment rate (10%) applied to the improvements.

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, as well as undertaking renovation while at the adjacent 2850 West 139<sup>th</sup> Street site.



MEMO  
Page Two  
September 12, 2016

There are 45 employees at the two sites 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 expansion to the building.

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: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 6B**  
**ELIGIBILITY APPLICATION**

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation (except drawings and surveys) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: PUMPNG SOLUTIONS INC Telephone: (708) 272 1800  
Address: 2850 139<sup>TH</sup> STREET  
City: BLUE ISLAND State: IL Zip Code: 60406

**Contact Person (if different than the Applicant)**

Name: MARK KUMAR Telephone: (708) 272 1855  
Address: 2850 139<sup>TH</sup> STREET  
City: BLUE ISLAND State: IL Zip Code: 60406  
Email: MK@pumpng.com

**Property Description (per PIN)**

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 13800 CALIFORNIA AVE, BLUE ISLAND, IL 60406  
Permanent Real Estate Index Number: 28-01-111-071-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: BLUE ISLAND State: IL Zip Code: 60406  
Township: BREMEN Existing Class: B-6B

Attach legal description, site dimensions and square footage and building dimensions and square footage.

**Identification of Person Having an Interest in the Property**

Attach a 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.

**Industrial Use**

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A)
- Substantial Rehabilitation (Read and Complete Section A)  
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance (Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance (Read and Complete Section C)
- Occupation of Abandoned Property - (TEERM Supplemental Application) (Read and Complete Section C)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): 11 | 1 | 16

Estimated date of construction completion: 11 | 30 | 16

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation* ✓
2. Current Plat of Survey for subject property ✓
3. 1<sup>st</sup> floor plan or schematic drawings ✓
4. Building permits, wrecking permits and occupancy permits (including date of issuance)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 4

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 45 Part-time: 4

How many new permanent full-time jobs will be created as a result of this proposed development?

5

How many new permanent full-time jobs will be created as a result of this proposed development?

\_\_\_\_\_

**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) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this 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

9/2/14  
Date

MARK KUMAR  
Print Name

VP - BUS. DEVT  
Title



# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

MARK KUMAR 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. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., 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 R. Champlin  
Agent's Signature Name

Scott R. Champlin, President  
Agent's Name & Title

2050 West 139th Street Blue Island IL 60406  
Agent's Mailing Address

708 272-1819  
Agent's Telephone Number

[Signature]  
Applicant's Name Signature

Pumping Solutions, Inc 2050 West 139th Street Blue Island FL 60406  
Applicant's Mailing Address

mde.pump96.com  
Applicant's e-mail address

Subscribed and sworn before me this 2nd day of September, 20 2016

Mary L. Dewitt  
Signature of Notary Public



**EXHIBIT A**  
(Please type or Print)

**PIN(s)**

28-01-111-071-0000

**Common Address**

13800 CALIFORNIA AVE  
BLUE ISLAND, IL 60406  
TOWNSHIP - BREMEN



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 13800 S. CALIFORNIA AVENUE, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

**RESOLUTION NO. 2016 – 030** 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

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City Clerk