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

**RESOLUTION
NUMBER 2017-010**

**A RESOLUTION FOR APPROVAL OF OF CLASS 6(B)
REAL ESTATE TAX INCENTIVE ABATEMENT FOR
PROPERTY LOCATED AT 13611 THORNTON ROAD,
CITY OF BLUE ISLAND, COOK, COUNTY, ILLINOIS**

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

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOFFO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

RESOLUTION NO. 2017-010

**A RESOLUTION FOR APPROVAL OF OF CLASS 6(B) REAL ESTATE TAX
INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 13611 THORNTON
ROAD, 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, Addek, LLC (M & M Pallet) shall file with the office of the Assessor of Cook County, an application for a 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 13611 Thornton Road, Blue Island, Illinois, and the permanent real estate number of this property is 29-06-105-012-0000; 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 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) status 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 14th day of February, 2017, 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 February 14, 2017.

Domingo F. Vargas

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

ATTESTED and Filed in my office this
14th day of February, 2017.

Randy Heuser

RANDY HEUSER
CITY CLERK



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

PLANNING & BUILDING DEPARTMENT - STAFF REPORT

DATE: DECEMBER 27, 2016

PROPOSED: REQUEST FOR 6B TAX INCENTIVE

Applicant: Addek, LLC (M & M Pallet)

Owner: Rodrigo Munoz

Location: 13611 Thornton Road

Zoning: I-1 Limited Industry

Current Use: Vacant

Proposed Use: Warehouse for manufacture, distribution, storage of goods and materials.

Past Use: Manufacturing

Use Area: 70,000 SF building; 109,691 SF site

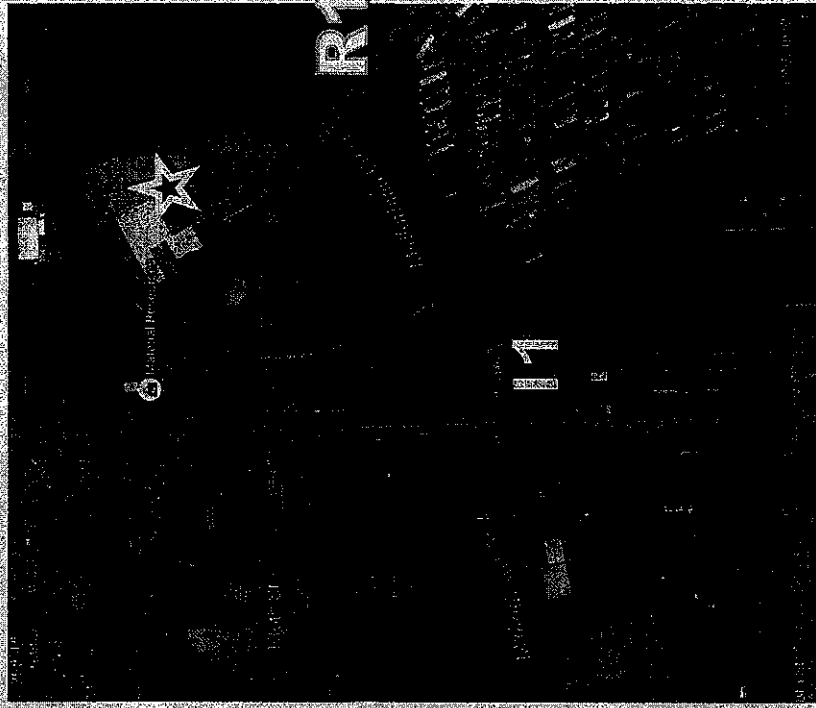
Introduction

Addek, LLC (M & M Pallet, Inc.) is requesting the City of Blue Island's support for a request of a Class 6B Property Tax Incentive with Cook County.

Discussion

M & M Pallet, Inc. is a family owned business with over 30 years of experience in the pallet business. They have been operating in Blue Island since 2006. They currently have 1 part time and 17 full-time employees. The company is planning to relocate their operation from 2810 Vermont Street to 13611 Thornton Road. The goal is to expand current business and increase employment while maintaining a good relationship with the City of Blue Island and surrounding residents.

M & M Pallet, Inc. is a minority owned pallet company registered with the Illinois Secretary of State as a reseller of wooden pallets. 100 % of the business operation is the manufacturing and remanufacturing of new and used pallets. All working operations would take place inside the building, while the outside would be used for employee parking and parking for work vehicles. A portion of one side and the back of the building would be used for outside storage.



The property at 13611 Thornton Road's former use as a manufacturing facility makes it highly suitable for M & M Pallet, Inc. The site has room to park 106 vehicles. There are 4 loading docks. Any trash dumpsters or bins located outside the building would be required to be screened in compliance with Section 163.11 of the Blue Island Code.

Conclusion

Current taxes are \$53,606 based on the Class 5 assessment and a vacancy appeal. Taxes at full occupancy (2014) were \$111,118. With the Class 6B it is estimated taxes could be approximately \$45,000 to \$50,000 based on occupancy. M & M Pallet, Inc. would then occupy a property that is currently non-performing, reinvest in their business at a manageable rate and have the opportunity to expand employment within the company. Other benefits to the City are a 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.). The City also requires adhering to conditions of approval (attached).

Attachments

- Conditions of Approval
- Memo-Kane McKenna and Associates, Inc.
- Cook County Assessor Class 6b Eligibility Application
- M & M Pallets, Inc. Synopsis

CONDITION OF 6B RECOMMENDATION

National Fire Protection Association (NFPA) 1 U.F.C 31 Forest Products

- 31.3.3.3.6** Fire Department access roads shall be spaced so that a grid system of not more than 50 ft. x 150 ft. is produced.
- 31.3.3.7.1** The stacking limits shall be designated with boundary posts having signs that indicate stacking limits.
- 31.3.3.4.1.1** Open yard stacking shall be located with not less than 15 ft. clear space to buildings.
- 31.3.3.4.1.2** Boundary posts with signs designating stacking limits shall be provided to designate the clear space to non-sprinklered buildings in which hazardous manufacturing or other operations take place.

International Property Maintenance Code (IPMC)

302.13 Outdoor storage areas

Business Zoning Districts: All storage, with the exception of "limited" display of merchandise, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than eight (8) feet in height or by densely planted vegetation so designed and planted as to be 75 percent opaque when viewed horizontally between two (2) feet and eight (8) feet above ground level.

**Kane, McKenna
and Associates, Inc.**

150 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

T 312. 444. 1702
F 312. 444. 9052

MEMO



TO: Mark Miller
FROM: Robert Rychlicki
Kane, McKenna and Associates, Inc.
RE: Review of Proposed Class 6b Application – M & M Pallet
DATE: February 2, 2017

The City of Blue Island (the “City”) has requested Kane, McKenna and Associates, Inc. (“KMA”) to review materials submitted by the following applicant regarding the Cook County Class 6b incentive classification: Addek, LLC (M&M Pallet), located at 13611 Thornton Road, located on PINs 29-06-105-010; 29-06-105-012.

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 previous tenant vacated in late 2014.

The property is assessed at the 25% assessment level.

The project site consists of an approximately 70,000 s.f. building on a 107,691 s.f. site.

Current 2015 taxes are \$53,606 based on the Class 5 assessment and a vacancy appeal. Taxes at full occupancy (2014) were \$111,118. With the Class 6b it is estimated taxes could be approximately \$45,000 to \$50,000 (based on occupancy).

M & M Pallet has been in operation in the City since 2006, located at 2801 Vermont Street, with 17 full time employees and one part time employee. The move to 13611 Thornton allows them to expand operations and remain in the City. The company resells wooden pallets – including new (manufactured) and restoration of existing pallets.

MEMO
Page Two
February 2, 2017



Recommendations

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

- a) Retained jobs and potential for 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:

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 60610
PHONE: 312.443.7550 FAX: 312.603.6551
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: Addex LLC Telephone: (708) 692 2899
Address: 840 Campbell Ave
City: Chicago Heights State: IL Zip Code: 60401

Contact Person (if different than the Applicant)

Name: _____ Telephone: (_____)
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____

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) 13611 Thornton Rd Blue Island, IL 60410
Permanent Real Estate Index Number: 29-06-105-012-0000
(2) _____
Permanent Real Estate Index Number: 29-06-105-010-0000
(3) _____
Permanent Real Estate Index Number: _____

City: Blue Island State: IL Zip Code: 60406
Township: Thornton Existing Class: S-93

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

See attached

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. See attached

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. See attached

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): _____

Estimated date of construction completion: _____

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. 1st 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)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES NO

When and by whom was the subject property last occupied prior to the purchase for value?

Robertson Controls

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____

Date of Purchase: _____

Name of purchaser: Adde K LLC

Name of seller: Robertson Worldwide

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value? _____

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____

Date of purchase: _____

Name of purchaser: Addek LLC

Name of seller: Robertson Worldwide

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

Robertson Controls left in
December 2014

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

No applications will be taken after November 30, 2018.

I N/A applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

Agent's Signature _____ Agent's Name & Title _____

Agent's Mailing Address _____ Agent's Telephone Number _____

Applicant's Name _____ Applicant's Mailing Address _____

Applicant's e-mail address _____

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public _____

EMPLOYMENT OPPORTUNITIES

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

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

Full-time: 17 Part-time: 1

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

8-10

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

8-10

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.

Hector Monoz
Signature

11/30/16
Date

Hector Monoz
Print Name

Title

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Hector Monoz 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.

Hector Monoz
Agent's Signature

Hector Monoz, Vice President
Agent's Name & Title

840 Campbell Ave Chgo Ill 60611
Agent's Mailing Address

(708) 692-2899
Agent's Telephone Number

Addek LLC
Applicant's Name

840 Campbell Ave Chgo Ill 60611
Applicant's Mailing Address

addekllc@gmail.com
Applicant's e-mail address

Subscribed and sworn before me this 30th day of November, 2015

Mary J. Dominguez
Signature of Notary Public





840 Campbell Ave.
Chicago Heights, IL 60411
708.692.2899
addekllc@gmail.com

Subject Location: 13611 Thornton Rd. Blue Island, IL 60411

Occupant Information:

M and M Pallet Inc.
2810 Vermont St.
Blue Island, IL 60406
708.272.4447
info@mandmpallet.com

Intended Use Description

With business permit granted, M and M Pallet Inc. would occupy and operate business at the subject location.

M and M Pallet Inc. is a pallet company registered with the Illinois Secretary of State as a reseller of wooden pallets. 100% of the business operation is the manufacturing and re-manufacturing of new and used pallets. All working operations would take place inside the building, while the outside would be used for parking space for employees and parking space for semi-trucks and trailers. A portion of both back of building and right side of building would be used for outside storage.

The goal and plan is to have M and M Pallet Inc. occupy the building to expand their business operation generating more employment and more business opportunities to suppliers and other small businesses that provide services to pallet companies like M and M Pallet.

Occupant/Owners List

Property Description: 13611 Thornton Rd Blue Island, IL 60406

Occupant: M and M Pallet Inc. Current address- 2810 Vermont St. Blue Island, IL

Owers:

ADDEK LLC

LLC Members:

- **Rodrigo Munoz-** 501 Lowe Ave Chicago Heights, IL 60411
- **Hector Munoz-** 840 Campbell Ave. Chicago Heights, IL 60411

It is the goal and plan of the Occupant and the building owners to occupy the property to expand current business generating more employment and put their bit to support the economy. Furthermore, to maintain a clean and enjoyable environment and a good relationship with the City of Blue Island and its residents.

Call Us at 708-272-4447

Home Services Contact Us Find out more

Professionalism and Commitment

M AND M PALLET INC. is family-owned, operating in Blue Island, IL, serving Illinois and surrounding states. Since we opened our doors in 2006, we've treated every customer like they were a part of our family. We've enjoyed building relationships with our customers and suppliers based on trust, loyalty and respect.

M AND M PALLET INC's founders have over 30 years of experience in the Pallet Industry.

Our team is fully trained to build and deliver any type and size pallet.
 Staff members are available to meet with you to help you choose the best pallet option, or to help you design a custom size pallet.

100% customer satisfaction is our daily goal; making sure every client is happy and completely satisfied with our service.

Please fill the required fields

Website Designed by m_and_m_pallet_inc.1314709790952 © 2016 at Homestead™ Make a Website and List Your Business