

NORTHBROOK PUBLIC LIBRARY VIRTUAL BOARD MEETING

June 18, 2020 | 7:30 p.m.

Register to attend the meeting:

https://webinar.ringcentral.com/webinar/register/WN_yww2XYW-Toqim7Q1P9Q7Jg

After registering, you will immediately receive a confirmation email
containing joining information

Regular Monthly Meeting Agenda

- 1 Call Regular Meeting to Order – Mr. Carlos Früm
- 2 Board of Trustees Roll Call – Ms. Jennifer McGee
- 3 Consent Agenda – Mr. Carlos Früm
 - 3.1 Approval of the Agenda
 - 3.2 Regular Session Minutes – May 21, 2020
 - 3.3 Cash Balances & Income Statement May 2020
 - 3.4 Approve Bills and Charges from May 2020
- 4 Public Comments
 - 4.1 Virtual Summer Reading- Kelly Durov
- 5 Staff Reports – Ms. Kate Hall
- 6 Unfinished Business
 - 6.1 Construction Projects Update
 - 1..1 Boiler Ventilation
 - 2..1 Exterior Façade
 - 3..1 Study Rooms & Penthouse Renovation
 - 6.2 Reopening Plan Update
- 7 New Business
 - 7.1 Adjusting Board Meeting Time in July & August
 - 7.2 Jinny Beauty Supply Co., Inc. 6B Tax Request
- 8 Agenda Building
- 9 Adjourn

FINAL VOTE OR ACTION MAY BE TAKEN AT THE MEETING ON ANY AGENDA ITEM SUBJECT MATTER LISTED ABOVE, UNLESS THE AGENDA LINE ITEM SPECIFICALLY STATES OTHERWISE.

The Northbrook Public Library is subject to the Requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings of the Board and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of these meetings or the facilities are requested to contact Brodie Austin at 847-272-7074 promptly to allow the Northbrook Public Library to make reasonable accommodations for those persons. Hearing impaired individuals may establish TDD contact by calling 847-272-7074.

May 2020 Financial Summary

May is the start the new fiscal year – I want to highlight that the budget is allocated evenly throughout the year while actual expenditures are recorded as paid.

Total General Fund revenues collected to date is \$3,855,725.73, budget differences include:

- 51.78% of property taxes have been collected
- Due to COVID 19 and a change in policy, we have not collected Fines or Fees in May

Total General Fund expenditures are \$623,410.40, budget differences include:

- CCS Shared Costs are paid quarterly
- Unemployment / Workers Compensation represents is 10 months of expense
- Staff Development expenditures represent prepayments for conferences n FY21 – most have been cancelled due to COVID 19 and we are waiting for reimbursements
- Photocopy costs for coin tower and papercut are annual charges
- Software costs are annual charges
- General Insurance is 10 months of expense
- Telephone represents 6 months of Ring Central expense
- Professional Services is 2 months of OSG expense was booked in May
- Utilities is showing a negative balance due an accrual being booked for water usage – the invoice was received in June

**NORTHBROOK PUBLIC LIBRARY
CASH BALANCES
5/31/2020**

		Beginning Balance	Cash Receipts	Expenditures	Ending Balance
<u>Operating</u>					
	General	7,990,280.14	42,424.07	805,004.24	7,227,699.97
	Restricted	238,154.19	229.95	1,712.26	236,671.88
	IMRF	702,950.03	2,335.49	34,271.32	671,014.20
	Fica	218,728.53	1,377.47	24,016.44	196,089.56
	Total Operating	<u>\$ 9,147,271.68</u>	<u>\$ 46,366.98</u>	<u>\$ 865,004.26</u>	<u>\$ 8,331,475.61</u>
<u>Capital Improvement</u>		\$ 6,323,538.48	\$ 2,549.82	\$ 370,788.89	\$ 5,955,299.41
<u>Debt Service</u>		\$ 5,590.31	\$ 239,870.24	\$ 207,143.76	\$ 38,316.79

Cash Detail	Operating	Capital Improvement	Debt Service
NB&T - Checking	250,745.28	(65,609.97)	38,111.54
PayPal	3,360.24	-	-
GSB - Money Market	225,807.24	-	-
Fifth Third - Checking/Money Market	7,846,573.63	6,017,399.89	-
US Bancorp	658.81	510.97	-
IMET	3,535.41	2,998.52	205.25
Petty Cash	795.00	-	-
Total	<u><u>\$ 8,331,475.61</u></u>	<u><u>\$5,955,299.41</u></u>	<u><u>\$ 38,316.79</u></u>

NB&T = Northbrook Bank & Trust

GSB = Glenview State Bank

IMET = Illinois Metropolitan Investment Fund

USB = US Bancorp

In May 2020, Northbrook Bank and Trust notified the Library that the Variable CD option that was offered was being sunsetted. The Accounts were closed and funds were rolled into the checking account for the Capital Improvement Fund and the Debt Service Fund.

Northbrook Public Library
Income Statement
5/31/2020

	PY Month	CY Month	PY YTD	CY YTD	CY Budget	100%
Revenues						
Undesignated Revenue						
Property Tax Levy	\$3,847,024.74	\$3,852,055.40	\$3,847,024.74	\$3,852,055.40	\$7,439,188.00	51.78%
Replacement Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0.00%
Impact Fees	\$248.40	\$0.00	\$248.40	\$0.00	\$0.00	0.00%
Fines & Fees	\$4,812.96	\$0.00	\$4,812.96	\$0.00	\$37,500.00	0.00%
Interest Income	\$16,327.07	\$3,561.53	\$16,327.07	\$3,561.53	\$50,000.00	7.12%
Other Income	\$50.20	\$108.80	\$50.20	\$108.80	\$100,000.00	0.11%
Total Undesignated Revenue	\$3,868,463.37	\$3,855,725.73	\$3,868,463.37	\$3,855,725.73	\$7,726,688.00	49.90%
Designated Revenue						
Gifts & Other Designated Income	\$2,691.12	\$197.26	\$2,691.12	\$197.26	\$100,000.00	0.20%
Designated Interest Income	\$14.80	\$11.98	\$14.80	\$11.98	\$0.00	0.00%
Total Designated Revenue	\$2,705.92	\$209.24	\$2,705.92	\$209.24	\$100,000.00	0.21%
Total Revenues	\$3,871,169.29	\$3,855,934.97	\$3,871,169.29	\$3,855,934.97	\$7,826,688.00	
Expenses						
Undesignated Expenses						
Materials & Services						
Materials	\$53,237.98	\$71,022.93	\$53,237.98	\$71,022.93	\$923,000.00	7.69%
Books	\$45,445.33	\$66,444.34	\$45,445.33	\$66,444.34	\$0.00	0.00%
Audio Visual	\$4,553.56	\$1,297.35	\$4,553.56	\$1,297.35	\$0.00	0.00%
Videos/DVDs	\$3,239.09	\$3,281.24	\$3,239.09	\$3,281.24	\$0.00	0.00%
Programs	\$21,652.07	\$3,277.19	\$21,652.07	\$3,277.19	\$119,000.00	2.75%
OCLC	\$1,958.14	\$1,452.23	\$1,958.14	\$1,452.23	\$21,000.00	6.92%
CCS Shared Costs	\$6,326.90	\$13,577.75	\$6,326.90	\$13,577.75	\$82,000.00	16.56%
Total Materials & Services	\$83,175.09	\$89,330.10	\$83,175.09	\$89,330.10	\$1,145,000.00	7.80%
Human Resources						
General Salaries and Wages	\$303,274.08	\$310,240.00	\$303,274.08	\$310,240.00	\$3,928,756.00	7.90%
Maintenance Salaries & Wages	\$13,156.02	\$14,255.10	\$13,156.02	\$14,255.10	\$179,744.00	7.93%
Group Insurance	\$41,556.97	\$51,436.39	\$41,556.97	\$51,436.39	\$630,000.00	8.16%
Unemployment/Worker's Comp	\$15,047.75	\$15,649.62	\$15,047.75	\$15,649.62	\$27,000.00	57.96%
Staff Development	\$15,938.37	\$12,713.32	\$15,938.37	\$12,713.32	\$98,000.00	12.97%
Total Human Resources	\$388,973.19	\$404,294.43	\$388,973.19	\$404,294.43	\$4,863,500.00	8.31%

Northbrook Public Library
Income Statement
5/31/2020

	PY Month	CY Month	PY YTD	CY YTD	CY Budget	100%
Operating Costs						
Photocopy	\$10,933.08	\$10,218.96	\$10,933.08	\$10,218.96	\$35,000.00	29.20%
Office & Library Supplies	\$3,186.97	\$3,852.00	\$3,186.97	\$3,852.00	\$70,000.00	5.50%
Software	\$18,575.48	\$13,240.63	\$18,575.48	\$13,240.63	\$95,000.00	13.94%
Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	0.00%
General Insurance	\$44,773.88	\$46,138.02	\$44,773.88	\$46,138.02	\$59,000.00	78.20%
Telephone/Internet	\$2,616.41	\$13,294.59	\$2,616.41	\$13,294.59	\$36,000.00	36.93%
Professional Services	\$19,616.67	\$34,433.34	\$19,616.67	\$34,433.34	\$265,000.00	12.99%
Furniture, Equipment	\$3,423.48	\$3,688.37	\$3,423.48	\$3,688.37	\$100,000.00	3.69%
Equipment Rental & Maintenance	\$3,166.00	\$0.00	\$3,166.00	\$0.00	\$20,000.00	0.00%
Community Relations	\$1,245.63	(\$858.00)	\$1,245.63	(\$858.00)	\$48,000.00	(1.79%)
Total Operating Costs	\$107,537.60	\$124,007.91	\$107,537.60	\$124,007.91	\$748,000.00	16.58%
Maintenance						
Vehicle Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0.00%
Janitorial Supplies	\$1,860.77	\$1,171.15	\$1,860.77	\$1,171.15	\$45,000.00	2.60%
Utilities	(\$786.58)	(\$3,054.30)	(\$786.58)	(\$3,054.30)	\$53,000.00	(5.76%)
Building Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	0.00%
Contracted Services	\$16,754.92	\$6,940.36	\$16,754.92	\$6,940.36	\$135,000.00	5.14%
Total Maintenance	\$17,829.11	\$5,057.21	\$17,829.11	\$5,057.21	\$266,000.00	1.90%
Other Expenses						
Contingency & Misc Exp	\$553.76	\$8.49	\$553.76	\$8.49	\$100,000.00	0.01%
Board Development	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	0.00%
Total Other Expenses	\$553.76	\$8.49	\$553.76	\$8.49	\$103,500.00	0.01%
Total Undesignated Expenses	\$598,068.75	\$622,698.14	\$598,068.75	\$622,698.14	\$7,126,000.00	8.74%
Designated Expenses						
Miscellaneous Designated Expenses	\$5,645.49	\$0.00	\$5,645.49	\$0.00	\$0.00	0.00%
Designated Materials Expense	\$355.93	\$562.26	\$355.93	\$562.26	\$0.00	0.00%
Designated Program Expense	\$1,845.00	\$150.00	\$1,845.00	\$150.00	\$0.00	0.00%
Total Designated Expenses	\$7,846.42	\$712.26	\$7,846.42	\$712.26	\$0.00	0.00%
Total Expenses	\$605,915.17	\$623,410.40	\$605,915.17	\$623,410.40	\$7,126,000.00	8.75%
NET SURPLUS/(DEFICIT)	\$3,265,254.12	\$3,232,524.57	\$3,265,254.12	\$3,232,524.57	\$700,688.00	

Northbrook Public Library

Income Statement

5/31/2020

	PY Month	CY Month	PY YTD	CY YTD	CY Budget	100%
02 - IMRF/FICA Fund						
Revenues						
Undesignated Revenue						
Property Tax Levy-IMRF	\$252,044.67	\$253,724.89	\$252,044.67	\$253,724.89	\$490,000.00	51.78%
Property Tax Levy FICA	\$144,025.53	\$149,645.91	\$144,025.53	\$149,645.91	\$289,000.00	51.78%
Interest Income IMRF	\$5.51	\$0.15	\$5.51	\$0.15	\$1,500.00	0.01%
Interest Income FICA	\$3.15	\$0.27	\$3.15	\$0.27	\$1,500.00	0.02%
Total Undesignated Revenue	\$396,078.86	\$403,371.22	\$396,078.86	\$403,371.22	\$782,000.00	51.58%
Total Revenues	\$396,078.86	\$403,371.22	\$396,078.86	\$403,371.22	\$782,000.00	
Expenses						
Undesignated Expenses						
Human Resources						
Employer IMRF	\$26,932.60	\$34,271.32	\$26,932.60	\$34,271.32	\$400,000.00	8.57%
Employer FICA	\$23,417.51	\$24,016.44	\$23,417.51	\$24,016.44	\$289,000.00	8.31%
Total Human Resources	\$50,350.11	\$58,287.76	\$50,350.11	\$58,287.76	\$689,000.00	8.46%
Total Undesignated Expenses	\$50,350.11	\$58,287.76	\$50,350.11	\$58,287.76	\$689,000.00	8.46%
Total Expenses	\$50,350.11	\$58,287.76	\$50,350.11	\$58,287.76	\$689,000.00	8.46%
NET SURPLUS/(DEFICIT)	\$345,728.75	\$345,083.46	\$345,728.75	\$345,083.46	\$93,000.00	

Northbrook Public Library

Income Statement

5/31/2020

	PY Month	CY Month	PY YTD	CY YTD	CY Budget	100%
03 - Capital Improvements Fund						
Revenues						
Undesignated Revenue						
Interest Income	\$891.42	\$2,531.41	\$891.42	\$2,531.41	\$25,000.00	10.13%
Total Undesignated Revenue	\$891.42	\$2,531.41	\$891.42	\$2,531.41	\$25,000.00	0.00%
Total Revenues	\$891.42	\$2,531.41	\$891.42	\$2,531.41	\$25,000.00	
Expenses						
Undesignated Expenses						
Capital Projects & Bond Expenses						
Renovation/Repair	\$72,214.48	\$243,347.67	\$72,214.48	\$243,347.67	\$2,837,178.00	8.58%
Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	0.00%
Furniture & Equipment	\$49,551.08	\$0.00	\$49,551.08	\$0.00	\$250,000.00	0.00%
Total Capital & Bond Expenses	\$121,765.56	\$243,347.67	\$121,765.56	\$243,347.67	\$3,337,178.00	7.29%
Total Undesignated Expenses	\$121,765.56	\$243,347.67	\$121,765.56	\$243,347.67	\$3,337,178.00	7.29%
Total Expenses	\$121,765.56	\$243,347.67	\$121,765.56	\$243,347.67	\$3,337,178.00	7.29%
NET SURPLUS/(DEFICIT)	(\$120,874.14)	(\$240,816.26)	(\$120,874.14)	(\$240,816.26)	(\$3,312,178.00)	

Northbrook Public Library

Income Statement

5/31/2020

	PY Month	CY Month	PY YTD	CY YTD	CY Budget	100%
05 - Debt Service Fund						
Revenues						
Undesignated Revenue						
Property Tax Levy	\$271,798.80	\$273,130.18	\$271,798.80	\$273,130.18	\$527,476.00	51.78%
Interest Income	\$6.27	(\$0.23)	\$6.27	(\$0.23)	\$500.00	(0.05%)
Total Undesignated Revenue	\$271,805.07	\$273,129.95	\$271,805.07	\$273,129.95	\$527,976.00	7.29%
Total Revenues	\$271,805.07	\$273,129.95	\$271,805.07	\$273,129.95	\$527,976.00	
Expenses						
Undesignated Expenses						
Capital Projects & Bond Expenses						
Interest Payments	\$134,716.32	\$207,143.76	\$134,716.32	\$207,143.76	\$264,945.00	78.18%
Principal Payments					\$262,531.00	0.00%
Total Capital & Bond Expenses	\$134,716.32	\$207,143.76	\$134,716.32	\$207,143.76	\$527,476.00	39.27%
Total Undesignated Expenses	\$134,716.32	\$207,143.76	\$134,716.32	\$207,143.76	\$527,476.00	39.27%
Transfers & Other Financing Uses						
Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Total Transfers & Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	
Total Expenses	\$134,716.32	\$207,143.76	\$134,716.32	\$207,143.76	\$527,976.00	39.23%
NET SURPLUS/(DEFICIT)	\$137,088.75	\$65,986.19	\$137,088.75	\$65,986.19	\$0.00	

Northbrook Public Library
Bills, Charges and Transfers for Board of Trustee Approval
Month of May 20

Operating Funds

Library Claims List	\$	182,023.59
Librarian's Claims List	\$	11,924.01
Payroll	\$	311,586.22
Fica/IMRF	\$	56,337.94
ACH to IPBC	\$	63,262.23
Transfer to CIF	\$	239,870.24
Total Operating Funds	\$	865,004.23

Capital Improvement Fund

Claims List	\$	370,788.89
	\$	370,788.89

Debt Service Fund

2012 A Interest Payment	\$	680.29
2012 B Interest Payment	\$	685.00
2013 B Interest Payment	\$	129,900.00
2019 Interest Payment	\$	75,878.47
Total Debt Service Funds	\$	207,143.76

Grand Total Library

\$	1,442,936.88
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Northbrook Public Library
Bank Register Report
Northbrook Bank & Trust General Checking

Transaction Number	Transaction Date	Reference	Payments	Description
24149	4/24/2020	VOID - Systems Technology Group	(\$1,995.00)	VOID
24159	5/20/2020	Accurate Office Supply Co.	\$1,074.60	monthly payment supplies
24160	5/20/2020	Comcast	\$770.00	semi annual payment telephone
24161	5/20/2020	First Bankcard	\$4,648.97	monthly payment credit card
24162	5/20/2020	Kanopy LLC	\$6,120.00	annual payment materials
24163	5/20/2020	Midwest Tape	\$26,400.00	annual payment materials
24164	5/20/2020	Promos 911, Inc.	\$847.20	annual payment community relations
24165	5/20/2020	Ann Torralba	\$900.00	monthly payment programming
24166	5/27/2020	Accurate Office Supply Co.	\$829.64	monthly payment supplies
24167	5/27/2020	Baker & Taylor	\$6,270.59	monthly payment materials
24168	5/27/2020	Best Quality Cleaning	\$3,002.36	monthly payment buidling cleaning
24169	5/27/2020	CenterPoint Energy Services, Inc.	\$3,502.21	monthly payment utilities
24170	5/27/2020	Colley Elevator Co.	\$5,672.00	annual payment contracted services
24171	5/27/2020	Cooperative Computer Service	\$1,000.00	one time payment OCLC
24172	5/27/2020	Discovery Benefits, Inc.	\$2,448.98	monthly payment flexible spending, dedendant care and commuter benefit
24173	5/27/2020	Gale/Cengage Learning Inc.	\$785.30	monthly payment materials
24174	5/27/2020	Garvey's Office Products	\$4,392.00	one time payment equipment
24175	5/27/2020	Getty Images (US), Inc.	\$1,080.00	annual payment software
24176	5/27/2020	HR Source	\$1,340.00	annual payment membership
24177	5/27/2020	Midwest Tape	\$4,085.98	monthly payment materials
24178	5/27/2020	Morningstar, Inc.	\$7,112.00	annual payment materials
24179	5/27/2020	Naxos of America Inc.	\$1,025.00	annual payment materials
24180	5/27/2020	Northbrook Friends of the Arts	\$1,000.00	reimbursement for programming cancelled due to COVID 19
24181	5/27/2020	Northbrook Hardware	\$844.96	monthly payment janitorial
24182	5/27/2020	Outsource Solutions Group, Inc.	\$17,706.67	monthly payment professional services
24183	5/27/2020	Overdrive	\$51,999.42	monthly payment materials
24184	5/27/2020	Proquest	\$968.03	annual payment materials
24185	5/27/2020	Reaching Across Illinois Library System	\$8,389.70	annual payment materials
24186	5/27/2020	RELX Inc. DBA LexisNexis	\$5,729.08	annual payment materials
24187	5/27/2020	Scholastic Library Publishing	\$3,495.00	annual payment materials
24188	5/27/2020	Terryberry	\$1,211.95	annual payment staff development
24189	5/27/2020	The Library Store	\$3,688.37	one time payment furniture
24190	5/27/2020	Thomson Reuters -West Payment Ctr.	\$629.76	monthly payment materials
24191	5/27/2020	Tumbleweed Press Inc.	\$3,600.00	annual payment materials
24192	5/27/2020	Xerox Corporation	\$1,448.82	one time payment photocopy

\$182,023.59

Northbrook Public Library
Bank Register Report
Northbrook Bank & Trust Librarian Checking

Transaction Number	Transaction Date	Reference	Payments
49830	12/19/2020	VOID - The Horn Book, Inc	(\$72.00)
49989	2/18/2020	VOID - Helen Lazzaro	(\$200.00)
50025	2/29/2020	VOID - Sabina Fazlic	(\$100.00)
50027	2/29/2020	VOID - Mark Gelfeld	(\$200.00)
50097	3/20/2020	VOID - Philip Collins	(\$241.49)
50172	5/27/2020	Advanced Disposal	\$200.00
50173	5/27/2020	American Library Association	\$482.00
50174	5/27/2020	American Library Association - Training	\$274.50
50175	5/27/2020	ASI Signage Innovations	\$317.50
50176	5/27/2020	Baker & Taylor Entertainment	\$22.18
50177	5/27/2020	Bayscan Technologies	\$380.00
50178	5/27/2020	BMI	\$144.00
50179	5/27/2020	CallOne	\$313.59
50180	5/27/2020	CCH Incorporated	\$263.92
50181	5/27/2020	Center Point Publishing	\$46.74
50182	5/27/2020	CFRA	\$130.00
50183	5/27/2020	Chicago Food Swap	\$150.00
50184	5/27/2020	Chicago Tribune	\$325.00
50185	5/27/2020	Philip Collins	\$241.49
50186	5/27/2020	Consumers' Checkbook	\$450.00
50187	5/27/2020	Discovery Benefits - Simplify	\$109.50
50188	5/27/2020	EBSCO Information Services	\$5.50
50189	5/27/2020	ECO Promotional Products, Inc.	\$232.33
50190	5/27/2020	Elite Document Solutions, LLC	\$599.90
50191	5/27/2020	Sabina Fazlic	\$100.00
50192	5/27/2020	Freeman Pictures, Inc.	\$100.00
50193	5/27/2020	Georgie V's	\$150.00
50194	5/27/2020	Lani Gerszonivicz	\$150.00
50195	5/27/2020	GovConnection, Inc.	\$243.36
50196	5/27/2020	Grainger	\$246.15
50197	5/27/2020	Grey House Publishing	\$179.50
50198	5/27/2020	HR Source	\$75.00
50199	5/27/2020	Illinois CPA Society	\$340.00
50200	5/27/2020	Investor's Business Daily	\$349.00
50201	5/27/2020	ITsavvy LLC	\$468.00
50202	5/27/2020	J.D. Power and Associates	\$160.00
50203	5/27/2020	Kiplinger's Investing for Income	\$109.00
50204	5/27/2020	Laconi Inc	\$15.00
50205	5/27/2020	Helen Lazzaro	\$200.00
50206	5/27/2020	Helen Lazzaro	\$150.00
50207	5/27/2020	Lechner Services	\$266.40
50208	5/27/2020	Library Ideas LLC	\$441.45

Northbrook Public Library
Bank Register Report
Northbrook Bank & Trust Librarian Checking

Transaction Number	Transaction Date	Reference	Payments
50209	5/27/2020	Little Louies	\$100.00
50210	5/27/2020	Mark L Lyons	\$200.00
50211	5/27/2020	Susan Maddox	\$200.00
50212	5/27/2020	Ron Mantegna	\$100.00
50213	5/27/2020	MatterHackers, Inc.	\$30.00
50214	5/27/2020	Max & Benny's	\$150.00
50215	5/27/2020	NSYMCA Art Academy	\$200.00
50216	5/27/2020	Petty Cash Custodian	\$156.00
50217	5/27/2020	Pioneer Press	\$66.89
50218	5/27/2020	Laurie Prioletti	\$169.00
50219	5/27/2020	Screaming Galaxy LLC	\$300.00
50220	5/27/2020	Erin Seeger	\$203.88
50221	5/27/2020	SenSource	\$340.00
50222	5/27/2020	The Horn Book Inc.	\$72.00
50223	5/27/2020	The Wild Shack	\$140.00
50224	5/27/2020	Today's Business Solutions, Inc.	\$193.67
50225	5/27/2020	UPS	\$22.71
50226	5/27/2020	USA Today	\$325.56
50227	5/27/2020	Value Line Publishing LLC	\$475.00
50228	5/27/2020	Petra Van Nuis	\$300.00
50229	5/27/2020	VSP of Illinois, NFP	\$321.78
50230	5/27/2020	WTTW Channel 11	\$40.00
50231	5/27/2020	Youth Services re: SHARE	\$200.00

\$ 11,924.01

Northbrook Public Library
Bank Register Report
Northbrook Bank & Trust Capital Improvements

Transaction Number	Transaction Date	Reference	Payments	Description
1741	5/20/2020	Eagle Painting & Maintenance Co, Inc.	\$181,242.00	Sealing & Coating Project - Exterior Façade
1742	5/20/2020	Pepper Construction Co.	\$150,662.53	2nd Floor Study Room and Penhouse Project
1743	5/20/2020	Product Architecture + Design	\$7,000.00	2nd Floor Study Room, Penhouse Project and 1st Floor Renovation - RFID, Lobby, Circulation Workroom and Staff Lounge
1744	5/27/2020	Library Furniture International, Inc.	\$3,800.00	Garbage bins for staff lounge
1745	5/27/2020	Mechanical Concepts of Illinois, Inc	\$17,964.36	Boiler Ventilation Project
1746	5/27/2020	Wiss, Janney, Elstner Associates, Inc.	\$10,120.00	Sealing & Coating Project - Exterior Façade

\$370,788.89

Northbrook Public Library Foundation
Financial Statements
May-20

Income Statement		
	Month to Date	Year to Date
Income		
Unrestricted Donations		
Brick Donations	200.00	200.00
Auditorium Chair Donations		
Individual Donations	36.00	36.00
Corporate Donations		
Organizations Donations		
Whole Foods Donation		
HodgePodge Donation		
Grill House Donation		
Amazon Smile Donations	54.36	54.36
Total Unrestricted Donations	290.36	290.36
Interest Income-Unrestricted	7.19	7.19
Total Income	297.55	297.55
Expense		
Bank Fee		
Brick Expenses	135.00	135.00
Chair Expenses		
Filing Fee		
Grant Transfer to NPL		
Postage		
Professional Fees		
Software Expense		
Special Event Expense		
Total Expense	135.00	135.00
Net Income	162.55	162.55

Auditorium Chairs Available for Sale	218
Auditorium Chairs Sold through May 2020	49
Remaining Auditorium Chairs for Sale	169
Percent Sold	22%

24 x 24 Bricks Available for Sale	74
24 x 24 Bricks Sold through May 2020	74
Remaining 24 x24 Bricks Available for Sale	0
Percent Sold	100%

12 x 12 Bricks Available for Sale	1057
12 x 12 Bricks Sold through May 2020	851
Remaining 12 x 12 Bricks Available for Sale	206
Percent Sold	81%

Balance Sheet	
ASSETS	
Current Assets	
Checking/Savings	
MB Financial - Checking	5,236.61
MB Financial - Money Market	50,307.17
Total Checking/Savings	55,543.78
Accounts Receivable	
Due from NPL	100.00
Total Accounts Receivable	100.00
Total Current Assets	55,643.78
TOTAL ASSETS	55,643.78
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,481.26
Net Income	162.55
Total Equity	55,643.81
TOTAL LIABILITIES & EQUITY	55,643.81

DIRECTOR'S REPORT

AGENDA ITEMS

3 Consent Agenda

- 3.1 Approval of the Agenda
- 3.2 Regular Session Minutes – May 21, 2020
- 3.3 Cash Balances & Income Statement May 2020
- 3.4 Approve Bills and Charges from May 2020

5 Public Comments

Any public comments received in the chat will be read aloud by Brodie Austin to enter them into the record for the meeting.

Youth Services Manager Kelly Durov will be joining us to share information about the library's summer reading program starting July 1.

6 Unfinished Business

6.1 Construction Projects Update

- 1..1 Boiler Ventilation
- 2..1 Exterior Façade
- 3..1 Study Rooms & Penthouse Renovation

Anna and I will give a verbal update on the construction projects at the meeting. I have included some photos in my report with where we are at on the projects.

6.2 Reopening Plan Update

I have included a memo on where we are at with the Reopening Plan and will give the board an additional update at the meeting.

7 New Business

7.1 Adjusting Board Meeting Time for July & August

At the last board meeting, the board brought up looking at changing the meeting time for the next couple of months as we are still doing remote meetings. The board can discuss and decide if they would like to meet at a different time for the next couple of meetings.

7.2 Jinny Beauty Supply Co., Inc. 6B Tax Request

A Class 6B request has been received and the Village has asked that the Board review it and provide feedback. A memo from the Village and the request is included in your packet.

BOARD NEWS

To keep up to date on what is happening regarding the coronavirus and libraries, here are some resources:

- [RAILS COVID-19 Page](#)
- [ILA's Bigger Than a Building COVID-19 Advocacy Campaign](#)
- [Reopening Archives, Libraries and Museums \(REALM\) Information Hub: A COVID-19 Research Project](#)

LIBRARY UPDATES

EDI

As I emailed to the board, I published a statement condemning the murder of George Floyd and confirming the library's commitment to be a safe and welcoming place for all members of our community. Library staff created a [curated list of recommended titles](#) and we are working with the Village and RAIN on a program in the coming weeks. The focus on social justice is one that I feel will continue to gain traction and we will continue to provide education in the form of materials and programs to our patrons as well as continue to examine our internal practices to make sure we are looking for ways to be more equitable. If the board would like to talk more in depth on this topic, please let me know and we can put it as an agenda item on a future meeting.

Programming

Virtual Programming continued as we attempt to provide community and connection through programs even though patrons and staff cannot be in the library.

We are getting ready for our Summer Reading Program which is launching July 1 online. Kelly Durov will be joining us at the board meeting to share more information.

Youth Services virtual programs in May included Virtual Spanish Storytime, storytimes, early childhood concerts by Old Town School of Folk Music musicians and Little Miss Ann, gaming programs like Dungeons and Dragons and Jackbox, virtual Teen Advisory Board meeting, and a virtual teen book discussion program.

Fiction & Media began offering virtual programming in May. Highlights included:

- A staff-hosted Readers' Roundtable discussion on May 5 and 14
- Virtual versions of popular ongoing programs, including Virtual Appreciating Classical Music on May 5, Virtual Current Events, Thursdays starting May 7, and Virtual Chair Yoga, Fridays, starting May 15.
- A film screening in partnership with Covenant Living, featuring the documentary *Lives Well Lived*. Attendees had the opportunity to stream the film May 16-17, followed by a Q&A event with filmmaker Sky Bergman on Monday, May 18.

- A screening of the play Much Ado About Nothing, from the PBS Great Performances series, on May 20, accompanied by a lecture created by staff member Arielle Valene.

Reference offered many virtual programs in May:

- Environmental Book Club on May 12
- The Soothing Sound of Birds on May 14
- Power Vegetable Gardening on May 18
- Cooking at Home with Chef Susan Maddox on May 28
- Phil Collins has also helped teach RingCentral practice sessions for patrons.

Patron Assistance

We expanded our phone service to meet the demand of people calling in. Staff are now answering the phone remotely as well as checking emails throughout the weekend. We are now mostly fielding calls on placing holds since we have announced our curbside pick-up will be starting.

Reference answered 130 patron questions via email and phone in May and held 15 one-on-one Tech Help sessions for patrons.

Fiction & Media staff members provided phone and email tech support to attendees who needed assistance accessing or logging in to programs.

Staff members from Fiction & Media, Reference, and Maker Services worked together to implement virtual program practice sessions with patrons.

Online Learning

Staff are taking a variety of webinars and online workshops while working from home. I am currently chairing Director's University, which went online this year. We kicked off our first session last week with 54 new Illinois Public Library Directors. We have created [an online safety training](#) for all staff to complete before they physically come back. All staff have also completed the new mandatory sexual harassment training.

Behind the Scenes

We had four staff members retire in May:

- Lolly Gepson, part-time Librarian II (Youth Services) effective May 1.
- Betty Wright, regular part-time Acquisitions Assistant (Technical Services) effective May 15.
- Lynn O'Donnell, regular part-time Clerk II (Circulation) effective May 31.
- Julie Koslow, part-time/substitute Clerk II (Circulation) effective May 31.

We are continuing to freeze any new hires until we are back in the building and would be able to adequately onboard them.

The Study Rooms are almost ready and are just waiting for doors and furniture. While we are still waiting on the final pay aps, the project is projected to come in under budget. I should have final numbers to share with the board next month.



The Façade Repair Project is almost done as well. We are going to do more formal pictures, but here are a couple to show you how nice it now looks on the inside. No rust!



And the Boiler Ventilation Project should be completed this month!

Kate Hall, Executive Director

COLLABORATORY UPDATE

Prepared by: Cathleen Doyle
May, 2020

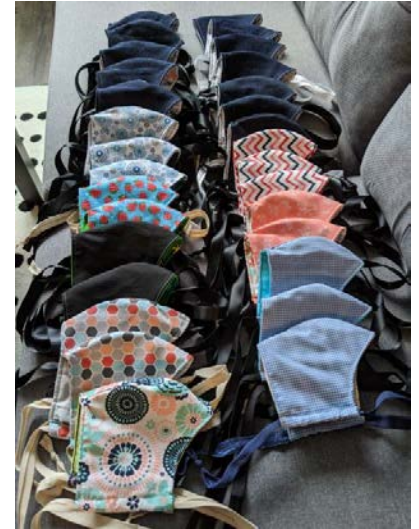
HELPING OUT: RESPONDING TO COVID-19



3D PRINTING: We've printed out 90 Prusa-designed visors for face masks in total. We were notified in late May that AMITA Health no longer required additional PPE so we've wound down our printing.

LASER CUT PPE: We continued to cut and share samples of the UIC face shield for community groups and for our staff. We provided 30 UIC shields and 30 Trotec shields to District 34 as a result of their request.

FACE MASKS: Library staff have sewn almost 250 fabric masks! Once we've gathered them, these masks will be washed and distributed.



VIRTUAL PROGRAMS

We held our first three virtual programs in May with 13 attendees. Kate Henry, Maker Specialist, also created a Digital Escape Room, [Dragon Dilemma](#), which had 28 users.

We received the following feedback on our recent Pop Up Cards event from Helen Li:



I just wanted to thank you for a wonderful popup cards class on Tuesday. The teachers were patient and encouraging. My daughter Abigail really liked the class and enjoyed making the cards.

After the class she decided to make popup birthday cards for her cousins who were having a birthday car parade today. I just wanted to show you her work and thank you for a job well done!

Maker Services staff was also busy developing virtual programs and recording classes:

- 3D Printing Rules, Tips & Tricks
- DIY Toothbrush Bracelet
- Illustrator for Resumes

MAY 2020 DATA & STATISTICS

Patrons continue to enjoy the library's resources and services remotely during the stay-at-home order. Staff working from home are answering phone calls, maintaining our collections, planning virtual programs, and more. Comparisons are between May 2019 and May 2020.

Virtual Programming

36

programs
offered

Attendance:

1,490

Average attendance
per program:

41

WiFi Use

1,860 sessions

Patrons have been using the
WiFi in our parking lot.



Downloadable Content

■ May 2019 ■ May 2020

eBooks

3,960

12,197

▲
308%

eAudiobooks

2,133

3,520

▲
165%

eMagazines

1,016

1,669

▲
164%

eMusic

164

244

▲
149%

eVideo

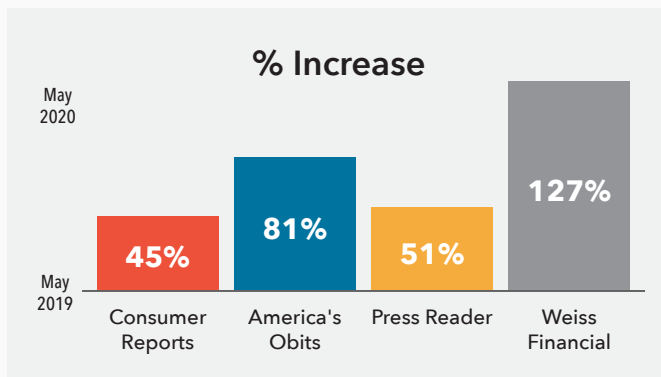
748

2,339

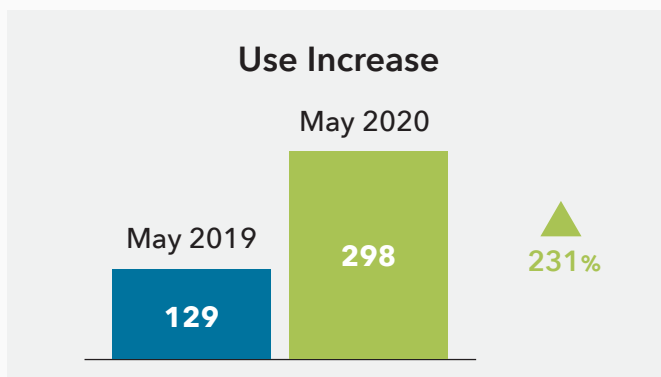
▲
550%

eResource Use

The library is helping keep patrons up to date
on information.



The library is helping patrons learn new skills with
Creativebug, Gale Courses, and Lynda.com.



MAY 2020 DATA & STATISTICS

Connecting with Patrons

Phone Calls



4:11
average call time

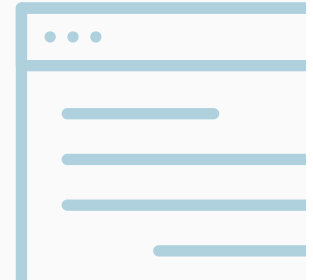
54
hours of call time

Common topics:
account help, technology help, placing holds, virtual program questions

Email

11 campaigns sent

Targeted emails sent to multiple audiences.



Social Media



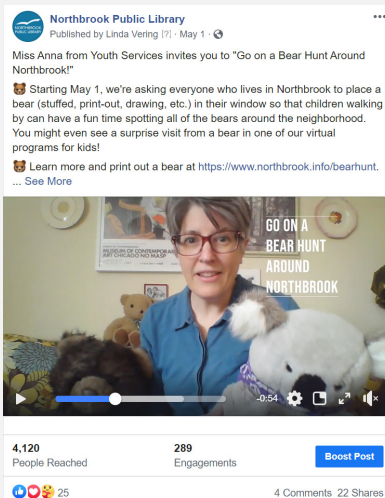
65 total posts (including **29** event posts)



11 total posts

Popular Post

Published to Facebook on May 1



Vanessa Huenten This is great!
Like · Reply · Message · 5w 1

Jennifer Weinstein 2 bears! ...



Love · Reply · Message · 5w 2

4.1K
estimated reach

1,796
estimated views

25
likes

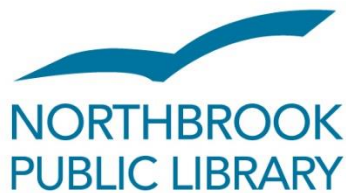


Popular Post

Published to Instagram on May 30

391
estimated reach

29
likes



Memorandum

DATE: June 12, 2020

TO: Board of Trustees

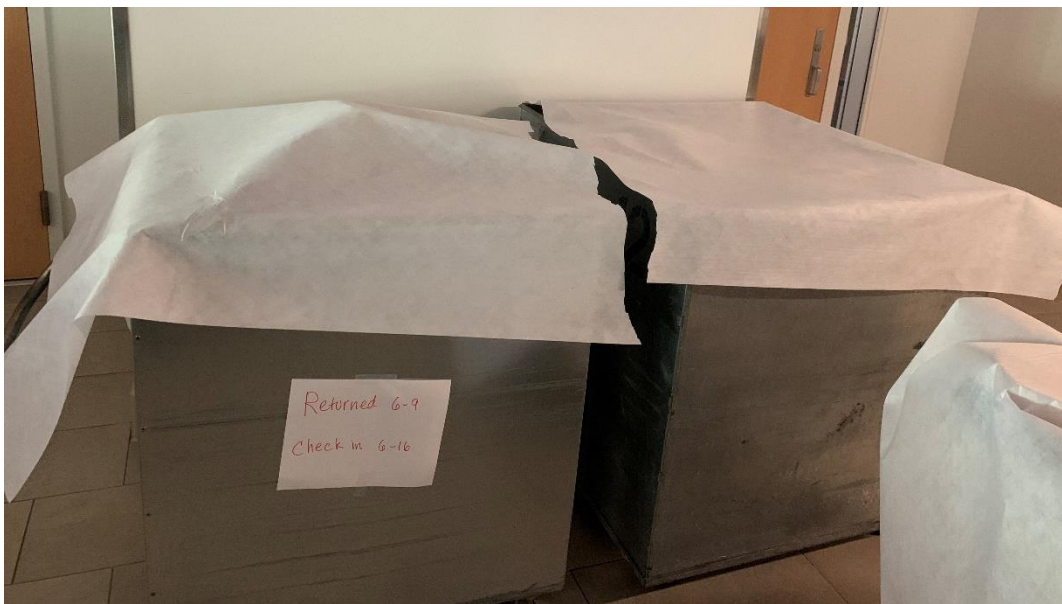
FROM: Kate Hall, Executive Director

RE: Reopening Plan Update

We are now firmly in [Phase 3 of our reopening plan](#) which aligns with the [State's Restore Illinois plan](#). In Phase 3, we have started accepting returns and have been planning for curbside.

The returns have been tremendous as you can see in the pictures below from Tuesday-Thursday of this week. One of the challenges with the returns is that we must quarantine the items for 7 days in order to ensure the virus does not remain on library materials. We are still awaiting the results of the [REALM Project study](#), but hope to have some initial findings this month. This will hopefully allow us to quarantine for fewer days, allowing us to get materials checked in more rapidly. We currently have just under 50,000 items checked out. On a typical day pre-pandemic, we generally checked in about 3,000 items. We will work as quickly and safely as possible to get items returned and off people's cards.





We have over 3,000 holds on our picklist waiting to be pulled and processed for curbside which will start on June 23. Pre-pandemic, we typically processed 150-200 holds a day. We are working on pulling items now and have made plans to increase capacity if we cannot meet demand with the hours we currently have set for curbside, which is Monday- Friday 9:30am-12pm and 2-4:30pm.

As we live in Phase 3, we are planning for Phase 4 which would mean reopening the library. At this time, if the state declares that we are in Phase 3 on July 1, which seems possible, we would be ready to reopen the library on July 20. We are installing plexiglass shields at all the desks and plan to close off all the shelves. We will have computers, copiers, fax, and scanning available but will not be allowing study or meeting room usage and will be focused on grab and go services that do not encourage people to linger in the library. You can read more about what is involved in [Phase 4 in our Reopening Plan](#).

June 2, 2020

Village of Northbrook President and Board of Trustees
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

**Re: Class 6b Incentive Resolution Request
Jinny Beauty Supply Co., Inc.
1825 Shermer Rd., Northbrook, Illinois
60062
PINs: 04-15-102-002/-003**

Dear Village of Northbrook President and Board of Trustees:

As you may know, Jinny Beauty Supply Co., Inc. is seeking to purchase the above-referenced property as well as secure a Class 6b Incentive on the same.

The Village of Northbrook requested additional information in regard to trucks/deliveries to take place at the subject property. Note that Jinny Beauty Supply Co., Inc. currently has roughly 2 to 3 trucks come/go daily to our current Chicago site and our delivery truck makes daily trips. Jinny Beauty Supply Co., Inc. expects roughly the same number of deliveries at the subject property. At this moment we have not been able to confirm the number of trucks that serviced the subject property when Maurice was at its height, but the guesses we have received from the brokers is around 20 to 30.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact us at 770-734-9222.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eddie Jhin', with a stylized, cursive-like script.

Eddie Jhin, President

TO: PLAN COMMISSION
FROM: THOMAS POUPARD, DPS DIRECTOR
DATE: May 26, 2020
SUBJECT: INITIAL REVIEW - 6B TAX INCENTIVE - 1825 SHERMER ROAD
(MAURICE SPORTING GOODS BLDG.)

Introduction

Jinny Beauty Supply Co., Inc. (the “Applicant”) has entered into a real estate contract to purchase the property commonly known as 1825 Shermer Road (the “Subject Property”). The Applicant is seeking initial Board comments on the feasibility of obtaining a resolution from the Village supporting and consenting to the Class 6b application. We have attached the application materials submitted by the Applicant, as well relevant background material assembled by the Village Staff concerning the property and the County 6b program.

The Subject Property was previously occupied by Maurice Sporting Goods and used it on and off over the past several years. Maurice Sporting Goods has had significant financial challenges in the past and has been selling off their real estate assets, which consisted of three large properties near the intersection of Shermer Road and Techny Road: (1) 1825 Shermer Road, the Subject Property, which was used primarily for warehouse and distribution; (2) 1919 Stanley Street, a second building used for warehouse and distribution; and 1910 Techny Road, which was their corporate headquarters.

- In 2017, the Village approved a 6B property tax incentive for the **1919 Stanley Street** property which has been owned by Maurice Sporting Goods. Jet International received a 6B incentive to move their operation from Glenview to the 1919 Stanley location. That company completed a significant rehabilitation of the property and moved into that property. A copy of the approvals related to the 1919 Stanley 6B incentive are included as an attachment to this report.
- In 2019, an 84-unit townhouse development by M/I Homes was approved for the **1910 Techny Road**. Construction of the new townhome development is well underway.

Jinny Beauty Supply co., Inc. is now contract purchaser of the third major property owned by Maurice Sporting Goods. As was the case with the 1919 Stanley Street property, the **Applicant plans to submit an application to Cook County seeking a 6b property tax classification with “special circumstances” (necessary when a building has been completely vacant for less than 24 months)**. A determination of “special circumstances” is required for a 6b property tax incentive whenever a building is vacant for less than 24 months. The 1825 Shermer Road property has not been continuously vacant for the entire two-year time period, as it was used off and on for storage by Maurice as the company went through different business arrangements.

Property/Building Description

Key information concerning the property is summarized below:

- The 1825 Shermer Road was most recently used by Maurice Sporting Goods for warehouse
- The property has been actively marketed for sale since 2015.
- The building is approximately 106,500 square feet in size was originally constructed in 1970 and has shown signs of disrepair.
- The property is approximately 204,099 square feet (4.68 acres) and is located in the I-1, Restricted Industrial, zoning district. It is not in the floodplain.
- The property is directly across the street from the Northbrook Fire Department station on Shermer Road. It is bounded to the north by the Shermer Place multi-family development.
- The Future Land Use Map in the Comprehensive Plan identifies the property and other properties to the north on the east side of Shermer Road as appropriate for Major Corridor Multi-Use (mixed-use).
- The property is located in Elementary School District 30.

Company Overview

- Jinny Beauty Supply Co., Inc. is a 38-year old business that is currently based in Chicago. Their current space is approximately 78,500 square feet in size, so the Shermer Road property (106,500 square feet of floor area) will provide them significantly more space.
- Jinny Beauty Supply state that because their business is growing they need to expand their operations. They also view Northbrook as a preferred location for operations.
- They plan to occupy the entire building.
- The Applicant states that they plan to invest approximately \$800,000 to \$1,200,000 into building improvements.
- Jinny Beauty Supply plans to move its entire operation to the subject property and bring all 52 (all full-time) of its employees to Northbrook. They also project adding approximately 5 - 10 new employees as soon as possible. The average wage is \$67,846/year with comprehensive benefits (see Question #20 in Village Application)
- Jinny Beauty Supply is wholesale operator and therefore does not directly generate sales tax.
- We are awaiting submission of a copy of the sales contract, but the Applicant has indicated that the sale is contingent upon obtaining Class 6b approval.

The 6B Program

The Cook County Class 6b program reduces the overall property tax bill for industrial and warehouse buildings over the course of 12 years. Under the program, properties are assessed based on the following schedule:

- at 10% of market value for the first 10 years,

- 15% in the 11th year, and
- 20% in the 12th year.
- In year 13, the property is assessed at the normal assessed value of 25% of market value.

Real estate is eligible for Class 6b status if it is used primarily for “industrial purposes” and is either (a) new construction, (b) substantial rehabilitation, or (c) occupation of “abandoned” property.

When approving a 6b tax incentive, the Village has a policy of requiring an agreement that stipulates the Applicant may not apply for an extension of the 6b tax relief program.

An “abandoned” property is defined as “a building and other structures that, after having been vacant and unused for at least 24 continuous months, have been substantially rehabilitated or purchased for value by a purchaser in whom the seller has no direct financial interest.” **If a building has been vacant for less than 24 months, it still may be considered abandoned if the Village Board and County Board both find the special circumstances justify granting the incentive for a building vacant less than two years.**

The Applicant has prepared an exhibit that depicts the projected property tax impact of the Subject Property. The following summarizes the overall impact over the 12-year lifespan of the 6b program:

Estimated Taxes Paid Without The Class 6b Incentive	Estimated Taxes Paid With The Class 6b Incentive	Projected Tax Savings Over 12 Years
\$5,537,295	\$2,593,699	\$2,943,596

The Applicant requests that the Subject Property qualify under the program both for substantial rehabilitation and occupation of “abandoned” property. Under the occupation of “abandoned” property category, the lower assessment rates would apply to the entire value of the property, thus reducing the Applicant’s property tax obligation by approximately half during the term of the Class 6b schedule.

- In order to receive the Class 6b classification, the Village Board must find that special circumstances justify granting the incentive for a building vacant for less than two years.
- As previously noted, the site has not been continuously vacant since Maurice Sporting Goods used the building off and on for storage. It has not, however, been actively used as a warehouse and distribution facility for some time.

In the past, the Village Board has focused on the following factors in **determining if special circumstances exist** in order to grant the incentive.

- Uniqueness of Company.
- Necessary Industry Specific Facility Improvements.
- Investment for the Future.
- Additional Employee Base.

The Board will need to determine if these special circumstances justify granting the Class 6b incentive for this particular request.

Village Procedures for Processing Class 6b Applications

The Village adopted Resolution No. 07-R-48, “Establishing Eligibility Guidelines and Procedures for Review and Approval of Cook County Class 6B Classification Requests”. The guidelines consist of three basic categories:

1. Economic & Fiscal Impacts of the Business on the Community (50% consideration)
2. Conditions of Existing Building/Site and Private Financial Contribution Compared to Public Assistance (30% consideration)
3. Quality of Jobs Created (20% consideration)

In addition, bonus consideration of up to 5% can be awarded due to environmental features of the proposed business. When the Village Board established these eligibility guidelines, they were adopted as general guidelines as a way for the Board to evaluate requests. The “consideration” percentages were provided as a means to weigh the three guidelines categories in terms of their importance to the Village Board.

The most recent 6b incentive that was endorsed by the Village was for the 555 Huehl Road property. A finding of special circumstances was made for that building, given its unusual history and unique building design.

Following a review of the comments made by the Board on this initial request, the Applicant will need to decide if it wishes to file a formal Village 6b application. If they proceed, we will route the application and supporting materials to the impacted school districts (in this case, School Districts 30 and 225) as well as the Northbrook Park District and Library District. A 45-day comment period is allowed prior to the Board taking final action on the resolution of support. The Village’s procedures also provide the ICDC and EDC an opportunity to comment on the proposed requests.

Summary

Staff suggests that the Board of Trustees focus on the following questions in reviewing this request:

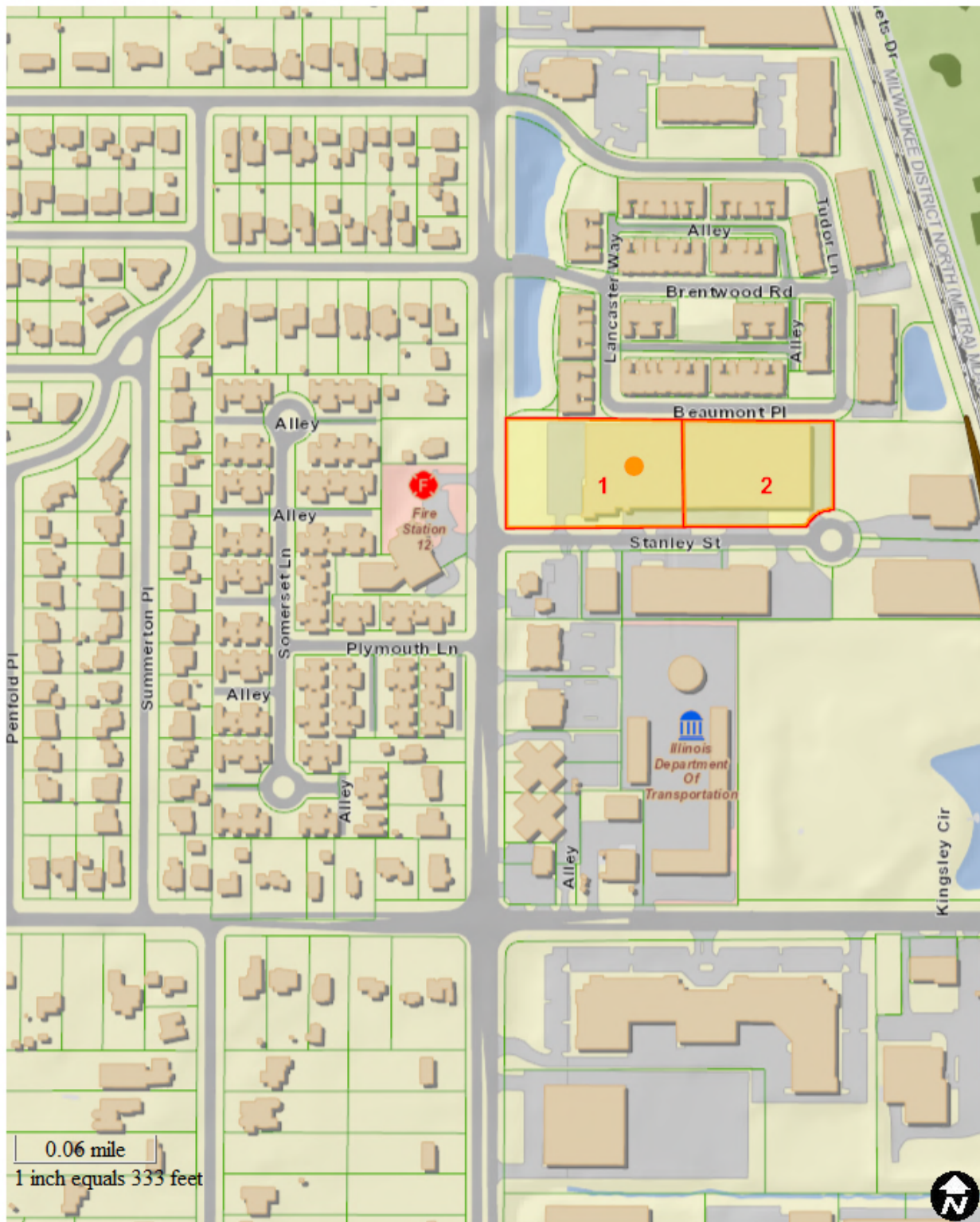
Do the specific circumstances justify granting the incentive of this building which has been vacant for approximately one year (***not the two years required normally***)?

Is the incentive ***necessary to encourage the occupancy*** of the building?

Does the Applicant’s 6b proposal ***satisfy the general Village criteria*** for the approval of a 6b incentive?

If the incentive is not approved, would the redevelopment of the property (there have been prior inquiries about residential) be more desirable? We note that School District 30 has voiced concerns about increased enrollment as a result of recent teardown and redevelopment activity.

I will resent this information to the Board on May 26. The Applicant will also be monitoring the meeting

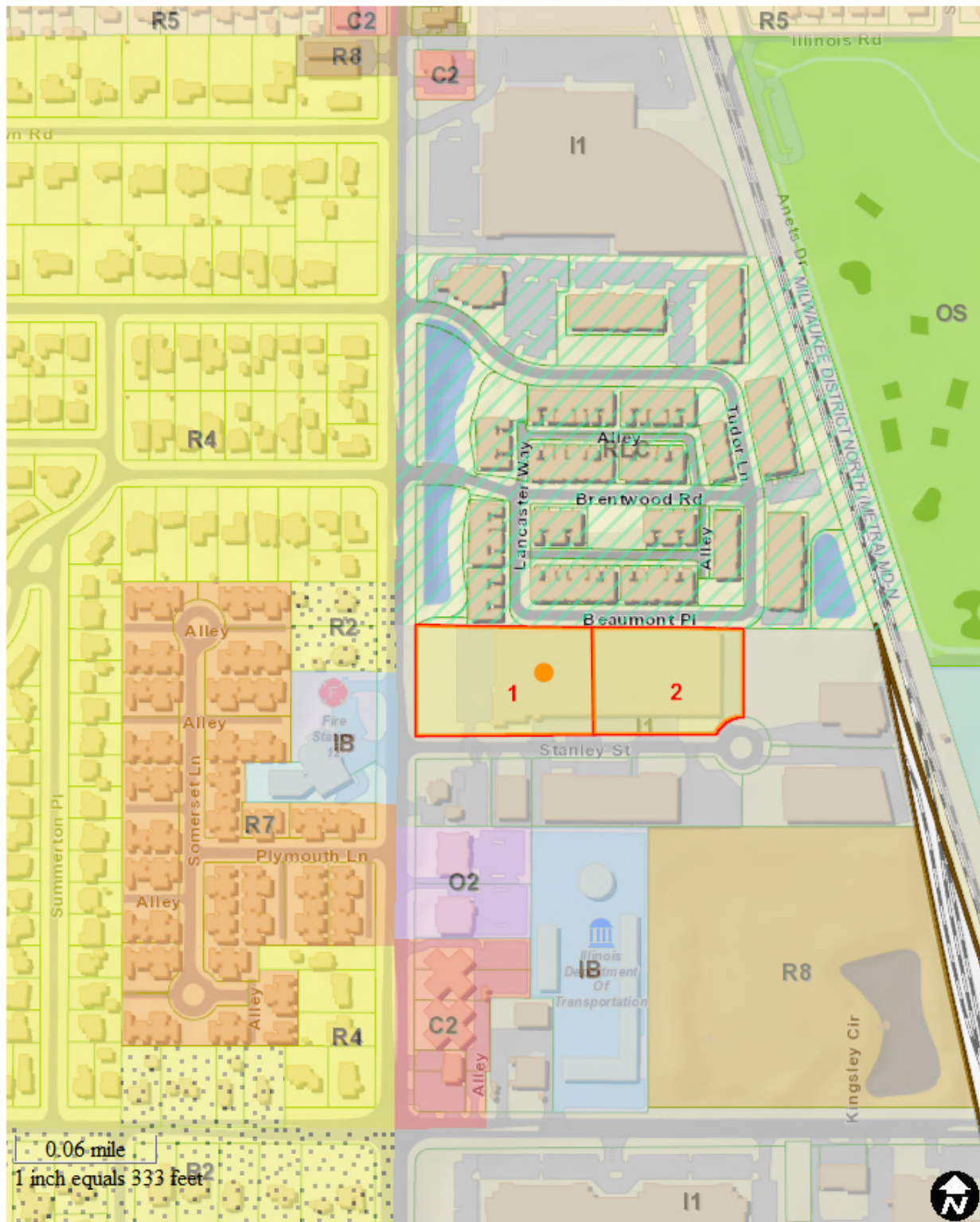


Map created on May 21, 2020.

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Map created on May 21, 2020.

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Map created on May 21, 2020.

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May 20, 2020

Village of Northbrook President and Board of Trustees
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

**Re: Class 6b Incentive Resolution Request
Jinny Beauty Supply Co., Inc.
1825 Shermer Rd., Northbrook, IL
60062
PINs: 04-15-102-002/-003**

Dear Village of Northbrook President and Board of Trustees:

As you may know, Jinny Beauty Supply Co., Inc. is seeking to purchase the above-referenced property as well as secure a Class 6b Incentive on the same. Jinny Beauty Supply Co., Inc. is excited to move its Chicago operations to the Village of Northbrook. Although there are significant costs in moving, Jinny Beauty Supply Co., Inc. believes that the Village of Northbrook will be a great home for its Chicago operations and that moving to the subject property will allow it to meet its growth goals.

The subject property is in need of significant rehabilitation due to years of underutilization and neglect. Therefore, Jinny Beauty Supply Co., Inc. plans to spend approximately \$800,000 to \$1,200,000 to bring the property back to a usable condition and up to code as well as to beautify the exterior. Jinny Beauty Supply Co., Inc. is a beauty company and wants to project that appearance to the exterior of this building, especially given its high-profile location.

As noted above, Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same and plans to add 10 to 20 employees as soon as possible. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

The Village of Northbrook can also expect that Jinny Beauty Supply Co., Inc. and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Northbrook can expect that Jinny Beauty Supply Co., Inc. will attract business and various customers to the Village in the course of its operations.

Again, we note that Jinny Beauty Supply Co., Inc. is excited to move to the Village of Northbrook and be a strong community member for many years to come. However, the above is contingent on the Applicant receiving a Class 6b Incentive.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eddie Jhin', with a stylized, cursive script.

Eddie Jhin
President

May 18, 2020

Tom Poupard
Director of Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

**Re: Class 6b Incentive Resolution Request
Jinny Beauty Supply Co., Inc. or an entity to be named
1825 Shermer Rd.
Northbrook, Illinois 60062
PINs: 04-15-102-002/-003**

Dear Tom:

Jinny Beauty Supply Co., Inc. or an entity to be named ("Applicant") is seeking a Village of Northbrook Resolution supporting and consenting to a Class 6b Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for less than 24 continuous months with a purchase for value, special circumstances and substantial rehabilitation. The Applicant plans to purchase the site and rehabilitate the same for Jinny Beauty Supply Co., Inc. to occupy for its use consisting of the warehousing and distribution of multi-cultural and ethnic beauty products.

The subject property consists of an approximately 106,500 square foot industrial building located on a roughly 204,099 square foot site. The subject property has been significantly underutilized since 2016, 100% vacant and unused since March, 2020 and is in need of substantial rehabilitation and improvements for Jinny Beauty Supply Co., Inc. to occupy the same. Therefore, the Applicant plans to invest approximately \$800,000 to \$1,200,000 to rehabilitate the subject property, which will create construction jobs.

Jinny Beauty Supply Co., Inc. currently owns and operates out of approximately 78,500 square feet of a property located at 3505 N. Kimball Ave. in Chicago and because its business is growing it needs to expand its operations as soon as possible. Therefore, Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

The Village of Northbrook can also expect that Jinny Beauty Supply Co., Inc. and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Northbrook can expect that Jinny Beauty Supply Co., Inc. will attract business and various customers to the Village in the course of its operations.

Tom Poupard
May 18, 2020
Page Two


We note that although industrial vacancy rates are low in the Village of Northbrook, the subject property has been significantly underutilized since 2016, 100% vacant and unused since March, 2020, has been on the market since 2015 and is in need of significant improvements for any occupant. Please see the attached photographs showing the dire condition of the subject property. If the Applicant does not purchase the subject property because it was unable to secure a Class 6b Incentive, it is likely that this property will continue to sit vacant. In addition, Jinny Beauty Supply Co., Inc. is excited to move to the Village of Northbrook and believes it is a great fit for the community. This is because of the number of high paying jobs to come as well as to be created, the moving of a Chicago business to the subject property, and because it is a successful minority owned and operated business.

As the above and attached show, there are various benefits the Village of Northbrook will receive should the Applicant be granted the Class 6b Incentive. The Applicant is excited to move forward with the significant rehabilitation and occupation of the subject property. Additionally, Jinny Beauty Supply Co., Inc. is excited to expand its operations at the subject property in the Village of Northbrook and be a strong community member for many years to come. However, the above is contingent on the Applicant receiving a Class 6b Incentive.

Therefore, please review this letter and the following attached materials, and place the Applicant on the agenda for the May 26, 2020 Village of Northbrook Board meeting, where it will present its request for the Village to pass a Resolution supporting and consenting to a Class 6b Incentive on the subject property. In support of the above request for a Class 6b Incentive Resolution, we have enclosed the following:

1. Class 6b Eligibility Application.
2. Affidavit attesting to vacancy.
3. Economic Disclosure Statement (to be provided).
4. Supplemental information and answers to the Village of Northbrook Application, including the following:
 - a. Site and building square footage as well as the legal description.
 - b. Information regarding ownership.
 - c. Survey and aerial of the subject property.
 - d. Photographs of the subject property (exterior and interior vacancy).
 - e. A webpage print-out showing the 2016 and 2017 taxes paid and a copy of the 2018 Second Installment Tax Bills.
 - f. Tax breakdown.
 - g. Purchase and Sale Agreement (to be provided) and a marketing brochure.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact us at (312) 782-8310.

Sincerely,
SARNOFF & BACCASH

Zachary A. Kafitz

1825 Shermer Rd., Northbrook, Illinois (PINs: 04-15-102-002/-003)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax Without The Class 6b Incentive	Estimated Taxes/ Square Foot Without The Class 6b Incentive	Estimated Tax With The Class 6b Incentive	Estimated Taxes/ Square Foot With The Class 6b Incentive	Estimated Taxes With 100% Vacancy Relief	Estimated Taxes/ Square Foot With 100% Vacancy Relief	Estimated Building Square Feet
2020	\$5,282,808	8.385%	2.9109	\$322,356	\$3.03	\$128,942	\$1.21	\$117,078	\$1.10	106,500
2021	\$5,282,808	8.385%	2.9109	\$322,356	\$3.03	\$128,942	\$1.21	\$117,078	\$1.10	106,500
2022*	\$6,339,370	8.385%	2.9109	\$386,827	\$3.63	\$154,731	\$1.45	\$140,494	\$1.32	106,500
2023	\$6,339,370	8.385%	2.9109	\$386,827	\$3.63	\$154,731	\$1.45	\$140,494	\$1.32	106,500
2024	\$6,339,370	8.385%	2.9109	\$386,827	\$3.63	\$154,731	\$1.45	\$140,494	\$1.32	106,500
2025*	\$7,607,244	8.385%	2.9109	\$464,192	\$4.36	\$185,677	\$1.74	\$168,592	\$1.58	106,500
2026	\$7,607,244	8.385%	2.9109	\$464,192	\$4.36	\$185,677	\$1.74	\$168,592	\$1.58	106,500
2027	\$7,607,244	8.385%	2.9109	\$464,192	\$4.36	\$185,677	\$1.74	\$168,592	\$1.58	106,500
2028*	\$9,128,692	8.385%	2.9109	\$557,030	\$5.23	\$222,812	\$2.09	\$202,311	\$1.90	106,500
2029	\$9,128,692	8.385%	2.9109	\$557,030	\$5.23	\$222,812	\$2.09	\$202,311	\$1.90	106,500
2030	\$9,128,692	8.385%	2.9109	\$557,030	\$5.23	\$334,218	\$3.14	\$202,311	\$1.90	106,500
						15% Assessment in year 11				
2031*	\$10,954,431	8.385%	2.9109	\$668,437	\$6.28	\$534,749	\$5.02	\$242,773	\$2.28	106,500
						20% Assessment in year 12				
Totals				\$5,537,295		\$2,593,699		\$2,011,119		

*Denotes Reassessment Year.

Assumption: 1. 2018 tax rate and 2018 multiplier.

2. Market value based on the current 2019 Cook County Assessor's Office assessed value with approximately \$1,200,000 of improvements and increasing 20% per reassessment year.

3. Taxes based on 100% vacancy are based on the current 2019 Cook County Assessor's Office assessed valuation with 80% of the building assessed value removed, and increasing 20% per reassessment year.

**COOK COUNTY CLASS 6B VILLAGE OF NORTHBROOK APPLICATION:
SUPPLEMENTAL INFORMATION**

Economic & Fiscal Impacts of Business on the Community

1. Provide the North American Industry Classification System (NAICS) code(s) for the business to occupy the subject property. Describe the potential for future growth of the business and of the industry the business is in.

NAICS CODE: 424210 (Jinny Beauty Supply Co., Inc.)

Business Growth: Please see Number 2 below.

Industry Growth: Please see Number 2 below.

2. If an existing business, provide information regarding the business' current operations, such as locations, size of current facilities, and number of current employees. Also, explain why the business is relocating or expanding to Northbrook.

Jinny Beauty Supply Co., Inc. or an entity to be named ("Applicant") plans to purchase the property located at 1825 Shermer Rd. in Northbrook, Illinois (PINs: 04-15-102-002/-003) and rehabilitate the same for Jinny Beauty Supply Co., Inc. to occupy for its use consisting of the warehousing and distribution of multi-cultural and ethnic beauty products.

Jinny Beauty Supply Co., Inc. started in Chicago in 1981 and has grown to multiple locations throughout the country. Currently, Jinny Beauty Supply Co., Inc. owns and operates out of approximately 78,500 square feet of a property located at 3505 N. Kimball Ave. in Chicago, Illinois.

Jinny Beauty Supply Co., Inc.'s business is growing and it needs to expand its operations as soon as possible. As a result, Jinny Beauty Supply Co., Inc. has been exploring various options for its future expansion. This search has included looking for a new facility. After careful analysis considering its needs, the market, traffic, its current employees and potential future employees as well as many other factors, Jinny Beauty Supply Co., Inc. believes that the subject property and the Village of Northbrook would be a great fit for its Chicago operations.

Although there are significant costs in moving, Jinny Beauty Supply Co., Inc. believes that moving to the subject property will allow it to meet its growth goals. Specifically, Jinny Beauty Supply Co., Inc. believes that the Village of Northbrook will be a great home for its Chicago operations given its proximity to O'Hare Airport and I294 as well as the Village of Northbrook's business friendly atmosphere. In addition, the subject property is approximately 30,000 square feet larger than Jinny Beauty Supply Co., Inc.'s current space, which will accommodate its current and projected growth. Additionally, after completing the very necessary significant improvements, the subject property will provide Jinny Beauty Supply Co., Inc. the opportunity to operate out of a customized modern facility.

Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

In addition, we note that not only is Jinny Beauty Supply Co., Inc. growing, but the beauty industry as a whole continues to grow. In 2014 the annual growth for the beauty industry was 4.00% and in 2019 it was 5.25%. In addition, Jinny Beauty Supply Co., Inc. supplies beauty products to the multi-cultural and ethnic markets, which are growing markets in the United States as it becomes even more multi-cultural and diverse.

Jinny Beauty Supply Co., Inc. has been in business for 38 years. The subject property is approximately 30,000 square feet larger than Jinny Beauty Supply Co., Inc.'s current location in size and it believes that this is the site where it will hit its growth goals. However, it is only with the Class 6b Incentive that Jinny Beauty Supply Co., Inc. believes it will be able to accomplish these goals at the subject property.

For additional information on Jinny Beauty Supply Co., Inc., please visit its website: www.jinny.com.

3. Do any Northbrook businesses provide services or supplies to the business that will be locating on the subject property? If so, please list the businesses and describe the services/supplies they would provide?

Currently, no Village of Northbrook businesses provide Jinny Beauty Supply Co., Inc. with any services or supplies. However, Jinny Beauty Supply Co., Inc. works with local businesses close to its current City of Chicago location. In moving to the Village of Northbrook, Jinny Beauty Supply Co., Inc. will look to work with and utilize businesses located in the Village.

The Village of Northbrook can also expect that Jinny Beauty Supply Co., Inc. and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Northbrook can expect that Jinny Beauty Supply Co., Inc. will attract business and various customers to the Village in the course of its operations.

4. Does the business that will be locating on the subject property provide services or supplies to Northbrook businesses? If so, please list the businesses and describe the services/supplies that would be provided to them.

Jinny Beauty Supply Co., Inc. currently does not provide any services or supplies to Village of Northbrook business. However, Jinny Beauty Supply Co., Inc. works with local businesses close to its current City of Chicago location. In moving to the Village of Northbrook, Jinny Beauty Supply Co., Inc. will look to work with and utilize businesses located in the Village.

The Village of Northbrook can also expect that Jinny Beauty Supply Co., Inc. and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Northbrook can expect that Jinny Beauty Supply Co., Inc. will attract business and various customers to the Village in the course of its operations.

5. Explain by how much the proposed construction of building additions or other significant improvements to the site would increase the assessed value of the property.

The subject property consists of an approximately 106,500 square foot industrial building constructed in 1970 and located on a roughly 204,099 square foot site. The subject property has been significantly underutilized since 2016 and 100% vacant and unused since March, 2020.

It appears from initial reviews that the subject property is in need of significant improvements as well as in dire need of modernization and cosmetic improvements. Please find the attached photographs showing the existing condition of the subject property. Additionally, as Jinny Beauty Supply Co., Inc. is in the beauty industry, it wants to portray the appearance of a beauty company. As such, Jinny Beauty Supply Co., Inc. has plans to complete significant cosmetic upgrades to the exterior and interior of the subject property.

Therefore, as the subject property is in need of substantial rehabilitation and improvements for Jinny Beauty Supply Co., Inc. to occupy the same, the Applicant plans to invest approximately \$800,000 to \$1,200,000 to rehabilitate the subject property. We note that these improvements will create construction jobs. Based on initial inspections, these improvements will be to:

- Completely rebuild the office.
- Install all new HVAC.
- Install all new lighting.
- Install all new sprinklers.
- Install an entirely new roof.
- Repair and rebuild the docks.
- Update the landscaping.
- Add new signage.

However, please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as additional discussions with contractors must be completed to determine both.

It is difficult to know specifically by how much the proposed improvements would increase the assessed value of the subject property. However, if all of the approximately \$1,200,000 in improvements were picked up by the Cook County Assessor's Office, this would result in an increase of \$300,000 in assessed value without a Class 6b Incentive and \$120,000 with a Class 6b Incentive.

6. Will the project require the Village to invest in public infrastructure improvements? If so, what percentage of the costs of those improvements will the business/developer contribute?

No. The Applicant is not aware of any need for the Village of Northbrook to invest in public infrastructure improvements.

7. Will the project generate new local sales tax? If so, how much would be annually generated?

None. Jinny Beauty Supply Co., Inc. is a wholesaler, and therefore, its sales do not generate local sales tax.

8. Is the business a start-up company or an expansion of an existing Northbrook operation?

Jinny Beauty Supply Co., Inc. is an existing business that plans to move its Chicago operation from its current City of Chicago location to the Village of Northbrook.

9. Describe the business' history of contributing to its community through volunteer work, financial contributions or other means. If a new start-up business, please demonstrate the business' commitment to becoming involved in the community.

Jinny Beauty Supply Co., Inc. and the ownership behind it is community minded and makes both financial contributions to various organizations and participates in programs to help others in need. Specifically, it has given to the Beauty Supply Association, the Korean Association, the Salvation Army and has donated over 2,000 jackets. We also note that Jinny Beauty Supply Co., Inc. is excited to be a strong community member in the Village of Northbrook and plans on meeting with the Village to discuss ways to be involved in the community.

Conditions of Existing Building /Site and Private Financial Contribution Compared to Public Assistance

10. If purchasing the property, provide documentation from the current property owners that they have made a reasonable effort to market the property, including a description of those efforts. Provide a chronological detail of those efforts.

Attached please find a marketing brochure. It is our understanding that the subject property has been on the market since 2015.

11. Has the current owner of the subject property filed a vacancy appeal with the County within the last two years? If so, please provide a copy of the appeal and details of how the appeal has affected the assessed value of the property.

We believe that the 2017 and 2018 appeals included a request for vacancy. In addition, please find the attached Affidavit attesting to the fact that the subject property has been significantly underutilized since 2016 and 100% vacant and unused since March , 2020.

12. Submit a tax impact table showing the projected property taxes that would be paid if the 6b is granted over the life of the 6b and the property taxes that would be paid if the property is reused without the 6b (A suggested format is available in a Microsoft Excel worksheet).

See attached.

13. Submit copies of the property tax bills for the subject property for the past three years.

Attached please find a webpage print-out showing the 2016 and 2017 taxes paid and a copy of the 2018 Second Installment Tax Bills.

14. Provide an explanation and documentation for why the site in question is difficult to lease or sell due to age, size, condition, or unique characteristics of the building.

The subject property has sat on the market since 2015. It is difficult to specify why exactly the subject property has continued to sit on the market. However, there are a number of factors that may have contributed to the subject property not being sold after sitting on the market for over five years. Specifically, the age and condition of the subject property as the same was built in 1970 and is in need of significant improvements for any occupant. We again note the photographs of the subject property showing the dire condition of the same. In addition, there are a few characteristics that currently make this property obsolete. Such as low ceiling heights in the front of the building, old rotting windows, a roof that is leaking and must be replaced, HVAC that must be completely replaced, and the need for major cosmetic improvements to the exterior and interior. Additionally, the real estate taxes likely have had an impact on potential purchasers.

15. If purchasing the property, provide a copy of a certified appraisal of the property or other documentation demonstrating that the property's purchase price is not the reason for needing a Class 6b incentive.

We will provide a copy of the Purchase and Sale Agreement as soon as possible. As of now we have provided a marketing brochure for the subject property. The Applicant believes that it will be paying a market price for the subject property as the same has been listed on the open market since 2015.

16. Provide documentation indicating that deferred maintenance issues are not the reasons for needing the 6b incentive.

As noted above, the subject property is in need of significant improvements for any occupant. The Applicant is prepared to spend approximately \$800,000 to \$1,200,000 to improve the site to complete the necessary improvements as well as to cosmetically improve both the exterior and interior of the subject property. However, the Applicant's ability to purchase and complete all of the improvements is based on its ability to secure a Class 6b Incentive on the subject property.

17. Provide details regarding the amount of investment the applicant and the business planning to occupy the subject property plan to invest in the property.

As noted above, the subject property is in need of substantial rehabilitation and improvements for Jinny Beauty Supply Co., Inc. to occupy the same. As a result, the Applicant plans to invest approximately \$800,000 to \$1,200,000 to rehabilitate the subject property, which will create construction jobs.

However, please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as additional discussions with contractors must be completed to determine both.

18. What is the purchase price of the real property on the subject property? Provide support documentation, such as a copy of the purchase contract.

We will provide a copy of the Purchase and Sale Agreement as soon as possible. As of now we have provided a marketing brochure for the subject property. The Applicant believes that it will be paying a market price for the subject property as the same has been listed on the open market since 2015.

19. Submit a narrative and supporting documents indicating the need for the 6b incentive.

Jinny Beauty Supply Co., Inc. or an entity to be named ("Applicant") plans to purchase the property located at 1825 Shermer Rd. in Northbrook, Illinois (PINs: 04-15-102-002/-003) and rehabilitate the same for Jinny Beauty Supply Co., Inc. to occupy for its use consisting of the warehousing and distribution of multi-cultural and ethnic beauty products.

By purchasing the subject property, rehabilitating the same and Jinny Beauty Supply Co., Inc. occupying and using the underutilized site, the Applicant will provide a significant positive impact to the Village of Northbrook.

The approximately 50 year old subject property has been significantly underutilized since 2016, 100% vacant and unused since March, 2020 and is in need of significant repairs for any occupant to use. Additionally, the subject property has sat on the market since 2015.

It is difficult to specify why exactly the subject property has continued to sit on the market. However, there are a number of factors that may have contributed to the subject property not being sold after sitting on the market for over five years. Specifically, the age and condition of the subject property as the same was built in 1970 and is in need of significant improvements for any occupant. We again note the photographs of the subject property showing the dire condition of the same. In addition, there are a few characteristics that currently make this property obsolete. Such as low ceiling heights in the front of the building, old rotting windows, a roof that is leaking and must be replaced, HVAC that must be completely replaced, and the need for major cosmetic improvements to the exterior and interior. Additionally, the real estate taxes likely have had an impact on potential purchasers.

Therefore, the Applicant plans to invest approximately \$800,000 to \$1,200,000 to rehabilitate the subject property, which will address a number of the above issues. We note that this rehabilitation will create construction jobs. However, please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as additional discussions with contractors must be completed to determine both.

Once the Applicant improves the site and Jinny Beauty Supply Co., Inc. occupies the same, the property has the potential to generate a significant property tax for the Village of Northbrook. The attached breakdown reveals what the taxes would be with a Class 6b Incentive as well as the comparably lower taxes on this property if it sits vacant and without any improvements. By looking at this breakdown, one can see that the overall taxes for this property with a Class 6b Incentive along with the investment to be put in will provide greater real estate taxes for this property than it would if it remained vacant.

If the Applicant does not secure the Class 6b Incentive, it may decide to pass on purchasing the subject property because the Incentive is what will allow the Applicant to complete the proposed improvements and Jinny Beauty Supply Co., Inc. to grow as planned at the subject property. If that is the case, the property will likely continue to remain vacant for a long time and on vacancy relief with the Cook County Assessor's Office because of the comparatively high taxes in Cook County. In addition, the Applicant will then look for another location where the property taxes are lower either outside of Cook County or in Cook County at a facility that already has a Class 6b Incentive or can secure a Class 6b Incentive.

Jinny Beauty Supply Co., Inc. started in Chicago in 1981 and has grown to multiple locations throughout the country. Currently, Jinny Beauty Supply Co., Inc. owns and operates out of approximately 78,500 square feet of a property located at 3505 N. Kimball Ave. in Chicago, Illinois.

Jinny Beauty Supply Co., Inc.'s business is growing and it needs to expand its operations as soon as possible. As a result, Jinny Beauty Supply Co., Inc. has been exploring various options for its future expansion. This search has included looking for a new facility. After careful analysis considering its needs, the market, traffic, its current employees and potential future employees as well as many other factors, Jinny Beauty Supply Co., Inc. believes that the subject property and the Village of Northbrook would be a great fit for its Chicago operations.

Although there are significant costs in moving, Jinny Beauty Supply Co., Inc. believes that moving to the subject property will allow it to meet its growth goals. Specifically, Jinny Beauty Supply Co., Inc. believes that the Village of Northbrook will be a great home for its Chicago operations given its proximity to O'Hare Airport and I294 as well as the Village of Northbrook's business friendly atmosphere. In addition, the subject property is approximately 30,000 square feet larger than Jinny Beauty Supply Co., Inc.'s current space, which will accommodate its current and projected growth. Additionally, after completing the very necessary significant improvements, the subject property will provide Jinny Beauty Supply Co., Inc. the opportunity to operate out of a customized modern facility.

Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

Additionally, the Village of Northbrook can expect that Jinny Beauty Supply Co., Inc. and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. The Village of Northbrook can also expect that Jinny Beauty Supply Co., Inc. will attract business and various customers to the Village in the course of its operations. In addition, Jinny Beauty Supply Co., Inc. plans to look for new Village businesses to work with in the future.

We note that although industrial vacancy rates are low in the Village of Northbrook, the subject property has been significantly underutilized since 2016, 100% vacant and unused since March, 2020, has been on the market since 2015 and is in need of significant improvements for any occupant. If the Applicant does not purchase the subject property because it was unable to secure a Class 6b Incentive, it is likely that this property will continue to sit vacant. In addition, Jinny Beauty Supply Co., Inc. is excited to move to the Village of Northbrook and believes it is a great fit for the community. This is because of the number of high paying jobs to come as well as to be created, the moving of a Chicago business to the subject property, and because it is a successful minority owned and operated business.

As the above indicates, there are various benefits the Village of Northbrook will receive should the Applicant be granted the Class 6b Incentive so that it may be able to rehabilitate the subject property and Jinny Beauty Supply Co., Inc. can occupy the same. Additionally, Jinny Beauty Supply Co., Inc. hopes to expand within the Village of Northbrook, and by doing so, the Village will gain an outstanding member of the community that will provide a significant impact to the Village of Northbrook for many years.

Quality Jobs to be Created

20. Provide the projected number of employees that will be located at the Northbrook facility and the average wage for those employees.

Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

In addition, Jinny Beauty Supply Co., Inc. provides high paying jobs with many benefits. Specifically, the average Jinny Beauty Supply Co., Inc. wage is over \$67,846 per year. The projected total annual payroll at the subject property will be \$3,528,000, which Jinny Beauty Supply Co., Inc. expects to grow. In addition, Jinny Beauty Supply Co., Inc. offers health, dental, vision, paid holidays/vacation and voluntary life.

21. Provide a break down between full-time, part-time, and seasonal employees at the Northbrook facility.

Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

22. Provide a breakdown between current employees, if any, that will transfer from the business' existing facilities and new employees from the local area.

Jinny Beauty Supply Co., Inc. plans to move its Chicago operations to the subject property and bring all 52 (all full-time) of its employees to the same. Jinny Beauty Supply Co., Inc. believes that an additional 5 to 10 (all full-time) employees will come from an out of state location. In addition, Jinny Beauty Supply Co., Inc. plans on adding approximately 5 to 10 new employees as soon as possible at the property. We also note that Jinny Beauty Supply Co., Inc. will look to hire all qualified Village of Northbrook residents for future employment.

23. Provide the projected total annual payroll for the Northbrook facility.

Jinny Beauty Supply Co., Inc. provides high paying jobs with many benefits. Specifically, the average Jinny Beauty Supply Co., Inc. wage is over \$67,846 per year. The projected total annual payroll at the subject property will be \$3,528,000, which Jinny Beauty Supply Co., Inc. expects to grow. In addition, Jinny Beauty Supply Co., Inc. offers health, dental, vision, paid holidays/vacation and voluntary life.

Environmental Impact

24. Please describe if the business has implemented any of the following as part of its operations:

a. Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)

Jinny Beauty Supply Co., Inc. does not have any specific programs. However, as part of Jinny Beauty Supply Co., Inc.'s corporate culture it embraces opportunities to reduce waste, secure savings and provide a gentle environmental impact. Jinny Beauty Supply Co., Inc. will look to work with its architects and engineers to find ways to integrate energy and resource efficiencies at the subject property.

b. Comprehensive waste reduction, waste exchange, and recycling programs.

Jinny Beauty Supply Co., Inc. does not have any specific programs. However, as part of Jinny Beauty Supply Co., Inc.'s corporate culture it embraces opportunities to reduce waste, secure savings and provide a gentle environmental impact. Jinny Beauty Supply Co., Inc. will look for ways to integrate these programs at the subject property.

25. Please describe if the company has introduced environmentally sound products/services, including but not limited to:

a. Products/services that expand markets for recycled materials.

Jinny Beauty Supply Co., Inc. does not develop any specific products that expand markets for recycled materials. However, as part of Jinny Beauty Supply Co., Inc.'s corporate culture it embraces opportunities to reduce waste, secure savings and provide a gentle environmental impact.

b. Development of renewable energy resources or products that conserve energy.

Jinny Beauty Supply Co., Inc. does not develop any specific products that conserve energy. However, as part of Jinny Beauty Supply Co., Inc.'s corporate culture it embraces opportunities to reduce waste, secure savings and provide a gentle environmental impact.

Class 6b General Requirements & Standards

26. Does the proposal satisfy all applicable Cook County criteria for the approval of a Class 6b incentive?

Yes.

27. Does the applicant agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook?

Yes.

28. Does the applicant acknowledge that the Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired?

Yes.

29. Does the applicant agree to tie the property tax relief from the Class 6b classification to a specific business(es) locating and remaining on the subject property for length of the 12-year Class 6b assessment time period?

Yes.

30. Does the applicant agrees that during the life of the Class 6b schedule, the applicant shall agree not to seek a property tax protest that would result in a property value less than the fair market value set by the Cook County Assessor's Office during the first year of the Class 6b schedule.

Yes, however, the Applicant will need to discuss this specifically with the Village of Northbrook to determine the exact value.

31. The applicant must acknowledge that it must enter into an agreement with the Village setting the terms and conditions for the Village's support and consent to the Class 6b classification.

Yes.



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: Jinny Beauty Supply Co., Inc. Telephone: (770) 734-9222
Address: 3587 Oakcliff Rd.
City: Atlanta State: GA Zip Code: 30340

Contact Person (if different than the Applicant)

Name: Steve Fischman Telephone: ()
Address: See above
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) 1825 Shermer Rd.
Permanent Real Estate Index Number: 04-15-102-002-0000
(2)
Permanent Real Estate Index Number: 04-15-102-003-0000
(3)
Permanent Real Estate Index Number:
City: Northbrook State: IL Zip Code: 60062
Township: Northfield Existing Class: 5-93

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*): ASAP

Estimated date of construction completion: ASAP

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?

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: _____
Name of seller: _____
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? See attached

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

See attached

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:	<u>Winter 2020/2021</u>
Date of purchase:	<u>Est. June/July, 2020</u>
Name of purchaser:	<u>Jinny Beauty Supply Co., Inc. or an entity to be named</u>
Name of seller:	<u>TBD</u>
Relationship of purchaser to seller:	<u>None</u>

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?

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 _____ 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? See attached

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

Full-time: See attached Part-time: See attached

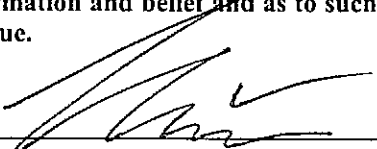
How many new permanent full-time jobs will be created as a result of this proposed development?
See attached

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

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

Steven Fickman
Print Name

5/14/20
Date

VP CORPORATE SERVICES
Title

10/4/13

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Steven Fischman 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:

X 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.

Further affiant sayeth not.


Agent's Signature

Agent's Signature

Steven Fischman VP Corporate Services
Agent's Name & Title

Agent's Name & Title

3587 Oakcliff Rd., Atlanta, Georgia 30340

Agent's Mailing Address

770-734-9222

Agent's Telephone Number

Jinny Beauty Supply Co., Inc. or an entity to be named 3587 Oakcliff Rd., Atlanta, Georgia 30340

Applicant's Name

Applicant's Mailing Address

SFischman@Junny.com

Applicant's e-mail address

Subscribed and sworn before me this 14 day of MAY, 2020

Signature of Notary Public

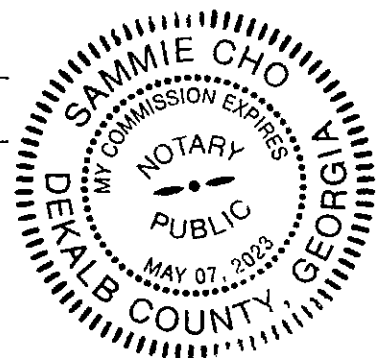


EXHIBIT A

(Please type or Print)

PIN(s)

Common Address

04-15-102-002-0000

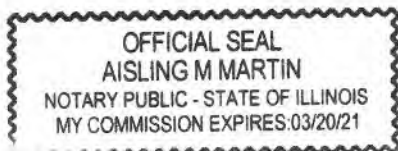
1825 Shermer Rd., Northbrook, IL 60062

04-15-102-003-0000


AFFIDAVIT

I, Adam Schneiderman, if called to testify would attest to the following facts:

1. That I am the broker of Ownership, that owns the property located at 1825 Shermer Rd. in Northbrook, Illinois (PINs: 04-15-102-002/-003) ("Subject Property");
2. That the prior occupant of the Subject Property was Maurice Sporting Goods.
3. In 2015, Maurice Sporting Goods decided to relocate, and the Subject Property was put on the market for sale.
4. In 2016, Maurice Sporting Goods began its relocation from the Subject Property, resulting in roughly 50 employees being let go and eventually stopping all operations at the site.
5. From 2016 until 2018 the Subject Property was vacant and unused until Maurice Sporting Goods was acquired by Middleton Partners through its bankruptcy process.
6. In 2018, Middleton Partners moved a shell operation of Maurice Sporting Goods into roughly 20% of the Subject Property. However, minimal sales or movement of goods out of the Subject Property occurred.
7. In 2019, Maurice Sporting Goods again stopped all operations at the Subject Property. As a result, the Subject Property was vacant and unused except for dead storage in approximately 20% of the building and no employees entered the site.
8. In March, 2020, the approximately 20% of dead storage was removed from the Subject Property and since then the Subject Property has been 100% vacant and unused.

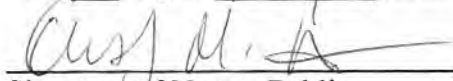


Further Affiant Sayeth Not


Adam Schneiderman

Date: 5/15/2020

Subscribed and sworn before me
This 15th day of May, 2020



Signature of Notary Public


State of Illinois
County of Cook
This instrument was acknowledged
before me on 5-15-2020
By Adam Schneiderman

Cook County Property Tax Portal

Not secure | cookcountypropertyinfo.com/pinresults.aspx

04-15-102-002-0000





See comparable properties and other information on
COOKVIEWER

PROPERTY ADDRESS

1825 SHERMER RD
NORTHBROOK
60062
Township: NORTHFIELD

MAILING ADDRESS

MAURICE SPORTING GOODS
1825 SHERMER RD
NORTHBROOK, IL 60062

[Update Name or Mailing Address](#)

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Tax Year 2019 Assessed Value:

Most Recent Assessment Information: 549,447
(2019 Assessor Certified)

Estimated Property Value:
[Assessed Value History](#)

Lot Size (Sq Ft): 112,866
Building (Sq Ft):
Property Class: 5-93
[Property Class Description](#)

Tax Rate: 8.385
[Tax Rate History](#)

Tax Code: 25037
[Taxing Districts' Financial Statements](#)
[Tax Rate Information](#)

TAX BILLED AMOUNTS & TAX HISTORY

2019: \$45,349.05 ¹	Pay Online: \$47,389.77 (Originally due 3/2/2020)
2018: \$82,452.81	Paid in Full
2017: \$43,381.77	Payment History
2016: \$91,978.76	Payment History

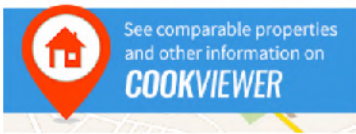
EXEMPTIONS

2019: Not Available
2018: 0 Exemptions Received
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received

APPEALS

2019: Not Available
2018: Appeal Filed
2017: Appeal Information
2016: Appeal Filed
2015: Appeal Information

04-15-102-003-0000

**PROPERTY ADDRESS**

1825 SHERMER RD
NORTHBROOK
60062
Township: NORTHFIELD

MAILING ADDRESS

MAURICE SPORTING GOODS
1825 SHEPHERD RD
NORTHBROOK, IL 60062

[Update Name or Mailing Address](#)

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Tax Year 2019 Assessed Value:	
Most Recent Assessment Information:	471,255
(2019 Assessor Certified)	
Estimated Property Value:	
Assessed Value History	
Lot Size (SqFt):	91,233
Building (SqFt):	
Property Class:	5-93
Property Class Description	
Tax Rate:	8.3865
Tax Rate History	
Tax Code:	25037

[Taxing Districts' Financial Statements](#)
[Tax Rate Information](#)

TAX BILLED AMOUNTS & TAX HISTORY

2019: \$38,866.59 ^A	Pay Online: \$40,615.59 (Originally due 3/3/2020)
2018: \$70,666.52	Paid in Full
2017: \$36,178.41	Payment History
2016: \$79,348.43	Payment History

EXEMPTIONS

2019: Not Available
2018: 0 Exemptions Received
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received

APPEALS

2019: Not Available
2018: Appeal Filed
2017: Appeal Information
2016: Appeal Filed
2015: Appeal Information

TOTAL PAYMENT DUE		2018 Second Installment Property Tax Bill - Cook County Electronic Bill								
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification		
By 06/01/2020		04-15-102-002-0000	132	25037	2018	(2019)	NORTHFIELD	5-93		
IF PAYING LATE, PLEASE PAY							LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW			
TAXING DISTRICT BREAKDOWN										
Taxing Districts		2018 Tax	2018 Rate	2018 %	Pension		2017 Tax			
MISCELLANEOUS TAXES										
North Shore Mosq Abate. Dist Northfield		98.33	0.010	0.12%			53.76			
Metro Water Reclamation Dist of Chicago		3,894.01	0.396	4.72%	442.50		2,161.29			
Northbrook Park District		4,484.02	0.456	5.44%	383.50		2,252.69			
Miscellaneous Taxes Total		8,476.36	0.862	10.28%			4,467.74			
SCHOOL TAXES										
Oakton College Dist Skokie Des Plaines		2,419.01	0.246	2.93%			1,247.31			
Glenbrook HS District 225 (Glenview)		21,790.75	2.216	26.43%	619.50		11,301.09			
Northbrook/Glenview School District 30		32,548.45	3.310	39.48%	944.00		17,166.69			
School Taxes Total		56,758.21	5.772	68.84%			29,715.09			
MUNICIPALITY/TOWNSHIP TAXES										
Northbrook Library Fund		3,412.18	0.347	4.14%	295.00		1,768.82			
Village of Northbrook		7,591.36	0.772	9.21%	3,304.01		3,844.09			
Road & Bridge Northfield		511.34	0.052	0.62%			263.44			
General Assistance Northfield		68.83	0.007	0.08%			32.26			
Town of Northfield		236.00	0.024	0.29%			123.66			
Municipality/Township Taxes Total		11,819.71	1.202	14.34%			6,032.27			
COOK COUNTY TAXES										
Cook County Forest Preserve District		590.00	0.060	0.72%	19.66		333.33			
Consolidated Elections		0.00	0.000	0.00%			166.67			
County of Cook		3,136.86	0.319	3.79%	1,071.83		1,758.07			
Cook County Public Safety		1,209.50	0.123	1.47%			586.02			
Cook County Health Facilities		462.17	0.047	0.56%			322.58			
Cook County Taxes Total		5,398.53	0.549	6.54%			3,166.67			
(Do not pay these totals)		82,452.81	8.385	100.00%			43,381.77			
TAX CALCULATOR				IMPORTANT MESSAGES						
2017 Assessed Value	181,468	2018 Total Tax Before Exemptions								
		82,452.81								
		Homeowner's Exemption							.00	
		Senior Citizen Exemption							.00	
		Senior Freeze Exemption							.00	
2018 Assessed Value	337,812									
2018 State Equalizer	X 2.9109									
2018 Equalized Assessed Value (EAV)		2018 Total Tax After Exemptions								
	983,337	82,452.81								
2018 Local Tax Rate	X 8.385%	First Installment		23,859.97						
2018 Total Tax Before Exemptions		Second Installment +		58,592.84						
	82,452.81	Total 2018 Tax (Payable in 2019)		82,452.81						
PROPERTY LOCATION				MAILING ADDRESS						
1825 SHERMER RD NORTHBROOK IL 60062 5317				MAURICE SPORTING GOODS 1825 SHERMER RD NORTHBROOK IL 600625317						

*** Please see 2018 Second Installment Payment Coupon next page ***

2018 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

<div>TOTAL PAYMENT DUE</div> <div> <div>\$0.00</div> <div> By 06/01/2020 If paying later, refer to amounts above. </div> </div>		<div>IMPORTANT PAYMENT MESSAGES</div> <div> <div>Cook County eBill</div> <div> Click to pay online Click to update Mailing Name/Address </div> </div>		<div> Property Index Number (PIN) 04-15-102-002-0000 </div> <div> Amount Paid <div>\$</div> </div>		<div>T3LG Volume</div> <div>132</div>
<div>SN 0020180200 RTN 500001075 AN (see PIN) TC 008922</div>						

Internal use only

002018020000415102002000030089224000

**This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.**

**COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116**

04151020020000/O/18/F/000000000000172

TOTAL PAYMENT DUE		2018 Second Installment Property Tax Bill - Cook County Electronic Bill								
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification		
By 06/01/2020		04-15-102-003-0000	132	25037	2018	(2019)	NORTHFIELD	5-93		
IF PAYING LATE, PLEASE PAY							LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW			
TAXING DISTRICT BREAKDOWN										
Taxing Districts		2018 Tax	2018 Rate	2018 %	Pension		2017 Tax			
MISCELLANEOUS TAXES										
North Shore Mosq Abate. Dist Northfield		84.28	0.010	0.12%			44.84			
Metro Water Reclamation Dist of Chicago		3,337.38	0.396	4.72%	379.24		1,802.42			
Northbrook Park District		3,843.04	0.456	5.44%	328.68		1,878.64			
Miscellaneous Taxes Total		7,264.70	0.862	10.28%			3,725.90			
SCHOOL TAXES										
Oakton College Dist Skokie Des Plaines		2,073.22	0.246	2.93%			1,040.20			
Glenbrook HS District 225 (Glenview)		18,675.85	2.216	26.43%	530.94		9,424.59			
Northbrook/Glenview School District 30		27,895.79	3.310	39.48%	809.06		14,316.23			
School Taxes Total		48,644.86	5.772	68.84%			24,781.02			
MUNICIPALITY/TOWNSHIP TAXES										
Northbrook Library Fund		2,924.42	0.347	4.14%	252.83		1,475.11			
Village of Northbrook		6,506.21	0.772	9.21%	2,831.71		3,205.80			
Road & Bridge Northfield		438.24	0.052	0.62%			219.70			
General Assistance Northfield		58.99	0.007	0.08%			26.90			
Town of Northfield		202.27	0.024	0.29%			103.12			
Municipality/Township Taxes Total		10,130.13	1.202	14.34%			5,030.63			
COOK COUNTY TAXES										
Cook County Forest Preserve District		505.66	0.060	0.72%	16.85		277.99			
Consolidated Elections		0.00	0.000	0.00%			138.99			
County of Cook		2,688.46	0.319	3.79%	918.62		1,466.14			
Cook County Public Safety		1,036.61	0.123	1.47%			488.72			
Cook County Health Facilities		396.10	0.047	0.56%			269.02			
Cook County Taxes Total		4,626.83	0.549	6.54%			2,640.86			
(Do not pay these totals)		70,666.52	8.385	100.00%			36,178.41			
TAX CALCULATOR				IMPORTANT MESSAGES						
2017 Assessed Value	151,336	2018 Total Tax Before Exemptions								
		70,666.52								
		Homeowner's Exemption							.00	
		Senior Citizen Exemption							.00	
2018 Assessed Value	289,523	Senior Freeze Exemption							.00	
2018 State Equalizer	X 2.9109									
2018 Equalized Assessed Value (EAV)		2018 Total Tax After Exemptions								
	842,773	70,666.52								
2018 Local Tax Rate	X 8.385%	First Installment							19,898.13	
2018 Total Tax Before Exemptions		Second Installment +							50,768.39	
	70,666.52	Total 2018 Tax (Payable in 2019)							70,666.52	
				PROPERTY LOCATION		MAILING ADDRESS				
				1825 SHERMER RD NORTHBROOK IL 60062 5317			MAURICE SPORTING GOODS 1825 SHERMER RD NORTHBROOK IL 600625317			

*** Please see 2018 Second Installment Payment Coupon next page ***

2018 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

<div> <div>TOTAL PAYMENT DUE</div> <div> <div>\$0.00</div> <div> By 06/01/2020 If paying later, refer to amounts above. </div> </div> </div>		<div> <div>IMPORTANT PAYMENT MESSAGES</div> <div> <div>Cook County eBill</div> <div> Click to pay online Click to update Mailing Name/Address </div> </div> </div>		<div> <div>Property Index Number (PIN)</div> <div>04-15-102-003-0000</div> <div>Amount Paid</div> <div> <div>\$</div> <div></div> </div> </div>		<div> <div>T3LG Volume</div> <div>132</div> </div>	
<div>SN 0020180200 RTN 500001075 AN (see PIN) TC 008922</div>							

Internal use only

00201802000041510200300006008922400

**This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.**

**COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116**

04151020030000/0/18/F/0000000000172 Page 64 of 172



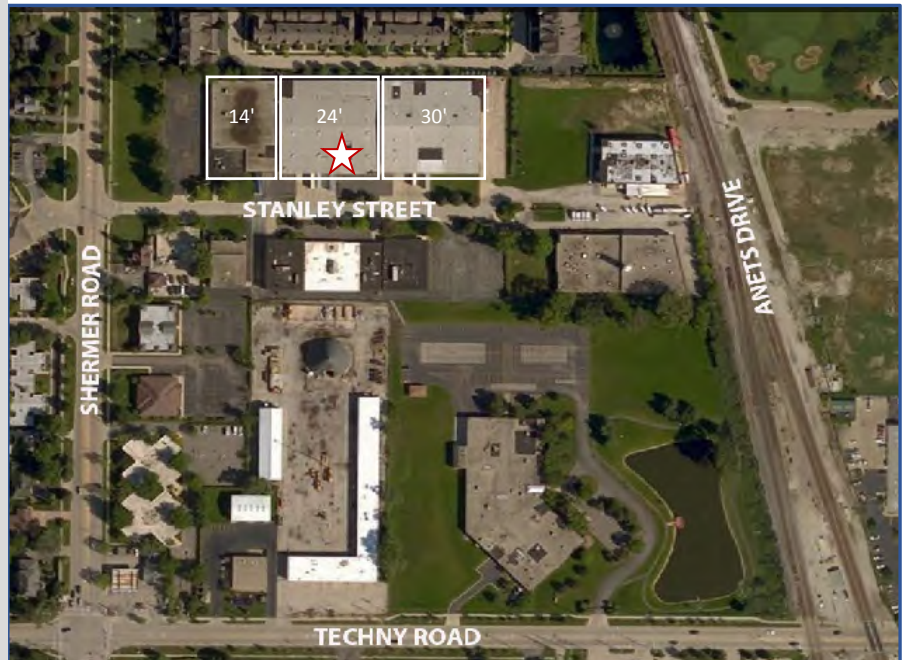
PROPERTY SPECIFICATIONS

- Building Size: 106,500± SF
- Site Size: 4.7± Acres
- Loading: 12 Exterior Docks
1 Drive-in Door
- Ceiling Height: 14' - 30'
- Parking: Approx. 100 cars
(expandable)
- Available Office: 5,000± SF
- Sale Price: ~~\$5,500,000~~ **\$4,250,000***
Industrial pricing
- Lease Rate: \$6.50 psf Gross
- R.E. Taxes: \$179,204.99 (2015)

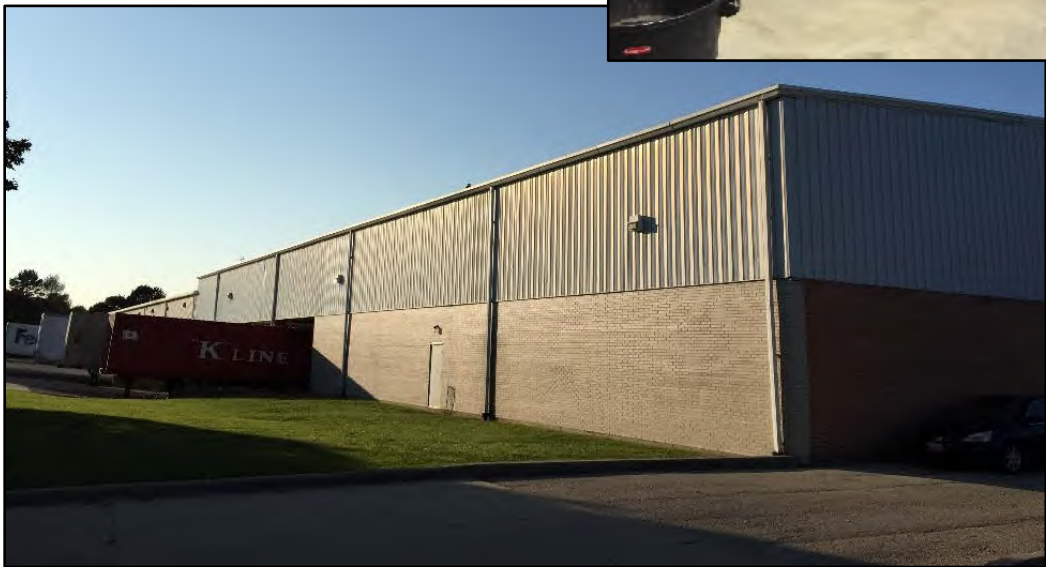
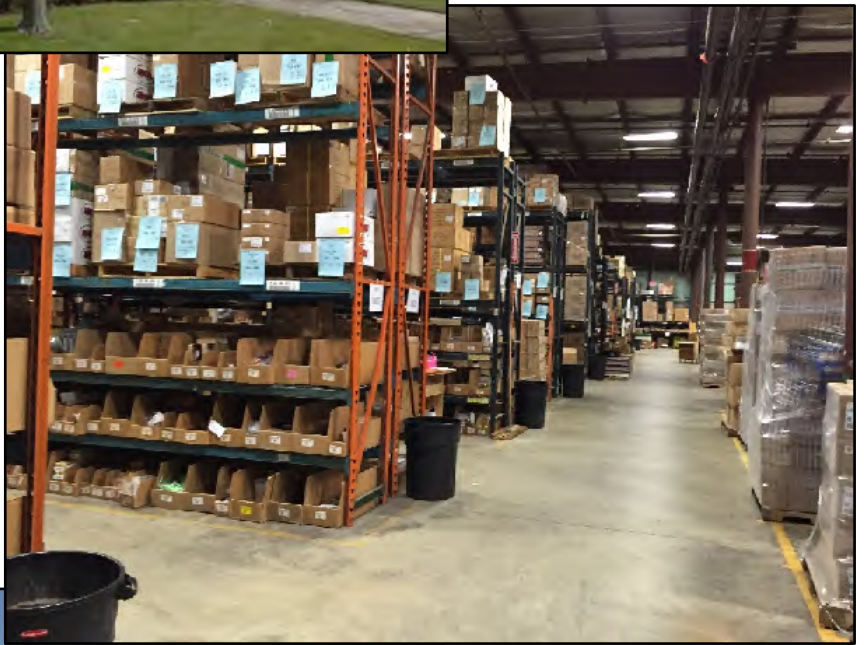
PROPERTY HIGHLIGHTS

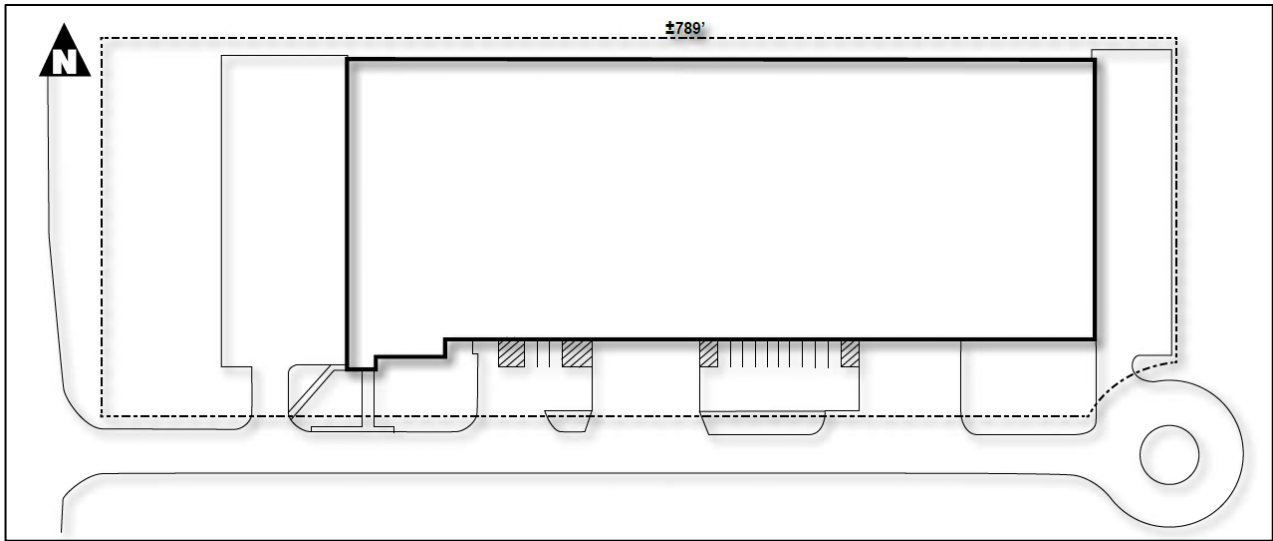
- Racking available with in-rack sprinklers
- Updated lighting with motion sensors
- Numerous potential uses

1825 N. SHERMER ROAD NORTHBROOK, ILLINOIS

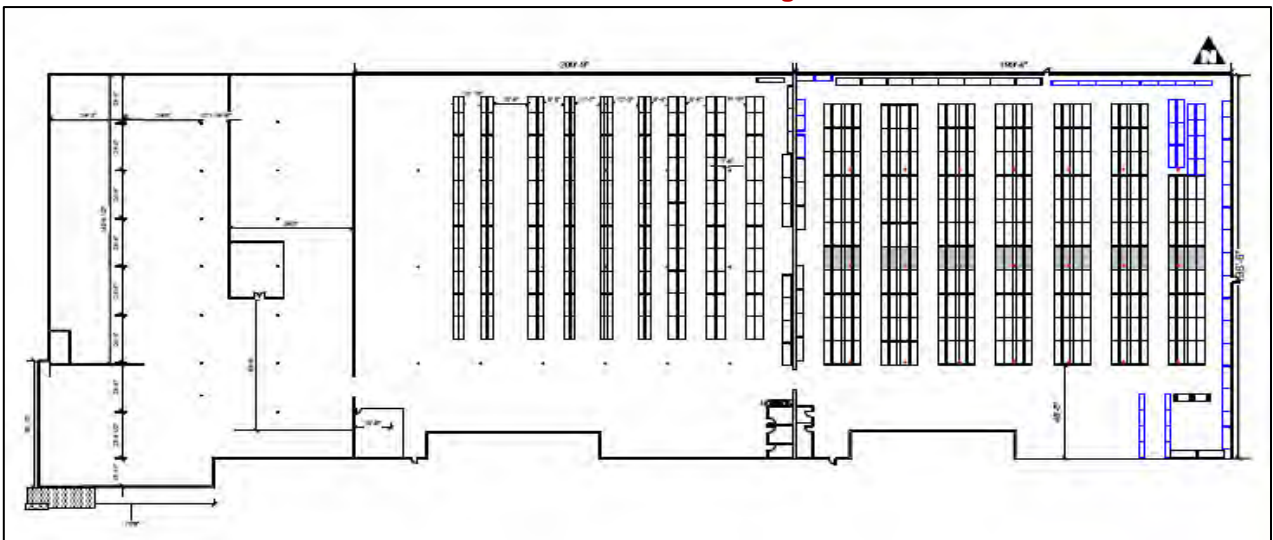


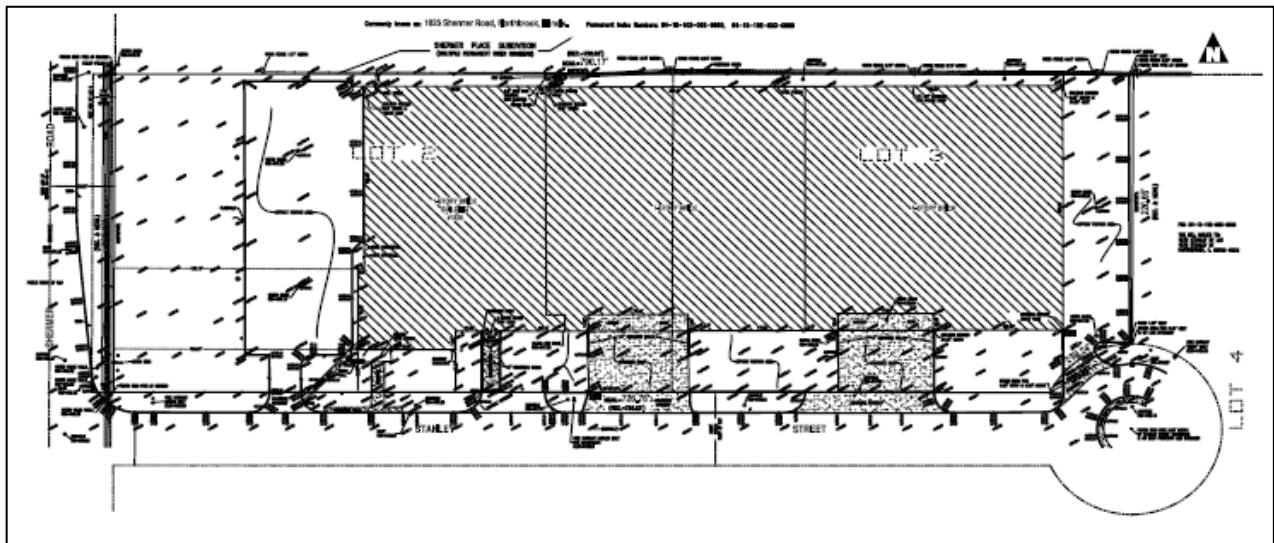
CONTACT: Joel Friedland, SIOR / (847) 345-5534 / jfriedland@britproperties.com
Adam Schneiderman, SIOR / (847) 826-4467 / Adam@straussrealty.com





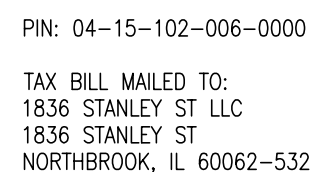
Warehouse with Racking





Legal Description: Lot 2 (except the West 17 feet dedicated for public right of way recorded as Document 22068921, on September 29, 1972) and Lot 3 in Stanley Subdivision in the Northwest Quarter of Section 15, Township 42 North, Range 12, 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 15, 1956 as Document LR1650762, in Cook County, Illinois.

Permanent Index Numbers: 04-15-102-002-0000, 04-15-102-003-0000



Unless otherwise noted, elevations shown refer to the top of ground, or top of pavement in roads and alleys.



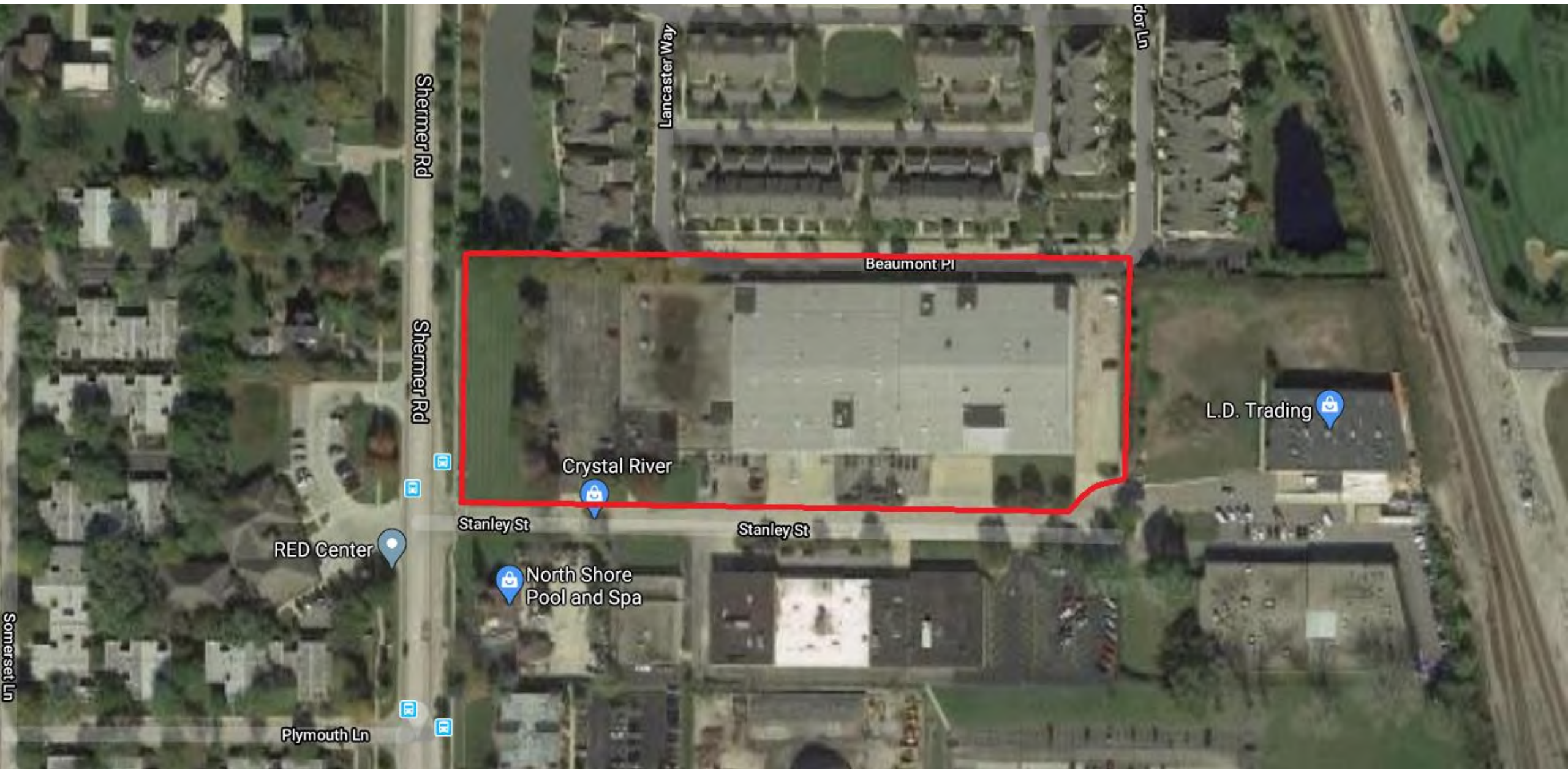
B = Basement Entry
C = Curb
D = Driveway
FF = Finished Floor
G = Gutter
R = Concrete Ramp
TF = Top of Foundation
TP = Top of Porch
TW = Top of Wall
W = Concrete Walk



www.dnre.vt.edu

By **APRIL 15**

Number 03/0042, expiración 11/30/



Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1825 Shermer Rd. in Northbrook, Illinois (PINs: 04-15-102-002/-003) is approximately 204,099 square feet, and the total building area of the existing structure located thereon is approximately 106,500 square feet.

Below please find the legal description of the subject property.

LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921, ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, 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 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.





















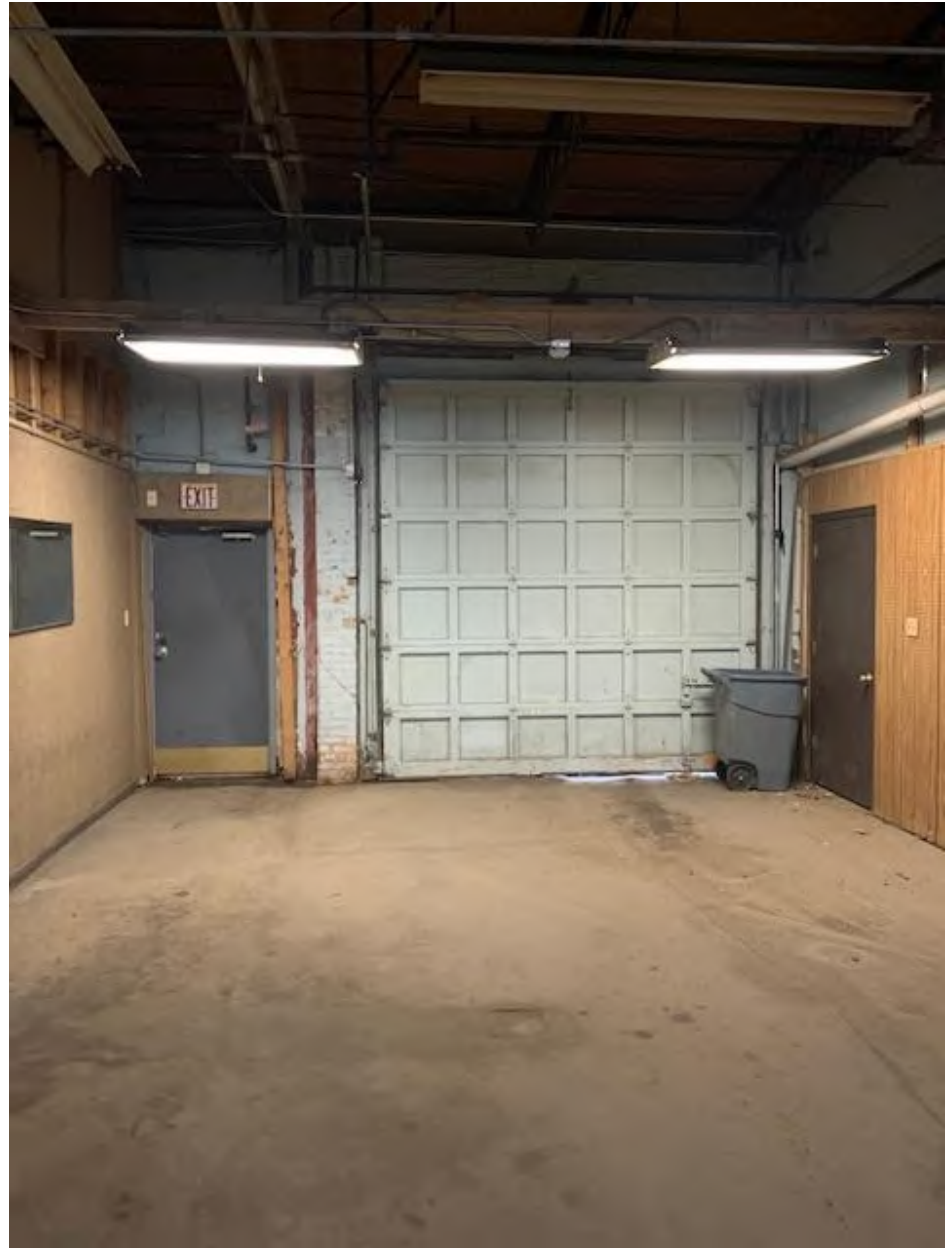




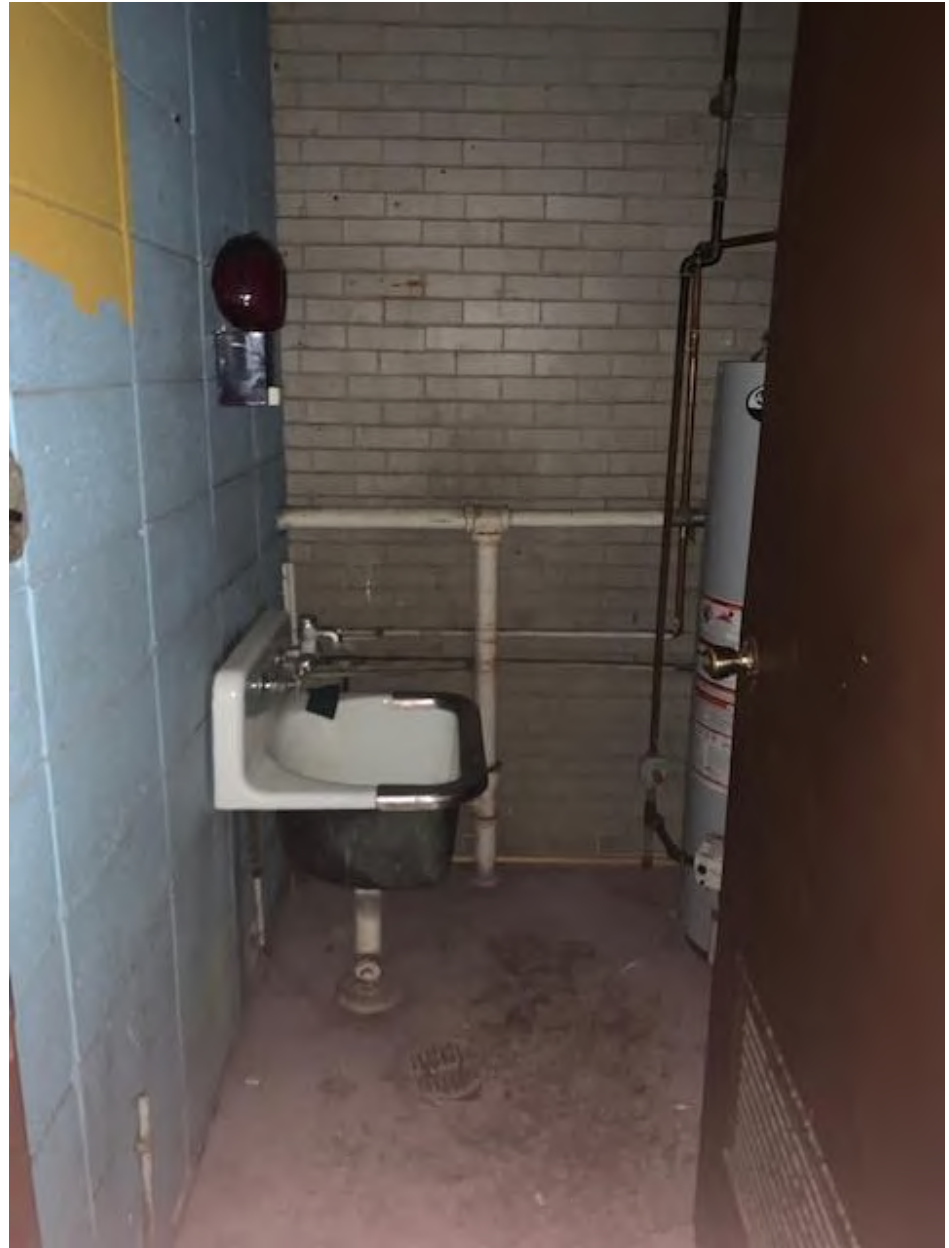






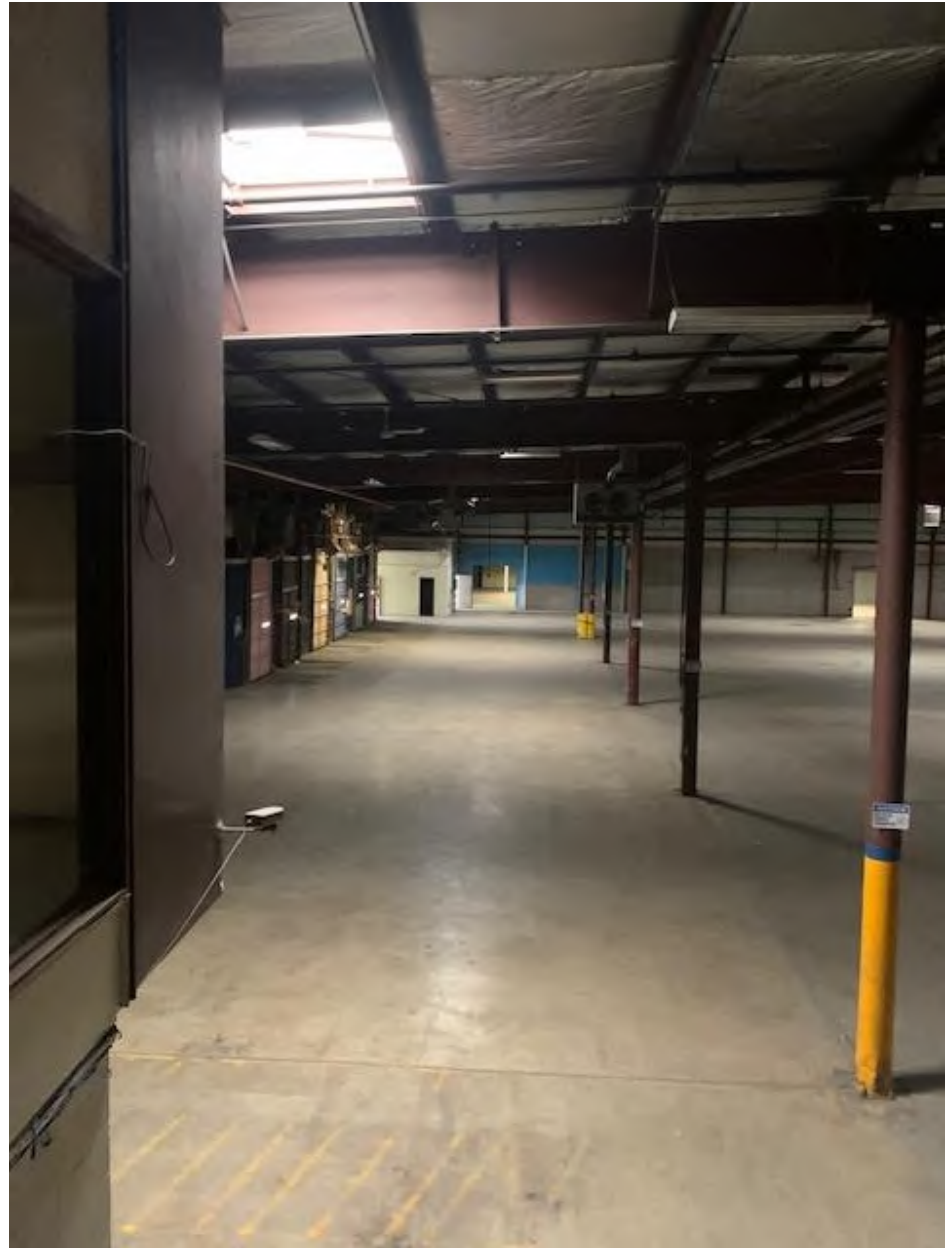












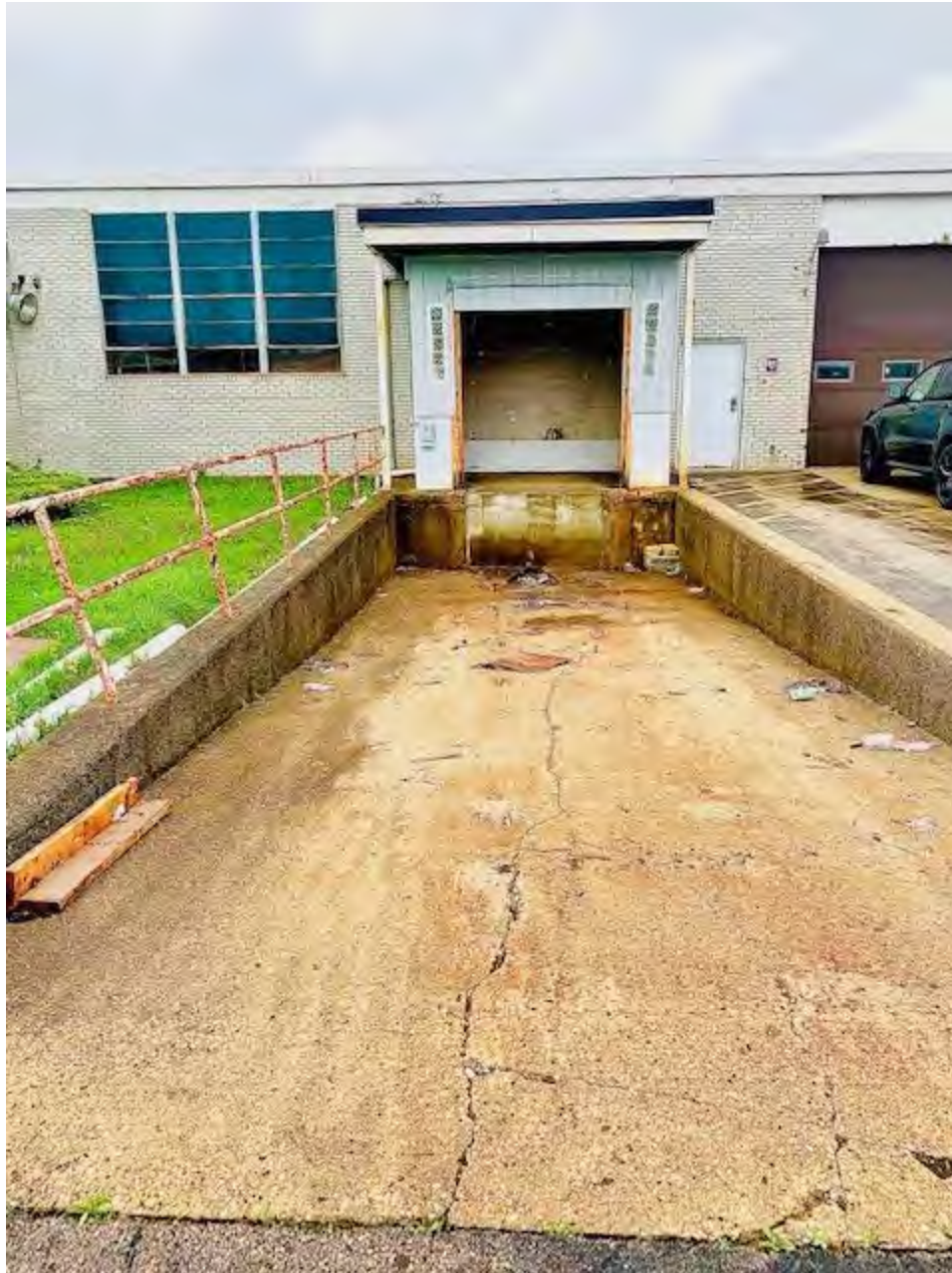




















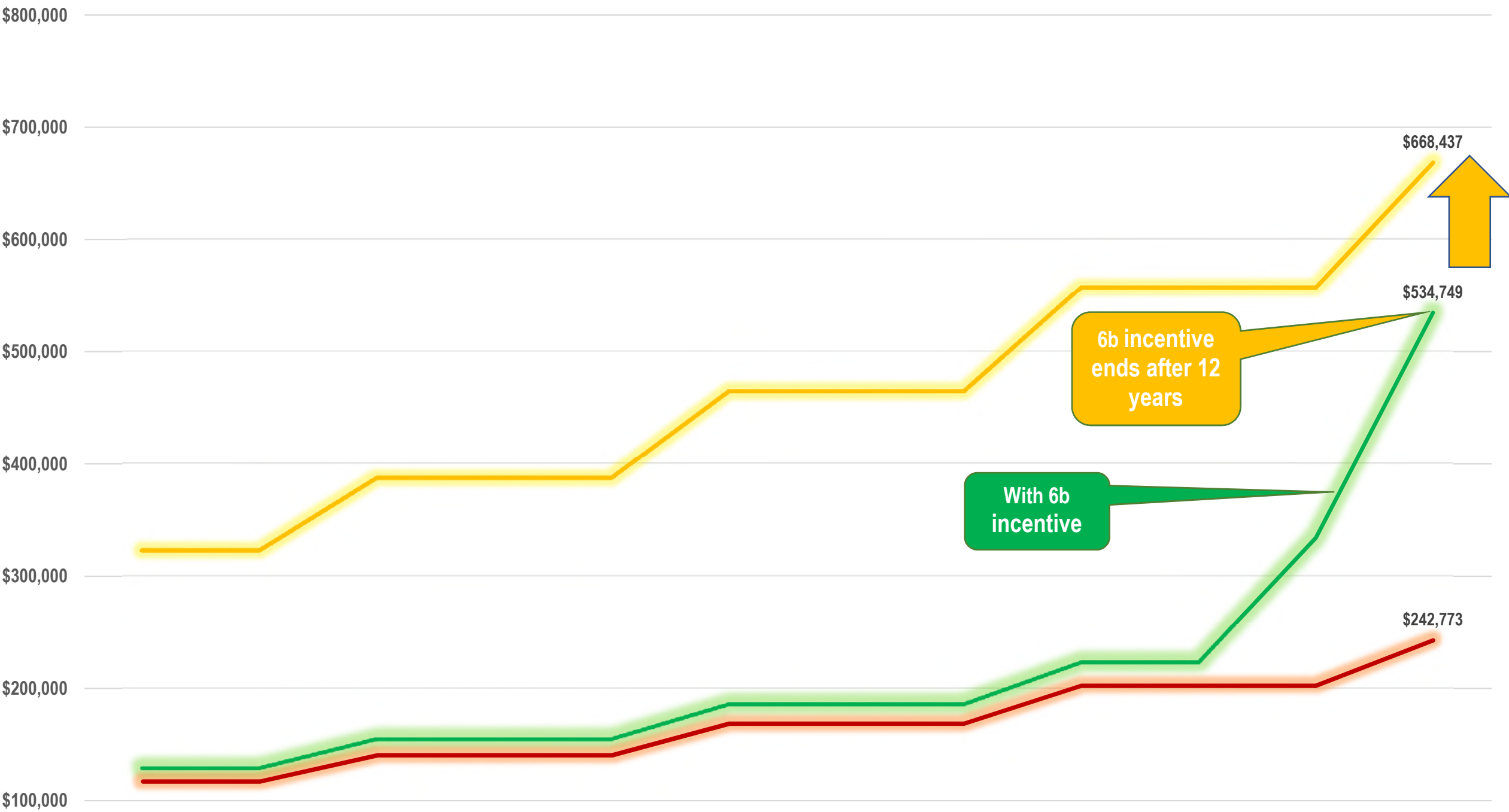








1825 Shermer Road - 6B Property Tax Comparison



\$0	2020	2021	2022*	2023	2024	2025*	2026	2027	2028*	2029	2030	2031*
Estimated Tax Without The Class 6b Incentive	\$322,356	\$322,356	\$386,827	\$386,827	\$386,827	\$464,192	\$464,192	\$464,192	\$557,030	\$557,030	\$557,030	\$668,437
Estimated Tax With The Class 6b Incentive	\$128,942	\$128,942	\$154,731	\$154,731	\$154,731	\$185,677	\$185,677	\$185,677	\$222,812	\$222,812	\$334,218	\$534,749
Estimated Taxes With 100% Vacancy Relief	\$117,078	\$117,078	\$140,494	\$140,494	\$140,494	\$168,592	\$168,592	\$168,592	\$202,311	\$202,311	\$202,311	\$242,773

Overview of the Cook County Class 6b Property Tax Incentive

What Is the 6b Incentive?

The Class 6b classification is designed to encourage industrial and warehouse development throughout Cook County by offering a real estate incentive for:

- the development of new industrial facilities,
- the rehabilitation of existing industrial structures, and
- the industrial reutilization of abandoned buildings.

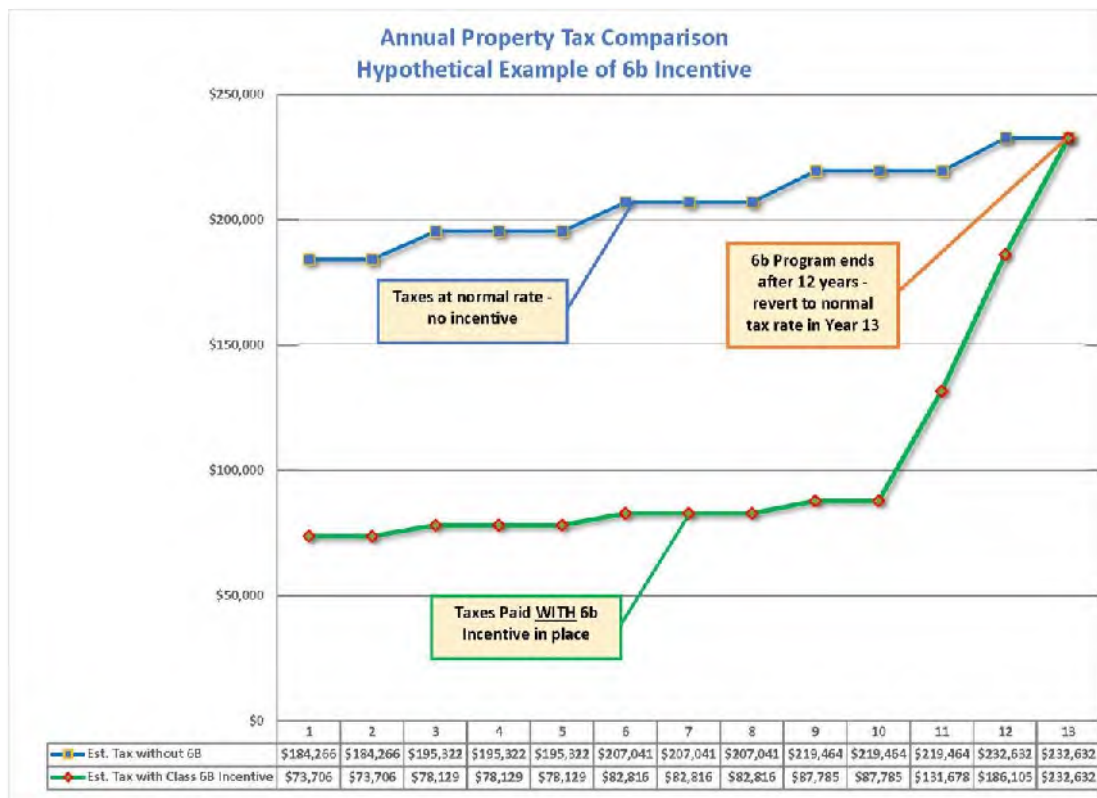
The goal of Class 6b is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities.

How It Works

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for a reduced assessment from:

- 1) the date that new construction or substantial rehabilitation is completed and initially assessed or,
- 2) in the case of abandoned property from the date of substantial re-occupancy.

Industrial properties are normally assessed at a rate of 25% of their market value. The chart below illustrates how a 6b incentive would work over the course of its 12-year term.



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. In year 13, the rate increases to the full 25%. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

Eligible Properties

- Industrial use, such as manufacturing, warehousing or distribution
- New construction, substantial rehabilitation or reutilization of abandoned buildings
- Location anywhere in Cook County

Requirements

A Municipal resolution in support of application is required before Cook County can authorize the incentive. The Village of Northbrook allows impacted taxing districts (schools, park and library) to review and comment on 6b incentive requests prior to the Board acting on a resolution. This is not a Cook County requirement.

Businesses taking advantage of the 6b program will be required to provide an affidavit to the Assessor's Office to confirm compliance with the Cook County Living Wage Ordinance.

Application to the Assessor and municipal resolution must be filed before construction of new buildings, or the substantial rehabilitation or re-occupancy of existing buildings begins.



NORTHBROOK
DEVELOPMENT
& PLANNING SERVICES

Primary Staff Contact:
Thomas Poupard, DPS Director
Tom.poupard@northbrook.il.us
847-664-4051

Village of Northbrook

6B Property Tax Incentive

General Review Process

1. Review Request with DPS Staff

- ✓ Discuss Cook County qualifying criteria

2. Applicant Submits Initial 6B Application and Basic Data/Information

- ✓ Demonstrate consent of property owner
- ✓ Answer questions on Village application form regarding business and economic impact
- ✓ Projections of Property taxes with and without incentive in place

3. Staff Prepares Cover Memo and Schedules Item for the Next Available Board Meeting

- ✓ (generally on the 2nd and 4th Tuesdays of the month)

4. Preliminary Review of 6B Incentive Request by Board of Trustees

- ✓ Board provides initial reaction to proposal
- ✓ Requests any additional information needed
- ✓ Refers application to Village ICDC and EDC (time permitting) as well as Schools, Park District and Library for recommendation/comment

5. Maximum 45-day Review Period

- ✓ Applicant pays \$5,000 application fee and any supplemental information
- ✓ Staff Routes application to taxing bodies and schedules ICDC and (if possible) EDC review meeting
- ✓ ICDC Meets on the 4th Tuesday of the month – attendance is not required, but encouraged
- ✓ Applicant works with Staff and Village Attorney to Prepare Incentive Agreement, based on model form

6. Board of Trustees reviews recommendations at Regular Meeting

- ✓ Draft Resolution consenting to 6B Incentive pursuant to Incentive Agreement voted on by Board
- ✓ Single reading only – vote is final

7. Applicant Files 6B application with Cook County and completes process

The process takes approximately two months to complete.



Primary Staff Contact:
Thomas Poupard, DPS Director
Tom.poupard@northbrook.il.us
847-664-4051



CLASS 6B

ELIGIBILITY BULLETIN

Cook County Living Wage Ordinance

Please be advised that every applicant for this incentive will be required to provide an affidavit to the Assessor's Office to confirm compliance with the Cook County Living Wage Ordinance. The Cook County Assessor will not grant any request for incentive classification until it receives the required affidavit.

Incentive Benefits

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.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. 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. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

Where buildings or other structures qualify for the incentive as new construction or as abandoned property as defined below, the reduced level of assessment under Class 6b will apply to those structures in their entirety as well as to the land upon which they are situated. Where there is substantial rehabilitation of an existing structure which has not been abandoned, the reduced incentive level of assessment is applicable to the additional market value attributable to the rehabilitation, including qualified land related to the rehabilitation. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

Eligibility Requirements

Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections of this Bulletin.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

The following definitions, as set forth in the Cook County Real Property Assessment Classification Ordinance, pertain to the Class 6b incentive provision:

Industrial purposes: "Any real estate used primarily in manufacturing ... or in the extraction or processing of raw materials unserviceable in their natural state to create new physical products or materials, or in the processing of materials for recycling, or in the transportation or storage of raw materials or finished or partially finished physical goods in the wholesale distribution of such materials or goods for sale or leasing."

Manufacturing: "The material staging and production of goods used in procedures commonly regarded as manufacturing, processing, fabrication, or assembling which changes existing material into new shapes, new qualities, or new combinations and including research and development associated with the production of goods."

Abandoned property: "Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, are purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this definition shall be, "if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is 'abandoned' for the purpose of Class 6b."

The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of "special circumstances" is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed "abandoned" for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

What Must Be Filed

An applicant seeking the reclassification of real estate to Class 6b is required to file a "Class 6b Eligibility Application" with the Office of the Assessor. At the time of filing the application, a filing fee of \$500.00 must be paid. In addition, an applicant may submit, at the same time, a certified copy of an ordinance or resolution adopted by the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) expressly stating that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property. If the resolution is not filed at the time the Eligibility Application is submitted to the Assessor, the applicant must file, at that time, a letter from the municipality or the County Board confirming that a resolution or ordinance supporting the incentive has been requested. 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 also file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested.

Should the municipality or the County Board, at a later date, deny the applicant's request for a resolution or ordinance, whether or not construction or re-occupancy has begun, the applicant will be deemed ineligible for reclassification to Class 6b. Any information that is not known or any supporting documents that are not available at the time of the initial filing must be submitted as a supplement to the Application.

After the construction or re-occupancy has taken place, an applicant must also file an "Incentives Appeal Form" requesting that the real estate be reclassified to Class 6b. At the time of filing the appeal, an appeal fee of \$100.00 must be paid. If a resolution from the municipality where the property is located, or the Cook County Board of Commissioners if located in an unincorporated area, was not filed with the Eligibility Application, the applicant must file a certified copy of the resolution or ordinance supporting the incentive at this time. No final action on a request for reclassification to Class 6b will be taken until an Appeal and an Eligibility Application, along with the required documentation as described therein, are completed and filed with the Office of the Assessor.

In addition, during the term of the incentive, the Class 6b recipient must file a triennial affidavit attesting to the use of the property and the number of workers employed at the Class 6b site. The Assessor will mail Class 6b recipients the affidavit forms at the time of their triennial reassessments. The affidavit must be signed, notarized and returned to the Assessor within three weeks. Failure to file the triennial affidavits within that time will result in the loss of the incentive.

Time for Filing

The Eligibility Application along with the appropriate resolution or letter confirming that a resolution has been requested *must be filed* with the Assessor *prior to*, but no earlier than one year before, *commencement of new construction* (excluding demolition, if any) *or substantial rehabilitation*. With respect to abandoned property, the eligibility application must be made to the Assessor ***prior to the commencement of the reoccupation of the vacant and unused property.***

Where reoccupation of "abandoned" property and subsequent substantial rehabilitation is planned, a single Eligibility Application and resolution, ordinance, or letter confirming that a resolution has been requested, may be filed for both situations, provided that the Application is filed prior to the commencement of reoccupation and such rehabilitation.

To finalize the classification change, a "Real Estate Assessed Valuation Appeal" must be filed after the construction or re-occupancy has taken place. In instances where a certified copy of an ordinance or resolution expressly stating that the municipality or County Board supports and consents to filing of a Class 6b Application has not yet been filed, it must be filed at this time. For the purpose of certifying final assessments on a timely basis to the Board of Appeals, deadlines for filing Appeals are established on a township basis. Check with the Office of the Assessor to determine when the deadline occurs for a particular township.

The 6b classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level, by filing a renewal application and a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located, or by the County Board, if located in an unincorporated area of Cook County, expressly stating that it supports and consents to the renewal of the Class 6b incentive and that it has determined that the industrial use of the property is necessary and beneficial to the local economy. The notice of intent to request renewal will be forwarded by the Assessor's Office to the Cook County Board. The owners must notify the Assessor's Office of their intent to request renewal at the time they request a resolution or ordinance agreeing to the renewal from the municipality or County Board. The number of renewal period requests is not limited.

Questions regarding Class 6b may be directed to the Development Incentives Department of the Office of the Cook County Assessor, Room 301, 118 North Clark Street, Chicago, Illinois 60602, (312) 603-7529.

Resolution 2017-131

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

Supporting and Consenting to Approval of Class 6b Classification and Approving A Class 6b Incentive Agreement (JI Realty Company LLC -- 1919 Stanley Street)

is hereby adopted, as follows:

Section 1. Recitals.

JI Realty Company, LLC, ("**Applicant**") is the contract purchaser of the property commonly known as 1919 Stanley Street in Northbrook, Illinois ("**Property**") and legally described in **Exhibit A**, attached to and, by this reference, made a part of this Resolution. The Applicant intends to use the Property as an office, warehouse and distribution facility for Jet International Company, LLC ("**Business**").

The Applicant intends to file an application for Class 6b Classification with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("**Cook County Classification Ordinance**"). The Cook County Classification Ordinance reduces the property tax assessment for certain qualifying industrial buildings. In order to qualify for the 6b Classification, the Applicant must receive the consent of the Village in the form of an ordinance or resolution from the Board of Trustees.

The Business is presently located in Glenview and would use the Property for its corporate offices as well as a warehouse and distribution facility for a variety of parts used in the aviation industry. Attracting the Business would bring high quality jobs to the Village and meet many of the objectives of the Village's Strategic Plan for Economic Development.

Pursuant to Resolution 07-R-48, the Board of Trustees agreed to support an application for 6b Classification under the Cook County Classification Ordinance only if the application meets the requirements of the Cook County Classification Ordinance and certain additional criteria provided in Resolution 07-R-48, including a requirement that the Applicant enter into an agreement with the Village establishing terms and conditions for the Class 6b approval.

Although the Property has been vacant and unused for less than 24 months, the Board of Trustees has determined that the Property is likely to remain unoccupied without an appropriate industrial tenant for a considerable period of time. Also, the Applicant will have to make significant investments in the Property to accommodate the re-use of the Property by the Business. Therefore, the President and the Board of Trustees have determined that special circumstances exist to justify supporting and consenting to the Applicant's Class 6b application, despite the fact that the Property has been vacant and unused for less

than 24 months. The Applicant has also submitted evidence that the proposed improvement and use of the Property satisfies the criteria for "substantial rehabilitation" and reutilization of "abandoned" property set forth in the Cook County Classification Ordinance.

The Board of Trustees has provided the school, library, and park districts within which the Property is located an opportunity to review and comment on the application. After reviewing the comments of the districts, and confirming that the Applicant otherwise meets the criteria for Class 6b Classification under the Cook County Classification Ordinance, the Board of Trustees has determined that:

- A. The rehabilitation and reutilization of the Property by the Business will expand and improve industrial facilities available in the Village. Further, the proposed program of construction will create additional temporary employment opportunities during the renovation of the building, as well as permanent employment opportunities in the renovated building.
- B. "Industrial purpose" facilities are a necessity for the continued economic development and viability of this location in the Village. The proposed renovation of the Property is dependent on the temporary financial incentive offered by the Class 6b Classification.
- C. Renovation and reutilization of the Property by the Business will (i) help to relieve conditions of unemployment, (ii) stabilize or increase the tax base in the Village, and (iii) generate significant new revenues in the form of additional state and federal income tax and local real estate and other taxes.

Section 2. Determination of Appropriateness.

The Property is appropriate for consideration of Class 6b Classification pursuant to the Cook County Classification Ordinance.

Section 3. Conditions.

The Village supports and consents to the 6b Classification and finds that it is necessary for the substantial rehabilitation and reutilization of the Property subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

- A. the Applicant shall acquire the Property and, upon execution of the purchase, deliver to the Village Manager written evidence demonstrating that the Applicant has acquired the Property;
- B. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Property shall be used solely as a corporate offices as well as a warehouse and distribution facility for a variety of parts used in the aviation industry operated by the Business or its successors;

- C. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Applicant shall not seek a property tax protest that would result in a property value less than the fair market value established for the first year of the Class 6b schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant may elect to take for the first year of the Class 6b schedule with the exception[s] of casualty [*and vacancy*] set forth in the Class 6b Incentive Agreement; and
- D. the Applicant and Business shall develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village.

Section 3. No Renewal.

It is the intention of the Village not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period contemplated by this Resolution.

Section 4. Agreement.

A. The Applicant shall, pursuant to the requirements of Village Resolution 07-R-48, enter into an agreement incorporating all of the conditions listed in Section 2 ("*Class 6b Incentive Agreement*")

B. The Class 6b Incentive Agreement is hereby approved in substantially the form attached to this Resolution as *Exhibit B*.

C. The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Class 6b Incentive Agreement only after receipt by the Village Clerk of at least three original copies of the Class 6b Incentive Agreement executed by the Applicant and; provided, however, that if such executed copies of the Class 6b Incentive Agreement are not received by the Village Clerk within 90 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 5. Effective Date.

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Adopted: 11/14/2017

RESULT:	ADOPTED [5 TO 2]
MOVER:	Bob Israel, Trustee
SECONDER:	A.C. Buehler, Trustee
AYES:	Han, Karagianis, Buehler, Israel, Frum
NAYS:	Collison, Ciesla

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk