

VILLAGE BOARD
Committee of the Whole Meeting
September 16, 2019 – 6:30 PM
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

AGENDA

- I. Call to Order
- II. Roll Call
- III. Discussion Items
 - A. Gateway Signage Discussion
(Public Works)(Stapleton)(Pukula)
 - B. Business District Improvement Grant Discussion
(Community Development)(Stapleton)(Berry)
 - C. Class 6B Incentive Request at 13511 Main Street Discussion
(Community Development)(Stapleton)(Berry)
- IV. Unfinished Business
- V. New Business
 - A. Recreational Cannabis
 - B. Montefiori LOC Update
- VI. Audience Participation
- VII. Executive Session Discussion Under Chapter 5 ILCS 120
 - 1. Real Estate Purchase or Lease 2(c)5
- VIII. Adjourn

TO: Village Board
FROM: Ralph Pukula, Public Works Director
THROUGH:
SUBJECT: Gateway Signage
DATE: 09/16/2019

SUMMARY/ BACKGROUND

General Discussion of the Gateway signage proposal from Parvin-Clauss Sign Company Inc., with materials sample and mock-up banner.

BOARD ACTION REQUESTED

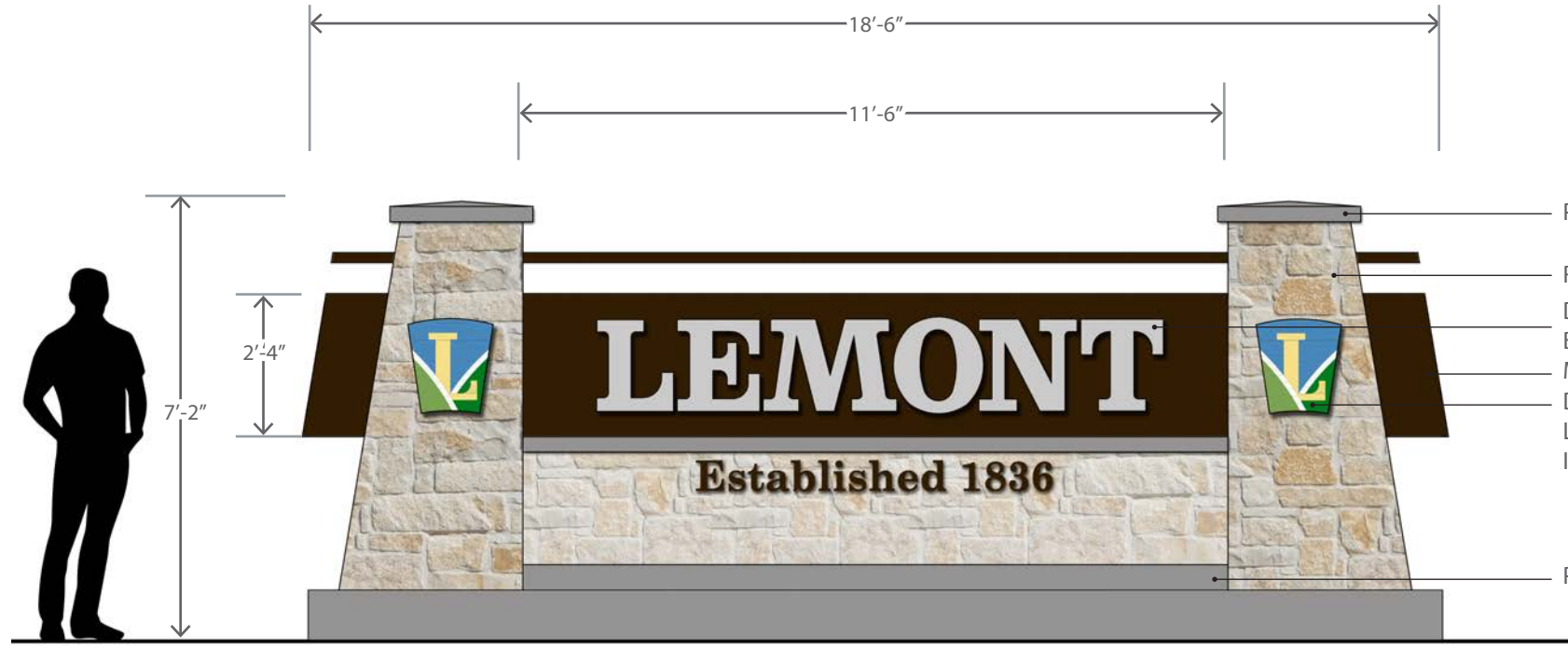
This item is for discussion purposes only. Recommended changes, additions and/or deletions from the meeting will be made prior to presentation for formal approval.

ATTACHMENTS

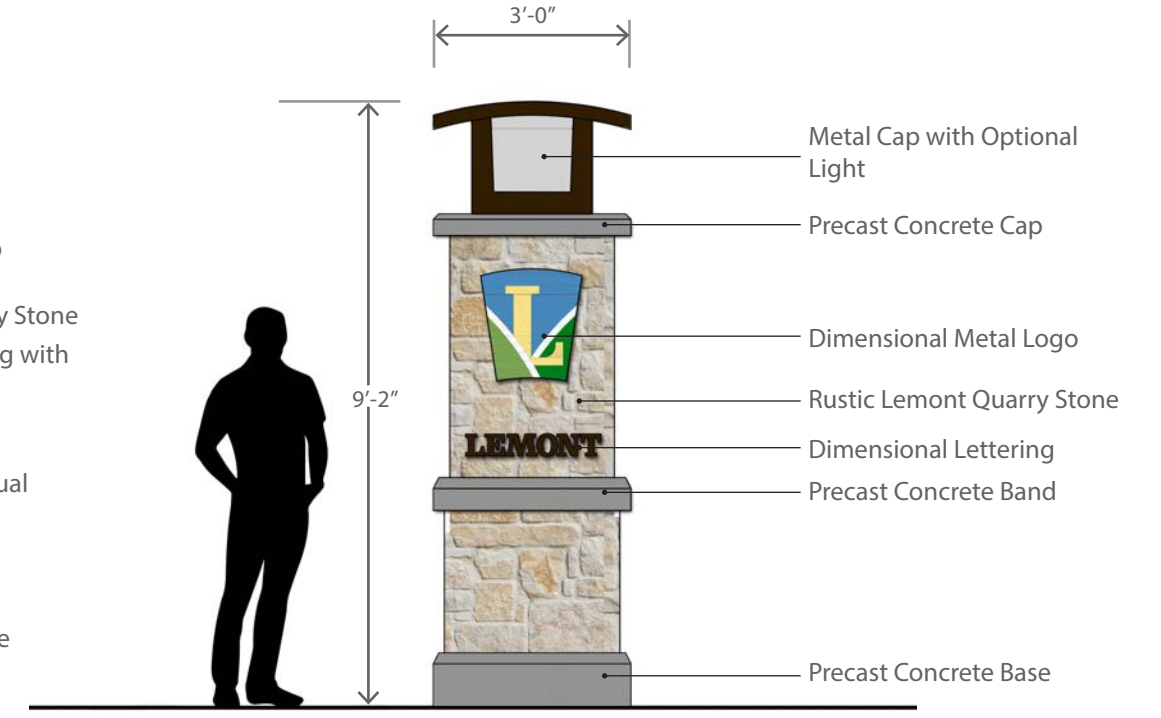
- Parvin-Clauss Sign Company Inc. project proposal



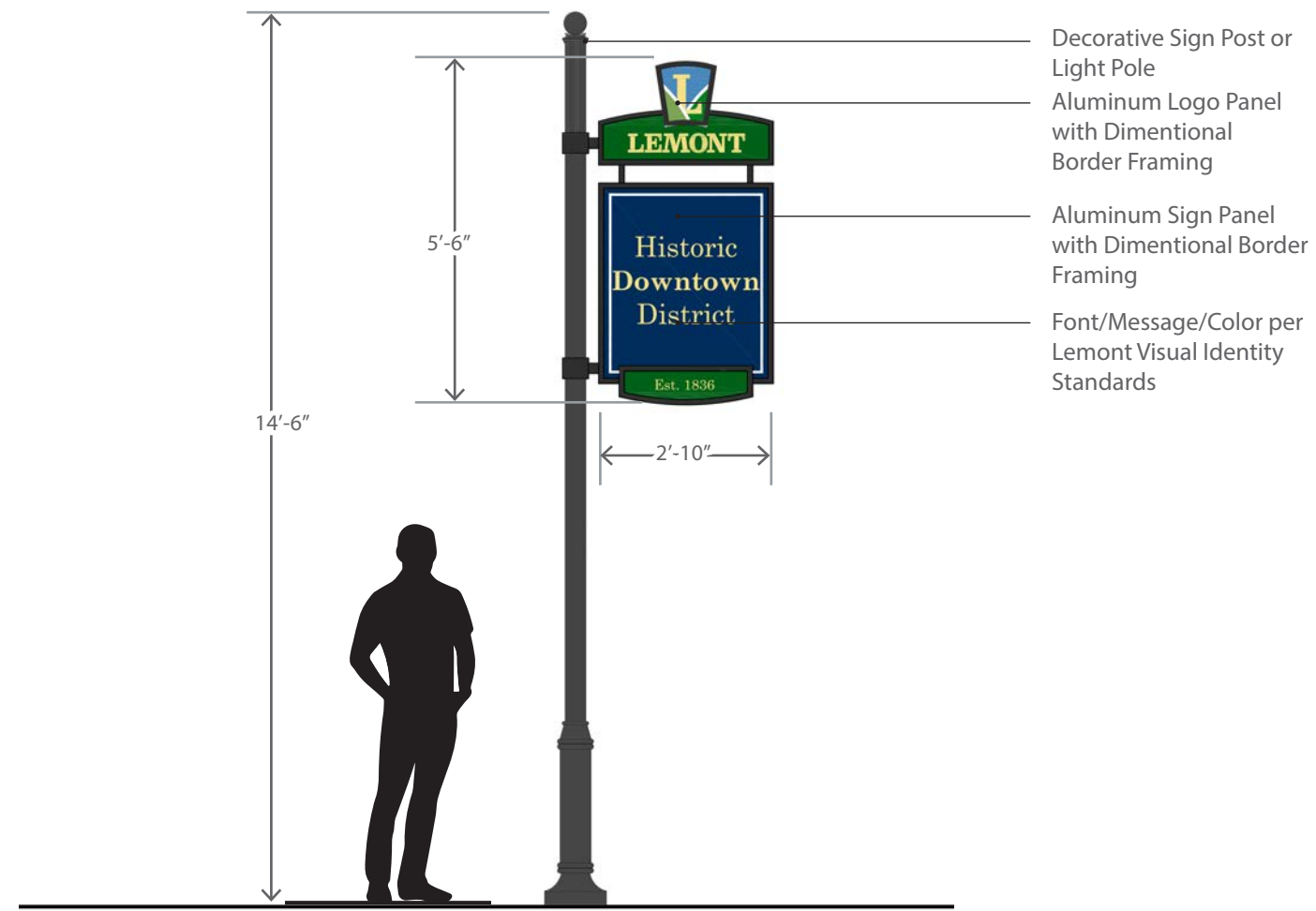
Gateway Signage



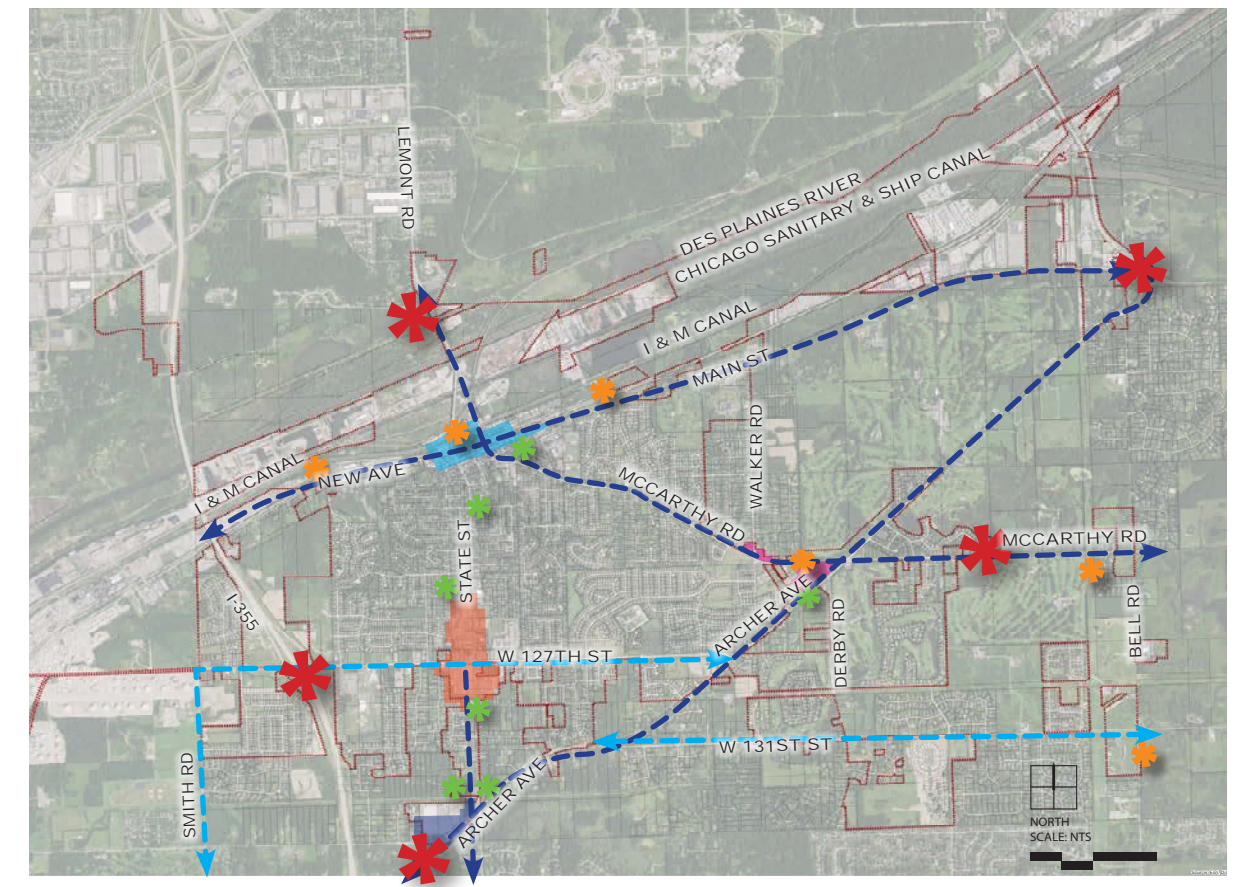
Primary Gateway Concept



Secondary Gateway Concept



Tertiary Gateway Concept



Gateway Locations

Parvin-Clauss Sign Company Inc.

165 Tubeway Drive
Carol Stream, IL 60188 USA

Phone: 630-510-2020
Fax: 630-668-7802
Fed ID: 36-3322946

Quote No: 108124

Tuesday, May 28, 2019

Bill To:

VILLAGE OF LEMONT

16680 NEW AVENUE
LEMONT, IL 60439

We are pleased to present the following project proposal:

<i>Line: 1</i>	<i>Part ID: PCAB</i>	<i>Proposal Amount</i>
		\$72,950.00

Primary Monument

Furnish and install one 7'-2" high by 18'-6" wide masonry monument consisting of two stone piers with a stone connecting wall, aluminum sign with reverse channel, LED illuminated letters "Lemont" (cabinet to project out at each end), aluminum accent tube at top, non-illuminated .25" thick aluminum logo panels, one on each pier, and lettering "Established 1836", precast concrete base, trenched foundation with concrete.

Options:

Three monuments are \$70,125.00 each

Five monuments are \$68,875.00 each.

Salesperson: BN-BRIAN NEWTON

Prices are Valid Until Saturday, July 27, 2019

Terms: 50% Deposit required; Net 10 upon completion.

Parvin-Clauss Sign Company Inc.

165 Tubeway Drive
Carol Stream, IL 60188 USA

Phone: 630-510-2020
Fax: 630-668-7802
Fed ID: 36-3322946

Quote No: 108124

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Please review this quotation and the accompanying design sketches for size dimensions, colors, copy and quality, and bring any required changes to our attention immediately. Note that significant changes may result in revision of quoted price and timeline. When approved, please sign below and return along with a signed copy of the design sketch to signify acceptance of this proposal and its related terms and conditions. Production will not be scheduled until both documents have been received and permits have been approved (if applicable), thus authorizing us to proceed with fabrication as described above.

Pricing shown does not include:

- Any engineering required by the local municipality.
- Any insurance required in addition to our standard insurance coverages. If additional insurance coverage is required, it will be added to the price of this quote plus 10%. This includes, but is not limited to requests for special endorsements, primary, non-contributory umbrella coverage, waivers of subrogation, performance and payment bonds.
- Applicable sign permits. If permits are required by the municipality prior to installation, the charges for permits and procurement will be added to the final invoice as a separate cost.

This Agreement assumes that installation will involve normal access, soil, and wall conditions.

In the event of subsurface obstacles or obstructions in or behind walls, the parties agree to adjust the extra installation costs based on Seller's additional cost.

Parvin-Clauss Sign Co., Inc. is not responsible for damage to underground sprinkler systems, property lighting and/or private utilities.

Customer shall bring feed wires of suitable capacity and approved type to the location of Display prior to installation and shall pay for all electrical energy used by the display and be responsible for the supply thereof.

Should this order cancel for any reason, buyer agrees to pay seller for any time and materials incurred to date including, but not limited to: design sketches, permit municipality fees and procurement, site surveys/checkouts, etc.

Thank you for the opportunity to present this quotation for your signage needs. Our services are customized to meet the goals, guidelines and deadlines of your sign project. At Parvin-Clauss, your image is our priority, and commitment to quality is our promise. If you have any questions regarding this quote, please call.

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Tuesday, May 28, 2019

TERMS AND CONDITIONS

This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. Seller shall not be responsible for errors in plans, designs, specifications, and drawings furnished by Buyer or for defects caused thereby.

Warranty: This agreement carries a 1 year warranty on parts and labor, except for standard manufactured lamps. The display is warranted to be free from functional defects in materials and workmanship at the time of original delivery. The foregoing warranties shall not apply if the equipment has been repaired, other than by Seller or a service facility designated by the Seller, or altered by anyone other than Seller, or if the equipment has been subject to abuse, misuse, negligence, accident, vandalism, acts of God or natural disasters beyond Seller's reasonable control. Seller shall not be liable for any damages or losses other than the replacement of such defective work or material. Whenever there are any circumstances on which a claim might be based, Seller must be informed immediately or the provisions of this warranty may be voided.

Title: Title to all materials and property covered by this agreement shall remain in Seller and shall not be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. Seller is given an express security interest in said material and property both erected and unerected notwithstanding the manner in which such personal property shall be annexed or attached to the realty. In the event of default by Buyer, including, but not limited to, payment of any amounts due and payable, Seller may at once (and without process of law) take possession of and remove, as and when it sees fit and wherever found, all materials used or intended for use in this construction of said equipment and any and all property called for in this contract without being deemed guilty of trespass.

Damage: Should any loss, damage or injury result to said display, from any cause whatsoever, while in possession of Buyer or his agents, such loss, damage or injury shall not relieve the Buyer from the obligation to pay for the same according to the terms of this agreement.

Default: Seller and Buyer mutually recognize that Display is not an article of general trade or utility but is designed and is to be constructed, installed and maintained at the request and for the special distinctive uses and purposes of Buyer, that Display is of no value to Seller except as so used, and that is a material consideration to Seller. If during the term of this agreement bankruptcy, reorganization or insolvency proceedings are commenced by or against Buyer, or if Buyer makes an assignment for the benefit of creditors, or if Buyer discontinues business in the premises where Display is located, Seller may at his option declare the entire unpaid balance immediately due and payable. In the event Seller may employ an attorney to recover Display or collect any sums due under this Agreement, Buyer agrees to pay in addition to all sums found due from Seller, a reasonable attorney's fee, and all costs of suit, collection costs and all other expenses incurred in enforcing this Agreement. All over due payments under this Agreement which are in arrears more than ten days following due date under (b) herein, shall bear interest at the rate of 18% per annum accumulated monthly provided that such delinquent charges shall be at least \$1 per month.

Authority of Agent: It is understood and agreed that this agreement contains the entire contract between the parties and that no representative of Seller has authority to change or modify any terms or representations herein stated. This agreement shall not be considered as executed until signed by or on behalf of Buyer and approved by an executive officer of Seller.

Delivery: The construction and installation of the display shall be subject to delay by strikes, fires, unforeseen commercial delays or acts of God, or regulations or restrictions of the government or public authorities or other accidental forces, conditions or circumstances beyond control of Seller.

Inspection: Buyer shall inspect the display immediately upon installation, and shall notify Seller in writing of any defects or variances therein. In the absence of any such written notification within five (5) days after installation, the display shall be deemed in all respects approved and satisfactory to Buyer.

Permits and Licenses: Seller shall assist Buyer in obtaining all original permits and licenses from public authorities for the installation of the display. Buyer shall obtain the necessary permits from the owner of the premises and others, whose permission is required for the installation of the display and is responsible that such permission is not revoked. Revocation of any permit required for the installation and maintenance of display shall not relieve buyer from the payment of all sums due in accordance with the terms of this agreement. Buyer agrees to obtain all necessary permission for use of all registered trademarks or copyrights used on the display, and agrees to indemnify Seller against any claims in connection therewith.

Service Wiring: Cost of Electricity: Reinforcement of Building: Physical Conditions: Buyer shall bring feed wires of suitable capacity and approved type to the location of Display prior to installation and shall pay for all electrical energy used by the display and be responsible for the supply thereof. Buyer shall provide for necessary reinforcements to the building on which Display is installed. Buyer shall pay for costs of relocating power lines, or other obstacles to comply with laws of Federal, State or Municipal Agencies. **This Agreement assumes that installation will involve normal access, soil, and wall conditions. In the event of subsurface obstacles or obstructions in or behind walls, the parties agree to adjust the extra installation costs based on Seller's additional cost.**

X

Customer Signature

Customer Name Printed

Date ____/____/____

Parvin-Clauss Sign Company Inc.

165 Tubeway Drive
Carol Stream, IL 60188 USA

Phone: 630-510-2020
Fax: 630-668-7802
Fed ID: 36-3322946

Quote No: 108126
Tuesday, May 28, 2019

Bill To:

VILLAGE OF LEMONT
16680 NEW AVENUE
LEMONT, IL 60439

We are pleased to present the following project proposal:

<i>Line: 1</i>	<i>Part ID: PCAB</i>	<i>Proposal Amount</i>
		\$26,375.00

Secondary Monument

Furnish and install one 9'-2" high by 3' wide masonry monument consisting of one stone pier with precast concrete cap, band and base, .25" thick FCO logo and letters "Lemont" on one side, fabricated aluminum detail at top, augered footing with concrete.

Options:

Three monuments are \$24,750.00 each

Five monuments are \$23,500.00 each.

For lighting within the fixture, add \$1,150.00 to each.

Salesperson: BN-BRIAN NEWTON

Prices are Valid Until Saturday, July 27, 2019

Terms: 50% Deposit required; Net 10 upon completion.

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Pricing shown does not include:

- Any engineering required by the local municipality.
- Any insurance required in addition to our standard insurance coverages. If additional insurance coverage is required, it will be added to the price of this quote plus 10%. This includes, but is not limited to requests for special endorsements, primary, non-contributory umbrella coverage, waivers of subrogation, performance and payment bonds.
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Title: Title to all materials and property covered by this agreement shall remain in Seller and shall not be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. Seller is given an express security interest in said material and property both erected and unerected notwithstanding the manner in which such personal property shall be annexed or attached to the realty. In the event of default by Buyer, including, but not limited to, payment of any amounts due and payable, Seller may at once (and without process of law) take possession of and remove, as and when it sees fit and wherever found, all materials used or intended for use in this construction of said equipment and any and all property called for in this contract without being deemed guilty of trespass.

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X

Customer Signature

Customer Name Printed

Date ____/____/____

Parvin-Clauss Sign Company Inc.

165 Tubeway Drive
Carol Stream, IL 60188 USA

Phone: 630-510-2020
Fax: 630-668-7802
Fed ID: 36-3322946

Quote No: 108128

Tuesday, May 28, 2019

Bill To:

VILLAGE OF LEMONT

16680 NEW AVENUE
LEMONT, IL 60439

We are pleased to present the following project proposal:

<i>Line:</i>	<i>Part ID:</i>	<i>Proposal Amount</i>
1	FAUX STONE	\$25,950.00

Primary Monument

Furnish and install one 7'-2" high by 18'-6" wide faux masonry monument consisting of two piers with a connecting wall in a faux stone finish, dimensional letters "Lemont" and logo panels, one on each pier, and lettering "Established 1836", two internal steel poles in augered footings with concrete.

Options:

Three monuments are \$24,400.00 each

Five monuments are \$23,700.00 each.

Salesperson: BN-BRIAN NEWTON

Prices are Valid Until Saturday, July 27, 2019

Terms: 50% Deposit required; Net 10 upon completion.

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Customer Signature

Customer Name Printed

Date ____/____/____

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Bill To:

VILLAGE OF LEMONT

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LEMONT, IL 60439

We are pleased to present the following project proposal:

<i>Line:</i>	<i>Part ID:</i>	<i>Proposal Amount</i>
1	FAUX STONE	\$8,395.00

Secondary Monument

Furnish and install one 9'-2" high by 3' wide faux masonry monument consisting of one pier with a faux stone finish, raised logo and lettering, custom shape cap at top painted two colors.

Options:

Three monuments are \$7,600.00 each

Five monuments are \$7,000.00 each.

Salesperson: BN-BRIAN NEWTON

Prices are Valid Until Saturday, July 27, 2019

Terms: 50% Deposit required; Net 10 upon completion.

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TERMS AND CONDITIONS

This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. Seller shall not be responsible for errors in plans, designs, specifications, and drawings furnished by Buyer or for defects caused thereby.

Warranty: This agreement carries a 1 year warranty on parts and labor, except for standard manufactured lamps. The display is warranted to be free from functional defects in materials and workmanship at the time of original delivery. The foregoing warranties shall not apply if the equipment has been repaired, other than by Seller or a service facility designated by the Seller, or altered by anyone other than Seller, or if the equipment has been subject to abuse, misuse, negligence, accident, vandalism, acts of God or natural disasters beyond Seller's reasonable control. Seller shall not be liable for any damages or losses other than the replacement of such defective work or material. Whenever there are any circumstances on which a claim might be based, Seller must be informed immediately or the provisions of this warranty may be voided.

Title: Title to all materials and property covered by this agreement shall remain in Seller and shall not be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. Seller is given an express security interest in said material and property both erected and unerected notwithstanding the manner in which such personal property shall be annexed or attached to the realty. In the event of default by Buyer, including, but not limited to, payment of any amounts due and payable, Seller may at once (and without process of law) take possession of and remove, as and when it sees fit and wherever found, all materials used or intended for use in this construction of said equipment and any and all property called for in this contract without being deemed guilty of trespass.

Damage: Should any loss, damage or injury result to said display, from any cause whatsoever, while in possession of Buyer or his agents, such loss, damage or injury shall not relieve the Buyer from the obligation to pay for the same according to the terms of this agreement.

Default: Seller and Buyer mutually recognize that Display is not an article of general trade or utility but is designed and is to be constructed, installed and maintained at the request and for the special distinctive uses and purposes of Buyer, that Display is of no value to Seller except as so used, and that is a material consideration to Seller. If during the term of this agreement bankruptcy, reorganization or insolvency proceedings are commenced by or against Buyer, or if Buyer makes an assignment for the benefit of creditors, or if Buyer discontinues business in the premises where Display is located, Seller may at his option declare the entire unpaid balance immediately due and payable. In the event Seller may employ an attorney to recover Display or collect any sums due under this Agreement, Buyer agrees to pay in addition to all sums found due from Seller, a reasonable attorney's fee, and all costs of suit, collection costs and all other expenses incurred in enforcing this Agreement. All over due payments under this Agreement which are in arrears more than ten days following due date under (b) herein, shall bear interest at the rate of 18% per annum accumulated monthly provided that such delinquent charges shall be at least \$1 per month.

Authority of Agent: It is understood and agreed that this agreement contains the entire contract between the parties and that no representative of Seller has authority to change or modify any terms or representations herein stated. This agreement shall not be considered as executed until signed by or on behalf of Buyer and approved by an executive officer of Seller.

Delivery: The construction and installation of the display shall be subject to delay by strikes, fires, unforeseen commercial delays or acts of God, or regulations or restrictions of the government or public authorities or other accidental forces, conditions or circumstances beyond control of Seller.

Inspection: Buyer shall inspect the display immediately upon installation, and shall notify Seller in writing of any defects or variances therein. In the absence of any such written notification within five (5) days after installation, the display shall be deemed in all respects approved and satisfactory to Buyer.

Permits and Licenses: Seller shall assist Buyer in obtaining all original permits and licenses from public authorities for the installation of the display. Buyer shall obtain the necessary permits from the owner of the premises and others, whose permission is required for the installation of the display and is responsible that such permission is not revoked. Revocation of any permit required for the installation and maintenance of display shall not relieve buyer from the payment of all sums due in accordance with the terms of this agreement. Buyer agrees to obtain all necessary permission for use of all registered trademarks or copyrights used on the display, and agrees to indemnify Seller against any claims in connection therewith.

Service Wiring: Cost of Electricity: Reinforcement of Building: Physical Conditions: Buyer shall bring feed wires of suitable capacity and approved type to the location of Display prior to installation and shall pay for all electrical energy used by the display and be responsible for the supply thereof. Buyer shall provide for necessary reinforcements to the building on which Display is installed. Buyer shall pay for costs of relocating power lines, or other obstacles to comply with laws of Federal, State or Municipal Agencies. **This Agreement assumes that installation will involve normal access, soil, and wall conditions. In the event of subsurface obstacles or obstructions in or behind walls, the parties agree to adjust the extra installation costs based on Seller's additional cost.**

X

Customer Signature

Customer Name Printed

Date ____/____/____

TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Business District Improvement Grant
DATE: September 12, 2019

SUMMARY/ BACKGROUND

This summer the Village reestablished business improvement grants. Last awarded in 2014, the current round of grants was extended to any commercial property in Lemont, with \$20,000 budgeted in the general fund. The program was promoted online, and merchant and chamber events, and in the Village newsletter. Eligibility, a list of reimbursable costs, and grant evaluation criteria were published with the grant application and online at <https://www.lemont.il.us/758/Business-District-Improvement-Grant>

Nine applications were received. Eight are for downtown properties. Five are in either the Canal or TOD TIF district, which may provide additional funding. Eligibility requirements included a \$2,000 minimum project, but there was no maximum to the amount requested. The total project costs of all the grants received is \$124,801.27. The median project cost is \$13,569.29.

In the past grants were awarded on a 50/50 basis. Evaluation materials follow this practice.

ANALYSIS

Consistency with Village Policy

2018-21 Strategic Plan.

Village investment in the Business District Improvement Grant program aligns with the Economic Vitality priority and supports the outcome, "downtown and uptown are thriving, stable retail districts." EAV is a key indicator, and investment of nearly \$125,000 in commercial buildings should boost values for the individual properties. Business improvements also support the Community Image priority's outcome for "a positive image for Lemont" through both resident and visitor sentiment.

Lemont 2030 Comprehensive Plan.

The establishment this year of the Business District Improvement Grant fulfills the top physical and policy improvement recommendation in the Comprehensive Plan's "Our Economic Prosperity" Chapter, Implementation Action Area 1: Develop Lemont's Product.

Establish a Community-Wide Façade and Site Improvement Program

The downtown façade and site improvement grant has been widely successful in helping business and property owners make needed improvements to downtown buildings and

businesses. A similar program could encourage reinvestment in older commercial properties throughout the community. The program could be structured as a grant or low interest loan.

Historic Preservation Commission

As part of the grant review and approval process, the HPC reviewed applications within the Lemont Historic District. All were found to meet the expectations for a Certificate of Appropriateness. 43 Stephen Street, the former Lemont Waterworks built in 1891, was discussed for additional funding for the restoration of the 1891 Lemont limestone sign. A considerable expense, but one that is strongly aligned with the grant criteria of to honor the historic integrity of the structure.

STAFF RECOMMENDATION

The amount requested exceeds the amount budgeted. However, this is the first time the program has been offered since 2014, and the first time it's ever been offered to businesses outside the TIF district.

50% funding for General Fund support totals \$30,268.35; 50% funding for TIF eligible projects totals \$32,132.29. These grants would leverage nearly \$125,000 in building improvements and accomplish a significant goal of the 2030 Comprehensive Plan.

BOARD ACTION REQUESTED

Discussion on grant funding.

ATTACHMENTS

1. Grant evaluation worksheets
2. Business District Improvement Grant Eligibility and Criteria
3. Grant applications



Grant Evaluation Criteria	43 Stephen St	108 Stephen St	111 Stephen St	213 Stephen St	112 Main St	326 Main St	311 Canal St	15780 New Ave	15419 127th St	Funding Totals
The extent to which the structure or site is in need of repair, renovation, or improvement										
The extent to which the scope of work will have an impact on the aesthetics and character of the Lemont's business districts										
The extent to which the project will honor the historical integrity of the structure or site										
Whether the structure or site has previously been awarded a grant by the Village										
Total Project Cost	\$29,546.69	\$20,750.00	\$13,540.00	\$19,036.00	\$10,880.00		\$8,850.00	\$13,598.58	\$8,600.00	\$124,801.27
Total Grant Funding Requested	\$14,773.35	\$10,375.00	\$6,770.00	\$9,518.00	\$5,440.00		\$4,425.00	\$6,799.29	\$4,300.00	\$62,400.64
TIF District	N	Y	N	Y	Y	Y	N	Y	N	
General Fund support	\$14,773.35		\$6,770.00				\$4,425.00		\$4,300.00	\$30,268.35
TIF support		\$10,375.00		\$9,518.00	\$5,440.00			\$6,799.29		\$32,132.29

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 43 Stephen St (Norton Sons Roofing)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Grind, wash, and re-tuckpoint front elevation		\$17,985.00	\$17,985.00
Parapet and coping rear elevation		\$2,250.00	\$2,250.00
Fabricate historic Waterworks sign		\$9,311.69	\$9,311.69
<hr/>			
Totals		\$29,546.69	\$29,546.69
<hr/>			
Potential Grant Funding		\$14,773.35	

Notes

Consideration of full funding for the restoration of the 1891 Lemont Waterworks sign: \$19,429.19 (\$9,311.69 to restore with Lemont limestone, plus 50% funding for building restoration).

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 108 Stephen St (Bella Du Jour)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Replace second floor windows		\$10,500.00	\$10,500.00
Replace first floor window and door		\$10,250.00	\$10,250.00
Totals		\$20,750.00	\$20,750.00
Potential Grant Funding		\$10,375.00	

Notes

Canal TIF

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 111 Stephen St

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Repair and paint crown molding, corbels, and friezeboard		\$7,540.00	\$7,540.00
Replace first floor window and door		\$6,000.00	\$6,000.00
Totals		\$13,540.00	\$13,540.00
Potential Grant Funding		\$6,770.00	

Notes

Waiting on additional quotes

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 213 Stephen St (Wayne's Barbershop)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Replace windows and siding on east (rear) elevation		\$7,550.00	\$7,550.00
Replace existing storefront awning		\$1,560.00	\$1,560.00
Awnings for second floor front windows		\$2,158.00	\$2,158.00
Awnings for side doors		\$1,668.00	\$1,668.00
Awnings for first floor side windows		\$3,150.00	\$3,150.00
Awnings for second floor side windows		\$2,950.00	\$2,950.00
<hr/>			
Totals		\$19,036.00	\$19,036.00
<hr/>			
Potential Grant Funding		\$9,518.00	

Notes

Provided alternate bids.
For windows and siding, recommend proposal with LP (from SAM LT) over vinyl
TOD TIF

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 112 Main St (Bonus Electric)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Wood fascia and molding replacement		\$1,890.00	\$1,890.00
Paint north (front), south (rear), and east elevations		\$8,990.00	\$8,990.00
Totals		\$10,880.00	\$10,880.00
Potential Grant Funding		\$5,440.00	

Notes

TOD TIF

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 311 Canal St (JR Owen)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Re-roof with duration shingles		\$6,600.00	\$6,600.00
5" seamless gutters		\$2,250.00	\$2,250.00
Totals		\$8,850.00	\$8,850.00
Potential Grant Funding		\$4,425.00	

Notes

Provided multiple bids

Worksheet

Downtown Façade, Sign, and Site Improvement Grant Program

Application for: 15780 New Ave (VFW)

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Replace enclosure fence		\$3,600.00	\$3,600.00
Replace all entrance doors (steel)		\$9,998.58	\$9,998.58
Totals		\$13,598.58	\$13,598.58
Potential Grant Funding		\$6,799.29	

Notes

TOD TIF

Worksheet

**Downtown Façade, Sign, and Site Improvement Grant Program
Application for: 15419 127th St (Lemont Court Yard Office Condo)**

Eligibility Requirements

Commercial establishment in downtown TIF	YES
Total project cost at least \$2,000	YES
Applicant is owner / tenant of property	YES
Work listed below deemed eligible	YES
Work has not started	YES

Proposed Work	Eligibility	Cost	Eligible Cost
Repair exterior/tuckpointing		\$8,600.00	\$8,600.00
Totals		\$8,600.00	\$8,600.00
Potential Grant Funding		\$4,300.00	

Notes

Provided multiple bids; recommend Robert Ziaja

Grants for the current cycle are due August 31, 2019. Visit <http://www.lemont.il.us/ImprovementGrant>
Contact Jason Berry, Economic & Community Development Director, at jberry@lemont.il.us with any questions.

ELIGIBILITY

To be eligible for reimbursement of project costs under this grant program, the following requirements and conditions must be met:

- The property must be a commercial establishment located within the Village of Lemont's Downtown or B zoning districts.
- The total project cost must exceed \$2,000
- The applicant must be either (1) the owner of a building within the Downtown or B zoning districts or (2) the owner of a business within the Downtown or B zoning districts
- Active businesses must possess a current Business License and a valid Certificate of Occupancy, with no outstanding fines or fees owed to the Village or County.
- The improvement project must be for one or more of the items listed as eligible for reimbursement below
- Repair, renovation, or installation projects started prior to the submission of a grant application are ineligible for reimbursement of project costs under this grant program after eligible expenses are incurred

REIMBURSABLE COSTS

Grants are issued in the form of reimbursements after eligible expenses are incurred. The following costs are eligible for reimbursement under this grant program:

- Repair/rehabilitation of building exterior, including tuckpointing
- Work to address structural deficiencies with the building
- Repair, replacement of windows and doors
- Repair, replacement or installation of exterior lighting
- Repair, replacement, or installation of awnings or canopies
- Repair, replacement, or installation of commercial signs
- Repair, replacement, or installation of sidewalks, driveways, and parking areas
- Installation of enclosures for trash or recycling dumpsters
- Repair or replacement of roofing
- Landscaping of the site, to include parking lot landscaping
- Improvements to sewer or water main hook-ups
- Installation of fire suppression systems or fire alarms
- Improvements that address accessibility (ADA)

INELIGIBLE REIMBURSEMENT COSTS

The following costs are not eligible for reimbursement under this grant program:

- Repair, replacement, or installation of noncommercial signs (as defined by the Unified Development Ordinance)
- Building or site maintenance costs
- Painting (unless in conjunction with the repair or replacement of wood or other exterior materials)
- Interior work that does not fall into one of the categories listed under reimbursable costs
- All other costs not specifically listed

GRANT REVIEW AND APPROVAL PROCESS

Grants are awarded on a competitive basis. There may be multiple grant cycles per fiscal year. Grants for the current cycle are due on August 31, 2019. Download the Business District Improvement Grant application.

Upon receipt of a grant application, those grants for sign or façade projects where the subject property is within the Lemont Historic District will be forwarded to the Historic Preservation Commission for review and approval of a Certificate of Appropriateness. Following the close of the application deadline, a grant review committee shall evaluate the grant applications. Based on the criteria listed below, the grant review committee will make recommendations to the Board of Trustees on the awarding of grants and the monetary amount for each grant.

Each grant will be approved by a resolution at a Village Board meeting.

GRANT EVALUATION CRITERIA

- The extent to which the structure or site is in need of repair, renovation, or improvement
- The extent to which the scope of work will have an impact on the aesthetics and character of the Lemont's business districts
- The extent to which the project will honor the historical integrity of the structure or site
- Whether the structure or site has previously been awarded a grant by the Village



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

Norton Sons Roofing Co., Inc.

Name		
43 Stephen Street		
Street Address (home address for applicant)		
Lemont	IL	60439
City	State	Zip Code
630-257-8180		lori@nortonsons.com
Home Phone Number	Mobile Phone Number	E-mail Address

Applicant is the property owner.

Applicant is the tenant business.

BUSINESS INFORMATION

SAME AS ABOVE

Name of Business

Street Address

Corporation or Registered Agent

Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

\$29,546.69

Estimated project costs:

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

Lyle S Norton
 Signature of Owner/Applicant

8/13/19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

Name JOHN R. & MARY L. CZECH		
Street Address (home address for applicant) 29 OAK LANE		
City LEMONT	State IL.	Zip Code 60439
Home Phone Number (630) 257-3110	Mobile Phone Number (630) 461-0209	E-mail Address MJCZECH43@GMAIL.COM
<input checked="" type="checkbox"/> Applicant is the property owner.		<input type="checkbox"/> Applicant is the tenant business.

BUSINESS INFORMATION

Name of Business BELLA DU JOUR (TENANT-CURRENT)	
Street Address 108 STEPHEN ST.	
Corporation or Registered Agent —	
Business Phone Number —	Business E-mail Address

PROJECT INFORMATION

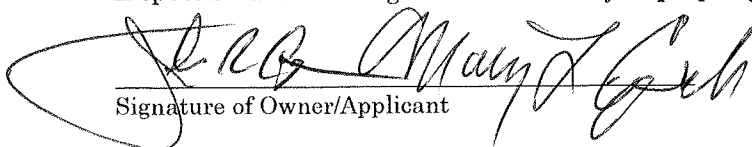
Brief description of the proposed work (attached additional sheets if necessary):

WINDOW REPLACE ON FIRST AND SECOND FLOOR FRONTS

Estimated project costs: \$ 20,750
<input checked="" type="checkbox"/> Attach photographs, architectural elevations, plans, site plans, etc. as appropriate
<input checked="" type="checkbox"/> Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.


 Signature of Owner/Applicant

7/22/19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

MARK LAKETA / MILAN LAKETA
 Name
 3407 LOCKNER BLVD
 Street Address (home address for applicant)
 Joliet IL 60431
 City State Zip Code
 N/A 630-531-4177 goodsoundzeatt.net
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner. Applicant is the tenant business.

BUSINESS INFORMATION

Name of Business
 111 Stephen St.
 Street Address
 Corporation or Registered Agent
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):
 Repair/Replace Crown Molding + Freeze Board. Paint Entire Overhang + eardrums + Crown Molding. Repair/Replace Front window + door.

Estimated project costs:
 \$ 11,000 - 14,000

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes waiting on door + window quote est. 4K-6K waiting on one more quote for crown molding, etc.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

Mark Laketa
 Signature of Owner/Applicant

8-29-19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

Scott Studebaker
 Name
731 Woodcrest Lane
 Street Address (home address for applicant)
Lemont IL 60439
 City State Zip Code
708-955-4124 ScottS@ProviLife.COM
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner.

Applicant is the tenant business.

BUSINESS INFORMATION

Wayne's Barber Shop Bld.
 Name of Business
213 Stephen Street / 401 E. Illinois
 Street Address
Scott Studebaker (CAMEDO LLC)
 Corporation or Registered Agent
708-955-4124 - ScottS@ProviLife.COM
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

See Attached
 Estimated project costs:

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner of this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

[Signature]
 Signature of Owner/Applicant

8-28-19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

Suzanne Stolt
 Name

916 Warner Ave.
 Street Address (home address for applicant)

Lemont IL 60439
 City State Zip Code

630-257-2306 815-409-8997 NWILMOTH@comcast.net
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner. Applicant is the tenant business.

BUSINESS INFORMATION

JRowen and Co.
 Name of Business

311 Canal St.
 Street Address

Jeffrey Owen jeffe@jrowenco.com
 Corporation or Registered Agent

630-240-1031 rachel@jrowenco.com
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

9,000.00 roof of building
 Estimated project costs:

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

Suzanne Stolt
 Signature of Owner/Applicant

7/21/19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

AL SWEIS
 Name
326 MAIN STREET LEMONT
 Street Address (home address for applicant)
LEMONT, IL 60439
 City State Zip Code
708-363-9590 708-363-9590 sweisuniversal@gmail.com
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner. Applicant is the tenant business.

BUSINESS INFORMATION

SWEIS UNIVERSAL INC.
 Name of Business
326 MAIN STREET & 202 STEPHEN STREET
 Street Address
SWEIS UNIVERSAL INC.
 Corporation or Registered Agent
708-363-9590 sweisuniversal@gmail.com
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

- ① 326 MAIN: COMPLETE DEMO/REMODEL/ADDITION OF HISTORIC BUILDING, INCLUDING ADDING HISTORIC LEMONT LIMESTONE FACADE - SEE ATTACHED
- ② 202 STEPHEN: REPLACE ALL WINDOWS/DOORS & RE-DO STORE FRONT FACADE/REPAIR BRICK/PAINT

Estimated project costs: \$889,891.00 [BOTH 326 MAIN & 202 STEPHEN]

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes

ALREADY SUBMITTED
 TO COMMUNITY & ECONOMIC
 DEVELOPMENT DEPARTMENT

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

Alma Sweis
 Signature of Owner/Applicant

8/30/2019
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

JOHN J. HABERKORN
 Name

20660 SETTLERS LANE
 Street Address (home address for applicant)

FRANKFORD ILL 60423
 City State Zip Code

815.464.2098 630.514.8241 BONUSOUTH@COMCAST.NET
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner.

Applicant is the tenant business.

BUSINESS INFORMATION

BONUS ELECTRIC BUILDING
 Name of Business

113 MAIN ST.
 Street Address

Corporation or Registered Agent

630.514.8241 BONUSOUTH@COMCAST.NET
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

REPLACE DECAYED WOOD & REPAINT EXTERIOR OF BUILDING, RECALL

Estimated project costs:

\$10,880 (WOOD REPAIR - \$1,890; PAINTING - \$8,990)

Attach photographs, architectural elevations, plans, site plans, etc. as appropriate

Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

[Signature]
 Signature of Owner/Applicant

8/14/19
 Date



Village of Lemont
 Community and Economic Development Department
 418 Main Street, Lemont, IL 60439
 Phone (630) 257-1595
 Fax (630) 257-1598

Business District Improvement Grant – August 31, 2019 Cycle

APPLICANT INFORMATION

DONALD F. GUINTA
 Name
12217 FORESTVIEW DR.
 Street Address (home address for applicant)
ORLAND PARK IL 60467
 City State Zip Code
708-301-2881 708-675-9070 D.GUINTA@ATT.NET
 Home Phone Number Mobile Phone Number E-mail Address

Applicant is the property owner. Applicant is the tenant business.

BUSINESS INFORMATION

LEMONT 22 HONOR VFW POST 5819
 Name of Business
15780 NEW AVE
 Street Address
DONALD F. GUINTA
 Corporation or Registered Agent
630-257-9859 VFWLEMONT@SBCGLOBAL.NET
 Business Phone Number Business E-mail Address

PROJECT INFORMATION

Brief description of the proposed work (attached additional sheets if necessary):

REPLACED ALL STEEL ENTRANCE DOORS
REPLACED DUMPSTER ENCLOSURE

\$ 13,600

Estimated project costs:

- Attach photographs, architectural elevations, plans, site plans, etc. as appropriate
- Attach contractor proposals, quotes

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information submitted is true and correct to the best of my knowledge. As the owner or this business, I hereby certify that any activity on this property shall be in accordance with all applicable ordinances, codes, and policies of the Village of Lemont. I permit Village representatives to make all reasonable inspection and investigations of the subject property in accordance with Village codes.

[Signature]
 Signature of Owner/Applicant

6/16/19
 Date



Application for Certificate of Appropriateness

Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name AL SWEIS (SWEIS UNIVERSAL)
Applicant's Address 326 MAIN STREET, IL LEMONT 60439
Applicant's Telephone # (708) 363-9590
Applicant's E-mail Address sweisuniversal@gmail.com

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.

PROPERTY INFORMATION

Address of Subject Property/Properties 326 MAIN STREET LEMONT, IL 60439
Parcel Identification Number of Subject Property/Properties 22-20-419-001-0000

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure _____ | Change in fenestration (window arrangement) _____ |
| Change in footprint of structure _____ | Replacement of windows, awnings _____ |
| Addition to structure _____ | Replacement of exterior details _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure <input checked="" type="checkbox"/> |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

SEE ATTACHE DRAWINGS

TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Class 6B Incentive Request at 13511 Main Street
DATE: September 12, 2019

SUMMARY/ BACKGROUND

Scott L. David, representing IMP LLC and Profit Logistic, Inc. is seeking Village support for a Cook County Class 6B special assessment. Both IMP and Profit Logistic are owned by Ile "Eli" Stojcevski. The 5.8-acre property at 13511 Main Street was purchased in September 2017 for \$1,300,000. The property is zoned M-3 Heavy Manufacturing District. Freight Transportation Terminal is a permitted use in this district.

A site development permit was issued by the Village in December 2018; a building permit was issued in February 2019 for a 13,000 SF building with 8,395 SF of office, and 5 bays for truck and trailer repair. The site has parking for 100 trailers. Construction has not begun, and there are no licenses or occupancies issued at 13511 Main Street.

Mr. David notes that Profit Logistics seeks to relocate to Lemont, bringing 25 FT employees, 45-50 daily trucking jobs, and 3-5 administrative jobs. Space will be available to lease, potentially bringing additional jobs.



The property is currently classed as 5-90 Commercial minor improvement. IMP paid \$32,190.53 in 2018 property taxes. It was previous classed as 1-90 Minor Improvement on Vacant Land and paid only \$6,385.23 in 2017. The site was last occupied by Arkema, a petrochemical manufacturing firm, and before that Cook Composites and Polymers. The property was divided in half for sale, with the east half of the Arkema site still on the market.

This Class 6B request was discussed at the August Committee of the Whole. Staff was directed to evaluate the potential for a TIF district, which could provide the needed incentive for development while helping the Village advance additional economic development goals.

ANALYSIS

The Village engaged special counsel for economic development to review boundaries presented by Staff. Kane McKenna was engaged to evaluate EAV within the proposed boundary, potential TIF eligibility and look for comparable geographies.

There are several barriers to creating a contiguous TIF district that would meet redevelopment goals. Staff presented a potential map that began on the eastern boundary adjacent to the Gateway TIF and traveled west along the I&M Canal toward the Heritage Quarries Recreational Area (HQRA). However, there are many unincorporated parcels and ROWs, plus an approx. 28-acre parcel that is in Palos Park. Nicor and CN ROWs create barriers to a contiguous map of sufficient size and diversity of properties.

Effort should be put forth to understand the requirements for annexing the unincorporated ROW. As quarries qualify for TIF, there is a potential for a separate HQRA TIF, should the need arise to support activities in and around the quarries, such as ROW extensions and rail crossings.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan.

The comprehensive plan envisions this site remaining industrial. The plan states, "Lemont struggles to compete with nearby communities for commercial and industrial development due to its disadvantageous tax situation. Property taxes for commercial and industrial properties are typically higher in Cook County than in nearby Will or DuPage counties." Transportation & Warehousing is one of two targeted preservation industries in Lemont's comprehensive plan.

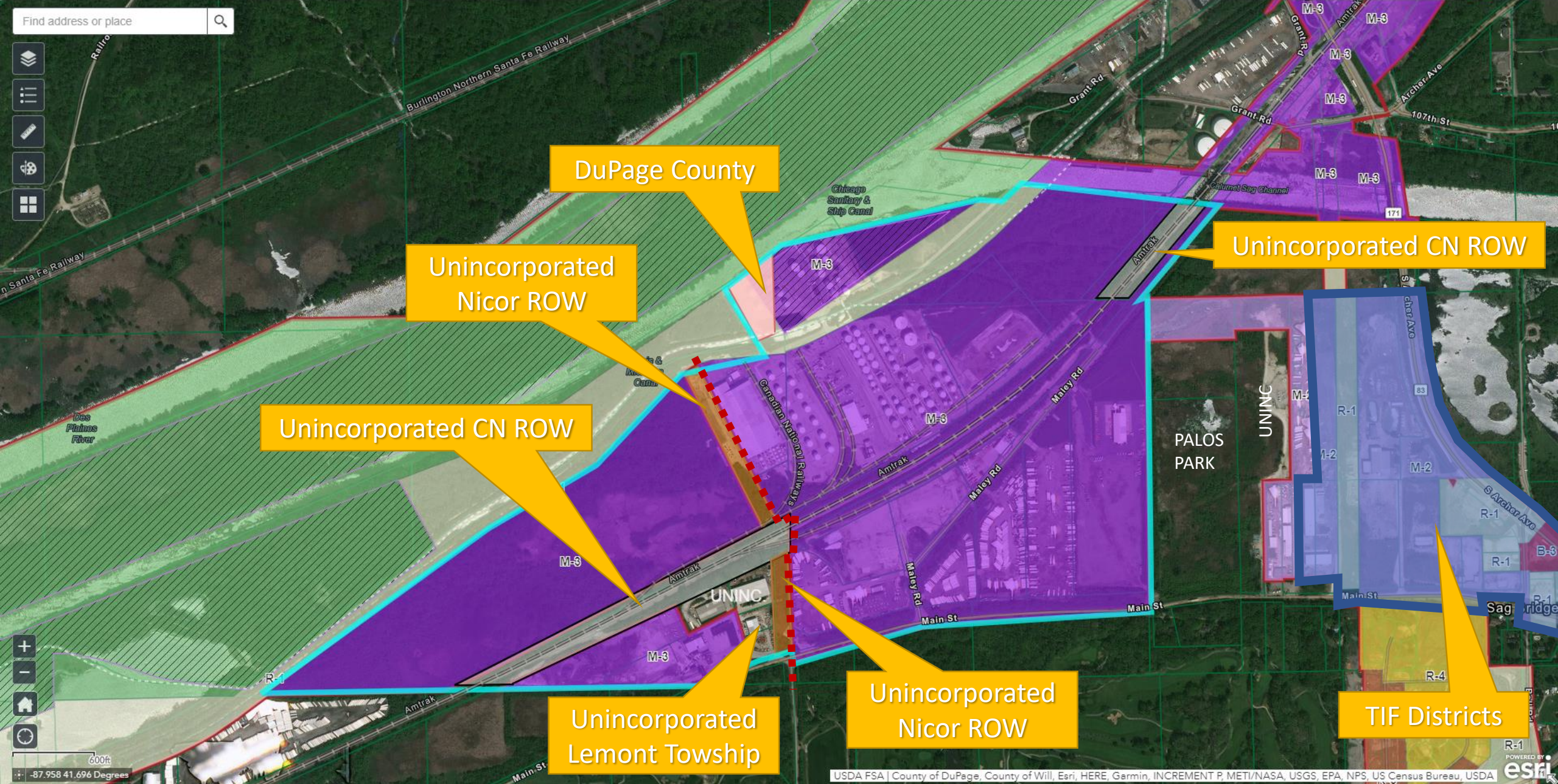
STAFF RECOMMENDATION

Discuss request for a resolution supporting a 6B special assessment at 13511 Main Street.

ATTACHMENTS

1. Annotated Boundary Map
2. Letter of Request from Scott L. David for Class 6B Incentive at 13511 Main Street (July 11, 2019)
3. Class 6B Eligibility Application
4. Real Estate Tax Analysis, 13511 Main Street







Much Shelist, P.C.
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Suite 1800
Chicago, IL 60606
312.521.2000
muchlaw.com

July 11, 2019

DIRECT DIAL:
312.521.2404
sdavid@muchlaw.com

VIA EMAIL and FEDERAL EXPRESS

Jason Berry, AICP
Economic & Community Development Director
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: Class 6b Incentive Request for the property located at 13511 Main Street,
Lemont, Illinois (the "**Property**")
Permanent Index No.: 22-14-300-034-0000

Dear Jason:

We represent IMP LLC, an Illinois limited liability company ("IMP") and Profit Logistic Inc., an Illinois corporation ("Tenant"). Our clients are requesting the support of the Village of Lemont for a Class 6b Incentive for the Property.

Both IMP and Tenant are owned and controlled by Ile Stojcevski. IMP currently owns the Property and desires to construct an approximate 20,000 square foot building. The Property will be leased to Tenant for the purpose of warehousing, distribution and logistics. The Property will include approximately 100 truck parking spaces and will house Tenant's offices and a truck repair area. IMP plans to lease about 30% of the truck parking spaces to other unrelated tenants.

IMP purchased the Property in September 2017 for \$1,300,000. The Property site consists of approximately 5.5 acres. The base cost of the building shell is anticipated to be \$1.2 million. There will be additional required site improvements, including paving, lighting, a new lift station and an elevator and sprinklers for the building. The total expenditure with the site and building improvements is anticipated to be \$3.2 million. IMP has approval from the Village of Lemont for the improvements and has obtained building permits but has not started construction.

The Tenant will be relocating its existing business from Burr Ridge and bring 25 full time employees to the Property. It is anticipated that the improvements will bring 45-50 trucking jobs to this location on a daily basis. The Tenant will add 3-5 administrative jobs. There is also space to be leased to third parties bringing additional jobs to Lemont.

An international
member of

AillyLaw

Mr. Jason Berry, AICP
Economic & Community Development Director
Page 2

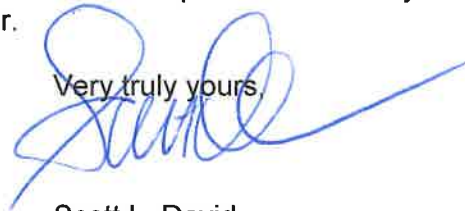
The 2017 real estate taxes for the Property were \$6,385. The 2018 real estate taxes increased to \$32,190. The current assessment of 141,505 reflects a market value of \$508,000.

Based on the cost of acquisition and proposed construction costs, it is possible that the Property may be assessed at based on a completed value of \$4.5 million. At a Class 5-93 level of assessment of 25%, the assessed valuation would be 1,125,000. Such assessment would result in annual real estate taxes of \$255,000 or \$12.70 per square foot on the building. My client could not afford to build and then operate in Lemont with real estate taxes at that level. While we don't know what the 2020 reassessment numbers will be, Assessor Kaegi has already demonstrated that he intends to assess all properties at market value. That being the case, my client would have almost no ability to protest any increased assessment. My client's assessment has already jumped 500% based on his purchase of the Property!

The tax analysis uses a conservative value of \$3,500,000 (\$1,000,000 less than land and construction costs). The tax with a building on the site at a 6b level of assessment will be much greater than it is currently as an unimproved truck lot.

I am enclosing for your review the completed Cook County 6b Application and a tax analysis showing various levels of potential taxes for the Property. Please let me know if you need any other materials or information in order to proceed. Thank you in advance for your assistance and cooperation in this matter.

Very truly yours,



Scott L. David

SLD:ls
Enclosures

cc: Michael Stillman, Esq. (via email)
Ile Stojcevski (via email)

REAL ESTATE TAX ANALYSIS
 13511 MAIN STREET, LEMONT, ILLINOIS
 LEMONT TOWNSHIP
 PIN: 22-14-300-034-0000

YEAR	FAIR MARKET VALUE	COMBINED TAX RATE	25% INDUSTRIAL AV	INDUSTRIAL TAX TAX WITHOUT INCENTIVE	10% 6B A/V	TAX WITH 6B INCENTIVE	INDUSTRIAL TAX AT CURRENT 5-80
2020	\$ 3,500,000	0.22750	\$ 875,000	\$ 199,063	\$ 350,000	\$ 79,625	\$ 53,408
2021	\$ 3,500,000	0.23430	\$ 875,000	\$ 205,013	\$ 350,000	\$ 82,005	\$ 56,453
2022	\$ 3,500,000	0.23430	\$ 875,000	\$ 205,013	\$ 350,000	\$ 82,005	\$ 56,453
2023	\$ 4,000,000	0.22750	\$ 1,000,000	\$ 227,500	\$ 400,000	\$ 91,000	\$ 56,453
2024	\$ 4,000,000	0.23430	\$ 1,000,000	\$ 234,300	\$ 400,000	\$ 93,720	\$ 57,483
2025	\$ 4,000,000	0.23430	\$ 1,000,000	\$ 234,300	\$ 400,000	\$ 93,720	\$ 57,483
2026	\$ 4,250,000	0.22750	\$ 1,062,500	\$ 241,719	\$ 425,000	\$ 96,688	\$ 57,483
2027	\$ 4,250,000	0.23430	\$ 1,062,500	\$ 248,944	\$ 425,000	\$ 99,578	\$ 61,558
2028	\$ 4,250,000	0.23430	\$ 1,062,500	\$ 248,944	\$ 425,000	\$ 99,578	\$ 61,558
2029	\$ 4,500,000	0.22750	\$ 1,125,000	\$ 255,938	\$ 450,000	\$ 102,375	\$ 61,558
2030	\$ 4,500,000	0.23430	\$ 1,125,000	\$ 263,588	\$ 675,000	\$ 158,153	\$ 66,056
2031	\$ 4,500,000	0.23430	\$ 1,125,000	\$ 263,588	\$ 900,000	\$ 210,870	\$ 66,056
Total				\$ 2,827,907		\$ 1,289,315	\$ 712,002

* Triennial reassessment year.

** Assessment ratio increased to 15% in 2030 and 20% in 2031 as Class 6b is phased out in years 11 and 12.

COMMENTS:

1. \$3,500,000 is utilized as the base market value. The actual total cost investment will be \$4,500,000.
2. The market value was increased every triennial reassessment year.
3. The assessed value of the land as is with minor improvements was maintained at the Assessor's current assessed valuation of 141,505.
4. The combined tax rate (2018 tax rate of 7.815% multiplied by the State equalization factor of 2.9109%) was increased by 3% in a non-triennial year, and decreased by 3% in the triennial reassessment year.
5. The current assessment was utilized strictly as 5-80 parking without a new building.