



VILLAGE OF DOLTON

Riley H. Rogers.....Mayor
Mary Kay Duggan.....Village Clerk

TRUSTEES

Deborah Denton Tiffany Henyard Jason House
Duane Muhammad Robert E. Pierson, Jr. Valeria Stubbs

Regular Meeting Board of Trustees Monday, May 15, 2017 6:30 p.m.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE
PRAYER

GENERAL ANNOUNCEMENTS

VILLAGE CLERK REPORT

- A. Approval of the Minutes: May 1, 2017 Regular Board Meeting
- B. Communications
Requests for Tag Days: Dolton Elite Basketball

ENGINEER'S REPORT

VILLAGE ADMINISTRATOR'S REPORT

OLD BUSINESS

- A. Reconsideration of Appointment of Liability/Casualty Broker of Record

NEW BUSINESS

- A. Resolution No. 17 R-009
For Approval of Renewal of Class 8 Real Estate Tax Incentive for Land and Improvements of Dunkin Donuts
- B. Resolution No. 17 R-010
In Support of the Renewal of the Class 8 Real Estate Incentive for the Property Commonly Referred to as 14948 S. Woodlawn Ave. (Global Self Storage)
- C. Resolution No. 17 R-011
Determining the Appropriateness for Approval of Class 6B Status for Certain Real Estate Owned by KPM Company, Inc. at 1330 E. 142nd Street

- D. Resolution No. 17 R-012
Supporting a Class 6B Real Estate Tax Assessment Application by Top Freight Express, Inc. Industrial Facility Located at 14151 Irving
- E. Resolution No. 17 R-013
Trustee Access to Media Center / The Sentinel
Trustee Muhammad
- F. Resolution No. 17 R-014
Contracts over \$1,500
Trustee Pierson
- G. Request for Proposals: Fire Hydrants Testing and Painting
- H. Request for Proposals: Administrative Hearing Officer
- I. Request for Proposals: Grant Writer
Trustee Henyard
- J. Lawn Care Services –Trustee Pierson
- K. Reconsideration: South Suburban Land Bank & Development Authority
Trustee Henyard
- L. Village Vehicles and Gasoline –Trustee Stubbs
- M. Reorganization of Board of Trustees Committees
- N. 50/20 Summer Youth Employment Program Update
Trustee Stubbs
- O. Mothers' Day Breakfast Update

MAYOR'S REPORT

CITIZENS ADDRESS

EXECUTIVE (CLOSED) SESSION

For the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees; the purchase or lease of real property or the setting of a price for sale or lease of property; or pending, probable or imminent litigation.

ADJOURNMENT



VILLAGE OF DOLTON, 14122 Chicago Road, Dolton, IL 60419

APPLICATION FOR SPECIAL EVENT

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 14 DAYS PRIOR TO EVENT

Name of Event: Dolton Elite

Type of Event: Fundraiser

Day(s) of Event: Sat/Sun

Date(s) of Event: ~~5-20-17~~ / 5-21-17 / ~~5-27-17~~
5-28-17

Time Begin: 8 AM/PM

End: 4 AM/PM

Location: 1000 E Sibley Blvd + 1400 E Sibley Blvd Dolton

No. of Persons Attending: 80

Name of Sponsoring Organization: Dolton Elite

Organization's Address: 721 Engle St, Dolton IL

City: Dolton

State: IL

Zip: 60419

Contact Person: Harold Woods

Address: 14735 Irving Ave

City: Dolton

State: IL

Phone Number: 773-899-8202 Fax Number: _____

E-Mail: HaroldWoods62@gmail.com

Are you serving alcoholic beverages at this event: Yes _____ No

If yes, you must submit a special event liquor license 2 weeks prior to the event.

Application for license/permit shall be made to the Village fourteen (14) days prior to the proposed event date.

Date application received: _____

Departmental Approvals:

Mayor _____

Building _____

Electrical _____

Police _____

Fire _____



GULF COAST FATHERS DAY SHOWDOWN!
BROUGHT TO YOU BY THE BOWERS BASKETBALL GROUP

JUNE 16-18

MISSISSIPPI STATE

WHOS THE BEST IN THE SOUTH?

TEAMS COMING FROM MS, AL, FL, GA, TX, AR, LA

DUNK CONTEST, 3 POINT, SKILLS COMPETITION AND MORE!
CHAMPIONSHIP RINGS FOR 1ST PLACE IN EACH AGE GROUP

8U-18U TEAMS | TOURNAMENT ENTRY | FEE: \$225 PER TEAM | MULTI TEAM DISCOUNT

ELITE ATHLETICS IN OCEAN SPRINGS- MINUTES FROM BILOXI BEACH!

CONTACT INFO: COACH MICHAEL "SKEET" SIMPKINS 228.344.8482 | COACH JAMES MAPPS 228.806.8933
EMAIL: COACHSKEET228@GMAIL.COM | JAMES.MAPPS@GMAIL.COM

DESIGN | DREDCOIL.COM



THOMPSON
COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

Shannon R. Sheehan
312-580-5034
Fax 312-782-7115
ssheehan@thompsoncoburn.com

December 29, 2016

VIA FEDEX OVERNIGHT

Village of Dolton
Attn: Stan Urban, Village Administrator
14122 Chicago Road
Dolton, Illinois 60419

Re: Sibley Boulevard 147, Inc.
Township: Thornton
Control #: 8717
Volume: 201
P.I.N.: 29-09-114-011
Address: 250 W. Sibley Boulevard (Dunkin Donuts)
Our File: 59516.142339

Dear Mr. Urban:

The property referenced above currently benefits from a Class 8 Real Estate Tax Incentive. The taxpayer requests a resolution in support of the incentive renewal for the 2017 tax year. The property is currently occupied by a Dunkin Donuts franchise.

The unsigned application, Living Wage Affidavit, and supplemental information. The taxpayer will send additional information and signed applications as soon as they becomes available. The taxpayer is currently out of the country and unable to return the signed documents prior to the end of the year. Please let this letter and application serve as the taxpayer's intent to renew the Class 8 incentive.

Do not hesitate to contact me with any questions. We look forward to working with the Village of Dolton to renew this incentive. Thank you in advance for your consideration.

Respectfully submitted,

Thompson Coburn LLP

By:

Shannon R. Sheehan

RESOLUTION NO. _____

VILLAGE OF DOLTON

**A RESOLUTION FOR APPROVAL OF RENEWAL OF
CLASS 8 REAL ESTATE TAX INCENTIVE FOR
LAND AND IMPROVEMENTS OF A
DUNKIN DONUTS, SIBLEY BOULEVARD 147, INC IN
DOLTON, COOK COUNTY, ILLINOIS**

WHEREAS, Sibley Boulevard 147, Inc.. ("Sibley") has occupied property located at 250 W. Sibley Boulevard, Dolton, Cook County, Illinois and identified as the following permanent tax index number:

29-09-114-011-0000

WHEREAS, the Village Board of Trustees did adopt a prior Resolution in 2007, authorizing Sibley or the former owner to submit to the Cook County Assessor an Application for a Class 8 Tax Incentive and which was subsequently approved by the Cook County Assessor's Office; and

WHEREAS, the Cook County Assessor had certified the subject area as Class 8 area which was in need of substantial revitalization and/or located within an Enterprise Community; and

WHEREAS, the subject area is located in Thornton Township, one of the five townships targeted by the South Suburban Tax Reactivation Pilot Program which is eligible for Class 8 without any application for certification of an area as a Class 8 area; and

WHEREAS, Sibley currently located in Dolton, Illinois proposes to continue to use of said property consisting of the land and the improvements related to the prior Class 8 Resolution in 2007; and

WHEREAS, Sibley property identified by the above parcels consists of approximately 37,243 square feet of land and a gross building area of 4,000 square feet; and

WHEREAS, the subject property currently assessed as Class 8 property is assessed for the 2016 tax year at the 10% assessment level; and

WHEREAS, Sibley seeks a Class 8 real estate tax incentive renewal from Cook County, Illinois, which will allow a reduced assessment of 10% for 10 years; and

WHEREAS, Sibley must seek approval from the Village Board of Trustees of the Village of Dolton for its Class 8 Renewal Application.

NOW, THEREFORE, BE IT RESOLVED, by the Village President and the Village Board of Trustees of Dolton, Cook County, Illinois, as follows:

- 1) The Village of Dolton supports and consents to the Class 8 Renewal Application;
- 2) That the Village of Dolton has determined that the commercial use of the property is necessary and beneficial to the local economy;
- 3) That the subject property is located in certified Class 8 area and it is located in Thornton Township, an area within the South Suburban Tax Reactivation Pilot Program, an area experiencing severe economic stagnation and in need of substantial revitalization;

- 4) That Sibley proposes to continue use of the subject land and improvements as a Dunkin Donuts facility which will provide various job opportunities;
- 5) That said proposal is appropriate for a Class 8 real estate tax incentive renewal;
- 6) That the application of Sibley for a Class 8 real estate tax incentive renewal is hereby approved for real estate (land and buildings) described as permanent index numbers:

29-09-114-011-0000

BE IT FURTHER RESOLVED that any prior resolution inconsistent with the terms hereof is hereby repealed.

PASSED this ___ day of _____, 2017.

VILLAGE CLERK OF THE VILLAGE OF
DOLTON, COUNTY OF COOK AND
STATE OF ILLINOIS

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2017

VILLAGE PRESIDENT OF DOLTON,
COOK COUNTY, STATE OF
ILLINOIS

ATTESTED AND _____
FILED IN MY
OFFICE this
_____ day of
_____, 2017

SARNOFF ♦ BACCASH
P R O P E R T Y T A X L A W

Stan Urban
Village of Dolton
14122 Chicago Rd.
Dolton, Illinois 60419
surban@vodolton.org

**RE: Class 8 Incentive Renewal
SSG Dolton LLC
14948 S. Woodlawn Ave., Dolton, Illinois 60419
PIN: 29-11-130-057/-058/-060/-061
Control #8226**

Dear Mr. Urban:

SSG Dolton LLC ("Applicant") is requesting a Resolution supporting and consenting to the renewal of the Class 8 Incentive on the above-referenced property. The Applicant's related entity, Global Self Storage ("Global"), occupies the entire approximately 262,294 square foot site with roughly 77,325 square feet of building area for its own operations as a self-storage facility. Global provides a self-storage facility that is designed to offer affordable, easily accessible and secure storage space for residential and commercial customers.

The Village of Dolton community benefits from Global's operation in many ways. One way is that Global provides help during important life changes, some of which are planned (moving; marriage and co-habitation; telecommuting; excess home item storage; storage for outdoor items that can help keep a neighborhood clean; RV, auto and boat storage; business storage needs) and some of which are not planned (job relocation; divorce or break up; death of a loved one; military service; tragic event; accidental damage).

Since the Applicant acquired the subject property in July of 2013, occupancy at the facility has increased from 79% to 95%. This increase was accomplished over time through the combination of offering lower storage unit rental rates as well as by reinvesting and maintaining a superior safe and secure facility option. We note that of the currently 649 total occupied units at the site, 220 have Village of Dolton area codes. This is a major increase from 2013 when there were only 514 total occupied units of which only 185 had Village of Dolton area codes. Therefore, the Applicant not only provides a service to a great number of Village of Dolton residents, but it also draws tenants from outside the Village. Specially, there are currently 364 tenants that are from 83 different zip codes located outside of the Village of Dolton.

Additionally, there are over 100 daily visitors to the subject property. These approximately 100 daily visitors come to the subject property and likely visit other Village of Dolton establishments such as restaurants, gas stations, grocery stores and more. Additionally, Global's employees invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more.

SARNOFF • BACCASH
P R O P E R T Y T A X L A W

Stan Urban

As noted above, the Applicant has reinvested into the subject property to provide a superior safe and secure facility option. Specifically, since purchasing the subject property, the Applicant has spent over \$55,000 in capital improvements to the same. The Applicant notes that it was able to complete the above because of the savings provided by the Class 8 Incentive.

Global also provides other benefits to the Village of Dolton, such as sales tax generation and employment. In 2016, the sales tax generation was \$1,400; and currently there are 2 full-time employees on site. Global hopes that its sales tax will increase and that it may be able to add an additional 1 to 2 employees in the next year.


With the current Class 8 Incentive, Global has been able to pass the tax savings on to its customers in the form of lower, more affordable storage unit rental rates. Without the Class 8 Incentive Global storage unit rental rates will have to increase.

Global prefers to continue benefiting its customers through lower, affordable storage unit rental rates enabled by the Class 8 Incentive as well as continuing to reinvest in the property through capital improvements. However, providing this lower rate as well as reinvesting and maintaining the property's current safe and secure status would become problematic financially for Global without the Class 8 Incentive. As a result, Global would likely have to increase the rental rates and lower the facility's quality and storage experience. Global fears that without the Class 8 Incentive and with the increase in rental rates that occupancy will suffer. Therefore, Global is concerned that it would have to close down its operation, resulting in the site sitting vacant and on vacancy relief, which will provide a much lower real estate tax on the property than if it was occupied with the Class 8 Incentive.

Based on the above, we request that you place the Applicant on the agenda for the next Village of Dolton Board meeting for a Resolution supporting and consenting to a renewal of the Class 8 Incentive on the subject property.

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
James B. Sarnoff

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF THE RENEWAL OF THE
CLASS 8 REAL ESTATE TAX INCENTIVE
FOR THE PROPERTY COMMONLY REFERRED TO AS
14948 S. WOODLAWN AVE.
DOLTON, COOK COUNTY, ILLINOIS 60419

WHEREAS, the Village of Dolton, Cook County, Illinois encourages community development to provide for economic growth and career opportunities; and

WHEREAS, through property tax incentives offered by Cook County, opportunities exist for commercial properties in the Village of Dolton, Cook County, Illinois; and

WHEREAS, SSG Dolton LLC, has requested the Village of Dolton to support its application for a renewal of the Class 8 Real Property Classification for the property located at 14948 S. Woodlawn Ave., Dolton, Illinois (PINs: 29-11-130-057-0000; 29-11-130-058-0000; 29-11-130-060-0000; 29-11-130-061-0000) and

WHEREAS, the corporate authorities of the Village of Dolton support and consent to the Class 8 Renewal on the property located at 14948 S. Woodlawn Ave., Dolton, Illinois (PINs: 29-11-130-057-0000; 29-11-130-058-0000; 29-11-130-060-0000; 29-11-130-061-0000) and the Village of Dolton has determined that the commercial use of the property is necessary and beneficial to the local economy.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Dolton, Cook County, Illinois, as follows:

SECTION ONE. The Board of Trustees of the Village of Dolton, Illinois does hereby support and consent to the application for the Class 8 Renewal of a property tax reduction from 25% to 10% for years 1 through 10, 15% in year 11 and 20% in year 12 from Cook County for the property located at 14948 S. Woodlawn Ave., Dolton, Illinois (PINs: 29-11-130-057-0000; 29-11-130-058-0000; 29-11-130-060-0000; 29-11-130-061-0000) and legally described in the attached Exhibit A.

SECTION TWO. The Village of Dolton supports commercial growth, increased employment and economic development and the property legally described in Section One of this Resolution furthers that goal as the commercial use of the property is necessary and beneficial to the Village's local economy.

SECTION THREE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED by the Village of Dolton Board of Trustees on the 20th day of March, 2017:

ATTEST:

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

May 4, 2017

VIA ELECTRONIC TRANSMITTAL

Stan Urban
Village Administrator
surban@vodolton.com

RE: Class 6b Resolution Request
RAO Design
1330 E 142nd St.
Dolton, IL 60419
PIN: 29-02-403-039-0000

Dear Stan:

RAO Design International, Inc., or its nominee (collectively, the "Applicant") is planning to purchase the above referenced property and is requesting a Resolution from the Village of Dolton supporting and consenting to a Class 6b Tax Incentive for the subject property based on occupation of abandoned property for more than twenty-four (24) months continuous vacancy with a purchase for value and substantial rehabilitation.

The total land area of the subject property is approximately 90,353 square feet. The property contains a single 17,760 square foot building in need of moderate repair. The property has been 100% vacant for at least two years.

RAO Design

RAO Design International, Inc is an amalgamation of several companies under one roof. Applicant will be using the site as a manufacturing facility in the building of plastic materials including blow/injection molding. Engineering and machine building will also occur at the site. The blow molds are used for a variety of products from beverages, to medical devices, cosmetics, automotive parts, blow fill seal application, household items and many other blow moldable items. Applicant in fact works with inventors to make example products on demand with its full service machine shop onsite.

RAO maintains its current manufacturing operation at 9451 Ainsle St, Schiller Park, IL 60176. RAO owned this facility but due to increasing tax loads and problems with maintaining its current site, RAO must find a more affordable solution to grow its business. The Subject Property is an ideal location for RAO's operations thanks to Dolton's friendly business community, great access to I-90 and close proximity to the Indiana border. This allows RAO to grow its business and easily transport its products where needed.

The site is in desperate need of substantial rehabilitation. The Village of Dolton recently performed an inspection of the site and identified several items that require rehabilitation. While most of the items are minor, the Applicant plans to clean up the site, upgrade the landscaping and address any Village citations that have been placed on the property. All of this work will improve not only the value of the property, but would improve the character of the property and beautify 142nd street in an industrial area.

Jobs

RAO plans to move its entire manufacturing operation to the Subject Property, bringing all of its 5, full time, employees to the new location in Dolton. Further, RAO believes it will hire an additional 2-3 employees once RAO has moved in to the site completely. In total, RAO will employ 7-8 employees once the construction is complete. **RAO is proud to pay all employees a living wage.** RAO will happily post all job openings on any local job board and will seek to hire Dolton citizens for these positions. RAO requests assistance from the Village to find appropriate candidates.

Critically, RAO needs a friendly community to support its business ventures in order to maintain its growth. RAO regularly hosts inventors at this location along with vendors and interested customers. These customers would contribute to Dolton's restaurants, hotels and other businesses. For more information on the Applicant, please visit RAO's website at <http://www.raodesign.com/new/>.

RAO is seeking to limit costs and keep growing its business. RAO needs support in order to use the Dolton facility. The costs of moving, service disruption, loss of marketing opportunity and cost to remediate the site substantially burdens RAO. Without the grant of the Class 6b tax incentive, DCG Roofing may not be able to sustain its growth and fully occupy the site. RAO is considering sites outside of Cook County, including Indiana, so the grant of a 6b Tax Incentive at this site will keep the taxes at comparable levels to properties in Indiana and Will County.

Due to the nature of the underlying transaction, market conditions and need to complete construction as soon as possible to minimize service disruptions, **the parties need to close their deal on this property by May 26, 2017.**

Based on the above information, the Applicant requests a Resolution from the Village of Dolton supporting and consenting to a Class 6b Incentive for the subject property based on occupation of abandoned property for more than twenty-four (24) months continuous vacancy with a purchase for value and substantial rehabilitation. Please review this letter and the attached materials and place the Applicant on the agenda for the next committee meeting. Should you have any questions or concerns, do not hesitate to contact me at (312) 604-3898

Regards,



Conor P. Desmond

RESOLUTION NO. 2017 - _____

**RESOLUTION DETERMINING THE APPROPRIATENESS FOR APPROVAL
OF CLASS 6B STATUS FOR CERTAIN REAL ESTATE OWNED BY
KPM COMPANY, INC, AT 1330 E. 142ND ST.,
IN THE VILLAGE OF DOLTON, ILLINOIS**

WHEREAS, the Cook County Real Property Classification Ordinance, as amended, on March 22, 2017, provides for approval of real estate tax incentive abatements for abandoned buildings for more than twenty four (24) months or other structures which have been substantially rehabilitated to the extent said rehabilitation has added to their value; and

WHEREAS, KPM Company, Inc. desires to obtain approval of real estate tax incentive abatement for the rehabilitation and occupation of a single abandoned building totaling approximately 17,760 square feet, located at 1330 E. 142nd Street, Dolton, Illinois, legally described as:

ALL OF LOTS 1 TO 14, BOTH INCLUSIVE, AND ALL OF LOT 34, TOGETHER WITH LOTS 15, 16, 17, 31, 32 AND 33 (EXCPEET THOSE PARTS OF SAID LOTS 15, 16, 17, 31, 32 AND 33 CONDEMNED FOR CALUMET PARKWAY IN CASE NO. 44 C 10906 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) ALL IN BLOCK 4 IN SHEPARD'S MICHIGAN AVENUE SUBDIVISION NO.3, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF KENWOOD AVENUE HERETOEFORRE VACATED LYING NORTH OF THE NORTH LINE OF DOLTON AVENUE AND SOUTH OF THE SOUTH LINE OF 142ND (MAIN) STREET.

TOGETHER WITH

THE VACATED ALLEYS LYING NORTH OF THE NORTH LINE OF DOLTON AVENUE, IN BLOCK 4 IN SHEPARD'S MICHIGAN AVENUE NO.3, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

permanent index number 29-02-403-039-0000, pursuant to Class 6B, of Section 2, of the aforementioned Cook County Ordinance for the use of KPM Company, Inc. who currently plans to lease it to RAO Design International for use as a manufacturing facility; and

WHEREAS, in order to obtain its Class 6B incentive abatement, a resolution of the Village of Dolton approving KPM Company Inc's planned use for the property as appropriate for incentive abatement is necessary; and

WHEREAS, the Mayor and Board of Trustees of the Village of Dolton have reviewed the general area and location of the facilities at 1330 E. 142nd Street, Dolton, Illinois; and

WHEREAS, the Mayor and Board of Trustees of the Village of Dolton have determined that as a redevelopment objective, the use of the facilities at 1330 E. 142nd Street, Dolton, Illinois, by KPM Company, Inc. and its current lessee RAO Design International, Inc., will increase economic activity in the area by bringing its five (5) employees to the area and help to relieve conditions of unemployment by hiring approximately three (3) full-time employees, as well as increasing the tax base in the Village of Dolton and thus, the industrial use by RAO Design International, Inc. of the facility and property is necessary and beneficial to the local economy, and that the Mayor and Board of Trustees are in support of and consent to the incentive as provided for herein.

Whereas, KPM Company, Inc. has filed an economic disclosure statement with the relevant authorities of the Village of Dolton in compliance with the Cook County Tax Ordinance requirements regarding the same as amended on March 22, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Dolton, Cook County, Illinois that the rehabilitation of and occupancy of the aforesaid abandoned building totaling approximately 17,760 square feet at 1330 E. 142nd, Dolton, Illinois and legally described as follows:

ALL OF LOTS 1 TO 14, BOTH INCLUSIVE, AND ALL OF LOT 34, TOGETHER WITH LOTS 15, 16, 17, 31, 32 AND 33 (EXCPEY THOSE PARTS OF SAID LOTS 15, 16, 17, 31, 32 AND 33 CONDEMNED FOR CALUMET PARKWAY IN CASE NO. 44 C 10906 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) ALL IN BLOCK 4 IN SHEPARD'S MICHIGAN AVENUE SUBDIVISION NO.3, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.
TOGETHER WITH
THAT PART OF KENWOOD AVENUE HERETOEFORRE VACATED LYING NORTH OF THE NORTH LINE OF DOLTON AVENUE AND SOUTH OF THE SOUTH LINE OF 142ND (MAIN) STREET.
TOGETHER WITH
THE VACATED ALLEYS LYING NORTH OF THE NORTH LINE OF DOLTON AVENUE, IN BLOCK 4 IN SHEPARD'S MICHIGAN AVENUE NO.3, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

permanent index number 29-02-403-09-0000, is appropriate for an incentive abatement pursuant to Class 6B, of Section 2, of the Cook County Real Property Assessment Classification Ordinance as Amended, and that receipt of Class 6B incentive is necessary for the

rehabilitation and occupancy of the abandoned building to occur and is further beneficial to the local economy.

In addition, the Mayor and Board of Trustees of the Village of Dolton, Cook County, Illinois, hereby supports and consents to the approval of the Class 6B classification of the subject facility and property pursuant to the Cook County Real Property Classification Ordinance, as amended, and the application of the Class 6B incentives to the said rehabilitation and occupancy of the property.

ROLL CALL VOTE:	AYES	_____
	NAYS	_____
	ABSTENTIONS	_____
	ABSENT	_____

ADOPTED AND APPROVED this ____ day of _____, 2017.

APPROVED:

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, _____, do hereby certify that I am the duly qualified Village Clerk of the Village of Dolton and the keeper of the books and records of the Village of Dolton, and I do hereby certify that RESOLUTION NUMBER _____ is the true and correct copy of a Resolution presented, passed and recorded by the Mayor and Board of Trustees of the Village of Dolton on the _____ day of _____, 2017, by a vote of _____ ayes, _____ nays, with _____ Trustees absent.

Village Clerk

BYRON H. WEIS
DANIEL J. DUBROCK
TIMOTHY G. DOODY
BRIAN S. MAHER

LAW OFFICES
WEIS, DUBROCK, DOODY & MAHER

ONE NORTH LA SALLE STREET
SUITE 1500
CHICAGO, ILLINOIS 60602-3992
TELEPHONE: (312) 346-7040
FAX: (312) 372-8343
www.realtytaxes.com

MICHAEL E. STEIN
FRANK S. POLLACK
(1935-2003)

May 3, 2017

Mayor Riley H. Rogers
and Village Board of Trustees
Village of Dolton
14122 Chicago Road
Dolton, Illinois 60419

Honorable Mayor and Trustees:

Our client, Top Freight Express, Inc. is seeking a Class 6B classification from Cook County.

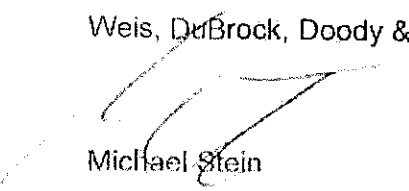
Top Freight Express is engaged in the business of packaging and transporting materials. The company takes lots of items and repackages them in smaller or larger lots, for purpose of transport and distribution.

Top Freight would like to expand its business and occupy the property located at 14151 Irving Park Ave., Dolton, IL. The subject property has been vacant for over 2 years prior to applicants purchase for value. Top Freight needs to obtain a reduced tax rate – 6B in order to make the economics work. The property's tax rate of 26.634% is excessive.

In light of the heavy property tax burden, Top Freight is hereby asking the Village of Dolton to pass a resolution expressly stating that it supports and consent to the Class 6B application, and it finds the Class 6B necessary for occupancy/development to occur on the subject property.

Very truly yours

Weis, DuBrock, Doody & Maher



Michael Stein

RESOLUTION NUMBER _____

**A RESOLUTION SUPPORTING A CLASS 6B REAL ESTATE TAX
ASSESSMENT APPLICATION BY TOP FREIGHT EXPRESS, INC.
INDUSTRIAL FACILITY LOCATED AT 14151 IRVING AVENUE
VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Dolton, Cook County, Illinois (the "Village") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "**Classification Ordinance**") which provides for a tax assessment incentive classification 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 utilization of abandoned industrial buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, Top Freight Express, Inc., ("**Top Freight**"), located at 1145 E. Green St., Franklin Park, Illinois, purchased a parcel of property with an unoccupied 25,650 square foot building thereon, said property commonly known as 14151 Irving Ave Dolton, Illinois, and identified by permanent index numbers (PINS) as set forth on Exhibit A attached hereto and made a part hereof and legally described on Exhibit B which is attached hereto and made a part hereof (the "**Property**"); and

WHEREAS, Top Freight is acquiring the Property in order to renovate, rehabilitate and occupy an existing structure, the viability of such being dependent on the granting of a

Class-2-6B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "**Class 6B Tax Assessment Classification**"); and

WHEREAS, Top Freight has requested that the President and Board of Trustees of the Village of Dolton (the "**Corporate Authorities**") support and consent to the filing of its application for a Cook County Class 6B Real Estate Tax Assessment Classification for the Property; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed with Top Freight's application in order for the Property to obtain a Class 6B Tax Assessment Classification; and

WHEREAS, the Corporate Authorities find that the redevelopment contemplated for the Property will serve the residents of the Village and that without the Class 6B Tax Assessment Classification for the Property it will remain vacant and abandoned and exasperate blight in the area surrounding the Property; and

WHEREAS, to ensure the ongoing viability of the industrial base of the Village, the continuation and expansion of employment opportunities in the Village and to safeguard and further diversify the tax base of the Village, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to approve the application by Top Freight for a Class 6B Real Estate Tax Assessment Classification for the Property.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Dolton, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Corporate Authorities expressly support and consent to the filing of an application for a Cook County 6B Tax Assessment Classification for the Property, which

is legally described on Exhibit B and find that without a Class 6B Tax Assessment Classification the property will remain vacant and underutilized, which will not only hinder further development efforts in the area surrounding the Property but will thwart the efforts of Top Freight to undertake its proposed development within the Village.

Section 3. The Corporate Authorities further find that the granting of the Class 6B Tax Assessment Classification is necessary for the industrial development to remain viable on the Property, which is the subject of this Resolution.

Section 4. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 5. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

EXHIBIT A

29-03-204-053-0000

29-03-204-061-0000

29-03-204-062-0000

29-03-204-063-0000

29-03-204-064-0000

29-03-205-004-0000

29-03-205-006-0000

Exhibit B

Parcel 1: A tract of land in the Southeast Corner of Out Lot 9 in Dolton, being a portion of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, Commencing at a point 158.6 feet North of the Southeast Corner of said Lot 9; thence West 132 feet, thence South 43.9 feet to the Southwesterly line of said Lot 9; thence in a Southeasterly direction along said Southwesterly line of said Out Lot 9, a distance of 59.26 feet to a point; thence East 87.28 feet to a point; thence North 83.28 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: The East 132 feet of Lot 1 (excepting a strip 2 rods wide off the East side thereof taken for road and except that part thereof lying South of a line 191 feet North of and parallel with the South line of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian) in the First Addition to Dolton, being a subdivision of part of the West 1/2 of the Northeast 1/4 of Section 3 aforesaid.

Parcel 3: The West 35 feet of the East 132 feet of the South 125 feet of Lot 1 in First Addition to Dolton, a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: A strip 2 rods wide off the East side of the East 132 feet of Lot 1 in First Addition to Dolton, a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: The East 132 feet of Lot 1 (Except the West 35 feet of the South 125 feet of said East 132 feet and except a strip 2 rods wide off the East side thereof taken for road) in First Addition of Dolton, a Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6: A piece or parcel of land in the Southeast corner of Out Lot 9 in Dolton being a portion of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, Commencing at the Southeast corner of Out Lot 9, thence North along the East line of Out Lot 9, 158.6 feet, thence West 132.00 feet, thence South 43.9 feet to the Southwest line of said Out Lot 9, thence in Southeasterly direction along Southwesterly line of said Out Lot 9, 175 feet to the place of Beginning, excepting therefrom that aprt thereof lying North of a line 191.00 feet North of and parallel with the South line of the West 1/2 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7: The South 1/2 (except the North 400 feet thereof) of the West 2 acres of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8: The South 200 feet of the West 120 feet of that part of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, lying East of the West 2 acres thereof and West of the East 319.41 feet thereof, in Cook County, Illinois.

Parcel 9: The North 66 feet of the South 266 feet of the West 120 feet of that part of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, lying East of the West 2 acres thereof, in Cook County, Illinois.

PASSED by the President and Board of Trustees of the Village of Dolton, Cook County, Illinois
 this ____ day of May 2017 pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
Pierson					
Stubbs					
Muhammad					
House					
Denton					
Henryard					
President Rogers					
TOTAL					

APPROVED by the President of the Village of Dolton, Cook County, Illinois on this ____ day of
 May 2017.

RILEY H. ROGERS
 Village President

ATTEST:

MARY KAY DUGGAN
 VILLAGE CLERK

VILLAGE OF DOLTON

RESOLUTION NO. 17 R-013

**A RESOLUTION ESTABLISHING A POLICY FOR
USE OF VILLAGE-OWNED MEDIA FACILITY**

WHEREAS, the Board of Trustees of the Village of Dolton believes that the operation of Village government will be enhanced by reasonable use of the Village's media facility; and

WHEREAS, for purposes of the policy established by this Resolution, the term "Media Facilities" shall mean the Village-owned cable television facilities and the newspaper published from time to time by the Village; and

WHEREAS, the Board of Trustees determines that it is appropriate that all members of the Village Board and the Village President have equal access to Village media facilities; and

WHEREAS, it is the purpose of this Resolution to establish rules and procedures to ensure that all members of the Board of Trustees have equal access to the Village media facilities for the purpose of providing information to the general public; and

WHEREAS, the Board of Trustees further declares that it is not the purpose of this policy to allow Village media facilities to be utilized for partisan political purposes;

NOW, THEREFORE, BE IT RESOLVED, BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: The corporate authorities of the Village of Dolton hereby adopt the attached Policy for use of Village media facilities.

SECTION 2: Full Force and Effect. This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2017.

RILEY H. ROGERS, Mayor

ATTEST:

MARY KAY DUGGAN, Clerk

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

VILLAGE OF DOLTON
POLICY ON THE USE OF VILLAGE MEDIA FACILITIES

Section 1. Definition.

For purposes of this Policy, the term “media facilities” shall mean the Village-owned cable television facilities and the newspaper published from time to time by the Village.

Section 2. Declaration of Policy.

It is the policy of the Village of Dolton that the Village media facilities shall be available for equal access to the Village President and all members of the Board of Trustees.

Section 3. Limitation.

It is not the purpose of this Policy to have the Village media facilities devoted to partisan political presentations. Instead, it is the purpose of this Policy to allow all elected officials equal access to Village media facilities for purposes of educating and informing the public on matters of interest to the Dolton community.

Section 4. Access To Village Hall Media Facility.

A. Subject to reasonable scheduling limitations, the Village President and all members of the Village Board shall have access to the Village’s CATV facility located in Village Hall. Elected officials may utilize the CATV facility in order to make pre-recorded presentations, conduct interviews, and otherwise make presentations relating to Village matters.

B. All recorded presentations by elected officials shall be scheduled for replay so that the presentations of all elected officials shall be replayed approximately the same number of times in any two week period.

C. All elected official presentations shall be periodically replayed for up to two weeks after initial airing.

Section 5. Rules For Access To Village Print Media.

A. Subject to budget limitations established by the Board from time to time, the Village may publish a newspaper for general distribution to members of the community.

B. Village staff shall have primary responsibility for assembling, formatting, and distributing the Village-owned newspaper.

C. At least ____ days before the publication deadline for any issue of the Village newspaper, staff shall advise Village elected officials of such deadline.

D. Staff shall reserve at least ____ inches of column space for each elected official.

E. Each elected official shall be entitled to submit material for publication in the Village newspaper. The reserved column space will also include a photograph of such official.

F. A failure of an elected official to miss the publication deadline shall not delay the publication of the newspaper.