

RESOLUTION NO. R-2021-56

**A RESOLUTION AUTHORIZING AND CONSENTING TO
A COOK COUNTY CLASS 7b PROPERTY TAX RATE INCENTIVE DESIGNATION
FOR THE REAL PROPERTY COMMONLY KNOWN AS 1215 SOUTH 1ST AVENUE, MAYWOOD, ILLINOIS
AND IDENTIFIED AS PROPERTY INDEX NUMBERS 15-14-204-001-0000 AND 15-14-204-010-0000
(LITTLE BEAR HOLDINGS, LLC)**

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village of Maywood (the "Village"), consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, Little Bear Holdings, LLC (the "Applicant") plans to purchase and be the legal owner of the property located at 1215 South 1st Avenue, Maywood, Illinois (the "Subject Property") in order to redevelop the property by demolishing the existing building and constructing a new car wash facility with three (3) pay stations and fourteen (14) to sixteen (16) vacuum stalls (the "Redevelopment Project"); and

WHEREAS, the Subject Property consists of the real estate commonly known as 1215 South 1st Avenue and legally described on Exhibit "A" attached hereto and made a part hereof. The property index numbers for the Subject Property are 15-14-204-001-0000 and 15-14-204-010-0000; and

WHEREAS, the Subject Property, and the building(s) located thereon, are currently vacant and unused; and

WHEREAS, on October 22, 2021, Little Bear Holdings, LLC submitted to the Village a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Subject Property (See Exhibit "B" attached hereto and made a part hereof), as well as a request letter, preliminary site and building renderings, and certain other supplemental materials. If approved, the Application will be filed with the Cook County Assessor's Office; and

WHEREAS, if the Class 7b Tax Incentive is consented to by the Village and approved by Cook County, the Subject Property will be assessed at 10% of market value as opposed to 25% of market value for the first ten years, fifteen percent (15%) for the eleventh year, and twenty percent (20%) for the twelfth year. The Cook County Class 7b Tax Incentive is renewable; and

WHEREAS, Little Bear Holdings, LLC requests that the Village of Maywood consent to the Class 7b Tax Incentive in order to facilitate the redevelopment of the Subject Property for the purposes described above, and states in its request to the Village for a resolution in support of its Application for a Class 7b Tax Incentive eligibility designation that, without the Class 7b Tax Incentive, it will not purchase the Subject Property nor construct and operate the Redevelopment Project; and

WHEREAS, the Village President and Board of Trustees of the Village of Maywood, having reviewed the application, request letter, preliminary renderings, the Incentive Classification Initial Questionnaire and other supporting materials, find that the request of Little Bear Holdings, LLC for the grant of the Class 7b Tax Incentive for purposes of constructing and operating the Redevelopment Project meets the four eligibility factors for demonstrating that the Subject Property is "in need of commercial development"; and

WHEREAS, the Village President and Board of Trustees also find that it is in the best interests of the Village, its residents, property owners, local businesses and the public to approve and consent to Little Bear Holdings, LLC's request for a Class 7b Tax Incentive in order to facilitate the purchase and redevelopment of the Subject Property so that Little Bear Holdings, LLC can construct and operate the Redevelopment Project, subject to the conditions of approval set forth below in Section 3 of this Resolution; and

WHEREAS, the Village President and Board of Trustees consent to, support and recommend that Cook County grant approval of the Cook County Class 7b Property Tax Rate Designation for the Subject Property, subject to the conditions of approval set forth below in Section 3 of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each of the Whereas paragraphs listed above are incorporated by reference and made a part of Section 1 of this Resolution.

SECTION 2: SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 3 BELOW, the President and Board of Trustees of the Village of Maywood find that the Subject Property is appropriate for a Class 7b Tax Incentive pursuant to the Cook County Real Property Classification Ordinance, as amended. The President and Board of Trustees further find the Class 7b Tax Incentive for the Subject Property to be necessary for the redevelopment of the Subject Property by Little Bear Holdings, LLC and the associated operation of its business at the Subject Property, and that the redevelopment of the Subject Property is necessary and beneficial to the local economy.

SECTION 3: The President and Board of Trustees consent to, support and recommend the Cook County Class 7b Property Tax Incentive Eligibility Designation for the Subject Property, but only for purposes of constructing and operating the carwash Redevelopment Project consistent with the allowable land uses in the applicable zoning district as proposed by Little Bear Holdings, LLC at the Subject Property, which is commonly known as 1215 South 1st Avenue, Maywood, Illinois, and further identified as PINs 15-14-204-001-0000 and 15-14-204-010-0000, and legally described in **Exhibit "A"** attached hereto and made a part hereof, and SUBJECT TO THE FOLLOWING CONDITIONS:

- A. In exchange for the Village of Maywood granting the local municipal approval of the Cook County Class 7b Property Tax Incentive Designation, Little Bear Holdings, LLC agrees to:
 - a. Purchase the Subject Property on or before December 31, 2021 or within sixty (60) days of such date.
 - b. Obtain any zoning relief necessary for construction of the Redevelopment Project.
 - c. Commence construction of the Redevelopment Project on or before January 1, 2022. (Commence construction means that Little Bear Holdings, LLC shall obtain a

- Village building permit and actively work on site preparation and construction activities regarding the Redevelopment Project.)
- d. Complete construction of the Redevelopment Project on or before July 15, 2022. (Complete construction means that Little Bear Holdings, LLC shall obtain a Village-issued occupancy permit for the new carwash facility.)
 - e. Provide and/or participate in job training and job advancement programs that allow for the hiring, promotion and retention of Village residents.
 - f. Provide employment opportunities to qualified Village residents.
 - g. Hire qualified Village residents whenever possible.
 - h. Implement programs that promote the hiring of local, diverse and qualified individuals for its construction workforce and the use of local, diverse and qualified businesses as subcontractors and suppliers.
 - i. Encourage its tenants (if any) to implement programs that promote the hiring of local, diverse and qualified individuals for its workforce and the use of local, diverse and qualified businesses as subcontractors and suppliers.
 - j. Comply with the “hiring” and “using other businesses” requirements of the Village’s Enterprise Zone Policy Statement (e.g., “promote the hiring of individuals who are minority persons, women, and persons with disabilities ... and encourage the development of business entities owned by minorities, women, and persons with disabilities as defined under the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, *et seq.*)”), as applicable to the Redevelopment Project.
 - k. Provide and/or participate in programs and initiatives that promote business development, economic development and workforce development opportunities within the Village.
 - l. File a copy of the Cook County-required triennial affidavit attesting to the use of the property and the number of employees employed at the new building with the Village.
 - m. Provide written status reports to the Village Board, as requested by the Village, that detail Little Bear Holdings, LLC’s on-going, commercially reasonable efforts and progress in meeting the goals and objectives set forth in these Conditions. The reports shall contain illustrative information and data pertaining to the status of Little Bear Holdings, LLC’s on-going, commercially reasonable efforts and progress in meeting the goals and objectives of these Conditions; however, Little Bear Holdings, LLC’s propriety and/or confidential information and data shall not be included in the reports. Little Bear Holdings, LLC’s management team shall appear before and deliver each status report to the Village Board at a public Village Board meeting.
 - n. Comply with the requirements of the Cook County Class 7b Property Tax Incentive Program, including the Cook County Living Wage Ordinance.
 - o. File a certified original of this Resolution with Cook County once the Redevelopment Project is completely built and reoccupation certificates have been issued by the Village.
 - p. The property owner and any subsequent property owner, including any occupant, lessee or operator or interested party, shall not file any challenges of any kind to the assessed valuation of the Subject Property, as assessed by the Assessor and finally determined by the Board of Review, during the term of this Cook County Class 7b Property Tax Incentive or any renewal of such Cook County Class 7b Property Tax Incentive approved by this Resolution. In the event that the tax bill for the Subject

Property contains an error in the calculation of the property tax obligation, the property owner and any subsequent property owner may file a written request seeking a waiver of this condition from the President and Board of Trustees in order to file an appeal to contest the calculation error. The waiver may be granted by the President and Board of Trustees in their sole discretion. A waiver may not be sought if the purpose of the challenge is to contest the assessment or re-assessment of the valuation of the Subject Property. If a real estate property tax appeal is filed in violation of this condition, then the approval of the Cook County Class 7b Property Tax Incentive by this Resolution shall be null and void and the Village will file all necessary documents with Cook County to withdraw its approval of the Cook County Class 7b Property Tax Incentive.

- q. Sign the attached Acknowledgment, which confirms Little Bear Holdings, LLC's agreement to comply with the Section 3 conditions in exchange for the Village Board's consent, support and recommendation of the issuance of the Cook County Class 7b Tax Incentive. A copy of the Acknowledgment is attached hereto as **Exhibit "C"** and made a part hereof.

- B. If Little Bear Holdings, LLC (or its successor in interest) fails to: (a) purchase the Subject Property on or before December 31, 2021 or within sixty (60) days of such date; or (b) commence construction of the Subject Property on or before January 1, 2022 or within sixty (60) days of such date, subject to weather conditions; or (c) complete construction of the Subject Property on or before August 30, 2022 or within sixty (60) days of such date; the Village shall file a request with Cook County or any other governmental agency with oversight jurisdiction or may file an action with the Cook County court system to terminate the Cook County Class 7b Property Tax Incentive Eligibility Designation by Cook County, and Little Bear Holdings, LLC (or its successor in interest) shall not object to the termination request of the Village.

SECTION 4: The President and Board of Trustees find the redevelopment of the Subject Property to be consistent with the overall plan for rehabilitation of the area surrounding the Subject Property.

SECTION 5: Upon approval and execution of this Resolution, the Clerk of the Village of Maywood shall provide to the Director of the Community Development Department certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois or such other appropriate Cook County office, in accordance with Section 3.o. above.

SECTION 6: This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

ADOPTED this 14th day of December, 2021, pursuant to a roll call vote as follows:

AYES: Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

NAYS: None

ABSENT: None

APPROVED this 14th day of December, 2021, by the Village President of the Village of Maywood, and attested by the Village Clerk on the same day.

Nathaniel George Booker, Village President

ATTEST:

Gwaine Dianne Williams, Village Clerk

Exhibit "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 2, ALL IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 2, AFORESAID, AS VACATED BY ORDINANCE RECORDED NOVEMBER 3, 2005 AS DOCUMENT NO. 0530734069, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1215 South 1st Avenue, MAYWOOD, ILLINOIS.
PIN # 15-14-204-001-0000 and 15-14-204-010-0000.

Exhibit "B"

**COOK COUNTY CLASS 7b PROPERTY TAX INCENTIVE
ELIGIBILITY APPLICATION**

(attached)

Exhibit "C"

**ACKNOWLEDGMENT BY APPLICANT FOR
COOK COUNTY CLASS 7b PROPERTY TAX INCENTIVE**

I, the undersigned Applicant, agree to comply with and fulfill each and every term, provision and condition set forth above in the Resolution granting a Cook County Class 7b Property Tax Incentive Designation for the real estate commonly known as 1215 South 1st Avenue, Maywood, Illinois (PINs 15-14-204-001-0000 and 15-14-204-010-0000) and legally described in **Exhibit "A"** attached to the Resolution, including each of the Conditions set forth in Section 3 of the above Resolution.

LITTLE BEAR HOLDINGS, LLC

By: _____

Name: Phillip DeGeratto

Its: Member

Date: _____, 2021

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Gwaine Dianne Williams, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached is a true and correct copy of that certain Resolution now on file in my Office, entitled:

RESOLUTION NO. R-2021-56

**A RESOLUTION AUTHORIZING AND CONSENTING TO
A COOK COUNTY CLASS 7b PROPERTY TAX RATE INCENTIVE DESIGNATION
FOR THE REAL PROPERTY COMMONLY KNOWN AS 1215 SOUTH 1ST AVENUE, MAYWOOD, ILLINOIS
AND IDENTIFIED AS PROPERTY INDEX NUMBERS 15-14-204-001-0000 AND 15-14-204-010-0000
(LITTLE BEAR HOLDINGS, LLC)**

which Resolution was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 14th day of December, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 14th day of December, 2021.

I further certify that the roll call vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

NAYS: None

ABSENT: None

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 15th day of December, 2021.

Gwaine Dianne Williams, Village Clerk

[SEAL]