

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, June 19, 2017 6:30 p.m.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE / PRAYER

VILLAGE CLERK REPORT

- A. Approval of the Minutes: None
- B. Communications
Request for Tag Days: Dolton Elite Basketball
 Dolton Bears Football

ENGINEER'S REPORT

COMMITTEE REPORTS

Human Services – Trustee Muhammad
Planning – Trustee Henyard
Departmental Operations – Trustees Stubbs and Muhammad
Police and Fire – Trustee Pierson
Finance – Trustee Muhammad
Special Events – Trustees Henyard and Stubbs

CORPORATE BILLS None

OLD BUSINESS

- A. Mayoral Veto of Ordinance No.17-015
Amending Section 4-4-2(K) of the Dolton Village Code, "Nuisances
Defined," Relating to Hours When Basketball May Be Played" in Certain
Zoning Districts
- B. Mayoral Veto
Motion to Approve Redevelopment Agreement with BP Capital

- C. Reconsideration of Ordinance No. 17-012
Amending Section 3-4H-4 of the Dolton Village Code, "Sweepstakes Kiosks"

NEW BUSINESS

- A. Resolution No. 17 R-014
Supporting a Class 8 Classification Renewal for Certain Property Within the Village of Dolton: 114-130 E. Sibley Blvd.
- B. Resolution No. 17 R-015
Supporting a Class 8 Classification Renewal for Certain Property Within the Village of Dolton: 132 E. Sibley Blvd.
- C. Ordinance No. 17-016
Amending Section 7-6-7-1A of the Dolton Village Code, "Water Rates Established" (to provide for monthly billing of non-residential users)
- D. Ordinance No. 17-017
Relating to Minimum Wage Opt-Out
Village Attorney Murphey
- E. Ordinance
Prohibiting Use of Barbecues in Residential Front Yards
Trustees Pierson and Henyard
- F. Melanie Fitness Center – Code Compliance
Mr. Anthony Fields
- G. Proposal for Janitorial Services – Chief Collins

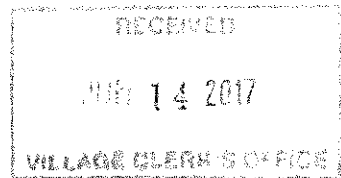
MAYOR'S REPORT

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



APPLICATION FOR SPECIAL EVENT

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

Name of Event: Dolton Elite basketball

Type of Event: basketball

Day(s) of Event: Fri - Sat - Sun

Date(s) of Event: 6-23 - 6-24 - 6-25

Time Begin: 8 AM/PM

End: 6 AM/PM

Location: Greenwood Rd & Sibley Blvd, + Sibley Blvd and Lincoln Ave

No. of Persons Attending: 16

Name of Sponsoring Organization: Dolton Elite

Organization's Address: 14735 Irving Ave

City: Dolton

State: IL

Zip: 60419

Contact Person: Harold Woods

Address: 14735 Irving

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 _____



RECEIVED
JUN 14 2017
POLICE CLERK'S OFFICE

APPLICATION FOR SPECIAL EVENT

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

Name of Event: Dolton Bear Football

Type of Event: Football

Day(s) of Event: Fri - Sat - Sun

Date(s) of Event: 6:30 - 7-1 - 7-2

Time Begin: 8 AM/PM

End: _____ AM/PM

Location: Sibley Blvd and Lincoln Ave, Greenwood Rd and Sibley Bl

No. of Persons Attending: 16

Name of Sponsoring Organization: ~~Mr. Apple White~~ Dolton Bears

Organization's Address: 721 Engle St.

City: Dolton

State: IL

Zip: 60219

Contact Person: Mr Apple-White

Address: 721 Engle St City: _____ State: _____

Phone Number: 773-639-7352 Fax Number: _____

E-Mail: _____

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 _____

Police _____

Electrical _____

Fire _____

VILLAGE OF DOLTON
COOK COUNTY, ILLINOIS

ORDINANCE NO. 17-012

AN ORDINANCE AMENDING SECTION 3-4H-4 OF THE DOLTON
VILLAGE CODE, "SWEEPSTAKES KIOSKS"

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, in the exercise of its home rule
authority as follows:

SECTION 1: Section 3-4H-4 of the Dolton Village Code, "Sweepstakes Kiosks," is hereby
amended to provide as follows [new language underscored; repealed language shown as strike out]:

3-4H-4: ANNUAL FEE; TAX:

A. The annual license fee for each electronic product promotion
sweepstakes kiosk is ~~ONE THOUSAND & 00/100 (\$1,000.00)~~
DOLLARS ONE HUNDRED DOLLARS (\$100.00)

B. A monthly tax of FIVE (5%) PERCENT of net revenues from each
electronic product promotion sweepstakes kiosk is hereby assessed.

SECTION 2: Effective Date. This Ordinance shall be in full force and effect upon its
passage, approval, and publication as required by law.

PASSED AND APPROVED this ____ day of _____, 2017.

RILEY H. ROGERS, Mayor

ATTEST:

MARY KAY DUGGAN, Clerk



THE VILLAGE OF DOLTON

"A COMMUNITY WORKING TOGETHER"

ITEM *new/A*

VILLAGE OF DOLTON, ILLINOIS COMMITTEE OF THE WHOLE

SUBJECT:	TYPE:	SUBMITTED BY:
114-130 E. Sibley 29-09-211-043, 044 & 045	<u>Resolution</u> Ordinance Motion Discussion Only	Adam E. Dotson Sandrick Law Firm, LLC. (312) 867-1515

SYNOPSIS:

Applicant is requesting a Class 8 Incentive Renewal for the approximate 6,500 sq. ft. commercial building constructed in 2005.

FISCAL IMPACT:

Subject is currently under a Class 8 Incentive where the 2016 taxes were approximately \$19,000. If the Class incentive were to expire, the taxes would be approximately of \$48,000. The taxes would make the strip center untenable.

RECOMMENDATION:

Request Class 8 Renewal Resolution where the expiration of this incentive is not a viable option.

BACKGROUND:

Applicant wishes to maintain the economics of the property based on the Class 8 Renewal.

ATTACHMENTS:

Class 8 Application

**VILLAGE OF DOLTON
RESOLUTION NO. 17 R-_____**

**A RESOLUTION SUPPORTING A CLASS 8 CLASSIFICATION RENEWAL
FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF DOLTON
114-130 E. SIBLEY BOULEVARD, DOLTON
PIN NO. 29-09-228-043 TO -045**

WHEREAS, the Office of the Assessor of the County of Cook ("Assessor"), State of Illinois has determined it to be in the best interests of the community to create a variety of real property classifications, in accordance with the nature and extent of residential, commercial and/or industrial uses; and

WHEREAS, the Assessor has developed various programs offering specific real estate tax incentives, as a tool for the attraction of residential, commercial and/or industrial investment capital for the purpose of new construction and/or the reinvestment of capital in existing residential, commercial, and industrial facilities; and

WHEREAS, the Assessor has determined a need for special marketing emphasis and/or tax reactivation programs within certain Cook County townships designated as being economically depressed, as a vehicle for the creation of new jobs and the retention of existing jobs within Cook County's commercial and industrial sectors; and

WHEREAS, the Village of Dolton, ("Village") corporate limits lie within the boundaries of a township designated by the Assessor as being economically depressed; and

WHEREAS, specific building, facilities, and/or parcels of land within the Village zoned for commercial/industrial uses remain vacant, contributing to the economic conditions which warrant the Assessor's use of special programs; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Dolton finds that the property, described with a common address of 114-130 E. Sibley Boulevard, Dolton, PIN # 29-09-228-043 to -045, is in need of a 12 year Class 8 Incentive renewal under the Class 8 Ordinance.

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 Village has thoroughly reviewed the renewal request put forth by the Applicant, and finds that renewing the incentive provided by the Cook County Class 8 is necessary for the continued occupancy of neighborhood businesses on the Subject Property.

SECTION 2: The Village has determined that if approved by the Cook County Assessor, the Applicant's request will result in continued occupancy of the Subject Property by maintaining the property tax Class 8 classification, thus maintaining local commerce by the Applicant and its tenants, and thereby enhancing the Village's overall tax base.

SECTION 3: The Village has determined the Applicant's proposal will retain a number of employment opportunities for the residents of the Village, thereby contributing to the local and regional economy in an area previously determined by the Assessor to be economically challenged and designated as an area targeted for tax classification assistance.

SECTION 4: The Village has determined that without the renewal of the Class 8 real estate tax incentive by the Assessor, the Applicant's occupancy rate would decrease in the Village, meaning the loss of both property and sales tax revenues, as well as a projected loss of valued full-time and/or part-time employment opportunities.

SECTION 5: Through passage of this Resolution, the Board of Trustees demonstrates its support and consent for this commercial development to continue, by asking the Cook County Assessor to approve the Applicant's Class 8 Renewal application.

SECTION 6: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

ATTEST:

SANDRICK LAW FIRM LLC

May 25, 2017

Mr. Stan Urban
Village Administrator
Village of Dolton
14122 Chicago Road
Dolton, IL 60419

Re: Class 8 Renewal – Bana Investment LLC/ Silken Patel
Volume No. 201 PIN(s): 29-09-228-043, 044 & 045
Address: 114-130 E. Sibley Boulevard, Dolton
Control #8170

Dear Stan:

Our client, Mr. Silken Patel, represents the four-unit retail center, which has approximately 6,500 sq. ft. of leasable space in Dolton. The development of this retail center was based on the obtainability of a Class 8 Incentive. The incentive for the strip center will expire beginning of 2018 if not renewed. We are therefore, respectfully requesting that the Village of Dolton issue a Resolution supporting the renewal of the Class 8 Incentive for an additional term.

This strip center has several businesses that serve the neighborhood. This new construction has added to the overall equalized assessed value of Dolton. The premise of NOT having this tax incentive will cause the tenants and the property owners to reconsider many options and one of them is vacancy. With this fairly new construction in the area, other activity of re-investment has occurred. If vacancies started to appear, that could very well reverse the trend and devalue property.

If the Class 8 Incentive is allowed to expire, the property taxes will increase 250% above the current rate. The 2016 total assessed value was at \$67,497. The 2016 taxes were approximately \$19,000. Without the incentive, the taxes will skyrocket to approximately \$48,000. This would be catastrophic and greatly jeopardize the viability of this strip center.

We have attached a copy of the Class 8 Renewal Application we filed at the Cook County Assessor's office, as well as the synopsis memo and resolution. We are therefore, respectfully requesting that the Village of Dolton issue a Resolution supporting the renewal of the Class 8 Incentive.

Should you need any additional information or documentation, please feel free to give me a call. I greatly appreciate your help and cooperation in this matter.

Sincerely,

SANDRICK LAW FIRM, LLC



Adam E. Dotson
Director of Economic Development



**CLASS 6B/8
RENEWAL APPLICATION**

Control Number

8170

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: Bana Investment LLC Telephone: () _____
Address: _____
City, State: _____ Zip Code: _____
Email Address: _____

Agent/Representative (if any)

William I. Sandrick /
Name: Sandrick Law Firm LLC Telephone: (312) 867-1515
Address: 16475 Van Dam Road
City, State: South Holland, IL Zip Code: 60473
Email Address: wsandrick@sbtaxlaw.com

II. Description of Subject Property

Street address: 114-30 E. Sibley Boulevard
City, State: Dolton, IL Zip Code: _____
Permanent Real Estate Index Number (s): 29-09-228-043
29-09-228-044
29-09-228-045

Township: Thornton

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest. Bakulaben Patel and Kinjal Patel are owners.

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

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. 4-unit retail center

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: 10 Part-time: 8

In Cook County: Full-time: _____ Part-time: _____

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

_____, I, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature

Date

Print Name

Title

Revised November 4, 2014



THE VILLAGE OF DOLTON

"A COMMUNITY WORKING TOGETHER"

ITEM *new/B*

VILLAGE OF DOLTON, ILLINOIS COMMITTEE OF THE WHOLE

SUBJECT:	TYPE:	SUBMITTED BY:
132 E. Sibley 29-09-211-029, 030 & 057	<u>Resolution</u> Ordinance Motion Discussion Only	Adam E. Dotson Sandrick Law Firm, LLC. (312) 867-1515

SYNOPSIS:

Applicant is requesting a Class 8 Incentive for the approximate 7,500 sq. ft. commercial building acquired through the Village of Dolton.

FISCAL IMPACT:

Subject was partially exempt for 2016. Applying Class 8 to Assessor's underlying fair market value would produce taxes of \$17,000.

RECOMMENDATION:

Request Class 8 Resolution finding the property has been vacant longer than 24 months and has not produced any tax base for some time.

BACKGROUND:

Applicant plans to open a carwash/office space. The will spend approximately \$250,000 +/- in capital improvements and will have 5 new fulltime and 5 new part time employees.

ATTACHMENTS:

Class 8 Application

**VILLAGE OF DOLTON
RESOLUTION NO. 17 R-_____**

**A RESOLUTION SUPPORTING A PROPOSED CLASS 8 CLASSIFICATION
FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF DOLTON
132 E. SIBLEY BOULEVARD, DOLTON
PIN NO. 29-09-211-029, 030 & -057**

WHEREAS, the Office of the Assessor of the County of Cook("Assessor"), State of Illinois has determined it to be in the best interests of the community to create a variety of real property classifications, in accordance with the nature and extent of residential, commercial and/or industrial uses; and

WHEREAS, the Assessor has developed various programs offering specific real estate tax incentives, as a tool for the attraction of residential, commercial and/or industrial investment capital for the purpose of new construction and/or the reinvestment of capital in existing residential, commercial, and industrial facilities; and

WHEREAS, the Assessor has determined a need for special marketing emphasis and/or tax reactivation programs within certain Cook County townships designated as being economically depressed, as a vehicle for the creation of new jobs and the retention of existing jobs within Cook County's commercial and industrial sectors; and

WHEREAS, the Village of Dolton, ("Village") corporate limits lie within the boundaries of a township designated by the Assessor as being economically depressed; and

WHEREAS, specific building, facilities, and/or parcels of land within the Village zoned for commercial/industrial uses remain vacant, contributing to the economic conditions which warrant the Assessor's use of special programs; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Dolton finds that the property, described with a common address of 132 E. Sibley Boulevard, Dolton, PIN # 29-09-211-029, 030 & -057, has been abandoned in excess of 24 months prior to acquisition by Kimberly Plaza, LLC under the Class 8 Ordinance.

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 Village has thoroughly reviewed the development proposal put forth by the Applicant, and finds the incentive provided by the Cook County Class 8 is necessary for development to occur on the Subject Property.

SECTION 2: The Village has determined that if approved by the Cook County Assessor, the Applicant's proposal will result in substantial improvement of the Subject Property by changing the property tax classification to Class 8, encouraging subsequent development and/or commerce by the Applicant, and thereby enhancing the Village's overall tax base.

SECTION 3: The Village has determined the Applicant's proposal will create and/or retain a number of employment opportunities for the residents of the Village, thereby contributing to the local and regional economy in an area previously determined by the Assessor to be economically challenged and designated as an area targeted for tax classification assistance.

SECTION 4: The Village has determined that without the re-classification and designation of a Class 8 real estate tax incentive by the Assessor, the Applicant's project/proposal would likely faced an unsustainable tenancy in the Village, meaning the loss of both property and sales tax revenues, as well as a projected loss of valued full-time and/or part-time employment opportunities.

SECTION 5: Through passage of this Resolution, the Board of Trustees demonstrates its support and consent for this commercial development opportunity, by asking the Cook County Assessor to approve the Applicant's Class 8 application.

SECTION 6: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

ATTEST:

SANDRICK LAW FIRM LLC

May 25, 2017

Mr. Stan Urban
Village Administrator
Village of Dolton
14122 Chicago Road
Dolton, IL 60419

Re: Request for Class 8 Property Tax Incentive
Volume: 203 / PIN #29-09-211-029, 030, & 057
Address: 132 E. Sibley Blvd, Dolton
Client: Kimberly Plaza LLC/ Issa Zayyad

Dear Stan:

Our client, Issa Zayyad recently acquired the approximately 7,500 square foot commercial/office building located at 132 E. Sibley Blvd., Dolton from the Village. These parcels have been exempt and not producing any property tax dollars. Because the property was vacant an excess of 24 months, the property qualifies for Class 8 Property Tax Incentive. We are therefore respectfully requesting that the Village of Dolton issue a Resolution supporting a Class 8 Property Tax Incentive for the subject parcels.

Issa Zayyad has been an active investor in the Village of Dolton. His commitment to the community is visible throughout the area, especially along this stretch of Sibley Boulevard. Like all his other investments in Dolton, the Cook County Assessors Property Tax Incentive is an important part of his overall business investment strategy and this project is no different.

Mr. Zayyad plans on spending #250,000+/- in full renovations to make this property marketable. Without a Class 8 Incentive, taxes could be approximately \$45,000 or \$6.00 a square foot. This would make finding long term tenants difficult. With a Class 8 Incentive, we project taxes of \$17,000, a more reasonable amount.

By getting this property on the tax rolls, the new assessed value will assist other taxpayers with an increased EAV for all the taxing districts of this area. Five new fulltime employees and five new part-time employees are planned for the property's use. With income taxes and other income like the proposed car wash water usage along with employees purchasing goods in the immediate area, the ultimate goal to create commerce at this location will be a success. The Village continues to make the commitment with underutilized properties. The vision to take these properties and create commerce through the investment community has worked and it appears more are coming down the pipeline just like this property.

Request for Class 8 Property Tax Incentive
Volume: 203 / PIN #29-09-211-029, 030, & 057
Address: 132 E. Sibley Blvd, Dolton
Client: Kimberly Plaza LLC/ Issa Zayyad
Page 2

We have attached a copy of the Class 8 Property Tax Incentive application we previously filed at the Cook County Assessor's office on February 14, 2017. We are therefore respectfully requesting that the Village of Dolton issue a Resolution finding the "But For" the Class 8 Property Tax Incentive in the continuing viability of this acquisition is in question.

If you need any more additional information of documentation, please feel free to give me a call. Thank you for your help and cooperation in this matter.

Sincerely,

SANDRICK LAW FIRM LLC

A handwritten signature in black ink, appearing to read "Adam E. Dotson", written in a cursive style.

Adam E. Dotson
Director of Economic Development

SANDRICK LAW FIRM LLC

February 9, 2017

Ira Horwitz
Cook County Assessor's Office
Incentive Program
118 North Clark Street
Chicago, IL 60602

Re: **Class 8 Application**
PIN: 29-09-211-029, 030 & 057
Address: 132 E. Sibley Blvd. Dolton, IL
Issa Zayyad/Kimberly Plaza LLC

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of \$500.00 for the above-referenced parcels. We will forward the Village's Resolution and other documentation upon receipt.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC

Adam E. Dotson
Director of Economic Development

Enclosure

COOK COUNTY ASSESSOR
JOSEPH BENNIS
2017 FEB 14 AM 11:40



CLASS 8
ELIGIBILITY APPLICATION

2 COPY

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a *filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information Kimberly Plaza LLC /

Name: Issa Zayyad Telephone: (708) 913-7777
Address: 16320 Mark Lane
City: Tinley Park State: IL Zip Code: 60477
Email: marshanassar@yahoo.com

Contact Person (if different than the Applicant)

Name: William I. Sandrick / Sandrick Telephone: (312) 867-1515
Law Firm
Address: 16475 Van Dam Rd
City: South Holland State: IL Zip Code: 60473
Email: wsandrick@sbtaxlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information on an attachment.

Street Address: (1) 132 E. Sibley Blvd.
Permanent Real Estate Index Number: 29-09-211-029-0000
(2) 29-09-211-030-0000
Permanent Real Estate Index Number: 29-09-211-057-0000
(3) _____
Permanent Real Estate Index Number: _____

City: Dolton State: IL Zip Code: 60419
Township: Thornton Existing Class: 0-00

2017 FEB 14 AM 11:40
COOK COUNTY ASSESSOR
JOSEPH BERRIOS

RECEIVED

Class 8 application is based upon the location of the property in:

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest. Mohammad Zayyad is owner of property

Property Use

Type of Development: Industrial or Commercial (Please circle)

General Description of Proposed Property Usage Car wash and office

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

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

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(**Read and Complete Section B**)
- Occupation of Abandoned Property - With Special Circumstance
(**Read and Complete Section C**)
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)
(**Read and Complete Section C**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

IMPORTANT:

WHEN CONSTRUCTION IS COMPLETED SUBMIT A CLASS 8 POST CONSTRUCTION APPLICATION (ATTACHED)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

YES NO

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

Attach copies of the following documents:

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

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

Estimated date of reoccupation:	<u>March 1, 2017</u>
Date of Purchase:	<u>April 1, 2015</u>
Name of purchaser:	<u>Kimberly Plaza LLC</u>
Name of seller:	<u>Village of Dolton</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

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

Attach copies of the following documents:

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

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

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

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

2. How long has the subject property been unused?

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

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

Attach copies of the following documents:

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

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

Estimated date of reoccupation: _____

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 15 +/-

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

Full-time: 0 Part-time: 0

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

5 +/-

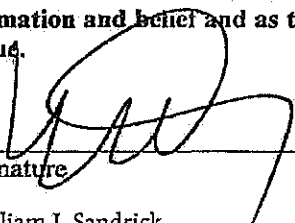
How many new permanent full-time jobs will be created as a result of this proposed development?

5 +/-

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature
William I. Sandrick

Print Name

2/14/17

Date
Attorney for Applicant

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*



THE VILLAGE OF DOLTON

"A COMMUNITY WORKING TOGETHER"

ITEM *new/c*

VILLAGE OF DOLTON, ILLINOIS REGULAR BOARD MEETING

SUBJECT:	TYPE:	SUBMITTED BY:
Increase billing frequency for commercial accounts from quarterly to monthly	Resolution <input checked="" type="checkbox"/> Ordinance Motion Discussion Only	

SYNOPSIS: IN AN EFFORT TO HELP COMMERCIAL CUSTOMERS REALIZE THEIR MONTHLY EXPENSES MORE ACCURATELY ALONG WITH IMPROVING THE CASH FLOW TO THE VILLAGE OF DOLTON, COMMERCIAL CUSTOMERS SHOULD RECEIVE THEIR WATER BILLS ON A MONTHLY RATHER THAN QUARTERLY.

FISCAL IMPACT: THIS WILL NOT GENERATE ADDITIONAL REVENUE FOR THE VILLAGE, BUT WILL HELP TO NORMALIZE CASH FLOW. THIS WILL ALSO ASSIST BUSINESSES WITH PLANNING AND MEETING THEIR MONTHLY EXPENDITURES.

RECOMMENDATION: STAFF RECOMMENDS THAT THE BOARD APPROVE CHANGING THE BILLING FREQUENCY FOR COMMERCIAL ACCOUNTS FROM QUARTERLY TO MONTHLY.

BACKGROUND: CURRENTLY, THERE AT 16 CUSTOMERS (A COMBINATION OF INDUSTRIAL, INSTITUTIONAL AND COMMERCIAL CUSTOMERS) THAT ARE LARGE USERS OF WATER AND RECEIVE THEIR BILLS EVERY MONTH. IF APPROVED, COMMERCIAL CUSTOMERS WOULD BE NOTIFIED IN WRITING ABOUT THE CHANGES AT LEAST ONE MONTH PRIOR TO THE EFFECTIVE DATE SO THAT CUSTOMERS CAN MAKE ANY CHANGES OR ADJUSTMENTS AS NECESSARY.

VILLAGE OF DOLTON
COOK COUNTY, ILLINOIS

ORDINANCE NO. 17-016

AN ORDINANCE AMENDING SECTION 7-6-7-1A
OF THE DOLTON VILLAGE CODE, "WATER RATES ESTABLISHED"

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, in the exercise of its home rule authority as follows:

SECTION 1: Amendment. Section 7-6-7-1A of the Dolton Village Code is hereby amended by adding the following underlined text:

A. Water Rates:

1. Residential users shall pay a rate of \$5.61 per 100 cubic feet of water consumed, with a minimum quarterly charge of \$56.10.
2. Effective May 1, 2017, all non-residential users (commercial, industrial, institutional) shall pay a rate of \$7.50 per 100 cubic feet of water consumed, with a minimum quarterly charge of \$100.00 per quarter. Non-residential users shall also pay a basic user rate for the use and for service supplied by the Waste Water Collection System of \$2.00 per 100 cubic feet of water used. Bills shall be rendered monthly.

SECTION 2: Repealer. Any provision of the Village Code heretofore adopted which is in conflict with the provisions of this Ordinance is, to the extent of such conflict, hereby repealed.

SECTION 3: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2017.

RILEY H. ROGERS, Mayor

ATTEST:

MARY KAY DUGGAN, Clerk

Ayes:

Nays:

Absent:

Abstain:

Rosenthal, Murphey, Coblenz & Donahue

30 North LaSalle St. Suite 1624 ~Chicago, Illinois 60602
Phone (312) 541-1070 ~ Fax (312) 541-9191
JBM Direct Dial (312) 541-1072
JBM e-mail: jmurphey@rmcj.com

Memorandum

VIA E-MAIL

To: Mayor and Board of Trustees
Village of Dolton

Fr: John Murphey

Date: June 14, 2017

Re: Cook County Minimum Wage Ordinance (Hopefully) Made Easy

This Memorandum will hopefully clarify what's going on with the Cook County Minimum Wage Ordinance and what the Board's options are.

Right now, the Illinois minimum wage is \$8.25 per hour. Cook County has adopted an ordinance effective July 1, 2017, which proposes to increase the minimum wage to \$10.00 per hour. The County ordinance does not apply to the Village as employer (I don't believe we have any minimum wage employees working for the Village). It imposes no obligations on the Village to monitor or collect.

The County ordinance is of questionable legal validity. The Cook County State's attorney's office has given an opinion that the ordinance is not valid, because minimum wage is a matter of statewide concern that should be handled by the state legislature and not individual local governmental entities. It is likely that either some employers or a consortium of employers will challenge the legality of the County ordinance in court.

In the meantime, a number of municipalities have passed ordinances opting out of the County minimum wage ordinance. There is a provision in our State Constitution which states that if there is a conflict between a countywide ordinance adopted by Cook County and a local ordinance adopted by an individual municipality, the municipal ordinance controls.

As a result, a number of cities and villages have passed ordinances saying in substance, "In our municipality, only state and federal minimum wage laws apply," thereby nullifying the impact of the County ordinance in the individual city or village. That is the measure that the Board would be considering.

In the meantime, the Illinois General Assembly has passed a bill (SB 81) increasing the minimum wage on a statewide basis. Under the legislation, minimum wage would increase to \$9.00 per hour effective January 1, 2018. Many expect that the Governor will veto this legislation. If the Governor does not veto the legislation or if the General Assembly overrides the veto, then all minimum wage employers will be subject to the statewide rate.

The question may arise as to whether the Village faces any potential liability one way or another; that is, whether it adopts the opt-out ordinance or allows the County ordinance to stand. The Village will not be subject to any potential liability. Any legal dispute would be between the County and minimum wage employers.

JBM/sml

**VILLAGE OF DOLTON
COOK COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION _____
OF THE DOLTON VILLAGE CODE
RELATING TO MINIMUM WAGE OPT-OUT**

WHEREAS, on October 5, 2016, the County of Cook Board of Commissioners adopted an ordinance requiring employers located within incorporated and unincorporated areas of Cook County to provide for the availability, accrual and use of paid sick leave by employees (the Cook County Paid Sick Leave Ordinance);

WHEREAS, on October 26, 2016, the County of Cook Board of Commissioners adopted an ordinance requiring employers within incorporated and unincorporated areas of Cook County to pay certain minimum hourly wages to employees (the Cook County Minimum Wage Ordinance);

WHEREAS, the Mayor and Board of Trustees of the Village of Dolton find that the Cook County Paid Sick Leave Ordinance and the Cook County Minimum Wage Ordinance will have adverse economic consequences and unduly burden employers within the Village of Dolton; and

WHEREAS, the Mayor and Board of Trustees of the Village of Dolton hereby find and declare it to be in its best interests to supersede and preempt the Cook County Paid Sick Leave Ordinance and Cook County Minimum Wage Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, IN THE

EXERCISE OF THE VILLAGE'S HOME RULE POWERS, as follows:

SECTION 1: Recitals. The recitals set forth above are hereby incorporated herein by reference the same as if they were set forth herein verbatim and they are adopted as the findings of the Mayor and Board of Trustees.

SECTION 2: Amendment. Section _____ of the Dolton Village Code is hereby amended to provide as follows:

CHAPTER _____

LICENSES, TAXATION AND MISCELLANEOUS BUSINESS
REGULATIONS

ARTICLE _____ INVALIDITY OF CONFLICTING ORDINANCES

SECTION _____

_____: Definitions
_____: Wage and Sick Leave Laws

Sec. ____. **Definitions.** For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Employee means any individual person permitted and/or hired to work by an employer regardless of the number of hours worked and of the number of persons the employer employs.

Employer means any individual, partnership, association, firm, corporation, limited liability company, business trust, or any person or group of persons employing or seeking to employ one or more employees in, or having its principal place of business in, the Village of Dolton. The term employer does not mean or include: (i) the government of the United States or a corporation wholly owned by the government of the United States; (ii) an Indian tribe or a corporation wholly owned by an Indian tribe; (iii) the government of the State or any agency or department thereof; or (iv) units of local government.

Federal and State Law means any and all applicable statutes and/or regulations of the United States and State of Illinois, as amended from time to time.

Sec. ____. **Wage and Sick Leave Laws.**

(a) Employers shall comply with all Federal and State Laws governing

the rate, eligibility, accrual, use or payment of/for sick leave and minimum wage.

(b) No employers shall have, or be obliged to adhere to, any additional or greater obligations with respect to sick leave or minimum wage than as required or established by Federal and State Law.

(c) Any additional obligation with respect to sick leave or minimum wages imposed by law (including Cook County ordinances), other than Federal and State Law, upon any employer is hereby declared to be, and shall be deemed to be, in conflict with this section, and superseded and preempted hereby, and shall have no force, effect, or applicability to such employer.

(d) Nothing in this section shall be deemed or interpreted as affecting or preventing an employer from imposing upon itself any additional or greater obligation with respect to sick leave or minimum wage voluntarily or by contract.

SECTION 3: Invalidity. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 4: Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

SECTION 5: Conflict. All statutes of the State of Illinois or any parts thereof which are in conflict with the provisions of this ordinance are hereby superseded by this ordinance.

SECTION 6: Full Force and Effect. This Ordinance 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:

Prohibiting Use of Barbecues in Residential Front Yards

Open-flame charcoal burners or any other open-flame cooking devices shall not be operated on combustible balconies, front lawns or within 10 feet of combustible construction. Use of a charcoal grill is legal in a backyard or on a terrace. However, you must also have immediate access to a fire extinguisher or a water supply such as a garden hose.