

**A RESOLUTION APPROVING CERTAIN
PROPERTY TO PARTICIPATE IN THE COOK COUNTY
CLASS 7c COMMERCIAL URBAN RELIEF ELIGIBILITY INCENTIVE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the Cook County Commercial Urban Relief Eligibility - Incentive Classification Initial Questionnaire (IC-IQ) for Class 7c property tax status from the applicant, First Ascent LLC, for the property located at 3400 W Euclid Ave, Arlington Heights, Illinois (“Subject Property”); and

WHEREAS, President and Board of Trustees of the Village of Arlington Heights have reviewed the Incentive Cook County Assessor’s Classification Initial Questionnaire (IC – IQ) in connection with the Applicant’s proposed commercial development at the Subject Property; and

WHEREAS, the applicant has proven that the four eligibility factors of the Cook County Real Property Assessment Classification Ordinance for a Class 7c Incentive are present and has satisfactorily demonstrated that the area is in need of commercial development; and

WHEREAS, the Village of Arlington Heights consents to and supports the application of First Ascent LLC for a Class 7c property tax abatement for the Subject Property; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the applicant, First Ascent LLC, located at 3400 W Euclid Ave, Arlington Heights, Illinois, and legally described as Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive and the Village of Arlington Heights hereby supports and consents to said property receiving Class 7c status from the Cook County Assessor and finds that a Class 7c is necessary for development to occur on the Subject Property.

SECTION TWO: The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Cook County Assessor.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of September, 2020.

ATTEST:

Village President

Village Clerk

EXHIBIT B
LEGAL DESCRIPTION

PARCEL 1:

LOT 2A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1 / 4 OF SECTION 25 AND PART OF THE NORTHEAST 1/ 4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS TWO, RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038, EXCEPTING THEREFROM THE FOLLOWING;

THAT PART OF LOT 2A, BOUNDED AND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2A IN SAID ARLINGTON DOWNS TWO; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2A, 281.80 FEET TO THE NORTHWEST CORNER OF LOT 1 A, BEING ALSO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2A, 60.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID LAST DESCRIBED SOUTH LINE, 18.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID LAST DESCRIBED SOUTH LINE, 178.67 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 05 SECONDS WEST, ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF SAID LOT 2A, 299.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 2A; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID LAST DESCRIBED NORTH LINE, 238.67 FEET TO THE NORTHWEST CORNER OF LOT 2A AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2A, 281.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR PARTY WALL AS DISCLOSED BY DECLARATION OF EASEMENTS FOR PARTY WALL AGREEMENT MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12 2013 AS DOCUMENT NUMBER 1316322016.

Street Address: 3400 West Stonegate Boulevard, Arlington Heights, IL
PIN Numbers: 02-26-201-030-0000
02-25-100-036-0000